

FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Wednesday, January 9, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Dennis Adamson, Electoral Area B
Director Wendy Bales, Electoral Area C
Director Orion Engar, Electoral Area E
Director Hugh Davidson, Electoral Area F (*by teleconference*)
Director Al Stobbart, Electoral Area G
Director Taryn Dixon, Electoral Area H

Regrets: Director Terry Raymond, Electoral Area A

Staff Present: Paul Gipps, Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Tareq Islam, Director of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Graham Daneluz, Deputy Director of Planning & Development
Jennifer Kinneman, Manager of Corporate Affairs
Jaime Reilly, Manager of Corporate Administration
Kristy Hodson, Manager of Financial Operations
David Bennett, Planner II
Andrea Antifaeff, Planner I
Matthew Fang, Network Analyst I
Sunny Dhillon, Accounting Clerk
Maggie Mazurkewich, Executive Assistant to CAO
Chris Lee, Executive Assistant (Recording Secretary)

Also Present: Director Jason Lum, Chair FVRD (*part*)
Director Chris Kloot, City of Chilliwack (*part*)

Wilf Krickhan (*as per item 3.1*)

David Melnychuk (*as per item 3.1*)

David Kneale (*as per item 3.1*)

There were three members of the public present.

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:32 p.m. and welcomed Chair Lum and Director Chris Kloot to the meeting. Director Dickey informed that Director Hugh Davidson would be joining the meeting via teleconference.

CAO Paul Gipps introduced Sunny Dhillon, Accounting Clerk, who is joining the Finance team.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By STOBART

Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of January 8, 2019 be approved;

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

CARRIED

3. DELEGATIONS AND PRESENTATIONS

3.1 Wilf Krickhan, Larson Farms Inc.

Wilf Krickhan, applicant and current owner of Larson Farms. Inc. provided a brief verbal update with respect to the non-farm use application for bulk water extraction at 56555 Chilliwack Lake Road in Electoral Area E, noting that this location was selected as 85% of the infrastructure for the project already exists. He reported that he has had on-going positive communication with the FVRD, MOTI, FLNR and the Sto-lo First Nation. He highlighted potential community concerns regarding sustainable water supply to present users in the community in the short and long term, changes to traffic patterns, vehicle movement and implications to the agricultural potential of his property.

David Melnychuk, a professional agrologist, noted that as required by the Land Commission for non-farm use applications, a detailed agricultural report has been prepared by him on Mr. Krickhan's request and is on file with the Regional District.

Mr. Melnychuk gave a presentation providing an overview of the proposal and the consultation process. The following were some of the highlights of his presentation:

- Objective of proposal – to establish a bulk water filling station at 56555 Chilliwack Lake Road;
- Use existing facilities (well, pump house, roads) and extract about 75 gpm and ship the water by bulk to Chilliwack;
- Project to be sited on land which has been altered by the former Ministry of Forest tree seedling production;
- Minor road widening and another access onto Chilliwack Lake Road;
- Facility will be fully automated – no employees required;
- Water extraction less than 1% of river re-charge;
- Approximately 12 truck movements per day over 250 days per year;
- Water filling facility is located on an altered site, used by the Ministry of Forests for roads, structures and pumphouse;
- Original farm irrigation system is based upon water from Pierce Creek, not groundwater;
- Project unlikely to have negative impact on the use of the property as a farm;
- Project would be a catalyst for returning the fields to active crop production, through lease arrangements with established farmers from the Fraser Valley;
- Project would provide a reliable and sustainable source of high quality drinking water;
- Project would stimulate the re-vitalization of the agricultural use of the property.

David Kneale, hydrogeologist provided a presentation on the hydrogeological implications of the proposal, highlighting the groundwater resources, water testing results and aquifer characteristics. Some of the points noted in his presentation are as follows:

- Production well was constructed in 2014;
- Domestic well located on the property completed in the same aquifer;
- Aquifer is large – extends from Chilliwack Lake to Vedder Crossing (approx. 45 km);
- Water balance conducted;
- Monitoring done during low flow period in October;
- Water quality in aquifer is excellent;
- Aquifer is unconfined and receives recharge from rainfall, snowmelt, Chilliwack Lake and numerous streams throughout the valley;
- Precipitation pattern and water level in the creek in the monitoring station indicate no direct relationship to climate pattern and withdrawal of ground water;

- Aquifer is extensive and highly productive;
- Chilliwack River Watershed is very large;
- Groundwater pumping at recommended flow rate is not expected to have any significant impact on aquifer water levels or Chilliwack River water levels and existing diversion licenses.

Some of the concerns/comments raised by Committee members are as follows:

- Imperative that consultation/dialogue with the community be carried out;
- Consultation with Ts'elxwéyeqw;
- Impact of water supply to residents with wells during drought period;
- Impact of climate change;
- Is the water all for bulk or water bottling at end use?
- Status of the licence application?
- Water monitoring to mitigate wells from drying up;
- Revitalization of farming;
- That the North West Hydraulic report that the City of Chilliwack undertook which speaks specifically to the minimal flow rate be shared with the community and stakeholders so that they can understand the implications; and
- That a Public Information meeting be conducted so that community has the opportunity to address their concerns.

