

FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Thursday, May 15, 2025

1:30 pm

In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

- Members Present:** Director Bill Dickey, Electoral Area D, Chair
Director Taryn Dixon, Electoral Area H, Vice Chair *(Zoom)*
Director Peter Adamo, Electoral Area B
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F *(Zoom)*
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E
Director Mel Waardenburg, Electoral Area C
- Staff Present:** Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Deputy CAO/Director of Regional Services
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering Services
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Controller/Deputy CFO *(Zoom)*
Katelyn Hipwell, Manager of Planning
Dave Roblin, Manager of Operations
Bill Ozeroff, Manager of Inspection Services
Tarina Colledge, Manager of Emergency Management
Sam Piper, Manager of Communications
Louise Hinton, Bylaw Enforcement Officer
Melanie Jones, Accountant *(Zoom)*
Andrea Antifaeff, Planner II *(Zoom)*
Riley Smith, Planner I *(Zoom)*
Theresa Alexander, Planner I *(Zoom)*
Darby Lewis, Planning Practicum Student *(Zoom)*
Matthew Fang, Network Analyst II
Amanda Molloy, Administrative Manager *(Recording secretary)*
- Also Present:** 5 Members of public in person, 4 members of public on Zoom

1. LAND ACKNOWLEDGEMENT

Chair Dickey provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 1:31pm.

3. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING

Chair Dickey provided a brief report on the Regional and Corporate Services Committee meeting held earlier in the day.

4. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By CASSEL
Seconded By ADAMO

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of May 15, 2025 be approved with the withdrawal of item 12.2;

AND THAT all delegations, reports, correspondence, minutes, and other information set to the Agenda be received for information.

CARRIED

5. RESOLUTION TO CLOSE MEETING

Moved By CASSEL
Seconded By JOHNSON

THAT the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(f) of the *Community Charter* - law enforcement, if the board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district;
- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from

disclosure under section 21 of the [*Freedom of Information and Protection of Privacy Act*](#):

- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

RECESS

CARRIED

The open meeting recessed at 1:36pm.

6. RECONVENE OPEN MEETING

The open meeting reconvened at 2:41pm.

7. RISE AND REPORT OUT OF CLOSED MEETING

Update on Disaster Resilience and Innovation Fund (DRIF) Grant and Award of Contract for Boston Bar Landslide Hazard Assessment

Moved By JOHNSON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board authorize a sole-sourced agreement for services for \$345,434.00 + GST with BGC Engineering Inc. for the Boston Bar landslide hazard assessment and development of a risk management framework for catastrophic landslides.

CARRIED

8. MINUTES/MATTERS ARISING

8.1 Draft Electoral Area Services Committee Meeting Minutes - April 10, 2025

Moved By ADAMO
Seconded By JOHNSON

THAT the Minutes of the Electoral Area Services Committee Open Meeting held April 10, 2025 be adopted.

CARRIED

9. LEGISLATIVE SERVICES

9.1 Attendance at Keeping It Rural Conference 2025

Moved By CASSEL
Seconded By DIXON

THAT the Fraser Valley Regional District Board authorize Directors Johnson, MacAhonic and Waardenburg to attend the Keeping It Rural Conference in Kelowna, BC between June 10 and 12, 2025;

AND THAT registration fees, accommodation and travel costs be approved from Budget 102 (Electoral Area Administration)

CARRIED

10. FINANCE

10.1 2025 Grant-in-Aid Request – Boston Bar North Bend Enhancement Society, Electoral Area A

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$1,000 to the Boston Bar North Bend Enhancement Society, funded from the 2025 Electoral Area A grant-in-aid budget, to assist with the cost of hosting a concert by the Cascadia Wind Ensemble.

CARRIED

10.2 2025 Grant-in-Aid Request – Hope Mountain Black Bear Committee, Electoral Area B

Moved By ADAMO
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$2,000 to the Hope Mountain Black Bear Committee, funded from the 2025 Electoral Area B grant-in-aid budget, to help offset the cost of preparing public education materials on bear awareness.

