FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Tuesday, December 11, 2018
1:30 pm
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Al Stobbart, Electoral Area G, Vice Chair
Director Terry Raymond, Electoral Area A
Director Dennis Adamson, Electoral Area B
Director Wendy Bales, Electoral Area C
Director Orion Engar, Electoral Area E
Director Hugh Davidson, Electoral Area F
Director Taryn Dixon, Electoral Area H

Staff Present: Paul Gipps, Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Suzanne Gresham, Director of Corporate Initiatives
Tareq Islam, Director of Engineering & Community Services
Margaret-Ann Thornton, Director of Planning & Development
Barry Penner, EA Special Projects
Jennifer Kinneman, Manager of Corporate Affairs
Jaime Reilly, Manager of Corporate Administration
Kristy Hodson, Manager of Financial Operations
Sterling Chan, Manager of Engineering & Infrastructure
Dave Roblin, Manager of Operations
Louise Hinton, Bylaw Compliance and Enforcement Officer
Julie Mundy, Planning Technician
Carolynn Lane, Engineering & Community Services Technologist
Katarina Duke, Engineering & Community Services Technologist
Matthew Fang, Network Analyst I
Maggie Mazurkewich, Executive Assistant to CAO
Chris Lee, Executive Assistant (Recording Secretary)

There were three members of the public present at the meeting.

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1. CALL TO ORDER by Chief Administrative Officer

CAO Paul Gipps called the meeting to order at 1:30 p.m.

2. ELECTION OF ELECTORAL AREA SERVICES COMMITTEE CHAIR by Chief Administrative officer

Mr. Gipps called for nominations for the position of Electoral Area Services Committee Chair.

Director Engar nominated Director Dickey. Director Dickey accepted the nomination.

Director Adamson nominated Director Bales. Director Bales accepted the nomination.

Mr. Gipps called for nomination for the position of Electoral Area Services Committee Chair a second and third time.

There being no further nominations, the nominees were given an opportunity to address the Board for one minute on why they should be elected.

An election by ballot was then conducted and the Chief Administrative Officer declared Director Dickey as Chair of the Electoral Area Services Committee.

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

Mr. Gipps called for nominations for the position of Electoral Area Services Committee Vice Chair.

Director Raymond nominated Director Stobbart. Director Stobbart accepted the nomination.

Mr. Gipps called for nomination for the position of Electoral Area Services Committee Vice Chair a second and third time.

There being no further nominations, Mr. Gipps declared Director Stobbart as the Electoral Area Services Committee Vice Chair.

4. REMARKS BY ELECTORAL AREA SERVICES COMMITTEE CHAIR

Director Dickey offered brief remarks, reflecting on the past year and that he looked forward to working with the Committee and staff in the future.

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5. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND
Seconded By DIXON

THAT the item with respect to 'Canadian Infrastructure Program and Northern and Rural Committees Infrastructure' (item 14.1) be added to the Agenda;

AND THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of December 11, 2018 be approved, as amended;

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

CARRIED

6. DELEGATIONS AND PRESENTATIONS

6.1 Discussion on a Policy for Non-Farm Use Cannabis Production Facilities

Margaret-Ann Thornton, Director of Planning and Development acknowledged Graham Daneluz, Deputy Director of Planning and Development for his work putting together the presentation.

Ms. Thornton reported currently there is an application in the agenda today for a non-farm use cannabis production in the Agriculture Land Reserve (ALR) and there a number of similar applications that staff are presently working on. As such, staff thought this would be an opportune time to meet with the EA Directors and have a general discussion on cannabis production in the ALR. Ms. Thornton reported firstly, she would like to provide an overview of the legislation and Agriculture Land Commission requirement for non-farm use and secondly, to get input from the Directors in terms of how this kind of applications should be processed. Ms. Thornton noted that a detailed report will be brought forward in the new year and a workshop will be conducted to gain input in terms of how we should be addressing retail sales as well as zoning.

The following points were noted in the presentation:

- Terminology: marihuana now known as 'cannabis'. Cannabis production facility (CPF) includes the growing, rearing, harvesting, storing, processing, testing, shipping, research and development - both recreational and medical;
- ALR Regulation changed July 13, 2018 – now cannabis production in ALR is considered a farm use only if grown in soil, or structure with soil base or crop growing structure built or started before July 13, 2018 ('grandfathered');

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- Cannabis production facilities (CPF) in new buildings will be Non-Farm Use in the ALR;
- Local government has broader authority to prohibit and regulate CPFs within ALR;
- Currently there are 3 Non-Farm Use applications – 1) Farm Road – Area F, 2) Seux Road – Area F and 3) Dent Road – Area B;
- Health Canada licensing requirements: security fencing, exterior lighting, cameras and security and ventilation;
- Is a policy needed? Currently decisions on Non-Farm Use applications are discretionary;
- Community concerns – light spill, odour, aesthetics;
- Policy won't affect CPFs outside ALR;
- FVRD zoning allows medical marihuana grow operation in agricultural zones.

A poll was conducted on the following questions:

- Is a policy needed to guide Non-Farm use applications for CPFs in the ALR?
- Should the policy require a public information meeting, where the Board deems it appropriate?
- Should the policy address light spill to sky and/or neighbours?
- Should the policy require professional design of an odour control system for the building?
- Should the policy address setback distances from lot lines, residential zones, schools, parks and other CPFS?
- Should the policy support a covenant limiting the use of buildings to CPF and permitted Farm Uses?
- Should the policy require architectural design for screening and 'fit' with community?

Members raised questions and provided their feedback on the above questions. Ms. Thornton thanked members for their input.

6.1.1 Non-Farm Use Application for Cannabis Production - 58551 Dent Rd, Laidlaw, Electoral Area "B"

Moved By ADAMSON
Seconded By BALES

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THAT the Fraser Valley Regional District Board forward the Non-Farm Use application for a cannabis production facility at 58551 Dent Road, Electoral Area "B" to the Agricultural Land Commission with support subject to an offer and commitment from the landowner to register a covenant in favour of FVRD regarding the use of the building, lighting, and odours as described in the Report dated 2018-12-11.

CARRIED
Directors Dixon, Davidson and Raymond Opposed

7. MINUTES/MATTERS ARISING

7.1 Minutes of the Electoral Area Services Committee Meeting - October 11, 2018

Moved By RAYMOND
Seconded By DIXON

THAT the Minutes of the Electoral Area Services Committee Open Meeting of October 11, 2018 be adopted.

CARRIED

8. CORPORATE ADMINISTRATION

8.1 Electoral Area Director Attendance at the 2019 Local Government Leadership Academy (LGLA) Elected Officials Seminar - January 16 to 18, 2019

Moved By STOBBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board authorize Electoral Area Directors to attend the 2019 Local Government Leadership Academy Elected Officials Seminar to be held in Richmond, BC between January 16 and 18, 2019;

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

CARRIED

8.2 2019 FVRD Board and Committee Meeting Schedule

Paul Gipps, CAO reported that the start time of the Recreation, Culture and Airpark Services Commission meetings is still under consideration.

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Moved By STOBBART
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board consider approval of the draft 2019 Board and Committee Schedule.

CARRIED

A request was made that meetings be sent through Outlook calendar invitation.

9. FINANCE

No Items.

10. ENGINEERING & UTILITIES

10.1 FVRD Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019 – Electoral Area "G"

Moved By STOBBART
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019.*

CARRIED

10.2 FVRD Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019 – Electoral Area "A"

Moved By RAYMOND
Seconded By DIXON

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019.*

CARRIED

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10.3 FVRD Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019 – Electoral Area "B"

Moved BY ADAMSON
Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019.*

CARRIED

10.4 FVRD Electoral Area "D" Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019

Moved By ADAMSON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019;*

CARRIED

10.5 FVRD Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019 and FVRD Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019, Electoral Area "F"

Moved By DAVIDSON
Seconded By DIXON

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019;*

AND THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019.*

CARRIED

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11. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

11.1 Popkum-Bridal Falls Community Plan Bylaw No. 1501, 2018, Electoral Area "D"

Moved By RAYMOND
Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Popkum–Bridal Falls Bylaw No. 1501, 2018*;

THAT the Fraser Valley Regional District Board authorize community engagement as outlined in the report dated December 11, 2018 to provide feedback on the draft Official Community Plan Bylaw No. 1501, 2018;

AND THAT draft *Fraser Valley Regional District Official Community Plan for Popkum–Bridal Falls Bylaw No. 1501, 2018* be referred to various agencies for comment.

CARRIED

The Committee commended staff for the work on the Popkum-Bridal Falls Official Community Plan.

11.2 Rezoning application for 10304 Agassiz-Rosedale Highway, Electoral Area "D" to facilitate a proposed four (4) lot suburban residential subdivision - Bylaw No. 1502, 2018.

Moved By ENGAR
Seconded By STOBBART

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* for the purpose of rezoning 10304 Agassiz-Rosedale Hwy (Highway 9) to facilitate a four (4) lot suburban residential subdivision;

THAT the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 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 Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* to Director Dickey or, in his absence, the Alternate Director for Area D;

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THAT Director Dickey or his alternate preside over and chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*;

AND 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 Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of both Director Dickey and his alternate at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*, 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 Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*.

CARRIED

11.3 Application for Development Variance Permit 2018-32 to reduce the flanking street setback to permit the addition to a mobile home at 10435 Rutley Road, Electoral Area "D"

Moved By STOBBART
Seconded By ENGAR

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-32 to reduce the flanking street setback from 25 feet (7.6 metres) to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave, to facilitate an addition to a mobile home at 10435 Rutley Road, Area “D”, subject to consideration of any comments or concerns raised by the public.

AND THAT Development Variance Permit 2018-32 replace and supersede Development Variance Permit 2018-20 and Development Variance Permit 2017-12 and that both Development Variance Permits be cancelled and removed from title.