Director Dickey thanked the delegation for their presentation.

4. MINUTES/MATTERS ARISING

4.1 Minutes of the Electoral Area Services Committee Meeting - December 11, 2018

Comments were offered regarding the draft minutes of December 11, 2018, and concerns were brought forward noting that the minutes did not accurately reflect the meeting.

In response to a question regarding recording of minutes, staff reported that the FVRD Board and Committee Procedures Bylaw was adopted in 2015 and the Bylaw states that minutes will not be recorded verbatim, and are to contain limited narrative. Further discussion ensued regarding review of the audio recording of the December EASC meeting, resulting in the following motion:

ADAMSON/ENGAR

THAT the draft minutes of the Electoral Area Services Committee Meeting of December 11, 2018 be referred back to staff for review.

CARRIED

5. CORPORATE ADMINISTRATION

5.1 EA Director Attendance at LMLGA AGM and Conference: May 8 to 10, 2019

Moved By DIXON

Seconded By ENGAR

THAT the Fraser Valley Regional District authorize Electoral Area Directors to attend the 2019 Lower Mainland Local Government Association AGM and Conference to be held in Harrison Hot Springs, BC between May 8 and 10, 2019;

AND THAT registration fees, accommodation and travel costs be approved from Budget 102.

CARRIED

The value of attending conferences was raised and discussion took place regarding the allocation of conference and travel costs for Electoral Area Directors. Discussion ensued, resulting in the following motion being brought forward:

ADAMSON/BALES

THAT staff undertake a review of the '*Travel and Other Expense Policy*' with respect to allocation of conference and travel costs for Electoral Area Directors.

DEFEATED

Directors Dickey, Stobbart, Dixon and Engar Opposed

5.2 FCM Annual Conference: Quebec City, May 30 to June 2, 2019

Moved By STOBART

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board authorize Electoral Area Service Directors to attend the FCM Annual Conference and Trade Show to be held in Quebec City from May 30 to June 2, 2019;

AND THAT registration fees, accommodation and travel costs be approved from Budget 102.

CARRIED

Comments were offered regarding submissions of resolutions for consideration at the upcoming FCM Conference. It was noted that the deadline for submission of resolutions was January 9, 2019.

6. FINANCE

No Items.

7. ENGINEERING & UTILITIES

7.1 Community Sanitary Sewer Servicing in North Cultus, Electoral Area H

This item was withdrawn.

8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

8.1 Application for Development Variance Permit 2017-25 to reduce the front lot line setback to facilitate the construction of two cow barns at 10205 Tremblay Road, Electoral Area G

Moved By STOBART
Seconded By ADAMSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2017-25 to reduce the setback from the front lot line (Tremblay Road) from 30 metres to 6 metres, clear to sky, to facilitate the construction of two cow barns at 10205 Tremblay Road, Area "G", subject to consideration of any comments or concerns raised by the public and the submission of complete building permit applications for structures built without permits.

CARRIED

8.2 Application for Development Variance Permit 2018-34 to vary the maximum height requirement for a single family residence at 3900 Columbia Valley Road, Electoral Area H

Moved By DIXON
Seconded By ADAMSON

THAT the Fraser Valley Regional District issue Development Variance Permit 2018-34 to increase the maximum permitted height of a building from 7.75

metres to 9.0 metres, subject to consideration of any comment or concerns raised by the public.

CARRIED

9. ADDENDA ITEMS/LATE ITEMS

No Items.

10. REPORTS BY STAFF

None

11. REPORTS BY ELECTORAL AREA DIRECTORS

Director Dixon - reported on a long term goose management plan meeting held at Cultus Lake.

Director Adamson – noted that it has been quiet in Area B. He thanked staff, namely Sterling Chan and Carolyn Lane for working on cost-savings for garbage disposal for Area B.

Director Adamson raised the issue of the impact on Directors remuneration as a result of recent changes to federal legislation on tax exemption, resulting in the following motion being brought forward:

ADAMSON/STOBBART

THAT staff be directed to report back to the February EASC meeting regarding the impact on Directors remuneration as a result of recent changes in federal legislation eliminating 1/3 tax exemption for elected officials.

CARRIED

Director Stobbart - reported that there was no power for 2-3 days in Electoral Area G and also noted on the upcoming celebration of long term resident, Norm Harris' 100th birthday, who was a member of the North Fraser fire hall and had been an active member of the community;

Director Davidson - reported on upcoming meetings in the community regarding local water systems;

Director Bales –expressed concerns with the costs associated with planning sessions scheduled outside of the office, and noted her intent to bring forward a motion for staff to bring back a report regarding the costs associated with the forthcoming Strategic Planning sessions. Discussion ensued and it was noted that this matter would be for a full Board discussion.

Director Dickey – reported it was quiet in his area.

12. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

13. ADJOURNMENT

Moved By STOBART
Seconded By ADAMSON

THAT the Electoral Area Services Committee Open Meeting of January 8, 2019 be adjourned.

CARRIED

The Electoral Area Services Committee meeting adjourned at 2:51 p.m.

MINUTES CERTIFIED CORRECT

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Director Bill Dickey, Chair