CARRIED

10.3 2025 Grant-in-Aid Request – Deroche Farmers Market, Electoral Areas C and G

Moved By WAARDENBURG
Seconded By CASSEL

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,330, funded from the 2025 Electoral Area C and Electoral Area G grant-in-aid budgets in equal amounts of \$1,165, to help offset the cost of operating the Deroche Farmers Market.

CARRIED

10.4 2025 Grant-in-Aid Request – Chilliwack Vedder River Cleanup Society, Chilliwack River Valley Clean-up Fund, Electoral Area E

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$3,900 to the Chilliwack Vedder River Cleanup Society, funded from the Chilliwack River Valley Clean-up Fund, for cleanup events and to expand the "Adopt-A-River" program in the Chilliwack River Valley.

CARRIED

10.5 2025 Grant-in-Aid Request – Cultus Lake Community School Association, Electoral Area H

Moved By DIXON
Seconded By CASSEL

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of \$2,500 to the Cultus Lake Community School Association, funded from the 2025 Electoral Area H grant-in-aid budget, to assist with upcoming 2025 summer programming costs.

CARRIED

10.6 Financial Plan 2025-2029 Amendment - May

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board direct Staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District Regional District

2025-2029 Financial Plan Bylaw No. 1769, 2025 to include an additional Electoral Area Service Amendment.

CARRIED

10.7 2024 Electoral Area Annual Development Cost Charge Report

The corporate report dated May 15, 2025 by Beth Klein, Controller/Deputy CFO was provided for information.

10.8 2024 Grant Financial Accountability Reporting

The corporate report dated May 15, 2025 by Kinga Al-Mubarak, Accountant was provided for information.

11. ENGINEERING & UTILITIES

11.1 Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 2025

Moved By ADAMO
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 2025

CARRIED

12. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

12.1 Fraser Canyon Complete Communities Study Project Update

The corporate report dated May 15, 2025 by Andrea Antifaeff, Planner II was provided for information.

12.2 Development Permit 2025-02 for land alteration (soil deposit) at 38482 Bell Road, Electoral Area G

Item withdrawn.

12.3 Development Variance Permit 2025-03 to vary setbacks for a detached staircase at 20962 Sakwi Creek Road, Electoral Area C

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-03 to reduce the interior side setback (north) from 3.5 metres to 0.0 metres and the rear setback from 5.0 metres to 1.2 metres for construction of a detached staircase, at 20962 Sakwi Creek Road, Area C, subject to consideration of any comments or concerns raised by the public.

CARRIED

12.4 Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of 52285, 52375, 52425, and 52445 Yale Road, Electoral Area D, into a residential subdivision with commercial and multifamily land uses

Moved By DIXON
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board consider the official community plan and zoning amendment applications to facilitate a residential subdivision with commercial and multifamily land uses at 52285 52375 52425 52445 Yale Road, Area D in conjunction with public feedback associated with the April 2, 2025, open house,

AND THAT a decision with respect to the proposed official community plan and zoning amendment applications be deferred to a future regular meeting of the Fraser Valley Regional District Board,

AND FURTHER THAT the Fraser Valley Regional District Board direct staff to work with the applicant to bring forward a revised application that addresses neighbourhood concerns regarding density, land uses and the layout of the proposal.

Moved By DICKEY
Seconded By DIXON

THAT the main motion be amended by adding “and that these changes reflect the existing Official Community Plan”.

CARRIED

The question was called on the main motion as amended:

Moved By DICKEY
Seconded By DIXON

THAT the Fraser Valley Regional District Board consider the official community plan and zoning amendment applications to facilitate a residential subdivision with commercial and multifamily land uses at 52285 52375 52425 52445 Yale Road, Area D in conjunction with public feedback associated with the April 2, 2025, open house,

AND THAT a decision with respect to the proposed official community plan and zoning amendment applications be deferred to a future regular meeting of the Fraser Valley Regional District Board,

AND FURTHER THAT the Fraser Valley Regional District Board direct staff to work with the applicant to bring forward a revised application that addresses neighbourhood concerns regarding density, land uses and the layout of the proposal; and that these changes reflect the existing Official Community Plan.

