

FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES

Thursday, July 10, 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
Director Peter Adamo, Electoral Area B (*Zoom*)
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F
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
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering Services
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Controller/Deputy CFO
Katelyn Hipwell, Manager of Planning
Sterling Chan, Deputy Director of Engineering
Tarina Colledge, Manager of Emergency Management
Sam Piper, Manager of Communications
Trevor Lucy, Accountant
Kinga Al-Mubarek, Accountant (*Zoom*)
Andrea Antifaeff, Planner I (*Zoom*)
Ray Schipper, Planner I (*Zoom*)
Louise Hinton, Bylaw Enforcement Officer (*Zoom*)
Lucas Thompson, Network Analyst III
Amanda Molloy, Administrative Manager (*Recording secretary*)
- Also Present:** Darren Pankratz, Superintendent, Officer in Charge, RCMP
4 members of the public in person, 3 members of the 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 JOHNSON

Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of July 10, 2025 be approved;

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

CARRIED

5. DELEGATIONS AND PRESENTATIONS

5.1 Upper Fraser Valley Regional Detachment (UFVRD) Policing

Darren Pankratz, Superintendent, Officer in Charge, RCMP, introduced himself as the new head contact of the Upper Fraser Valley Regional Detachment (UFVRD), and provided a brief overview of the jurisdiction of the organization, updates on new staff and positions that will serve the electoral areas, and other operational changes within the detachment such as body-worn cameras for officers beginning Spring 2026.

Discussion ensued regarding back country policing enforcement initiatives on long weekends throughout the summer season. Superintendent Pankratz reported challenges in staffing resources to cover long weekends, and that the detachment is planning to do a backcountry initiative in several areas on the weekends leading up to high travel weekends, focusing on ATV safety, fire prevention with the hope that those efforts will carry forward into long weekend periods.

6. MINUTES/MATTERS ARISING

6.1 Draft Electoral Area Services Committee Meeting Minutes - June 5, 2025

Moved By MACAHONIC
Seconded By WAARDENBURG

THAT the Minutes of the Electoral Area Services Committee Open Meeting held June 5, 2025 be adopted.

CARRIED

7. LEGISLATIVE SERVICES

7.1 2025 UBCM staff meeting requests

Moved By DIXON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board direct staff to request the following meetings with ministry staff during the 2025 Union of British Columbia Municipalities convention:

Ministry of Environment and Parks

1. Creation of a Cultus Lake Provincial Park plan to manage visitors
2. Establishment of future Elbow Lake Park and Echo Lake conservation areas in Electoral Area C in collaboration with local First Nations

Ministry of Forests

1. Creation of community forest in Electoral Area C in collaboration with local First Nations

Ministry of Transportation and Transit

1. Hemlock Valley Road conditions and Highway 7 improvements

Ministry of Water, Land and Resource Stewardship

1. Cultus Lake – an ecosystem under stress and in need of care

CARRIED

8. FINANCE

8.1 Financial Plan 2025 – 2029 Amendment - July

Moved By MACAHONIC
Seconded By JOHNSON

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

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Agricultural Land Commission Applications 2025-03 and 2025-04 for ALR Inclusion at 41063 North Nicomen Road, Electoral Area G

Moved By CASSEL
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, with the following recommendation:

- a. That the ALC require that the lands be redesignated to AGRICULTURAL (AG) in the Official Community Plan and rezoned to Agricultural 4 (AG-4) under Zoning Bylaw No. 1638, 2021, at the cost of the applicant, as a condition of their inclusion in the ALR to ensure that zoning and OCP policies are consistent with the ALR status of the lands and the regulations of the ALC.

CARRIED

9.2 Agricultural Land Commission Application 2025-08 - Boundary Adjustment Subdivision between 8931 and 9079 Sylvester Road, Electoral Area G

Moved By CASSEL
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Electoral Area G.

CARRIED

9.3 Development Variance Permit 2025-06 to increase building height from 7.75m to 9.32m for 4490 Estate Drive, Electoral Area E

Jennifer Kinneman, Chief Administrative Officer, noted that comments were received and circulated to the committee prior to the meeting.

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-06 for 4490 Estate Drive, Electoral Area E.

CARRIED

9.4 Area C Official Community Plan Update – Consideration of Second Reading Bylaw No. 1747, 2024

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

THAT the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* to Director Dickey or, in their absence, to Director Dixon;

THAT Director Dickey, or in their absence Director Dixon, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

AND FURTHER THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* in accordance with the *Local Government Act*;

AND FINALLY THAT in the absence of both Director Dickey and Director Dixon, at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, the Fraser Valley Regional District Board Chair is delegated

the authority to designate who shall preside over and Chair the Public Hearing regarding this matter.

CARRIED

9.5 Update to the Framework of Considering Soil Related Applications & Referrals

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board direct staff to apply the revised *Framework for Consideration of Soil Related Applications and Referrals* as a guide in the review and assessment of applications and referrals involving soil deposit until such time as a soil deposit bylaw is adopted to broadly regulate soil deposit in FVRD Electoral Areas

CARRIED

9.6 Zoning Amendment Bylaw No. 1799, 2025 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access

Moved By DIXON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board give First Reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* to update the tourist accommodation regulation and associated definition to allow tourist accommodation uses with interior access;

THAT the Fraser Valley Regional District Board by resolution waive the requirement to post a sign per Section 4.8.2 of *Bylaw No. 1377, 2016*;

THAT *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to Director Dixon or in their absence to Director Dickey;

THAT Director Dixon or in their absence Director Dickey preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Dixon and Director Dickey at the time of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*.

CARRIED

10. ADDENDA ITEMS/LATE ITEMS

No items.

11. REPORTS BY STAFF

Jennifer Kinneman introduced Trevor Lucy as a new Accountant in the Finance team.

12. REPORTS BY ELECTORAL AREA DIRECTORS

Director Johnson: reported attending the Keeping it Rural conference and enjoyed hearing from various groups including BC foresters discussing the future of forestry in BC, as well as wildfire resilience planning, and shared perspectives on rural agriculture and food sovereignty. Director Johnson attended a meeting with MLA Tony Luck to discuss tourism in the Fraser Canyon.

Director Waardenburg: reported attending the Keeping it Rural conference, as well as the Community Futures AGM in Mission, and meeting with MLA Tony Luck to discuss Area C Leasehold Rates by the Province on Harrison Lake.

Director Dixon: reported recent successful local events such as the fishing derby, Cultus Lake Day, and Canada Day, and noted all were well supported by the community. Director Dixon met with MLA Warbus to discuss Blue Creek and project construction community concerns, as well as the summertime tourism business at Cultus Lake.

Director MacAhonic: reported attending the Keeping it Rural conference and the opportunity to speak with Minister of State for Local Governments and Rural Communities regarding the Chilliwack River Valley residents affected by the 2021 atmospheric river events, as well as a meeting with MLA Warbus to discuss advocacy efforts for the group of residents.

Director Cassel reported the new Dewdney bridge is open, and the old bridge will be removed soon.

Director Adamo invited Director Johnson and local residents to a meeting at 7:00pm on Monday, July 14, with the Yale Ratepayers group and Staff Sergeant to discuss ongoing issues in Area A & B. Director Adamo thanked FVRD staff for organizing the Canada Day celebration in Hope.

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

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

14. ADJOURNMENT

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Electoral Area Services Committee Open Meeting of July 10, 2025 be adjourned.

CARRIED

The Fraser Valley Regional Electoral Area Services Committee meeting of July 10, 2025 adjourned at 2:06pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair

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Corporate Officer/Deputy