



FRASER VALLEY REGIONAL DISTRICT  
ELECTORAL AREA SERVICES COMMITTEE  
OPEN MEETING MINUTES

Thursday, December 4, 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  
Director Taryn Dixon, Electoral Area H, Vice Chair  
Director Peter Adamo, Electoral Area B  
Director Hugh Davidson, Electoral Area F  
Director Diane Johnson, Electoral Area A  
Director Patti MacAhonic, Electoral Area E  
Alt, Director Al Stobbart, Electoral Area G  
Director Mel Waardenburg, Electoral Area C

**Regrets:**

Director Cory Cassel, Electoral Area G, Chair

**Staff Present:**

Jennifer Kinneman, Chief Administrative Officer  
Stacey Barker, Director of Regional Services/Deputy CAO  
Graham Daneluz, Director of Planning & Development  
Tareq Islam, Director of Engineering Services  
Lauren Olynick, Deputy Corporate Officer  
Sterling Chan, Deputy Director of Engineering  
Beth Klein, Deputy CFO/Controller  
Sam Piper, Manager of Communications  
Melissa Geddert, Manager of Integrated Planning & Engagement  
Alison Stewart, Manager of Strategic Planning  
Dave Roblin, Manager of Operations  
David Bennett, Planner II  
Sara Vorlicek, Planning Technician  
Christopher Fequet, Planner I  
Haley Katan, Planning Technician  
Julie Mundy, Planner I  
Trina Douglas, Manager of Protective Services  
Riley Smith, Planning Technician (*Zoom*)  
Tracey Heron, Planner I (*Zoom*)  
Andrea Antifaeff, Planner II (*Zoom*)  
Riley Green, Engineering, Utilities & Community Services Technologist (*Zoom*)  
Louise Hinton, Bylaw Compliance and Enforcement Officer (*Zoom*)  
Ray Schipper, Planning Technician (*Zoom*)  
Amanda Molloy, Administrative Manager

Keely Hill, Executive Assistant (*recording secretary*)

**Also Present:** 3 Members of the public online, 1 member of the public in person.

**1. LAND ACKNOWLEDGEMENT**

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

**2. CALL TO ORDER by Chief Administrative Officer**

The meeting was called order by Jennifer Kinneman, Chief Administrative Officer at 1:31pm.

**3. ELECTION OF ELECTORAL AREA SERVICES COMMITTEE CHAIR by Chief Administrative Officer**

Jennifer Kinneman called for nominations for the position of Electoral Area Services Committee Chair.

Director Hugh Davidson nominated Cory Cassel. Director Cassel accepted the nomination in writing.

Director Taryn Dixon nominated Director Bill Dickey. Director Dickey accepted the nomination.

Jennifer Kinneman called for nominations for the position of EASC Chair for a second and third time. There being no further nominations, the nominee present was given an opportunity to address the Committee for one minute. Director Cassel was not present and did not address the Committee.

An election by ballot was conducted and Jennifer Kinneman declared there was a tie.

The nominees were given a second opportunity to address the Committee for one minute, followed by a ten-minute recess.

An election by ballot was conducted for a second time and Jennifer Kinneman declared there was a tie.

An election tie breaker was conducted by lot, and Jennifer Kinneman declared Director Cassel as Chair of the Electoral Area Services Committee.

**4. ELECTION OF ELECTORAL AREA SERVICES COMMITTEE VICE CHAIR by Chief Administrative Officer**

Jennifer Kinneman called for nominations for the position of Electoral Area Services Committee Vice Chair.

Director Hugh Davidson nominated Director Peter Adamo. Director Adamo accepted the nomination.

Director Bill Dickey nominated Director Taryn Dixon. Director Dixon accepted the nomination.

Jennifer Kinneman called for nominations for the position of EASC Vice Chair for a second and third time. There being no further nominations, the nominees were given an opportunity to address the Committee for one minute. The order of speakers was determined by order of nomination.

An election by ballot was conducted and Jennifer Kinneman declared Director Dixon as Vice Chair of the Electoral Area Services Committee.

**5. REMARKS BY ELECTORAL AREA SERVICES COMMITTEE CHAIR**

No comment.

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

No comment.

**7. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By ADAMO  
Seconded By MACAHONIC

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of December 4, 2025 be approved;

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

**CARRIED**

**8. MINUTES/MATTERS ARISING**

**8.1 Draft Electoral Area Services Committee Meeting Minutes - November 13, 2025**

Moved By JOHNSON  
Seconded By MACAHONIC

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held November 13, 2025 be adopted.

**CARRIED**

9. ENGINEERING & UTILITIES

9.1 Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No.1808, 2025

Moved By ADAMO  
Seconded By DICKEY

**THAT** the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1808, 2025*.

CARRIED

10. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

10.1 Telecommunications Tower Policy

The staff report dated December 4, 2025 by Christopher Fequet, Planner I, was provided for information.