CARRIED

12.5 Agricultural Land Commission Application for Extraction and Placement of Fill at 59710 Lougheed Hwy, Electoral Area B

Graham Daneluz, Director of Planning and Development noted that the applicants have withdrawn their application to the Agricultural Land Commission.

12.6 Area C Official Community Plan Update – Revised Engagement Strategy and Public Feedback Post 1st Reading

Moved By WAARDENBURG
Seconded By DIXON

THAT the Fraser Valley Regional District Board endorse the revised engagement strategy as outlined in the staff report dated May 15, 2025, to receive feedback on the draft Official Community Plan Bylaw No. 1747, 2024

AND THAT the Fraser Valley Regional District Board receive the What We Heard report (Appendix A) for information purposes.

CARRIED

12.7 Special Event Permit 2025-01 – Canadian Archery Challenge

Moved By WAARDENBURG
Seconded By CASSEL

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2025-01 to facilitate camping activities for the Canadian Archery Challenge Event to be held Friday June 20, 2025, to Sunday June 22, 2025 at Sasquatch Mountain Resort, subject to the receipt of all required documentation necessary to complete the application;

AND THAT the Fraser Valley Regional District Board waive the requirement for a security fee;

AND FURTHER THAT the Fraser Valley Regional District Board authorize FVRD signatories to execute all instruments associated with the Special Event Licence No. 2025-01.

CARRIED

13. ADDENDA ITEMS/LATE ITEMS

No items.

14. REPORTS BY STAFF

No items.

15. REPORTS BY ELECTORAL AREA DIRECTORS

Director Adamo: Has been meeting regularly with the Ratepayers Associations addressing concerns in area regarding increased crime rate. Extended thanks to Chair Ross and CAO Kinneman for panel participation at LMLGA Conference and to Directors Pranger and Facio for First Nations presentation and panel. Thank you to Andrew Schellenberg for FireSmart efforts.

Director Waardenburg: Attended LMGLA Conference and happy to support all resolutions brought forward from FVRD. Attended a transit meeting at Harrison Mills Community Hall and reported that funding was not approved.

Director MacAhonic: Thanked the community and first responders for their successful search efforts for community member. FireSmart chipper program was completed. Homeless population was evicted from Soowahlie land, resulting in arising issues in Area E; letters have been sent to Ministries and RCMP. Old growth cedar being cut down which is concerning. Impacted residents from 2021 Atmospheric River Event are still working and have received recent press coverage. Thank you to CRVFD for Mother's Day breakfast.

Director Cassel: Attended Hatzic Flood Management Plan Update open house that was well attended and was pleased to see the work being done that will inform the work at the HWST table. Met with newly elected chief of Leqmael First Nations and looks forward to continue working with Chief Golding. Met with inspector Luko from the RCMP with along with Directors Davidson and Waardenburg regarding priority policing in EAs, illegal fill and traffic safety. Attended North Fraser transit open house at Deroche Hall, and noted that those who attended were in favour of transit service.

Director Dixon: Joined CVFD for Awards and Fundraiser at Chestnut Springs. Residents are voicing concerns regarding fire hazards- evacuation guide and emergency preparedness materials have been shared. FireSmart chipper through area and received a great response. Homeless camps are in the area and pose as a concern for fire season; continue to work towards a long term solution. Attended the Area H summer planning meeting with stakeholders to ensure safety measures are in place.

16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were asked online or in person and no written correspondence was received.

The open meeting recessed at 3:09pm.

The open meeting reconvened at 3:29pm.

17. ADJOURNMENT

Moved By JOHNSON
Seconded By WAARDENBURG

THAT the Electoral Area Services Committee Open Meeting of May 15, 2025 be adjourned.

CARRIED

The Fraser Valley Regional Electoral Area Services Committee meeting of May 15, 2025 adjourned at 3:29pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair

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Corporate Officer/Deputy