



**FRASER VALLEY REGIONAL DISTRICT  
ELECTORAL AREA SERVICES COMMITTEE  
OPEN MEETING MINUTES**

Wednesday, September 5, 2018

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair  
Director Terry Raymond, Electoral Area A  
Director Dennis Adamson, Electoral Area B  
Director Alec Niemi, Electoral Area C  
Director Orion Engar, Electoral Area E  
Director Ray Boucher, Electoral Area F  
Director Al Stobbart, Electoral Area G

Regrets: Director Taryn Dixon, Electoral Area H

Staff Present: Paul Gipps, Chief Administrative Officer  
Mike Veenbaas, Director of Financial Services  
Tareq Islam, Manager of Engineering & Community Services  
Margaret-Ann Thornton, Director of Planning & Development  
Barclay Pitkethly, Director of Regional Programs  
Suzanne Gresham, Director of Corporate Initiatives  
Graham Daneluz, Deputy Director of Planning & Development  
Barry Penner, EA Special Projects  
Jennifer Kinneman, Manager of Corporate Affairs  
Jaime Schween, Manager of Corporate Administration  
Alison Stewart, Manager of Strategic Planning  
Kristy Hodson, Manager of Financial Operations  
Sterling Chan, Manager of Engineering & Infrastructure  
Dawn Smith, Planner II  
Louise Hinton, Bylaw Compliance and Enforcement Officer  
Andrea Antifaeff, Planning Technician  
Maggie Mazurkewich, Communications Assistant  
Matthew Fang, Network Analyst I  
Amanda Molloy, Executive Assistant to CAO and Board  
Chris Lee, Executive Assistant (Recording Secretary)

Also Present: Sheila Ogilvie (*as per item 4.1*)  
Justin Morgan (*as per item 4.1*)

Gary Fields, Gary Fields Architecture Interior Design Planning Inc.  
(*as per item 4.2*)  
Jamie Stirling, Stirling GeoScience (*as per item 4.2*)  
Peter Wojcik, WFS Pharmagreen Inc. (*as per item 4.2*)

There were two members of the public present.

**1. CALL TO ORDER**

Chair Dickey called the meeting to order at 1:31 p.m.

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

Moved By RAYMOND  
Seconded By BOUCHER

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of September 5, 2018 be approved;

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

**CARRIED**

**3. SHOW CAUSE HEARING(S)**

**3.1 Section 57 Show Cause Hearing Deferral – 4164 Slesse Road, (PID: 009-301-780), Electoral Area "E"**

**3.2 Section 57 Show Cause Hearing Deferra1 - 48977 Riverbend Drive, (PID: 018-925-332), Electoral Area "E"**

**3.3 Section 57 Show Cause Hearing Deferra1 - 36162 Ridgeview Road (PID: 005-171-474), Electoral Area "F"**

Paul Gipps, Chief Administrative Officer referred to items 3.1, 3.2 and 3.3, noting that at the Electoral Area Service Committee Meeting held on July 10, 2018, the Committee

deferred filing a Notice on Title on the following properties, in order to provide the property owners additional time to bring their properties into compliance:

- 3.1 4164 Slesse Road, (PID: 009-301-780), Electoral Area "E"
- 3.2 48977 Riverbend Drive, (PID: 018-925-332), Electoral Area "E"
- 3.3 36162 Ridgeview Road (PID: 005-171-474), Electoral Area "F"

Mr. Gipps reported that to date there have been no significant changes on the status of the properties and as such staff has no alternative but will be proceeding with the process of filing a Notice on Title for the above properties.

#### 4. DELEGATIONS AND PRESENTATIONS

##### 4.1 Sheila Ogilvie

Justin Morgan, legal counsel for Sheila Ogilvie gave a presentation, providing an overview of the developments with respect to Building Permits BP 012132 and BP 014348 for 14770 Sylvester Road, Electoral Area F.

It was proposed that Mr. Morgan meet with the Regional District's legal counsel to resolve any outstanding issues.

##### 4.2 Gary Fields, Gary Fields Architecture (reference Item 4.2.1)

James Stirling (Stirling GeoScience, Peter Wojcik (WFS Pharmasave) and Gary Fields (Gary Fields Architecture Interior Design Planning Inc) jointly provided a presentation, giving an overview of the proposed development, flood hazard assessment and proposed flood control measures with respect to the proposed medical marijuana facility at 38482 Bell Road, Dewdney, Electoral Area "G".

Chair Dickey thanked the delegation for their presentation.