CARRIED

DRAFT

11.4 Application for Development Variance Permit 2018-33 to reduce the interior side lot line setback to permit the construction of a dairy barn at Catherwood Road, Electoral Area "G"

Moved By STOBBART
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area "G", to reduce the interior side lot line setback from 30.0 metres (98.4 feet) to 9.0 metres (29.5 feet), measured clear to sky, to facilitate the construction of a cattle barn, subject to consideration of any comments or concerns raised by the public.

AND THAT Development Variance Permit 2018-33 replace and supersede Development Variance Permit 2018-25 and that Development Variance Permit 2018-25 be removed from title.

CARRIED

11.5 Special Event – REVEL Race Chilliwack Marathon & Half Event, Chilliwack River Valley, Electoral Area "E"

Moved By ENGAR
Seconded By BALES

THAT the Fraser Valley Regional District Board approve the Class III Special Event Licence No. 2019-01 for the REVEL Race Series Chilliwack Marathon & Half Event to be held on August 17, 2019, 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. 2018-01.

CARRIED

12. ELECTORAL AREA EMERGENCY SERVICES

No Items.

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13. OTHER MATTERS

13.1 Grant Application to Northern Development Initiative Trust

Moved By RAYMOND
Seconded By DIXON

THAT the Fraser Valley Regional District Board authorize an application to Northern Development Initiative Trust for a grant of up to $15,000 (75%) and up to $5,000 (25%) from the Electoral Area Services toward the cost of completing a Connectivity Infrastructure Strategy for improving internet and cell phone service in the Electoral Areas of the FVRD;

AND THAT the Fraser Valley Regional District Board authorize staff to engage Research ICT Solutions to assist in seeking the grant.

CARRIED

It was pointed out that several Electoral Area Directors have expressed the desire to see improvement in internet and cell phone coverage in their areas. It was also noted that in order to access the $16 million *Connecting British Columbia Program* for capital contributions, the application must be supported by a "Connectivity Infrastructure Study".

Discussion ensued and it was noted that Area C should not be included until there has been public engagement with respect to the possibility of expanded cell network coverage.

14. ADDENDA ITEMS/LATE ITEMS

14.1 Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure

Moved By RAYMOND
Seconded By ADAMSON

THAT the Electoral Area Services Committee recommend that the FVRD Board authorize the grant application of up to $1.6 million to the Investing in Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure to develop the Station House Project in Electoral Area A;

AND THAT staff be authorized to enter into an ownership and partnering agreement with the Boston Bar North bend Enhancement Society to manage and operate the Station House.

CARRIED

DRAFT

15. REPORTS BY STAFF

Mr. Gipps referred to the Municipal Regional District Tax (MRDT) matter that was discussed this morning at the Regional and Corporate Services Committee meeting. It was proposed that Electoral Area Directors for Areas A, B, D and E meet with AdvantageHOPE to discuss further on this topic prior to the forthcoming Board meeting.

16. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar reported on his meeting with the Residents Association and the ongoing homeless camp issue. He was pleased to see the grant application for Community Emergency Preparedness Fund to create and Evacuation Route Plan for Area E and H come forward.

Director Bales reported concerns regarding a recent flood on crown land in Area C.

Director Raymond reported on the opportunity to meet with the Premier and his Cabinet and that the Premier had signed off on the petition to save the Alexandria Bridge.

Director Adamson reported on the Yale First Nation and Spuzzum First Nation dinner, the Hope Recreation staff Christmas party and that the Yale Firehall will be out to collect toys for the children.

Director Dixon reported on the Columbia Valley Firehall 50th anniversary, the strategic planning meeting that took place in Area H, and Cultus Lake Christmas on Nov 30 and December 1st.

Director Davidson thanked fellow Directors and staff for their assistance.

Director Dickey reported on the gondola project and thanked staff again for the work on the Popkum-Bridal Falls OCP.

17. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Fred Eves of 52721 Parkrose Wynd, referred to agenda item 11.2. Mr. Eves spoke to safety concerns with respect to access to and from Highway 9, noise factor, light spillage and form and character. He also expressed concerns with snow removal difficulty and street lighting on the 'panhandle' street. He also noted that during construction highway access will be cut off and requested mitigation measures to reduce impact to Parkrose Wynd. He also enquired about the park dedication process. Staff reported that they will meet with Mr. Eves after the meeting to address his concerns.

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Stuart Falebrenza of 52691 Parkrose Wynd spoke to agenda item 11.2. Mr. Falebrenza hoped that if the project goes forward that the developer will adopt '*Good Neighbour Practices*' and have the neighbours involved in the process. He also reported that there is another possible development down the cul de sac and expressed concerns with traffic access and water pressure. Mr. Falebriza thanked Directors and staff for the work they do. Staff reported that after the meeting they will discuss further with Mr. Falebrenza regarding concerns expressed.

18. ADJOURNMENT

Moved By STOBBART
Seconded By DIXON

THAT the Electoral Area Services Committee Open Meeting of December 11, 2018 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting adjourned at 3:10 p.m.

MINUTES CERTIFIED CORRECT:

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Director Dickey, Chair

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