10.2 Official Community Plan and Zoning Amendment Application at 43940 Frost Road, Area H

Discussion ensued regarding the public sentiment and an understanding of what the residents would like to see in their community.

Moved By DICKEY  
Seconded By WAARDENBURG

**THAT** the Fraser Valley Regional District Board direct staff to bring the Official Community Plan and Zoning amendment applications for 43940 Frost Road, Area H, as submitted, for consideration of first reading.

CARRIED

10.3 Small Scale Multi-Unit Housing Implementation and Servicing Review

Julie Mundy, Planner I provided an introduction on this item highlighting an overview of key dates, EA critical values, potential approaches to manage groundwater risk and next steps.

Moved By ADAMO  
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board receive the Urban Systems report *FVRD Small Scale Multi-Unit Housing (SSMUH) Implementation*, dated November 24, 2025.

**AND THAT** the Fraser Valley Regional District Board direct staff to bring forward an implementation strategy to address potential groundwater risks associated with small scale multi-unit housing uptake in early 2026.

**CARRIED**

10.4 **Fraser Valley Regional District Zoning Amendment Bylaw No. 1807, 2025 to revise definitions for farm uses**

Moved By STOBART  
Seconded By MACAHONIC

**THAT** the Fraser Valley Regional District Board give first, second, and third reading to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1807, 2025*, to revise the definitions of Farm uses and reinstate previously permitted agricultural activities in alignment with the original zoning provisions of the nine parent FVRD zoning bylaws, correcting unintended exclusions introduced during zoning bylaw consolidation;

**AND THAT** the Fraser Valley Regional District Board waive the requirement to hold a Public Hearing for Zoning Amendment Bylaw No. 1638, 2021 in accordance with s. 467 of the *Local Government Act*.

**CARRIED**

10.5 **Stewards Logistics Inc. Towers Telecommunications Tower Referral at 43241 Vedder Mountain Road, Area H**

Moved By MACAHONIC  
Seconded By ADAMO

**THAT** the Fraser Valley Regional District Board indicate Non-Concurrence for the installation of a new telecommunications tower at 43241 Vedder Mountain Road, Area H, with the following comments:

1. The Fraser Valley Regional District finds the public consultation to be unsatisfactory. Although the proponent has indicated that the tower design will be revised in response to public feedback, affected residents were not informed of the updated proposal and were not given an opportunity to comment on the newly proposed stealth, slim-line structure. As a result, the public has not been provided with complete information nor with a meaningful opportunity to understand how their concerns were addressed.

**CARRIED**

**10.6 Rural Transit Needs Assessment and Action Plan – Project Launch and Update**

The staff report dated December 4, 2025 by Theresa Alexander, Planner I, was provided for information.

**11. OTHER MATTERS**

**11.1 FVRD Parks and Trails 2050 Plan: 2025 User Survey**

The staff report dated December 4, 2025 by Sara Vorlicek, Planning Technician, was provided for information.

**11.2 Heritage Conservation Act Transformation Project Update**

The staff report dated December 4, 2025 by Melissa Geddert, Manager of Integrated Planning and Engagement, was provided for information.

**12. ADDENDA ITEMS/LATE ITEMS**

No items.

**13. REPORTS BY STAFF**

No items.

**14. REPORTS BY ELECTORAL AREA DIRECTORS**

Director Adamo: advised that there is a new Ministry of Transportation plan to place a highway centre median along the Hope Princeton Highway.

Director Waardenburg: met with MLA Tony Luck and discussed local issues. Sasquatch Mountain Ski Resort is scheduled to open on December 20, 2025.

Director MacAhonic: noted that the Rural Homeless Stakeholders group continues to clean up the Valley. The local fire department collected 60 boxes of food and \$1000 of donations.

Director Dixon: noted that Santa will be in Area H on Saturday December 13 from 2:30 to 4pm.

**15. 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 2:36pm*

**16. RESOLUTION TO CLOSE MEETING**

Moved By STOBART  
Seconded By DAVIDSON

**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)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

RECESS

CARRIED

**17. RECONVENE OPEN MEETING**

The open meeting reconvened at 2:47pm

**18. RISE AND REPORT OUT OF CLOSED MEETING**

No items.

**19. ADJOURNMENT**

Moved By DICKEY  
Seconded By JOHNSON

**THAT** the Electoral Area Services Committee Open Meeting of December 4, 2025 be adjourned.

**CARRIED**

The Fraser Valley Regional District Electoral Area Services Committee open meeting of December 4, 2025 adjourned at 2:46pm.

MINUTES CERTIFIED CORRECT:

.....  
Director Taryn Dixon, Vice Chair

.....  
Corporate Officer/Deputy