##### 4.2.1 Site Specific Exemption for proposed medical marijuana facility at 38482 Bell Rd, Dewdney - Electoral Area "G"

Moved By STOBART

Seconded By ADAMSON

**THAT** the proposed Site Specific Exemption to permit construction outside the Dewdney Dyke at 38482 Bell Rd be approved for a medical marijuana facility, as outlined in the Stirling Geoscience and Northwest

Hydraulic Consultants geohazard reports dated May 15, 2018 and August 10, 2018;

**SUBJECT TO** the registration of a restrictive covenant with a priority charge on title of the property pertaining to the Site Specific Exemption at 38482 Bell Rd;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to this matter.

**CARRIED**

In response to a question raised regarding the project, staff responded that they will ensure that covenants are registered on title and that during the building process the construction complies with all the elevation requirements.

## 5. MINUTES/MATTERS ARISING

### 5.1 Minutes of the Electoral Area Services Committee Meeting - July 10, 2018

Moved By BOUCHER  
Seconded By STOBART

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting of July 10, 2018 be adopted.

**CARRIED**

### 5.2 Draft Cultus Lake Advisory Planning Commission - August 15, 2018

The draft Cultus Lake Advisory Planning Commission minutes of August 15, 2018 was provided for information.

## 6. CORPORATE ADMINISTRATION

### 6.1 Regional District Fire Inspection of Public Used Facilities

Mr. Gipps reported that the Office of the Fire Commissioner has recently notified UBCM that they are considering a change in legislation that would require Regional Districts to initiate a Fire Inspection Service. He noted that currently all municipalities are mandated with the responsibility of establishing and

undertaking fire inspections of public used facilities. Mr. Gipps noted that staff has met with the Province regarding this issue and have advised them that we agree with the concept, but not the delivery mechanism.

Discussion ensued regarding the significant costs and challenges that would be placed on Electoral Areas should this directive come into effect.

## 7. FINANCE

### 7.1 Parcel Tax Establishment and Parcel Tax Roll Preparation Bylaws

Moved By ADAMSON

Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board consider giving three readings and adoption to the following bylaws:

The bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Parcel Tax Establishment Bylaw No. 1484, 2018.*

The bylaw cited as *Fraser Valley Regional District Lake Errock Water System Capital Construction Service Parcel Tax Establishment Bylaw No. 1496, 2018.*

The bylaw cited as *Fraser Valley Regional District South Cultus Lake Sewage Treatment Service Parcel Tax Establishment Bylaw No. 1497, 2018.*

The bylaw cited as *Fraser Valley Regional District Popkum Sewer Service Parcel Tax Establishment Bylaw No. 1498, 2018.*

The bylaw cited as *Fraser Valley Regional District Cultus Lake Park Collector Sewer System Service Parcel Tax Establishment Bylaw No. 1499, 2018.*

The bylaw cited as *Fraser Valley Regional District Parcel Tax Roll Preparation Bylaw No. 1485, 2018.*

**CARRIED**

### 7.2 Grant-In-Aid Request – Eagle Point Social Club, Electoral Area “C”

Moved By NIEMI

Seconded By STOBART

**THAT** the Fraser Valley Regional District Board approve a grant-in-aid to the Eagle Point Social Club in the amount of \$1,000 to be funded from the 2018

Electoral Area "C" grant-in-aid budget to help offset the costs associated with hosting a community Christmas celebration.

**CARRIED**

**8. ENGINEERING & UTILITIES**

No items.

**9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT**

- 9.1 **Temporary Use Permit 2017-03 to permit the crushing of aggregate material (boulders). Boulders and rocks will be sourced from 10789 North Deroche Road and screened and crushed for no more than 15 days at 10699 North Deroche Road, Electoral Area "G"**

Moved By STOBART  
Seconded By NIEMI

**THAT** the Fraser Valley Regional District Board issue Temporary Use Permit 2017-03 for the processing of aggregate material at 10699 North Deroche Road.

**CARRIED**

- 9.2 **Application for Development Variance Permit 2017-23 regarding the size siting and dimensions of proposed new homes within the proposed bare land strata portion of the proposed redevelopment of the former Minter Garden site in Electoral Area "D"**

Moved By STOBART  
Seconded By NIEMI

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2017-23 subject to comments or concerns raised by the public.

**CARRIED**

- 9.3 **Application for Development Variance Permit 2018-26 to reduce the number of required on-site parking spaces at 126 First Avenue, Area H – Cultus Lake Park**

Moved By BOUCHER  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board postpone the consideration of Development Variance Permit 2018-26 for the property located at 126 First Avenue, Electoral Area H – Cultus Lake Park until such time that the Cultus Lake Park Board adopts a policy to address on-site residential parking.

**CARRIED**

**9.4 Application for Development Variance Permit 2018-27 to reduce the rear setback to permit the construction of a single family dwelling at 47002 Snowmist Place, Electoral Area "C"**

Moved By NIEMI  
Seconded By STOBART

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-27 for the property located at 47002 Snowmist Place, Electoral Area C, to reduce the rear lot line setback from 5.0 metres (16.4 feet) to 2.0 metres (6.6 feet), clear to sky, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

**9.5 Application for Development Variance Permit 2018-28 to reduce the rear setback to permit the construction of an accessory structure (shed) at #129-14500 Morris Valley Road, Electoral Area "C"**

Concern was raised regarding the conflict between strata corporation bylaws and FVRD Zoning bylaws. Staff noted that due to current staff and budget constraints, it was not feasible to conduct a study on this conflicting issue at this time and proposed that consideration of the application for Development Variance Permit 2018-28 be postponed until after budget discussions.

Moved By NIEMI  
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board postpone consideration of Development Variance Permit 2018-28 for the property located at #129-14500 Morris Valley Road, Electoral Area C, to reduce the rear lot line setback from 7.6 metres (24.9 feet) to 5.0 metres (16.4 feet), clear to sky, to facilitate the construction of an accessory structure (shed) to the February, 2019 Electoral Area Services Committee meeting.

**CARRIED**

**9.6 Site Specific Exemption for single family dwelling at 51515 Chilliwack Lake Road, Electoral Area "E"**

In response to a question raised regarding flood hazards, staff assured that the consultants are very familiar with Chilliwack River Valley and have been involved in past events and mitigation works. The applicant will also be required to have covenants registered.

Moved By ENGAR  
Seconded By BOUCHER

**THAT** the proposed Site Specific Exemption to permit construction not less than 20 metres from the Chilliwack River at 51515 Chilliwack Lake Road be approved for a single family dwelling, as outlined in the Northwest Hydraulic Consultants geohazard reports dated August 6, 2018 and August 8, 2018;

**SUBJECT TO** the registration of a restrictive covenant with a priority charge on title of the property pertaining to the floodplain setback exemption at 51515 Chilliwack Lake Road;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to this matter.

**CARRIED**

**9.7 Site-Specific Floodplain Exemption Application 2018-01 for the construction of a 260 m2 garage at 9650 Deroche Landing Road, Electoral Area "G"**

Moved By STOBART  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board issue Site Specific Floodplain Exemption 2018-01 to permit the construction of a 260 m2 garage below the flood construction level at 8650 Deroche Landing Road, Area "G" subject to 'wet floodproofing' of the garage to the satisfaction of the Director of Planning and Development;

**AND THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to Site-Specific Floodplain Exemption Application 2018-01.

**CARRIED**



**9.8 FVRD Zoning Amendment Bylaw No. 1488, 2018 and FVRD Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 - 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard.**

Moved By STOBART

Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018 to facilitate the development of a commercial storage facility at 38447 Bell Road, Electoral Area G.*

**THAT** *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* 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 Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* to the Director of Electoral Area G, or his Alternate in his absence;

**THAT** the Director of Electoral Area G, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018*;

**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 Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* in accordance with the Local Government Act;

**THAT** in the absence of the Director of Electoral Area G, or his Alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* the Fraser Valley Regional District Chair is

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

**THAT** in accordance with Section 475 of the Local Government Act and FVRD policy First Nations Engagement on FVRD Land Use by-laws and other matters with statutory requirement to engage, a notice and referral of *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* be sent to potentially affected First Nations via the Stò:lō Connect referral system where possible;

**THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the corporate report dated September 5, 2018 for *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018*. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system, the *Ministry of Transportation and Infrastructure, the Inch Creek Fish Hatchery, School District 75 (Mission)*;

**AND THAT** the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* is consistent with the FVRD financial plan and FVRD waste management plan;

**AND FURTHER THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* and any associated applications.

**CARRIED**

**9.9 Special Event Permit (2018-02), Valley Vertkiller - Sumas Inter-Regional Park, Electoral Area "G"**

Moved By STOBART  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2018-02 for the 2nd Annual Valley Vertkiller Trail Race to be held on October 20, 2018, 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 its signatories to execute all legal instruments associated with the Special Event Licence No. 2018-02.

**CARRIED**

**9.10 Special Event Permit – Around the Lake Trail Race, Electoral Area “H”**

Moved By BOUCHER  
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2017-01 for the 16<sup>th</sup> Annual Around the Lake Trail Race to be held on October 13, 2018, 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 its signatories to execute all legal instruments associated with the Special Event Licence No. 2018-03.

**CARRIED**

**9.11 Application for a Temporary Use Permit at 57951 Laidlaw Road, Electoral Area “B” for pipeline construction storage**

Director Adamson reported that the proponent held a public information meeting at the Hope Recreation Centre.

Moved By ADAMSON  
Seconded By NIEMI

**THAT** the Fraser Valley Regional District Board issue Temporary Use Permit 2018-01 for pipe storage and related temporary infrastructure at 57951 Laidlaw Road, Electoral Area B subject to a \$75,000 security, and consideration of any comments and concerns raised as a result of neighbour notification;

**AND THAT** the mail out notice be expanded from 150 metre radius to the entire Laidlaw community for the area south of the Hope municipal boundary to Laidlaw Road.

**CARRIED**

## 10. ELECTORAL AREA EMERGENCY SERVICES

No Items.

## 11. OTHER MATTERS

### 11.1 FVRD Regional Transit Expansion - Feasibility Study for Service between Mission and District of Kent

The corporate report dated September 5, 2018 from the Planning on the feasibility study undertaken by BC Transit for service between Mission and District of Kent was provided for information. Staff was thanked for the work done on this much needed initiative for people on the north side.

## 12. ADDENDA ITEMS/LATE ITEMS

### 12.1 Crown Land Tenure Application, Referral Response – Bridal Falls Gondola, Electoral Area “D” and “E”

Moved By ADAMSON  
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board respond to the referral by the Province of British Columbia regarding the Bridal Falls Gondola Corporation - Crown Land Temporary Licence (two years) for 4202 hectares to investigate an adventure tourism destination including a gondola, summit commercial uses, and backcountry trail network in the Mount Cheam area, with the following comments:

1. Provincial Temporary Licence uses for study and investigative purposes does not require Fraser Valley Regional District (FVRD) land use approvals provided no construction or significant land alteration occurs;
2. FVRD zoning and Official Community Plan amendment approvals are required should the project proceed to development stage.
3. The applicant should maintain ongoing communication with the FVRD and stakeholders through the investigative phase.

It was noted that with such a large project and the significant number visitors it is expected to draw, staff should also take into consideration the responsibility of ground maintenance.

### 13. ITEMS FOR INFORMATION AND CORRESPONDENCE

13.1 The letter dated August 22, 2018 from Regional District North Okanagan regarding 'Support for UBCM Resolution - Business Licensing' was provided for information.

Mr. Gipps reported that we have been approached by the Province to participate in a pilot regulation to allow FVRD to regulate Electoral Area businesses through a licensing program.

### 14. REPORTS BY STAFF

Mr. Gipps noted that a Special Vote will be conducted to have the Board consider giving three readings to the *FVRD Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1491* and *FVRD Popkum Sewer Service Area Amendment Bylaw No. 1493, 2018*. The bylaws will subsequently be forwarded to the September Board for adoption. The bylaws have to be submitted by October 1, 2018 to BC Assessment in order to meet the timeline for tax assessment for 2019.

### 15. REPORTS BY ELECTORAL AREA DIRECTORS

Director Niemi reported on complaints regarding Airbnb in his area and also on his attendance at the Hemlock Valley Homeowners Association AGM.

Director Adamson reported on the opening of the Tashme Museum in Sunshine Valley on September 7. He noted that Lookieloo will cease internet operations and that there is a petition to bring Telus services into the area.

Director Stobbart thanked staff for assisting with the recent Hatzic Lake closure issue and also getting the word out quickly on the swimming ban.

Director Raymond reported that the fire department in Boston Bar responded quickly to a few bush fires and also the FVRD has its first female fire chief, Crystal Pruim in Boston Bar. He also reported on his attendance at several events including the BC Chinese Apology in Lytton, Yale-Chinese Apology, First Nations Forestry Council, International Inter-Tribal Trade and Investment Organization and the Spuzzum First Nation Fish Ceremony. He also reported that the Cops for Cancer event will take place on September 16.

Director Boucher reported on his attendance at the Ratepayers Association meeting and that he received questions regarding grow-ops and licensing in Electoral Area "F".

Director Engar reported that Chilliwack River Valley had several intense fires and commended the Chilliwack River Valley Fire Department who did a fantastic job. He also noted that the home sprinkler on the roof initiative was very well received by the community.

Director Dickey reported that Area D community is growing fast and a lot of new homes are being built. He also reported community interest in the Bridal Falls Gondola project.

**16. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA**

None

**17. ADJOURNMENT**

Moved By ENGAR  
Seconded By NIEMI

**THAT** the Electoral Area Services Committee Open Meeting of September 5, 2018 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting adjourned at 3:06 p.m.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair