



AGENDA - REGULAR COUNCIL MEETING

June 15, 2020, 6:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PRESENTATIONS

a. Staff Service Recognition

Kerri Onken – Recognition of 30 years of service

b. BC Transit Annual Performance Summary

Rob Ringma, Senior Manager, Government Relations at BC Transit

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

5. CORPORATE ADMINISTRATION AND FINANCE

a. Transfer of Crown Lands to Leq'á:mel, Mathexwi, Semá:th Society (LMS)

6

The purpose of this report is to inform Council and the public of a transfer of Crown land from the Province to a society comprised of Leq'á:mel, Mathexwi and Semá:th First Nations. The transfer is being made in the spirit of reconciliation and has significant positive implications for the District of Mission. No staff recommendation accompanies this report and Council action is not required.

b. 2021 Permissive Tax Exemption Application and Deadline

10

RECOMMENDATIONS: Council consider and resolve:

1. That the requirement to submit a new permissive tax exemption application under Council Policy FIN 49 for all properties holding a permissive tax exemption for the 2020 taxation year be waived;
2. That all current permissive tax exemption grant recipients submit a renewal form and financial information for the 2021 taxation year by August 15, 2020; and
3. That the District return to a new application requirement for all properties for the 2022 taxation year.

c. Investment Holdings Quarterly Report – March 31, 2020

18

This report will bring Council and the public up-to-date on the District's cash and portfolio investment holdings. This report is provided for information purposes only. No staff recommendation accompanies this report and Council action is not required.

6. ENGINEERING AND PUBLIC WORKS

a. 2018-2019 Solid Waste Summary

20

RECOMMENDED: Council consider and resolve:

That the annual Spring Cleanup event be limited to bulky items and no longer include regular household garbage bags, in order to decrease dangerous animal attraction, encourage diversion, and reduce litter.

7. DEVELOPMENT SERVICES

a. Section 477 Consideration - 34048 & 34054 Parr Avenue

27

This report details the financial implications that Council must consider when an application is made to amend an Official Community Plan.

The application is to amend the Official Community Plan designation for the properties located at 34048 and 34054 Parr Avenue from Attached Multi-unit Residential to *Environmentally Sensitive Area*, and *Park Recreation and Open Space*.

b. Cedar Valley Local Area Plan (CVLAP) – Priority Group 2 Implementation

31

This report details the second phase of District-initiated Official Community Plan (OCP) Bylaw amendments to fulfill the implementation process for the Cedar Valley Local Area Plan.

Official Community Plan Amending Bylaw 5943-2020-5670(20) is listed for first reading under the “Bylaws for Consideration” section of the Council Agenda.

RECOMMENDATION: Council consider and resolve:

That, upon due consideration of Section 475 of the *Local Government Act*, consultations go forward for portions of properties located at 32921 Dewdney Trunk Road 32981/33007/33039 Dewdney Trunk Road, 9272 Bodner Terrace, 33038 Dewdney Trunk Road, 33005/33025 Rosetta Avenue, 9043 Dewdney Trunk Road, and for the property at Lot 23, NWP40788 (Cherry Avenue) under file number OCP19-006 in accordance with Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of that section of the *Local Government Act*.

Subject to Council’s approval, a Public Hearing will be scheduled for a date to be determined.

c. Rezoning Application (R19-016) - 34915 Dewdney Trunk Road, 34902 & 34914 Douglas Avenue

41

The purpose of this report is to provide Council with additional information that supports the development application. This report will elaborate on the questions and concerns raised at the June 1, 2020 Council meeting.

The Zoning Amending Bylaw is listed for third reading under the “Bylaws for Consideration” section of the agenda.

d. Development Permit (Minor Amendment) Application - 32818 - 7th Avenue

47

This report details the proposal for a minor amendment to the form and character of an existing building at 32818 - 7th Avenue.

As the proposal meets or exceeds the objectives of the development permit guidelines, the development permit has been listed under the “Permits for Consideration” section of the agenda.

8. RESOLUTION TO RISE AND REPORT

9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

10. COUNCIL COMMITTEE REPORTS & MINUTES

a. Mission Sustainable Housing Committee Meeting - March 5, 2020

56

- b. Parks and Recreation Advisory Committee Meeting - March 10, 2020

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11. COUNCIL MEETING MINUTES FOR APPROVAL

- a. Regular Council Meeting (for the purpose of going into a closed meeting) – June 1, 2020

64

- b. Regular Council Meeting – June 1, 2020

66

12. BYLAWS FOR CONSIDERATION

- a. Official Community Plan Amending Bylaw 5944-2020-5670(21) - SECTION 477 CONSIDERATION

78

RECOMMENDATION: Council consider and resolve:

That in accordance with Section 477 of the *Local Government Act*, Council has considered District of Mission Official Community Plan Amending Bylaw 5944-2020-5670(21) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

See "Development Services" Section 7(a)

- b. Official Community Plan Amending Bylaw 5943-2020-5670(20) - FIRST READING

81

OCP 19-006 (District of Mission) - a bylaw to redesignate select properties (or portions) on Dewdney Trunk Road, Bodner Terrace, Rosetta Avenue, and Cherry Avenue from *Urban Residential, Urban Compact, and Attached Multi-unit Residential* to *Parks and Open Space*

See "Development Services" Section 7(b)

- c. Zoning Amending Bylaw 5925-2020-5050(377) - THIRD READING

87

R19-016 (Deol) – A bylaw to rezone the properties at 34915 Dewdney Trunk Road, 34902 Douglas Avenue, and 34914 Douglas Avenue from Urban Residential 930 (R930) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone

See "Development Services" Section 7(c)

- d. Zoning Amending Bylaw 5924-2020-5050(376) - ADOPTION

89

LUC18-023 (District of Mission) – a bylaw to rezone property at multiple addresses on Cedar Street, 14th Avenue, Orchid Crescent, and 12th Avenue from Urban Residential 558 (R558) Zone to Multiple Family 30 Townhouse (MT30) Zone, Multiple Family 52 Apartment (MA52) Zone, and Residential Two Unit (RT465) Zone

e. Zoning Amending Bylaw 5940-2020-5050(281) - ADOPTION

100

R19-039 (Dillabough & Koch) – a bylaw to rezone property at 7707 Pintail Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone

13. PERMITS FOR CONSIDERATION

a. Development Permit (Minor Amendment) Application DPM19-004 (32818 - 7th Avenue)

101

Development Permit (Minor Amendment) to supplement Zoning Bylaw 5050-2009, as amended, in respect to the above-noted property.

See "Development Services" Section 7(d)

b. Temporary Use Permit TP20-001 (11546 and 11596 Dewdney Trunk Road) - Deferred from June 8, 2020

103

Temporary Use Permit to supplement Zoning Bylaw 5050-2009, as supplemented, in respect to the above-noted properties to allow for the addition of the following principal use:

- Asphalt Production Plant
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of three (3) years from the date of issuance of the permit and the use of the properties for those purposes is subject to several conditions as listed on the draft permit.

14. NEW/OTHER BUSINESS

15. NOTICES OF MOTION

16. ADJOURNMENT



Corporate Administration Staff Report

DATE: June 15, 2020
TO: Mayor and Council
FROM: Mike Younie, Chief Administrative Officer
SUBJECT: Transfer of Crown Lands to Leq'á:mel, Mathexwi, Semá:th Society (LMS)
ATTACHMENTS: A – Overview Map
 B – Proposed Land Use Map

The purpose of this report is to inform Council and the public of a transfer of crown land from the Province to a society comprised of Leq'á:mel, Mathexwi and Semá:th First Nations. The transfer is being made in the spirit of reconciliation and has significant positive implications for the District of Mission.

No staff recommendation accompanies this report and Council action is not required.

BACKGROUND:

In the spirit of reconciliation, the Province of British Columbia (B.C.), LMS and the District of Mission are negotiating a transfer of Crown land to LMS that is intended to support economic and residential growth in the area and enhance recreational opportunities for the broader community.

Chandra Crowe from the Ministry of Indigenous Relations and Reconciliation will present the background and details of the land transfer at the June 15, 2020 Regular Council meeting.

DISCUSSION AND ANALYSIS:

The proposed transfer provides for approximately 60 hectares of undeveloped Crown land (**Attachment A**) which will be owned in fee simple by LMS. The lands are immediately adjacent to the Fraser River Heritage Park and the Pekk'w'xe:yles Indian Reserve, the former site of St. Mary's Residential School.

The lands will not be added to Reserve lands and will remain subject to provincial and local government laws, including applicable zoning, land use, land development and property tax laws.

Upon transfer, approximately 50 hectares of land adjacent to the Fraser River Heritage Park will be leased to the District of Mission to manage the area for public use as a community park and recreational area. LMS and the District of Mission will form a joint park management committee and co-develop a management plan which will seek to enhance recreational and cultural values in the park.

Two smaller parcels, totaling 10 hectares (**Attachment B**), will be subject to a land development process for proposed residential and economic development by LMS.

FINANCIAL IMPLICATIONS:

There are financial implications associated with the subsequent lease of land from LMS to District of Mission to be used as park land. The existing trails on the land have never been assessed for hazards nor were they constructed according to any municipal standard. The trails will need to be assessed,

signage will need to be erected and excessive hazards may need to be mitigated. Staff recommends that the trails be assessed in partnership with the Fraser Valley Mountain Bike Association (FVMBA). Once the trails have been assessed, staff will bring the potential cost implications back to Council as part of the 2021 budget process.

Should the residential and commercial developments proceed, the lands will generate taxation revenue for the District of Mission.

COMMUNICATION:

At this time, the land transfer remains under negotiation as B.C. works to engage with specific interest holders and consult with other First Nation communities. The Province has sent letters to neighbouring property owners and the FVMBA advising of the transfer as well as committees of Council. Staff have worked with the Province and LMS to develop communication plan and materials to share with the public.

SUMMARY AND CONCLUSION:

In the spirit of reconciliation, the Province of British Columbia, Leq'á:mel, Mathexwi and Semá:th First Nations and the District of Mission are negotiating a transfer of Crown land to LMS that is intended to support economic and residential growth in the area and enhance recreational opportunities for the broader community.

Subsequent to the transfer, the District of Mission will lease back approximately 50 ha of parkland that is currently heavily used by walkers and mountain bikers. A park management plan will be developed and the existing trails will be assessed for necessary improvements to bring them up to acceptable municipal standards.

SIGN-OFFS:



Mike Younie, Chief Administrative Officer

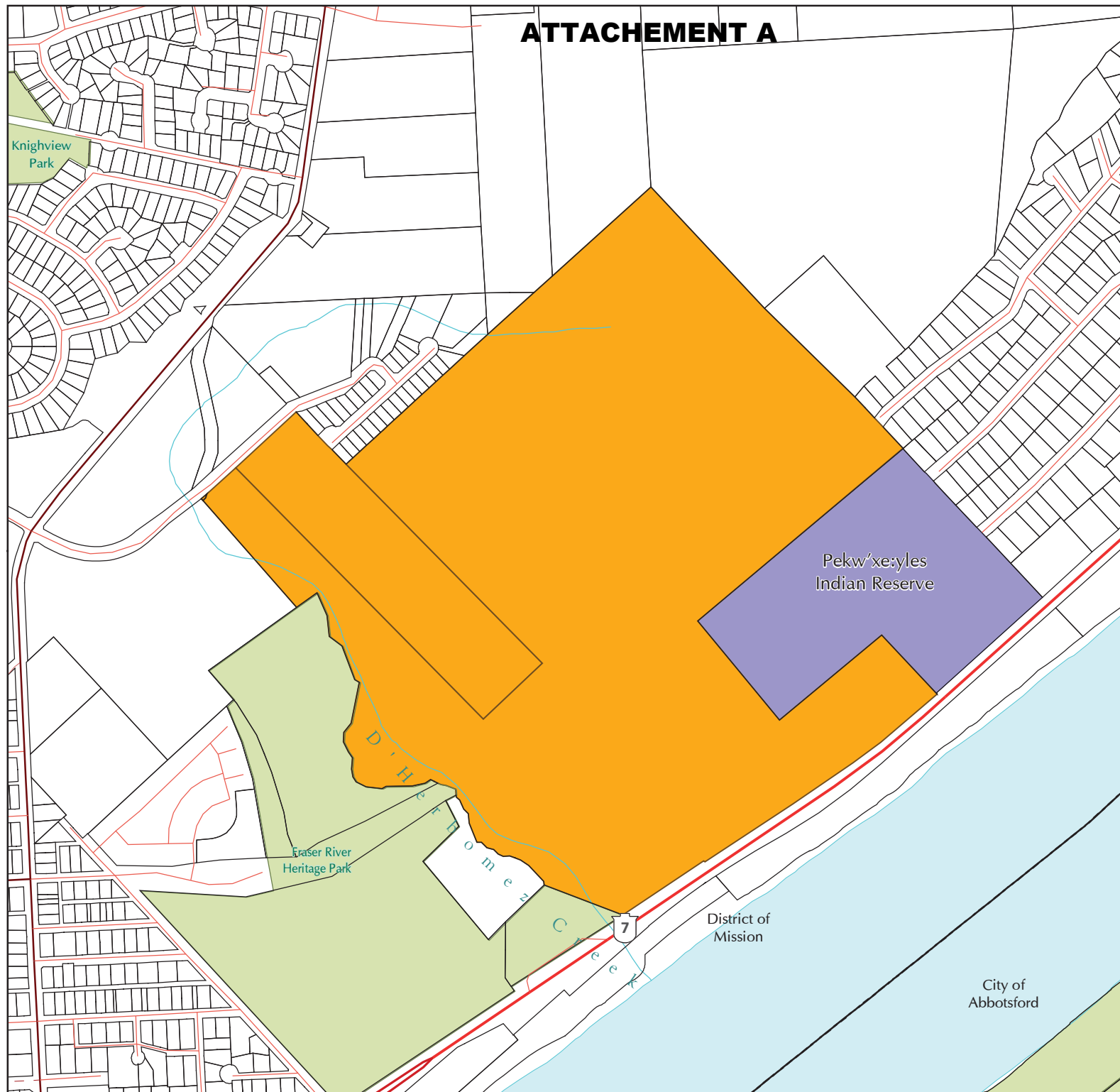
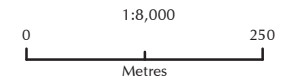


Reviewed by:
Barclay Pitkethly, Deputy Chief Administrative Officer

ATTACHEMENT A**Leq'a:mel, Sumas and Matsqui First Nations Overview**

- Proposed Lands
- Shared Reserve
- Park or Protected Area
- Paved Road
- Unpaved Road

The information presented on this map is provided without prejudice for the purposes of consultation and engagement. The Proposed Lands are subject to further negotiation and consultation. This map is subject to further revision and does not constitute a legal definition.

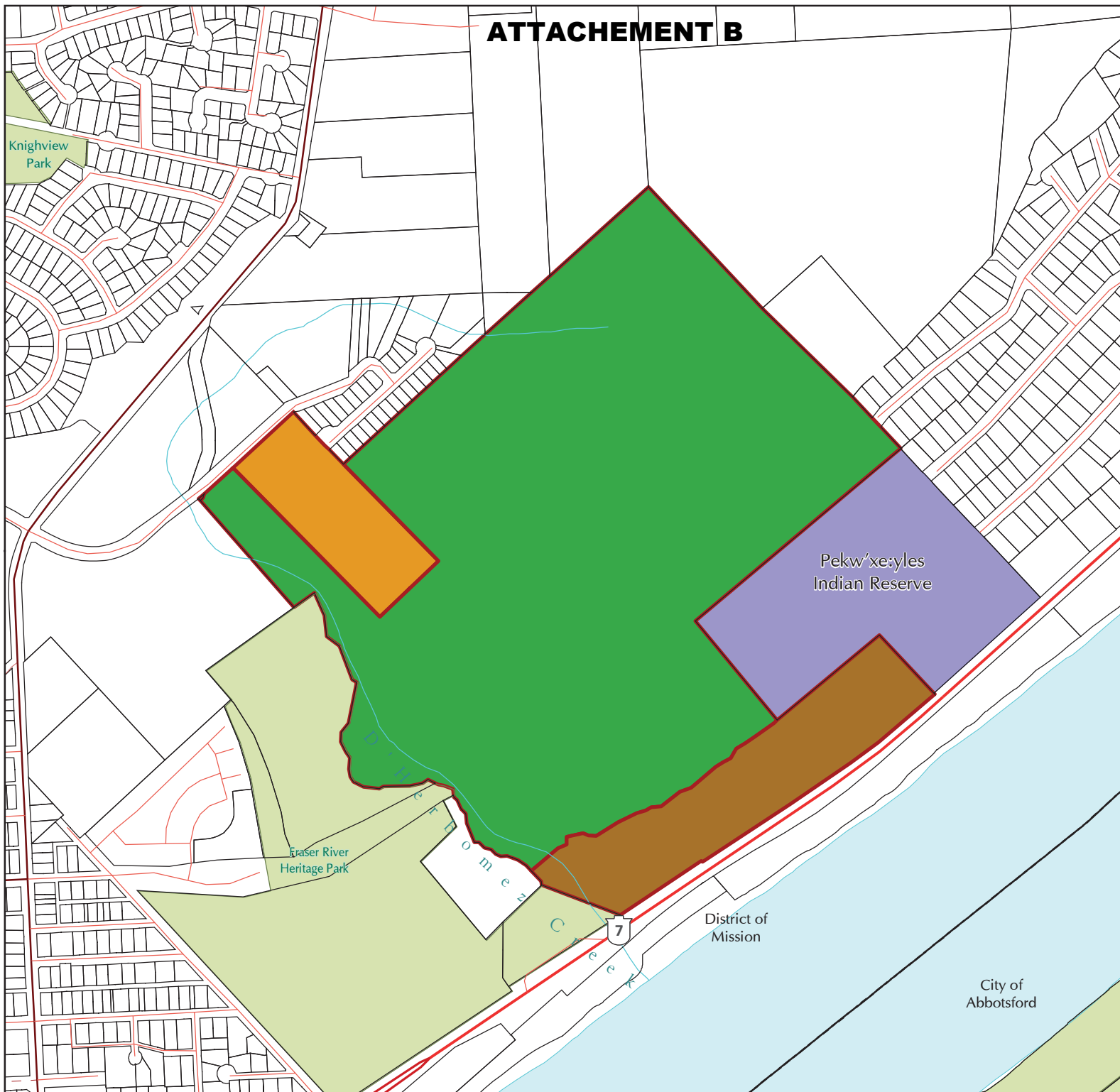
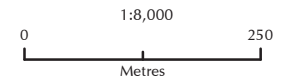


Produced by: GeoBC
 Created by: Decision Support Section, nz
 Coordinate System: NAD 1983 BC Environment Albers
 Date: May 5, 2020
 Produced for:
 Ministry of Indigenous Relations and Reconciliation

ATTACHEMENT B**Leq'a:mel, Sumas and Matsqui First Nations
Proposed Land Use Plan**

- Proposed use: Residential Development
- Proposed use: Public Park
- Proposed use: Economic Development
- Shared Reserve
- Park or Protected Area
- Paved Road
- Unpaved Road

The information presented on this map is provided without prejudice for the purposes of consultation and engagement. The Proposed Lands are subject to further negotiation and consultation. This map is subject to further revision and does not constitute a legal definition.



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 Coordinate System: NAD 1983 BC Environment Albers
 Date: May 5, 2020
 Produced for:
 Ministry of Indigenous Relations and Reconciliation



Finance Staff Report to Council

File Category: 05-1970-03

DATE: June 15, 2020
TO: Chief Administrative Officer
FROM: Kerri Onken, Deputy Treasurer/Collector
SUBJECT: **2021 Permissive Tax Exemption Application and Deadline**
ATTACHMENTS: A – Permissive Tax Exemption Policy FIN.49
 B – Permissive Tax Exemption Renewal Form
 C – Permissive Property Tax Exemption Received in 2020

RECOMMENDATIONS: Council consider and resolve:

1. That the requirement to submit a new permissive tax exemption application under Council Policy FIN 49 for all properties holding a permissive tax exemption for the 2020 taxation year be waived;
2. That all current permissive tax exemption grant recipients submit a renewal form and financial information for the 2021 taxation year by August 15, 2020; and
3. That the District return to a new application requirement for all properties for the 2022 taxation year.

PURPOSE:

The purpose of this report is for Council to consider waiving the requirement for all properties to submit a new permissive tax exemption application under Council Policy FIN 49 for the 2021 taxation year and require a renewal process only.

BACKGROUND:

Under the provisions of Section 224 of the *Community Charter*, Council may exempt certain lands, improvements, or both from municipal property taxes. The permissive tax exemption does not apply to user fees such as water, sewer, garbage and recycling charges. To grant municipal property tax exemptions, Council must adopt a permissive tax exemption bylaw on or before October 31st of the preceding calendar year. Adoption of this bylaw requires a 2/3 majority vote of Council members. Additionally, preceding adoption of the bylaw, the District is required to publish notification in the newspaper once each week for two consecutive weeks.

Permissive tax exemptions can be provided during a four-year period as outlined in the District's Permissive Tax Exemption Policy FIN.49 (Attachment A) which was developed and approved by Council at its July 6, 2015 meeting. The current four-year period covers the 2017 to 2020 taxation years. In particular instances, such as organizations that are leasing land/improvements from the owner, the duration of the exemption is for one year only, and there is a requirement to re-apply each year.

Should the eligibility criteria for an organization change during a longer-term period of the permissive tax exemption (*more than one year*) the organization must inform the District immediately, which may result in the property becoming taxable in the next calendar year. In other words, if an organization moves the program to a new location, the old location may become assessable for property taxes.

DISCUSSION AND ANALYSIS:

Under Council policy FIN 49, in 2020, all organizations would be required to submit a new permissive tax exemption application starting the 2021 taxation year. Those organizations that rent or lease would be eligible for a one-year exemption and those organizations that own would be eligible for a four-year exemption with a renewal form and financial information submitted annually. In 2020, 24 organizations with 34 properties held a four-year exemption and 8 organizations with 13 properties held annual exemptions (Attachment C). The new application process is longer and requires additional information than the annual renewal process.

It is likely that many of the organizations with 2020 exemptions have been impacted by Covid-19 and may face challenges completing a full application. To assist these organizations, staff are proposing that all organizations that received a permissive tax exemption in 2020, submit a renewal form (Attachment B) for the 2021 taxation year. The renewal form is one page and focuses on changes to the services the organization has made, which may impact the continuation of the permissive tax exemption under the *Community Charter* and Council's policy.

Staff are also proposing to move the due date to submit the renewal form from July 15 to August 15 allowing additional time to complete the form and provide the financial information. This will shorten the time to prepare the report for Council's consideration in September and to prepare the 2021 bylaw by the legislated due date, however; reviewing a renewal application requires less staff time than a full new application.

The permissive tax exemption process will return to the four-year cycle next year starting in the 2022 taxation year.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

COMMUNICATION:

Pursuant to the *Community Charter*, public notification will be placed in the local paper on Friday, October 2, 2020 and again on Friday, October 9, 2020 that will generally advise Council's intention to grant the one-year permissive tax exemptions for the 2021 taxation year. Once the bylaws are formally adopted, the applicants will be advised.

SUMMARY AND CONCLUSION:

Under the provisions of Section 224 of the *Community Charter*, Council may exempt certain lands, improvements, or both from municipal property taxes. Permissive tax exemptions can be provided up to a four-year period as outlined in the District's Permissive Tax Exemption Policy FIN.49 (Appendix A). The current four-year period covers the 2017 to 2020 taxation years. In other words, in 2020, all organizations would be required to submit a new permissive tax exemption application for a new four-year cycle starting with the 2021 taxation year.

As many of these organizations with 2020 exemptions may have been impacted by the effects of Covid-19 and may face challenges completing a full application, staff are proposing that a renewal form (Appendix B) be completed by all organizations that received a permissive tax exemption in 2020 for the 2021 taxation year.

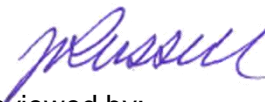
Staff are also proposing to move the due date to submit the renewal form from July 15 to August 15 providing additional time to organizations. While this will shorten the time to prepare the report for Council's consideration in September and to prepare the 2021 bylaw by the BC Assessment due date, reviewing a renewal application requires less staff time than a full new application.

The permissive tax exemption process will return to the four-year cycle next year starting in the 2022 taxation year.

SIGN-OFFS:




Kerri Onken, Deputy Treasurer/Collector



Reviewed by:
Jennifer Russell, Deputy Corporate Officer

Comment from Chief Administrative Officer:
Reviewed.

ATTACHMENT “A”

		POLICY AND PROCEDURE MANUAL	
Category: Finance	Number: FIN.49	Name: Permissive Tax Exemption Policy	
Type:	Authority:	Approved By:	
<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Procedure	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Senior Management Team <input type="checkbox"/> CAO <input type="checkbox"/> Department Head	
Office of Primary Responsibility: Corporate Administration			
Date Adopted: July 6, 2015		Council Resolution No: RC15/366	Date to be Reviewed: January 2016
Manner Issued: Mail, email and website		Related Policies, Reference: N/A	

PREAMBLE:

The adoption of this policy by Council Resolution includes the repeal of policy number FIN.31.

BACKGROUND:

Municipalities in British Columbia may exempt certain properties from property taxes by passing a bylaw in accordance with Division 7 – Permissive exemptions of the *Community Charter*.

PURPOSE:

A permissive tax exemption is one means for the District of Mission to aid eligible community-minded resources and support their respective function for the overall common good.

POLICY:**1. Process**

- (a) Council will consider applications for permissive tax exemptions annually. Notification will be advertised in the local newspaper and on the District website.
- (b) Applications must be submitted to the District using the prescribed application form, (included within this policy), on or before July 15th of each year unless otherwise designated in the annual notification. Staff will review the applications and compile them in a report to Mayor and Council who shall consider the request and make the final decision.
- (c) All applications should be submitted on the prescribed form and should include copies of the following in order to receive optimal consideration:
 - current year's budget
 - previous year's annual financial statement
 - annual general meeting minutes, (including manager's report, if applicable)
 - current site plan for each property

If the property is rented or leased from the owner:

- site drawing for leased/rented portion of the property
- lease/rental agreement

If the property is rented or leased to another person/organization:

- site drawing for leased/rented portion of the property
- lease/rental agreement

- (d) The staff report will highlight relativity to the eligibility criteria.
- (e) All permissive tax exemptions will be reviewed each year by staff to ensure that they continue to qualify for an exemption. Updates of information may be required upon request of the District.

2. Eligibility Criteria

- (a) Subject Property must be one of the following:
 - i. Land and/or improvements owned, or in specific situations, leased, or;
 - ii. Land and/or improvements ancillary to a statutory exemption under section 220 of the *Community Charter*.
- (b) Nature of organization must be:
 - i. Non-profit organization;
 - ii. Charitable/philanthropic organization;
 - iii. Athletic or Service Club/Associations;
 - iv. Partner of the municipality by agreement under section 225 of the *Community Charter*;
 - v. Other local authority (e.g. Regional District, diking authority, etc.); or
 - vi. Organization eligible under statutorily exempt under section 220 of the *Community Charter* (e.g. place of public worship).
- (c) No permissive tax exemptions will be considered for organizations or properties providing housing services considered to be the responsibility/authority of senior levels of government such as care homes and private health care facilities, unless otherwise designated by municipal council.
- (d) The applicant organization's use of the land/improvements must benefit the community in one or more of the following ways:
 - i. Provides recreational facilities for public use;
 - ii. Provides recreation programs to the public;
 - iii. Provides programs to and/or facilities used by youth, seniors or other special needs groups;
 - iv. Offers cultural or educational programs to the public which promote community spirit, cohesiveness and/or tolerance; or
 - v. Offers services to the public in formal partnership with the municipality.
- (e) The exemptions can only be considered after a building is constructed, given final occupancy approval by the District, is occupied and operationally compliant with all licensing and permits.
- (f) There is no obligation for Council to grant a permissive tax exemption.

3. Duration of Exemption

Permissive tax exemptions will normally be provided for a period of up to four years. In the case of an organization that is leasing land/improvements from the owner of the property, the duration of the exemption is for one year only. Should the eligibility criteria change during the term of the permissive tax exemption the organization must inform the District immediately and this may result in the property becoming taxable in the next calendar year.

RECORD OF AMENDMENTS/REVIEW

<u>Policy #</u>	<u>Date Adopted</u>	<u>Date Reviewed</u>	<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>

ATTACHMENT B

PERMISSIVE TAX EXEMPTION RENEWAL FORM FOR 2021 TAXATION YEAR		
(SECTION 1) - ORGANIZATION INFORMATION:		
Organization Name:	CRA/Society Act Number:	
Please specify the status/nature of your organization (e.g. registered charity, non-profit society, local authority, athletic or service club, etc.)		
Contact Person:	Phone Number:	
Full Mailing Address:		
Has there been any change in the status or use of the building or property, your organization's criteria and/or programs offered in the last 12 months? <input type="radio"/> Yes <input type="radio"/> No If yes, please specify in detail: _____		

(SECTION 2) - DETAILS OF PROPERTY (complete a separate 'details of property' section for <u>each property</u> being claimed):		
1. Property Address:	Property Roll #:	
2. Commercial Activity (i.e. daycare center, catering and hall, sales, etc.):		
a) Does <u>your organization</u> conduct any commercial activity on this property? <input type="radio"/> Yes <input type="radio"/> No If so:		
Provide a brief description of the commercial activity, (including hours of operation and fees/charges): _____		

b) Does <u>another organization</u> conduct any commercial activity on this property? <input type="radio"/> Yes <input checked="" type="radio"/> No If so:		
Provide a brief description of the commercial activity, (including hours of operation and fees/charges): _____		

3. Leased Space: Does your organization lease/rent any portion of the property to another agency/individual? <input type="radio"/> Yes <input type="radio"/> No		
If yes, name of the agency/individual leasing/renting the property: _____		
Is this agency for profit or non-profit? _____ Term of lease/rental: _____		
For what purpose is this leased/rented space being used? _____		
(SECTION 3) - DECLARATION BY AUTHORIZED SIGNATORY:		
The above information is certified to be true and correct. The District of Mission will rely on the accuracy of all information contained herein, and may reject applications later found to be inaccurate.		
IF THERE IS A CHANGE IN THE STATUS OF YOUR ORGANIZATION THE DISTRICT OF MISSION <u>MUST</u> BE NOTIFIED.		
Signature:	Date:	
Name:	Title:	
(SECTION 4) - SUPPORTING DOCUMENTATION CHECK LIST (ATTACH COPIES TO ANNUAL REPORT):		
<input type="checkbox"/> Current year's budget	<input type="checkbox"/> Financial Statements (please sign each page if done internally)	<input type="checkbox"/> Site Plan indicating any changes

Must be received by the District by August 15, 2020. Ensure your Declaration is signed and dated. The District of Mission may contact you to request additional information, or clarification. If you require further information, please contact Municipal Hall at: 604-820-3772.

The personal information on this form is collected for the purpose of an operating program of the District of Mission as noted in Section 26(c) of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and use of the information, please contact the Freedom of Information Coordinator (604-820-3724).

ATTACHMENT C

Permissive Property Tax Exemption Received in 2020

Four-Year Applications (2017 to 2020)				2020 Taxation Year		
Organization	Roll Number	Assessment Class	Assessment	Municipal Taxes *	Other Authority	Total
All Saints Anglican Church	850 890 000	8	463,000	4,533	1,735	6,268
Cedar Valley Mennonite Church (formerly 701 225 000 & 701 242 000)	701 226 120	8	2,696,500	5,822	2,228	8,050
Ducks Unlimited Canada	460 031 000	1	231,000	698	396	1,094
	560 226 000	1	1,333,000	3,169	1,798	4,967
Fraser House Society ²	831 030 000	1	818,000	3,070	1,741	4,811
Hope for Freedom Society	920 150 000	3	2	2,114	1,200	3,314
Mel Jr & Marty Zajac Foundation	311 052 000	1	5,628,000	21,852	12,392	34,244
	850 979 101	6	2,708,000	37,706	19,329	57,035
Mission Association for Community Living	850 979 102	1	672,000	2,623	1,488	4,111
	870 572 001	1	745,000	2,907	1,648	4,555
	712 925 000	1	745,000	2,198	1,247	3,445
	712 925 000	1	713,000	2,362	1,339	3,701
	850 977 000	1	565,000	1,862	1,056	2,918
Mission Association for Seniors' Housing	860 493 000	1	797,000	2,704	1,533	4,237
	790 926 000	1	9,190,000	31,618	17,930	49,548
Mission Community Services	850 907 100	6	1,570,000	16,213	8,311	24,524
	850 905 000	1	533,000	1,480	839	2,319
Mission District Historical Society	850 923 000	6	77,900	970	498	1,468
		8	372,000	3,252	1,243	4,495
Mission Elks Lodge #30	850 706 000	8	455,000	3,936	1,506	5,442
Mission Friendship Centre Society	850 629 000	8	1,275,000	8,831	3,379	12,210
Mission Hospice Society	791 403 000	1	606,000	1,669	947	2,616
Mission Horse Club ¹	632 018 100	6	24,100	162	85	247
		8	644,000	4,531	1,734	6,265
Mission Regional Chamber of Commerce ¹	890 001 000	6	988,000	8,653	4,436	13,089
New Horizons Lawn Bowling Association ²	791 127 000	6	26,100	323	165	488
		8	794,000	4,093	1,567	5,660
Pleasantview Housing ²	791 118 000	1	1,564,000	14,910	8,455	23,365
Royal Canadian Legion Branch #57	820 460 000	8	776,000	6,364	2,436	8,800
Silverdale Community Centre	560 180 000	1	581,000	1,352	766	2,118
	650 294 000	8	819,000	4,582	1,753	6,335
Steelhead Community Association ¹	362 174 000	6	208,000	6,657	3,412	10,069
Mel Jr & Marty Zajac Foundation	311 052 000	1	5,628,000	21,852	12,392	34,244
		6	5,628,000	37,706	19,329	57,035
	850 979 101	1	672,000	2,623	1,488	4,111
Union Gospel Mission	830 873 000	1	520,100	1,160	658	1,818
Valley Christian School Society	610 256 000	8	3,194,900	1,568	600	2,168
Women's Resource Society of the Fraser Valley	850 685 000	1	1,443,000	3,892	2,207	6,099
	N/A	1	760,000	2,367	1,342	3,709
Subtotal			56,463,602	286,957	147,593	434,550

One-Year Applications (2020)				2021 Taxation Year		
Organization	Roll Number	Assessment Class	Assessment	Municipal Taxes *	Other Authority	Total
Communitas Supportive Care Society	832138-000	1	866,000	2,915	1,453	4,369
District of Mission Arts Council	870354-000	6	399,100	4,858	728	5,586
	870357-001	6	619,000	7,513	1,129	8,642
Mel Jr. and Marty Zajac Foundation, Inc.	311053-000	1	30,300	102	51	153
	311054-000	1	384,100	1,293	645	1,938
Mission Association for Community Living	820471-004	6	535,000	6,493	976	7,469
	832077-000	1	470,800	1,585	790	2,375
Mission Community Services Society (Haven in the Hollow)	820449-000	1	676,000	2,276	1,135	3,410
		6	676,000	8,205	1,233	9,438
Mission Daycare Society (Heritage Park Child Care Centre) (Sublessee)	860677-000	1	1,746,000	5,878	2,930	8,808
Owner: Province of B.C. Lessee: School District No. 75	860677-001	1	1,076,000	3,622	1,806	5,428
SARA for Women Society (28% land & improvements)	831022-000	1	338,240	4,105	617	4,722
Sto:lo Heritage Trust Society (Xá:ytem Longhouse and property)	930522-000	6	1,933,000	23,461	3,527	26,988
	930618-000	1	1,404,000	4,726	2,356	7,083
Subtotal			94,673,242	286,957	147,593	434,550

*Includes general municipal, police, drainage and library taxes for both 2018 and 2019 columns.

¹ Property owned by District of Mission;

² Property owned jointly with District of Mission



Finance Department Staff Report

File: 05-1860-01

DATE: June 15, 2020
TO: Chief Administrative Officer
FROM: Scott Ross, Manager of Accounting Services
SUBJECT: **Investment Holdings Quarterly Report – March 31, 2020**

This report will bring Council and the public up-to-date on the District's cash and portfolio investment holdings. This report is provided for information purposes only. No staff recommendation accompanies this report and Council action is not required.

PURPOSE:

The purpose of this report is to provide Council with a quarterly update of the District's cash and portfolio investment holdings.

BACKGROUND:

In accordance with the District's Investment Policy FIN.20, staff report to Council on the District's investment holdings on a quarterly basis.

DISCUSSION AND ANALYSIS:

The following table summarizes the District's cash and portfolio investment holdings as at March 31, 2020 with comparatives to March 31, 2019:

	As at March 31, 2020		As at March 31, 2019	
	Amount	<i>Approx. Return</i>	Amount	<i>Approx. Return</i>
General bank account	\$9,958,539	2.22%	\$6,462,226	1.95%
High-interest savings account	10,116,581	2.20%	-	N/A
Cashable term deposits	17,267,744	2.25%	25,071,289	1.95% - 2.25%
Fixed term deposits	56,137,725	2.10% - 3.42%	52,543,239	2.10% - 3.10%
Accrual and extendible step-up notes	4,131,226	2.40% - 2.48%	6,083,596	2.00% - 2.40%
Provincial backed bonds	7,096,572	2.25% - 2.95%	7,047,686	2.25% - 2.95%
Total Cash and Portfolio Investments	\$104,708,387		\$97,208,036	

Excluding general bank interest earnings, the District's investment portfolio has yielded an average annualized return of approximately 2.40% for the three months ended March 31, 2020 compared to an average annualized return of approximately 2.42% for the three months ended March 31, 2019. Interest earnings for the three months ended March 31, 2020 was \$631,458 compared to interest earnings for the three months ended March 31, 2019 of \$612,700.

All investment decisions made are in compliance with Section 183 of the *Community Charter* and ensuring the primary objective is the preservation of capital as per the District's Investment Policy FIN.20.

FINANCIAL IMPLICATIONS:

There are no financial implications directly associated with this report.

COMMUNICATION:

No communication action is required.

SUMMARY AND CONCLUSION:

The District's total cash and portfolio investment balance is \$104.7 million as at March 31, 2020 compared to \$97.2 million as at March 31, 2019. Interest earnings for the three months ended March 31, 2020 was \$631,458 compared to interest earnings for the three months ended March 31, 2019 of \$612,700.

SIGN-OFFS:



Scott Ross, Manager of Accounting Services



Reviewed by:
Doug Stewart, Director of Finance

Comments from the Chief Administrative Officer:
Reviewed.



Engineering & Public Works Staff Report

File: 11-5360-11

DATE: June 15, 2020
TO: Chief Administrative Officer
FROM: Jennifer Meier, Engineering Technologist III – Environmental Services
SUBJECT: 2018/2019 Solid Waste Summary

RECOMMENDATION: Council consider and resolve that the annual Spring Cleanup event be limited to bulky items and no longer include regular household garbage bags, in order to decrease dangerous animal attraction, encourage diversion, and reduce litter.

EXECUTIVE SUMMARY:

The District's current solid waste diversion efforts include providing separate collection of recyclables and compost from single-family and multi-family households, as well as free drop-off options for many recyclable materials at the Mission Landfill and the Mission Recycling Depot. It is recommended to eliminate household garbage bags from the annual Spring Cleanup event, in order to reduce dangerous wildlife attraction, encourage diversion and prevent litter.

The FVRD's Solid Waste Management Plan Update 2016-2026 requires member municipalities to achieve diversion rates of 65% by 2018, 80% by 2020 and 90% by 2025. The District's 2019 curbside diversion rate of 64% falls slightly below the 2018 target and is significantly lower than the 2020 target of 80%. In an effort to achieve 80% diversion, the FVRD passed a new bylaw in 2018 to require all waste generators, including the ICI sector, to sort compost and recyclables from garbage. The new bylaw takes effect in 2020, and is being promoted by the FVRD through a Waste Wise public education campaign.

Diversion at the Mission Landfill remains within the realm of an average 16%, which may be improved by re-introducing a salvage option for reusable materials, pending further investigation and Council direction.

Improving the diversion rate will largely depend on the FVRD's success with its new Waste Sorting Bylaw and expansions of the provincial *Recycling Regulation*. The District strives to accommodate and support any diversion opportunities created by these initiatives.

PURPOSE:

This report is to provide information to Council on Mission's current solid waste programs and 2018/2019 diversion trends.

BACKGROUND:

The FVRD's Solid Waste Management Plan Update 2016-2026 (SWMP) includes direct waste diversion targets of 65% by 2018 and 80% by 2020. The SWMP's overall zero-waste target is 90% diversion by all waste-producing sectors by 2025. In September of 2017, the FVRD Board adopted a new *Waste Sorting Bylaw*, effective April 2020, in order to work towards those targets. The bylaw applies to all solid waste generating sectors in all member municipalities and electoral areas, with the exception of demolition, land-clearing, and construction (DLC), hazardous, agricultural, and biomedical waste.

The District's current solid waste diversion efforts include the separate collection of recyclables and compost from single-family and multi-family households, as well as free drop-off options for many recyclable materials at the Mission Landfill and the Mission Recycling Depot. Recyclables have been collected under the provincially mandated Recycle BC stewardship program since April of 2017. The program reimburses the District for providing residential collection services of recyclables at the curb and pays for commodities dropped off at the Mission Recycling Depot. The recycling of other depot-drop materials, such as tires, paint, domestic pesticides; used oil, antifreeze, and gasoline; electronics, lighting products and appliances; are also largely funded from stewardship programs under the provincial *Recycling Regulation*.

The curbside and landfill statistics in this report are derived from scale data at the Mission Landfill and the Abbotsford-Mission Recycling Depot (AMRD). The District also conducts bi-annual waste audits in conjunction with its recycling partners, the City of Abbotsford and Archway (formerly Abbotsford Community Services).

DISCUSSION AND ANALYSIS:

Residential curbside waste provides the most reliable diversion data, as all three streams are collected under the District's control and delivered to designated processing or disposal facilities. Diversion data for waste generated by institutional, commercial and industrial (ICI) producers tends to be less reliable, since it involves private haulers, who may collect from different sectors and municipalities and drop their wastes at the most convenient/cost-effective location. ICI waste may also be delivered to First Nations facilities, who do not report their tonnages.

Curbside Waste Collection and Diversion

The District's contracted curbside collection system involves manual collection of garbage, recyclables and compost in separate, designated collection vehicles. Garbage and compost are delivered to the Mission Landfill, while recyclables are transported to the AMRD for sorting.

Diversion rates are calculated by dividing the total amount of waste diverted (compost and recyclables) by the total amount of waste generated (compost, recyclables and garbage). The garbage tonnages do not include multi-family garbage, as it is generally not collected by the District's collection contractor but by a number of private haulers and taken to various facilities. Thus, the true curbside diversion rate may be slightly lower than represented in this report.

In an effort to encourage better waste separation, particularly of compostable waste from garbage, Mission introduced the Rot Pot in June of 2011 and switched the single-family garbage collection program to a bi-weekly schedule in April of 2016. The latter initiative resulted in more compost than garbage being collected at the curb, which continued to be the case in 2018 and 2019. However, while the total tonnage of curbside garbage dropped until 2017, it increased by 4 percent both in 2018 and 2019. The total tonnage of curbside compost increased in 2018 by 12%, and decreased by 9% in 2019, both of which could be a reflection of the ice storm in early 2018. The total amount of recyclables collected at the curb, which had decreased by 11% in 2017, increased by 13% in 2018 and remained the same in 2019.

The overall curbside diversion rate increased from 66% in 2017 to 67% in 2018, then decreased to 64% in 2019, which is significantly lower than the 80% diversion target for 2020. Figure 1 depicts total annual curbside tonnages and the diversion rate.

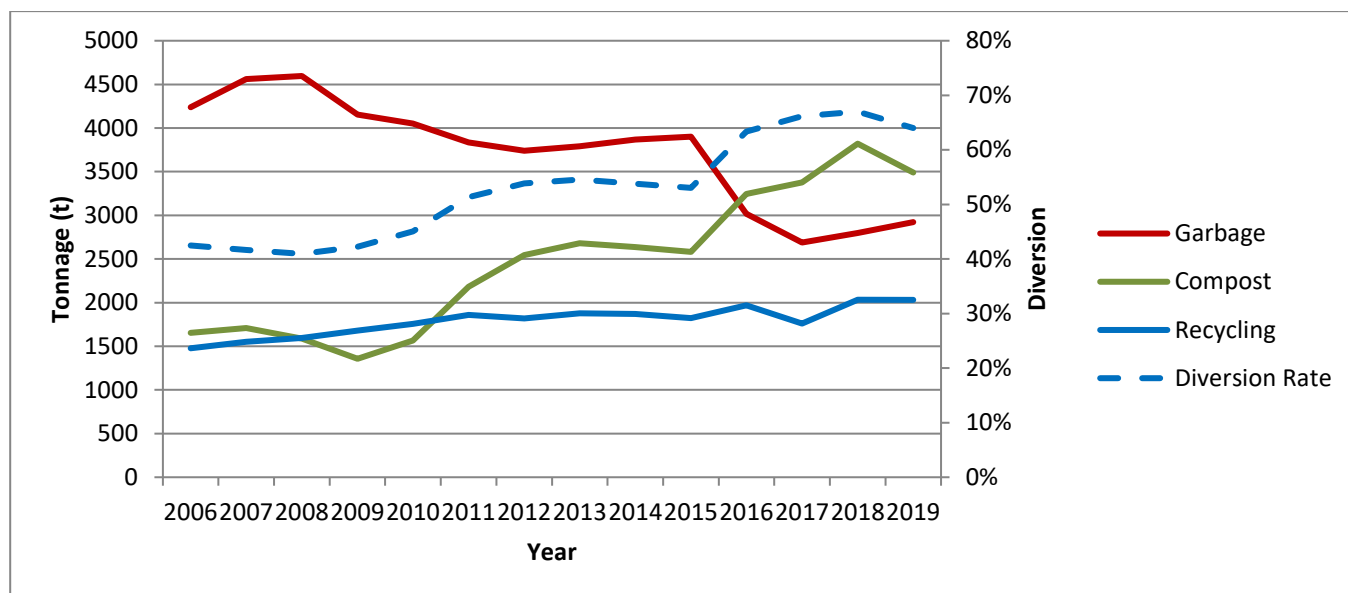


Figure 1 - Curbside Waste Tonnes & Diversion Rate

Spring Cleanup

Spring Cleanup allows single-family residents in the curbside collection area to set out an additional two cubic metres of garbage on their designated garbage collection day during the first two weeks of May. Originally, this event was intended to provide a once-a-year collection service for bulky items, which aren't part of the regular curbside collection, and for which residents may not have suitable vehicles. Over the years, the two-cubic metre limit evolved from applying to bulky items to including up to twelve bags of regular household garbage. Spring Cleanup does not promote waste reduction, as is evident from the May curbside garbage spikes represented in Figure 2, below. Corrected for the annual Spring Cleanup, the curbside diversion rate would have been 69% in 2018 and 66% in 2019.

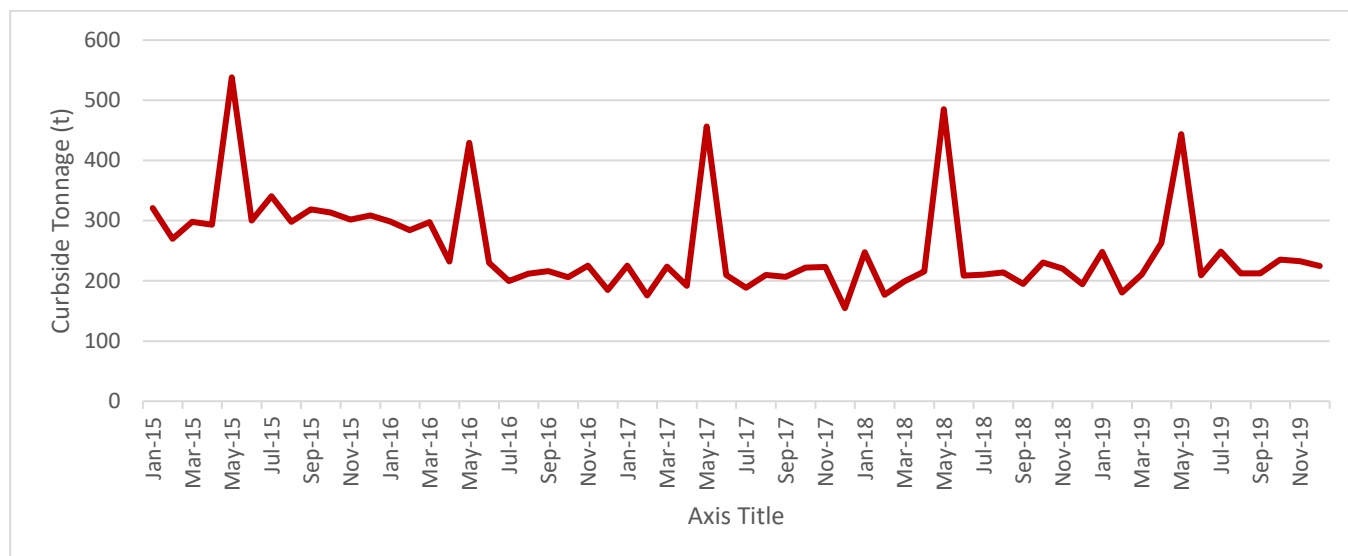


Figure 2 – Spring Cleanup Garbage Spikes in May

While it is a popular event, there are several issues with Spring Cleanup, including:

1. The acceptance of up to twelve additional garbage bags per household promotes dangerous wildlife attraction, as it encourages inadequate containment and prolonged storage of household

garbage. It also contributes to litter in the community and is contrary to the otherwise applicable requirement to set out garbage in bins only.

2. Spring cleanup, in its current form, does not promote waste reduction, as it provides an opportunity to simply set out “extra garbage”, which should have been largely unnecessary, had it been sorted properly. It also creates the illusion that there is a free solution for additional waste.
3. Spring cleanup undermines the principles of producer responsibility and user-pay, as the cost is borne by all curbside customers, when not everyone makes use of the event. Besides the added cost of providing the service, which was close to \$37,000 in 2019, there are incidental costs of cleaning up litter and abandoned items, not to mention the time spent by bylaw enforcement and environmental services staff following up with residents who leave unsuitable items at the curb.

In the short term, item 1, above, could be addressed by eliminating regular household garbage in bags from Spring Cleanup and reverting back to a bulky-item collection event, which is staff’s recommendation at this time.

Landfill Drop-off Tonnages and Diversion

Figure 3 depicts the total, paid-for garbage tonnage dropped off by businesses and residents at the Mission Landfill from 2006 to 2019. The sharp decline in commercial tonnages after 2007 was likely due to a combination of the economic downturn and resulting competition for remaining available waste tonnages at various disposal facilities. Commercial garbage tonnages increased by 5% in both 2018 and 2019, while residential drop-off increased by 4% in 2018 and 2% in 2019, which is close to the estimated population growth rate.

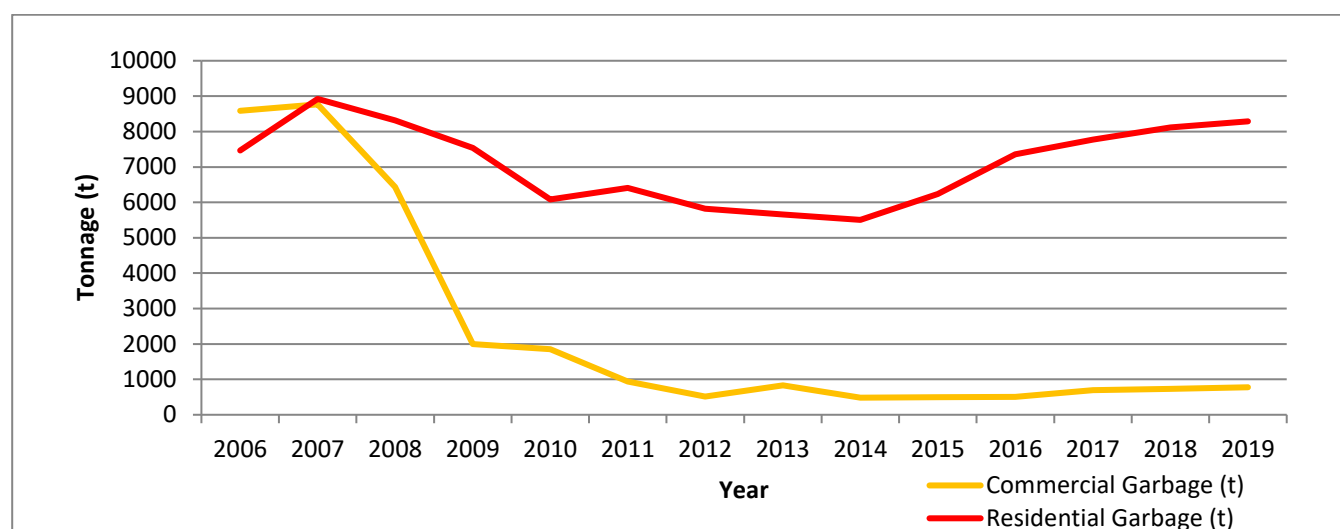


Figure 3 - Paid Garbage Tonnage at Mission Landfill

Figure 4 depicts the landfill diversion rate based on total drop-off tonnage. The spike in tonnage received in 2012 was due to the temporary acceptance of commercial asbestos and contaminated soils. Both materials required burial, so the diversion rate decreased correspondingly. In 2018, the landfill diversion rate was 20%, which was higher than the 11-year average of 16%. This was likely due to the amount of yard debris accepted free of charge as a result of the 2018 ice storm. The 2019 landfill diversion rate dropped slightly below average to 14%.

It should be noted that the landfill diversion rates shown in Figure 4 do not take into account ground dimensional wood that is mixed with soil and utilized as interim cover. Accounting for those tonnages would increase the landfill diversion rates to 26% for 2018 and 23% for 2019. Also not accounted for are the contracted contaminated soil transactions that commenced in 2016, as the material is only deposited at the site on a temporary basis or used as cover and not accepted for burial.

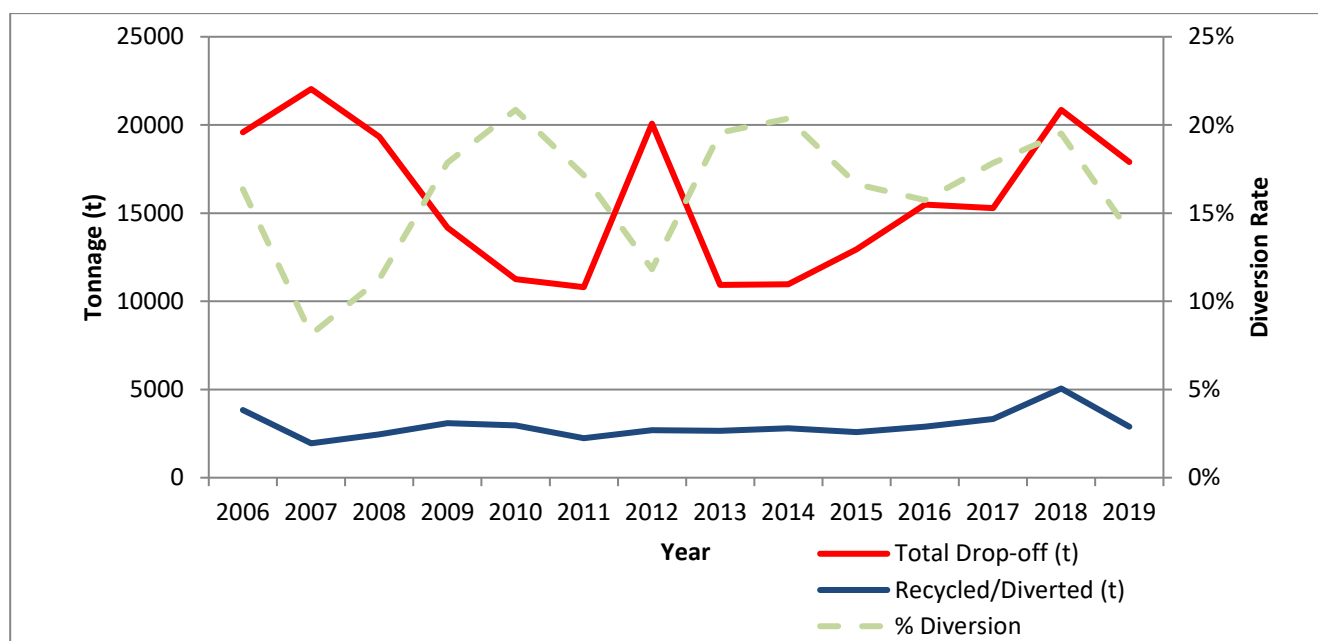


Figure 4 - Total Landfill Diversion, All Materials

Special Events

Rot Pot Compost Giveaway

In 2018, based on a Council resolution, the format of the Rot Pot Compost Giveaway at the landfill was changed from a half-day event, when residents could choose to have their one free cubic yard of compost machine loaded, to a two-month, self-load only event. The new format makes for less intense traffic, is less prone to abuse, and allows residents to collect their free compost at a time convenient to them. It also allows for compost purchases beyond one cubic yard at a cost of \$25/tonne. In 2018, more residents collected free compost than since the event's inception in 2012 (Table 1). In 2019, 539 residents collected free compost, and 244 residents purchased additional amounts.

	2012	2013	2014	2015	2016	2017	2018	2019
Tonnes (t)	79	210	227	282	300	305	155	123
# of Residents	166	358	420	480	520	280	694	539

Table 1- Rot Pot Compost Giveaway Tonnages and Participation

Household Hazardous Waste Day

Household Hazardous Waste Day has been held at the Mission Recycling Depot on the Saturday following Spring Cleanup since 2010. The event provides a free opportunity for residents to properly dispose of substances that are not covered under any other program, including pool chemicals, mercury, corrosives and unknown substances. While the first year this event was held saw the largest number of residents dropping off the most household hazardous waste products, there continues to be an identified need in the community (Table 2). The total cost of this annual event was approximately \$21,000 in 2018 and \$25,000 in 2019.

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Tonnes (t)	6.9	4.8	3.9	5.6	5.7	4.9	3.6	5.9	6.3	5.9
# of Residents	229	164	179	n/a	132	110	160	120	129	117

Table 2 -Household Hazardous Waste Day Tonnages and Participation

Biennial Waste Audit

Curbside waste composition studies are conducted every two years, in order to identify challenges and guide education efforts. Food waste has historically been the most poorly sorted category. The 2015 waste audit showed garbage to still contain 28% compost and 14% recyclables. No waste audit was conducted in 2016, when the District switched to bi-weekly garbage collection. The 2017 curbside waste audit showed that the percentages of compost and recyclables in garbage to have decreased to 23% and 8% respectively.

In 2019, compost decreased further to 21%, however, recyclables saw an increase to 19%, of which just under half consisted of depot-drop recyclables. It excluded another 4% of Other Flexible Packaging (OFP), which is currently accepted at depots for Recycle BC's waste-to-energy research project, and can, as such, be considered either recyclable or garbage. Reasons for the increase in recyclables in the garbage stream could be convenience, or frustration and confusion with new program requirements and depot drop-off options.

Both the 2017 and the 2019 waste audits included the Black Box, which is used for the separate, bi-weekly collection of container glass. However, many people do not even set out their Black Box every two weeks, which results in a statistically insignificant sample size. The 2019 audit did not identify any contamination in the Black Box sample.

Figure 5 shows curbside waste composition trends for the last three waste audits.

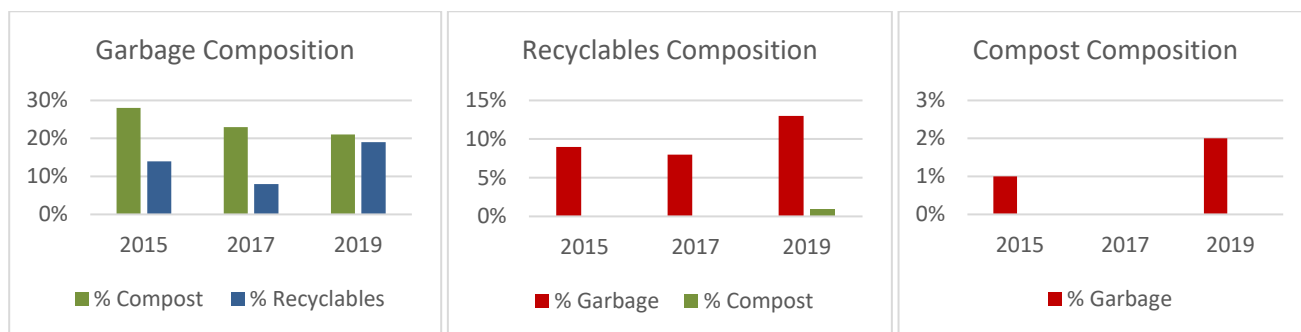


Figure 5 – Curbside Waste Composition 2015-2019

Current and Potential Waste Reduction Initiatives

At a curbside diversion rate of 64% in 2019, which dipped below the 2018 target of 65%, significant waste diversion improvements are required to meet the FVRD's target of 80% by 2020. Following the adoption of its new Waste Sorting Bylaw, which expands its waste diversion requirements to the industrial, commercial, and institutional (ICI) sector, as well as multi-family residences, FVRD staff designed Waste Wise, a public education campaign to communicate disposal bans, source separation requirements, and enforcement options. District staff continues to work with FVRD staff on driving the initiative forward and will report back to Council with recommendations, as information becomes available.

The Mission Landfill receives a variety of materials and items, some of which, such as furniture, metal items and lumber, may have reuse potential. Reinstating salvage options for reusable materials has periodically been requested by landfill users and could be considered on a trial basis. However, a salvage facility would require some capital expenditure, as well as landfill staff time. Council could direct staff to further assess the waste diversion potential and to conduct a cost-benefit analysis.

Due to the fact that it promotes a throw-away mentality, rather than encouraging waste sorting and diversion, Spring Cleanup could be discontinued or converted to a year-round, large item pickup, where residents could phone in once or twice a year at their convenience to have one or two large items collected. At the very least, Spring Cleanup should be limited to large items, rather than include regular household garbage bags.

Since most diversion programs are now managed under provincially mandated stewardship programs, increased diversion potential will also be a function of additional waste generating sectors being required to manage their own waste under the *Recycling Regulation*. The District's waste management system could then be adapted to accommodate additional recyclables, as needed.

FINANCIAL IMPLICATIONS:

Some financial information is disclosed in the body of this report, but there are no financial implications associated with the recommendation.

COMMUNICATION:

The Compost Giveaway, Spring Cleanup and Household Hazardous Waste Day are advertised in the curbside collection calendar, the Mission City Record, on the District's website and via social media. A link to the FVRD's Waste Wise campaign will be placed on the District website.

SIGN-OFFS:



Jennifer Meier, Engineering Technologist III –
Environmental Services



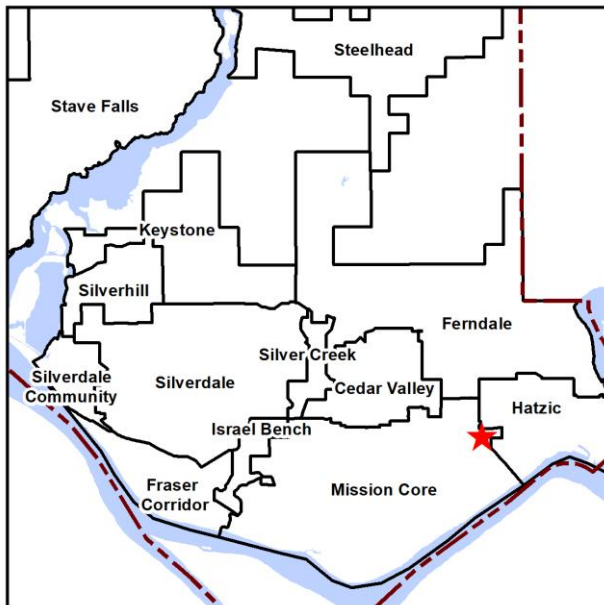
Reviewed by:
Barry Azevedo, Manager of Environmental
Services

Comment from Chief Administrative Officer:
Reviewed.



Development Services - Planning Division Staff Report

Project: P2019-095
Application Numbers: R19-029, DVP20-006
File: 08-3310-20



DATE: June 15, 2020
BYLAW / PERMIT #: 5944-2020-5670(21) OCP;
5945-2020-5050(382) Rezoning;
5946-2020 Street Naming

PROPERTIES :

34048 and 34054 Parr Avenue

LOCATION: Mission Core

CURRENT ZONING: Rural 16 Zone (RU16)

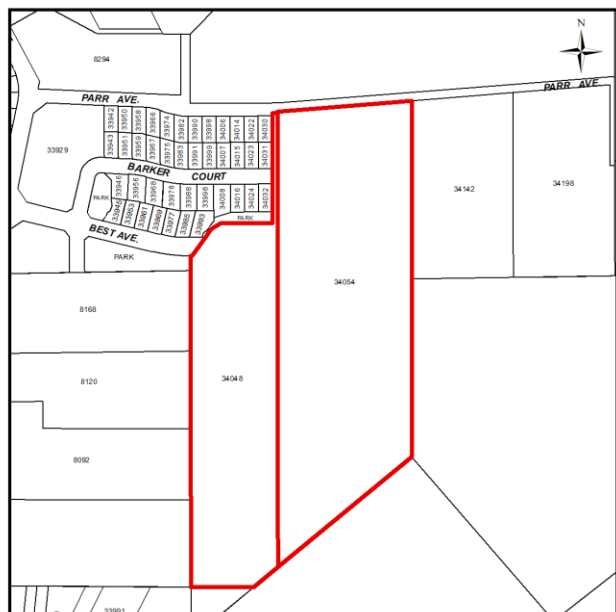
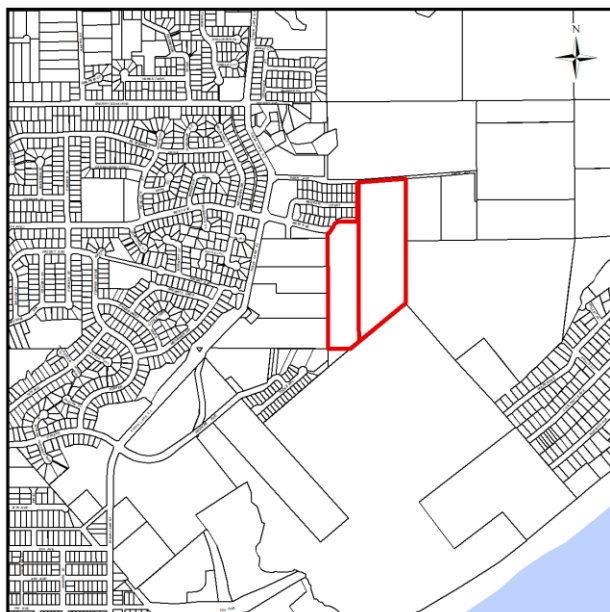
PROPOSED ZONING: Residential Two Unit Zone (RT465) and Urban Compact Secondary Dwelling Zone (RC465s), Urban Compact Zone (RC465) and Institution Parks Recreation and Civic Zone (IPRC)

CURRENT OCP: Attached Multi-unit Residential

PROPOSED OCP: Attached Multi-unit Residential, Environmentally Sensitive Area and Parks and Open Space

PROPOSAL:

To rezone the subject properties to facilitate a 23 lot subdivision, and create an extension to an existing municipal trail corridor.



OVERVIEW AND STAFF COMMENTS:

This report details the financial implications that Council must consider when an application is made to amend an Official Community Plan.

The application is to amend the Official Community Plan designation for the properties located at 34048 and 34054 Parr Avenue from Attached Multi-unit Residential to *Environmentally Sensitive Area*, and *Park Recreation and Open Space*.

PURPOSE:

To accommodate the subdivision of 23 lots, as shown on Attachment A and to protect the areas identified as environmentally sensitive allow for a parkland as shown on Attachment B, adjacent to the ESA Council must consider the financial implication of amending the OCP on the District's financial plan and waste management plan.

FINANCIAL IMPLICATIONS (Section 477 of the Local Government Act)

When an application is made to amend the OCP, Section 477 of the Local Government Act requires that Council consider the amendment in conjunction with the District's financial plan and the waste management plan. The rationale being that when growth reaches a certain point, new facilities and staffing resources are needed. The needs for additional resources brought on by the cumulative impact of growth are typically addressed through the District's annual financial planning process.

Although incremental OCP amendments can have a cumulative impact on the resources required for the District to deliver its services, the proposed OCP amendment to the Environmentally Sensitive Area and Parks and Open Space designations is not expected, on its own, to adversely impact the District's financial plan or the waste management plan.

I have reviewed the financial implications



Doug Stewart, Director of Finance

ATTACHMENTS:

- A - Lot Layout
- B - OCP Map Amendment

SIGN-OFFS:



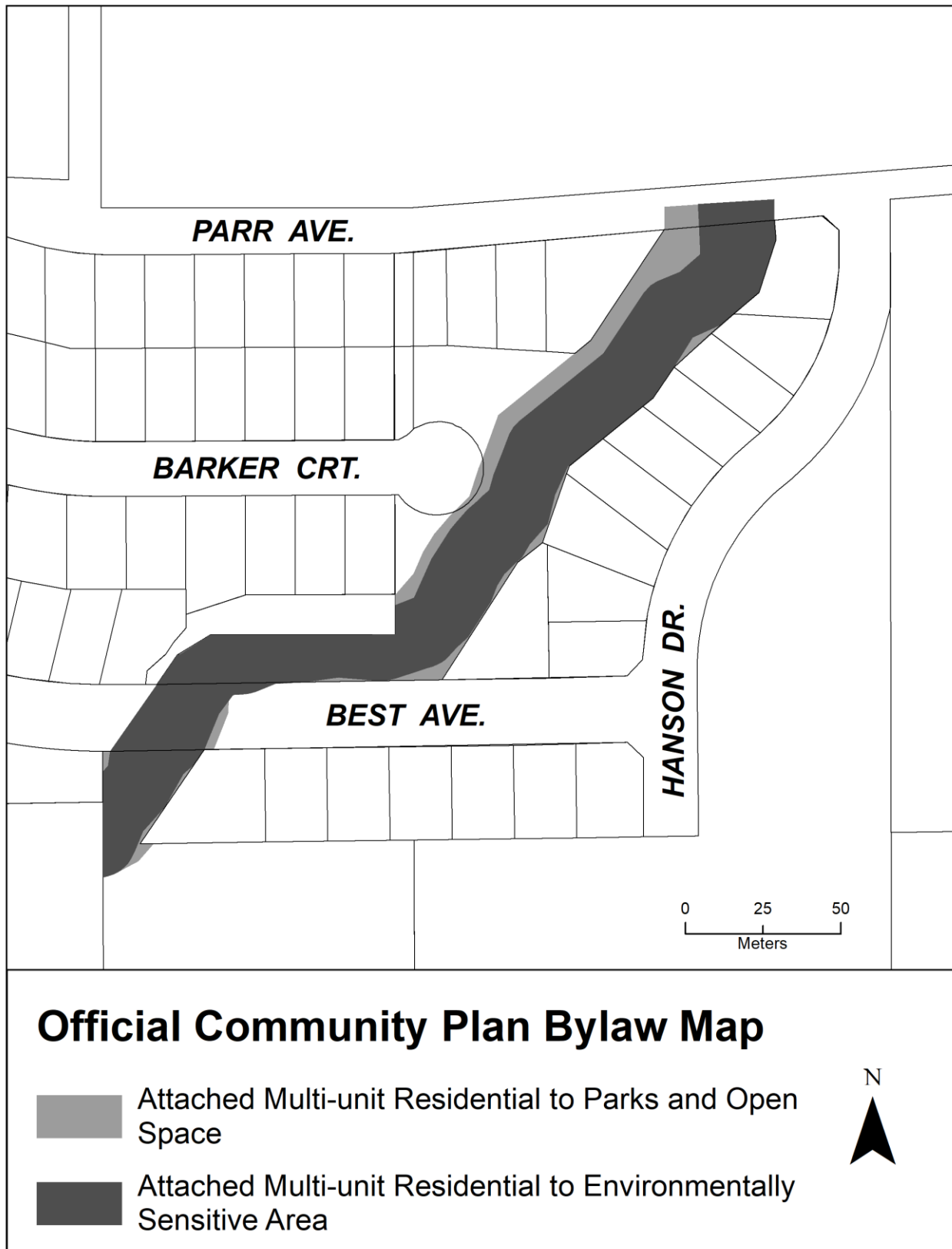
Rob Publow, Manager of Planning

MB / sj

Comment from Chief Administrative Officer:
Reviewed.



ATTACHMENT B – OCP Bylaw Map





Development Services Staff Report

File: 13-6520-10

DATE: June 15, 2020
TO: Chief Administrative Officer
FROM: Mike Dickinson, Senior Planner - Policy
SUBJECT: **Cedar Valley Local Area Plan (CVLAP) – Priority Group 2 Implementation**
ATTACHMENTS: A – Proposed OCP Amendments (with Implementation Ranking)
 B – Priority Group 2 Map - Proposed OCP Amendment Sites D1, D2, D3, E
 C – Priority Group 2 Map - Proposed OCP Amendment Site F
 D – Priority Group 2 Map - Proposed OCP Amendment Site M

This report details the second phase of District-initiated Official Community Plan (OCP) Bylaw amendments to fulfill the implementation process for the Cedar Valley Local Area Plan

Official Community Plan Amending Bylaw 5943-2020-5670(20) is listed for first reading under the “Bylaws for Consideration” section of the Council Agenda.

RECOMMENDATION: Council consider and resolve:

That, upon due consideration of Section 475 of the *Local Government Act*, consultations go forward for portions of properties located at 32921 Dewdney Trunk Road 32981/33007/33039 Dewdney Trunk Road, 9272 Bodner Terrace, 33038 Dewdney Trunk Road, 33005/33025 Rosetta Avenue, 9043 Dewdney Trunk Road, and for the property at Lot 23, NWP40788 (Cherry Avenue) under file number OCP19-006 in accordance with Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of that section of the *Local Government Act*.

Subject to Council’s approval, a Public Hearing will be scheduled for a date to be determined.

PURPOSE:

The purpose of this report is to provide Council with information regarding a District-initiated Official Community Plan (OCP) Bylaw amendment:

- to fulfill the implementation process for the Cedar Valley Local Area Plan (CVLAP) for Priority Group 2 sites, as shown on the appended proposed OCP Amendments map (**Attachment A**); and
- to initiate consultation referrals for an OCP amendment to introduce an OCP amending bylaw for six sites in Priority Group 2, that include a portion of 32921 Dewdney Trunk Road, 32981/33007/33039 Dewdney Trunk Road, 9272 Bodner Terrace, 33038 Dewdney Trunk Road, 33005/33025 Rosetta Avenue (**Attachment B**), 9043 Dewdney Trunk Road (**Attachment C**), and an unaddressed property identified as Lot 23, NWP40788 on Cherry Avenue (**Attachment D**).

Pursuant to Policy LAN.47, a resolution of Council is required to initiate relevant referrals to outside agencies on an OCP amending bylaw prior to further consideration of an OCP Amending Bylaw.

BACKGROUND:

On November 18, 2019, Council approved the CVLAP and the Cedar Valley Engineering Plan (CVEP). This is the second of three reports that addresses implementation of the CVLAP. CVLAP implementation is a three-stage process that requires OCP amendments for 13 sites in Cedar Valley identified for parks, engineering infrastructure, a fire/rescue hall and other land uses (**Attachment A**). The CVLAP implementation process includes three groups of sites, prioritized on the basis of the strategic need, timing, location, and function, shown in the table below.

Cedar Valley Local Area Plan Implementation Process

Priority Group 1	Priority Group 2	Priority Group 3
Critical Projects	Best Practice Projects	Sound Planning and Engineering Projects
<ul style="list-style-type: none"> three sites one Council report one OCP Amendment Bylaw one Public Hearing property owner meeting(s) 	<ul style="list-style-type: none"> multiple sites one Council report one OCP amendment bylaw one Public Hearing property owner meeting(s) 	<ul style="list-style-type: none"> multiple sites one Council report one OCP amendment bylaw one Public Hearing property owner meeting(s)

Priority Group 2 – “Best Practice Projects”

This report provides information and recommendations for Priority Group 2 - “Best Practice Projects” that includes six sites containing multiple properties requiring OCP designation changes. These Priority Group 2 sites are introduced to Council with one OCP Amending Bylaw.

The May 19, 2020, CVLAP Implementation Group 1 report noted that Priority Groups 2 and 3 would each require multiple OCP amending bylaws. Through further investigation, one OCP amending bylaw rather than multiple bylaws and public hearings is recommended as a more straightforward approach for each of these Priority Groups in order to provide greater clarity for local residents. Five of the six Priority Group 2 sites are clustered in Phase 3 of Cedar Valley, and one site is located in Phase 1 as shown on **Attachment A**. In combination, these sites occupy an area of approximately 1.626 ha (4.022 ac) and will provide parkland, engineering infrastructure or a mix of park/infrastructure facilities.

Three of the six sites are owned by the District of Mission. The other three sites are privately owned, requiring the District to acquire them in the longer term either by outright purchase, developer dedication (5% parkland contribution), or a combination of these approaches. By providing these essential parkland and engineering infrastructure services in close proximity to each other, these OCP amendment sites will provide Cedar Valley with strategically-located facilities and services which will allow it to become a sustainable and complete community.

DISCUSSION AND ANALYSIS:

This second group of OCP land use designation amendments includes properties that are situated in Phases 1 and 3 of Cedar Valley, as shown in the following summary table.

CVLAP Site	Site Address/ Location	Proposed OCP Designation Change	Proposed Use	Approx. Land Area (ha)	Owner-ship	Potential Property Acquisition Approach	CVLAP Phase
D1	the east portion of: 32921 Dewdney Trunk Road	from <i>Urban Residential</i> to <i>Parks and Open Space</i>	Park & Proposed Stormwater Detention Tank	0.169	Public	Currently owned by the Municipality	3
D2	the north portions of: 32981 and 33007 Dewdney Trunk Road; and the south portion of: 33039 Dewdney Trunk Road	from <i>Urban Residential</i> to <i>Parks and Open Space</i>	Park	0.335	Private	DCC funds and portions from 5% parkland dedication with subdivision	3
D3	the north portion of: 9272 Bodner Terrace	from <i>Urban Residential</i> to <i>Parks and Open Space</i>	Park & Existing Stormwater Detention Pond & future Expansion	0.113	Private & Public SROW	DCC funds (only for expansion/purchasing of the SROW lands)	3
E	the south portion of: 33038 Dewdney Trunk Road; and the north portions of: 33005 and 33025 Rosetta Avenue	from <i>Urban Compact</i> to <i>Parks and Open Space</i>	Park	0.539	Private	DCC funds and portions from 5% parkland dedication with subdivision	3
F	the southeast portion of: 9043 Dewdney Trunk Road	from <i>Attached Multi-unit Residential</i> to <i>Parks and Open Space</i>	Park	0.354	Public	Currently owned by the Municipality	3
M	Lot 23, NWP40788 (Cherry Avenue)	from <i>Urban Residential</i> to <i>Parks and Open Space</i>	Park	0.116	Public	Currently owned by the Municipality	1

Total Area (ha)

1.626

Additional details of the subject OCP designation change sites are provided below.

CVLAP Site D1 – the east portion of 32921 Dewdney Trunk Road (re-designate this site from *Urban Residential* to *Parks and Open Space*):

This proposed OCP designation change from *Urban Residential* to *Parks and Open Space* is for the development of a park and engineering infrastructure, having an area of approximately 0.169 ha (0.419 ac) shown on **Attachment B**. The property is owned by the District and located at the northwest corner of Dewdney Trunk Road and Pavilion Place. The CVEP identifies this location as 'Project D6' which is planned to be a community detention facility for the surrounding catchment area 3B. This infrastructure facility is proposed to be a sizable underground tank designed to allow for a small playground or other park facility on top. According to the CVLAP (Section 8.3 Parks, Open Space and Trails), "Some park areas may be required for engineering services such as stormwater management."

Other considerations include:

- The site is owned by the District of Mission, hence no acquisition funds are required;
- CVLAP Policy 8.3.1 states “Where neighbourhood parks are developed jointly for engineering infrastructure such as stormwater detention ponds, infrastructure shall not occupy a majority of the neighbourhood park area.” A coordinated design should be prepared for this shared park/infrastructure facility to ensure this space provides local residents with some degree of recreational amenity; and
- This site is also identified as a trail head location for the pedestrian trail network shown in the CVLAP on Map 06. A detailed plan for the park, trail alignment and trail head should be based upon the findings of a bio-inventory investigation to ensure environmental compatibility.

CVLAP Site D2 – the north portions of 32981 and 33007 Dewdney Trunk Road and South portion of 33039 Dewdney Trunk Road (re-designate this site from *Urban Residential* to *Parks and Open Space*):

This proposed OCP designation change from *Urban Residential* to *Parks and Open Space* is intended for a small-scale neighbourhood park with an area of approximately 0.335 ha (0.829 ac) that is centrally located within a single-family residential enclave on the north side of Dewdney Trunk Road (**Attachment B**). The properties identified for parkland are privately owned. This site includes a man-made pond that could provide an aesthetic focus for this area. The proposed park’s configuration does not align with the road layout shown in **Attachment B**, but will be reconfigured in the future at the time of acquisition and will provide access to local roads. A portion of the proposed park site could be designed for recreation pursuits. Other considerations include:

- The property is privately owned, and the District would either need to negotiate the purchase of the site ahead of development or acquire it in combination with a 5% parkland dedication by the property owners at the time of subdivision; and
- A detailed park plan will be required.

CVLAP Site D3 – the north portion of 9272 Bodner Terrace (re-designate this site from *Urban Residential* to *Parks and Open Space*):

This proposed OCP designation change from *Urban Residential* to *Parks and Open Space* covers approximately the north half of 9272 Bodner Terrace that is 0.113 ha (0.28 ac) as shown on **Attachment B**. It provides for the expansion of the existing rainwater detention facility recognizing the increased overland flows created from future development in this area. According to the CVEP, a major upgrade is proposed for the existing detention facility (‘Pond 3C’) as additional volume is needed for rainwater detention during CVLAP Phase 3 development before substantial build-out of the drainage catchment area. “The pond is currently within a statutory right-of-way (SROW) on the private property, however, when upgraded, the entire SROW along with the north half of the property should be transformed into a separate parcel that is publicly owned.” Other considerations include:

- The property is privately owned, and the District would need to negotiate the purchase of the area needed for the expanded stormwater management facility, and public access to/from this site;
- This site is located to the north of and behind a residence. Part of this site should be visible from Bodner Terrace to ensure safe public access (a CPTED consideration); and
- Given that this site is proposed to function primarily as an engineering infrastructure facility, CVLAP policy 8.3.1 provides guidance for coordinated planning and design by Engineering and Parks and Recreation Department staff.

CVLAP Site E – the south portion of 33038 Dewdney Trunk Road and north portions of 33005 and 33025 Rosetta Avenue (re-designate this site from *Urban Compact* to *Parks and Open Space*):

This proposed OCP designation change from *Urban Compact* to *Parks and Open Space* is planned for a new neighbourhood park that is approximately 0.539 ha (1.333 ac) to serve the residential enclave between Rosetta Avenue and Dewdney Trunk Road, as shown on **Attachment B**. The neighbourhood park is planned to be centrally-located in this area and bound on the north and south by local streets that would provide high visibility. Walkways shown in the CVEP will provide pedestrian connections between Dewdney Trunk Road, Rosetta Avenue and the park. The site is flat and contains some mature trees. Other considerations include:

- The properties are privately owned, and the District would either need to acquire the site through purchase ahead of development, acquire it through 5% parkland dedication by the property owners at the time of subdivision, or with a combination of these acquisition approaches; and
- A detailed park plan will be required.

CVLAP Site F – 9043 Dewdney Trunk Road (re-designate this site from *Attached Multi-unit Residential* to *Parks and Open Space*):

This proposed OCP designation change from *Attached Multi-unit Residential* to *Parks and Open Space* is planned for a new, small-scale neighbourhood park, having an area of approximately 0.354 ha (0.875 ac) on the southeast portion of 9043 Dewdney Trunk Road, as shown on **Attachment C**. This proposed park is on municipally-owned land and is intended to provide additional active recreation space (e.g., tennis court, fitness circuit, etc.) in this area of Cedar Valley, primarily for residents of adjacent *Attached Multi-unit Residential* designated sites. It also will include a trail with trail head facilities for the pedestrian network that will link Dewdney Trunk Road with the proposed elementary school site, to the west of Ammon Brook. Other considerations include:

- The site is owned by the District of Mission, hence no acquisition funds are required;
- A stormwater detention pond is proposed to the immediate north of the park within the Protected Natural Assets site (that also extends to the west and includes Ammon Brook); and
- A detailed park plan will be required.

CVLAP Site M – Lot 23, NWP40788 (Cherry Avenue) (re-designate this site from *Urban Residential* to *Parks and Open Space*):

This proposed OCP designation change from *Urban Residential* to *Parks and Open Space* occupies the 0.116 ha (0.286 ac) unaddressed property on the north side of Cherry Avenue, immediately south of Bailey Park as shown on **Attachment D**. The property slopes steeply downhill from Bailey Park to Cherry Avenue and connects the underground drainage tank in Bailey Park with drainage pipes to the storm sewer on Cherry Avenue. Given the significant slope of the site and underground pipes, this site is not readily developable for residential uses. Significant site grading and relocation of municipal infrastructure would be needed to make this site viable for residential development. Other considerations include:

- The site is owned by the District of Mission, hence no acquisition funds are required; and
- It provides a logical, naturalized extension of Bailey Park.

FINANCIAL IMPLICATIONS:

When an OCP amendment application is made, including District-initiated proposals, Section 477 of the *Local Government Act* requires that Council consider the amendment in conjunction with the District's financial plan and the waste management plan. The one proposed OCP amendment for the *Parks and Open Space* designation in these areas of Cedar Valley are not expected to have an immediate, adverse impact on the District's financial plan or the waste management plan.

Three of the six sites proposed for OCP designation changes are owned by the District of Mission. The three privately-owned sites proposed for parkland and engineering infrastructure do not need to be acquired in the immediate future, but the District would need to engage in discussions with the owners of these properties regarding acquisition in the future. Other long-term cost implications of the proposed OCP designation changes include: preparing detailed site and facility plans; and constructing and maintaining the proposed parks and engineering infrastructure facilities, that would be addressed within the scope of the District's financial plan.

COMMUNICATION:

A substantial amount of consultation occurred for the preparation of the CVLAP and CVEP as follows:

- Staff responded to phone, email, counter inquiries and met with residents and developers individually or at Preliminary Application Review meetings;
- Staff from all departments, plus the Mission School District were engaged in the preparation of the CVLAP. Engineering Department staff prepared the CVEP which provides significant impetus for the OCP designation changes in this report;
- A public open house was held in January, 2019 followed by web-based information via engage.mission.ca in February, 2019;
- The public hearing for the CVLAP was held on August 6, 2019; and
- To implement the proposed OCP designation changes in this report, a public hearing will be held when social distancing is no longer required.

Additionally, following standard procedures, a Public Hearing Notification Letter will be mailed to all occupiers and owners of properties in the Public Hearing notification area.

SUMMARY AND CONCLUSION:

Following adoption of the CVLAP, the plan's implementation strategy is intended to initiate the process for amending the OCP land use designations for 13 select sites in Cedar Valley to provide land for required park, engineering and fire/rescue services. It is therefore recommended that Council receive this report for information and that OCP Amending Bylaw 5943-2020-5670(20) receive first reading.

SIGN-OFFS:



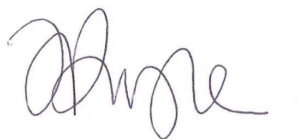
Mike Dickinson, Senior Planner - Policy



Reviewed by:
Ken Bourdeau, Manager of Long Range Planning
and Special Projects



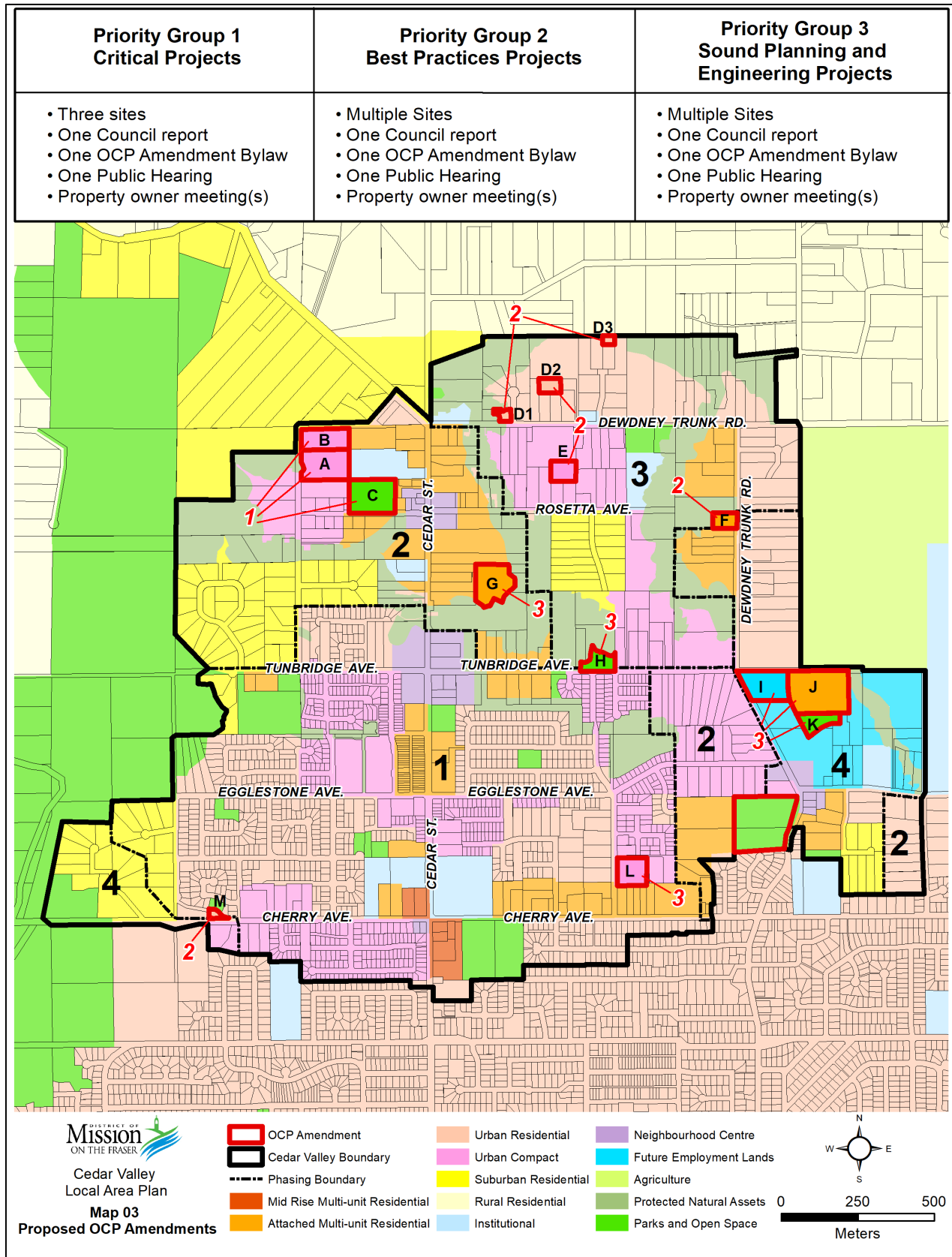
Reviewed by:
Sandra Johansson, Administrative Assistant



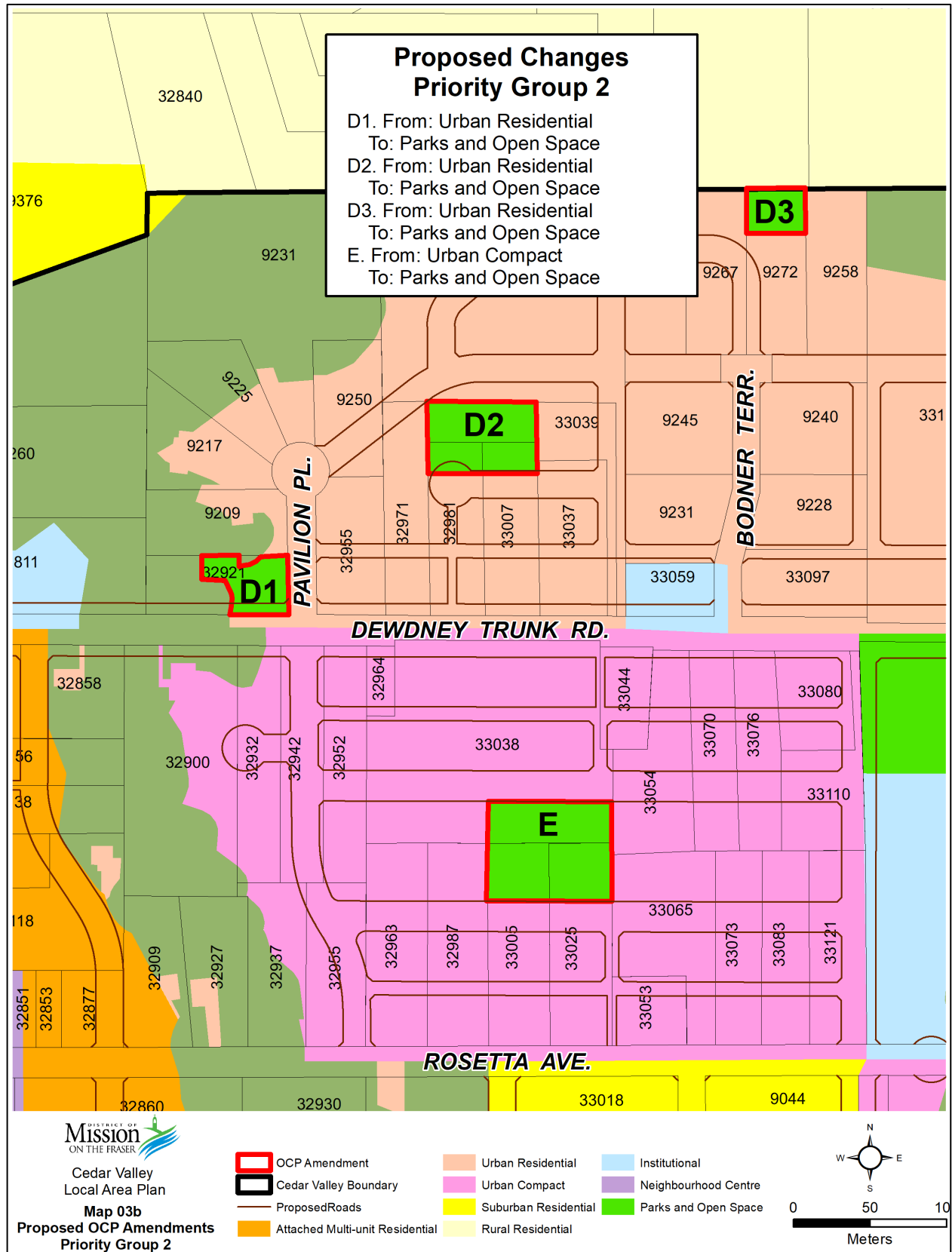
Reviewed by:
Tracy Kyle, Director of Engineering & Public
Works

Comment from Chief Administrative Officer:
Reviewed.

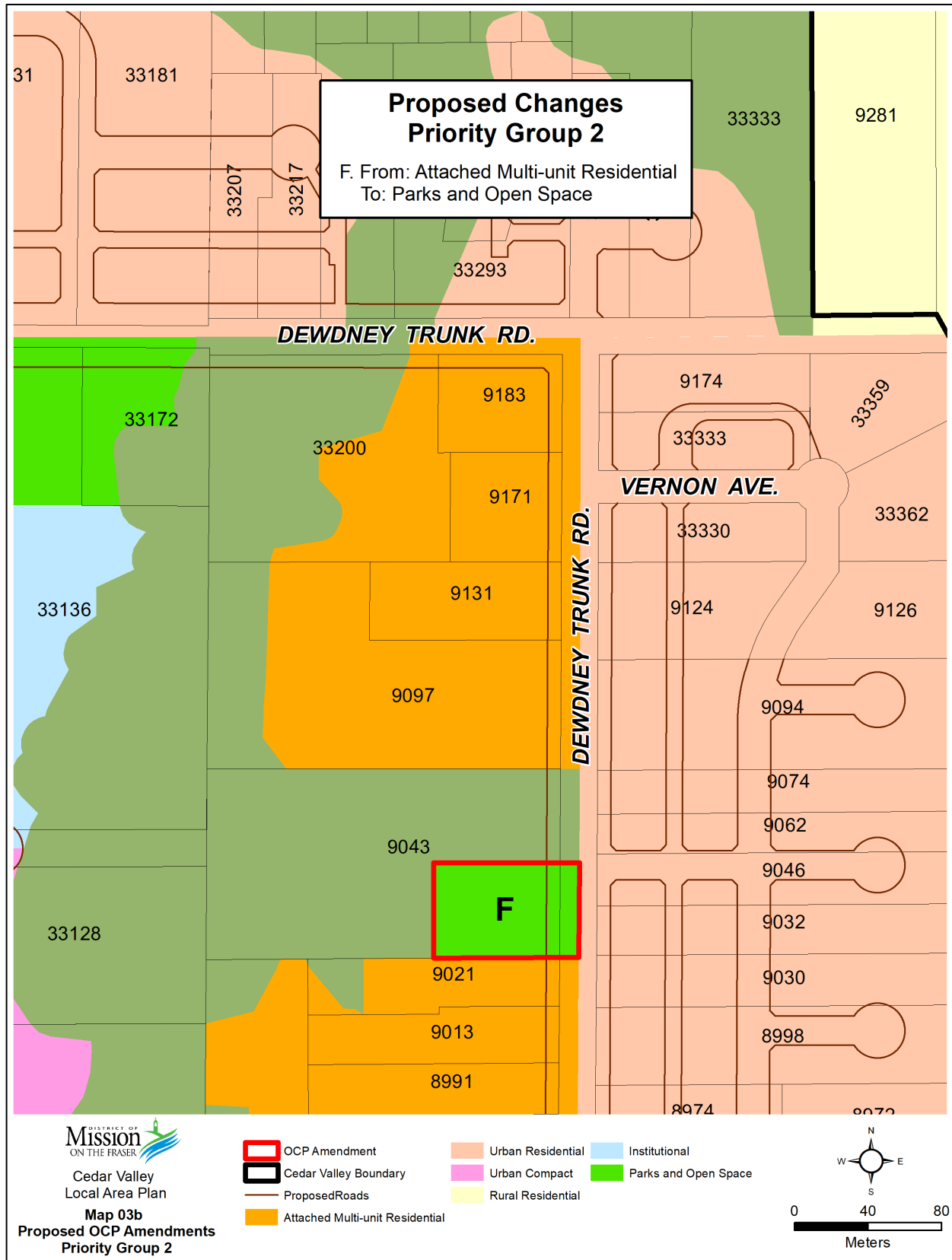
Attachment A - Proposed OCP Amendments (with Implementation Ranking)



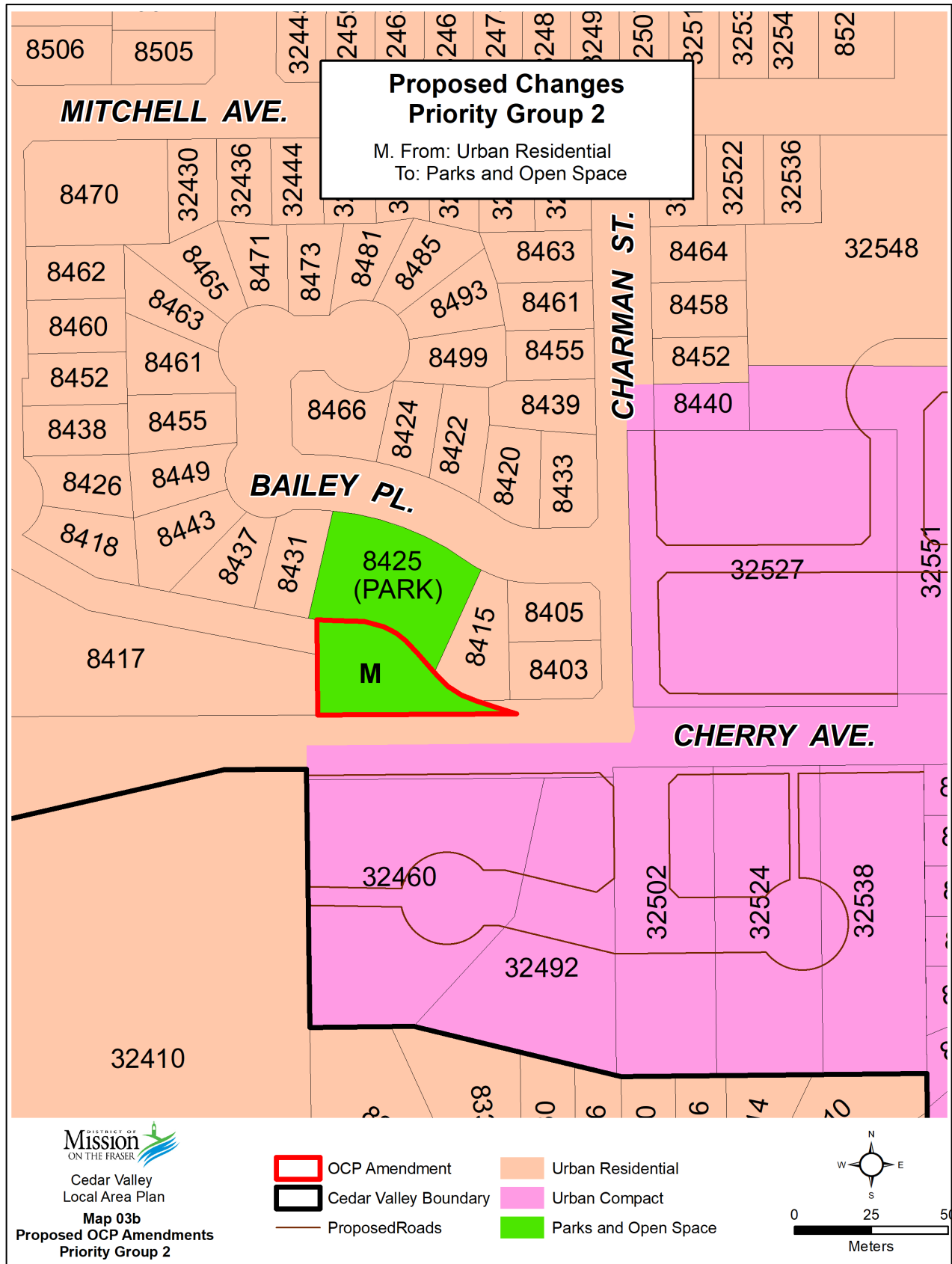
Attachment B – Priority Group 2 Map - Proposed OCP Amendment Sites D1, D2, D3, E



Attachment C – Priority Group 2 Map - Proposed OCP Amendment Site F



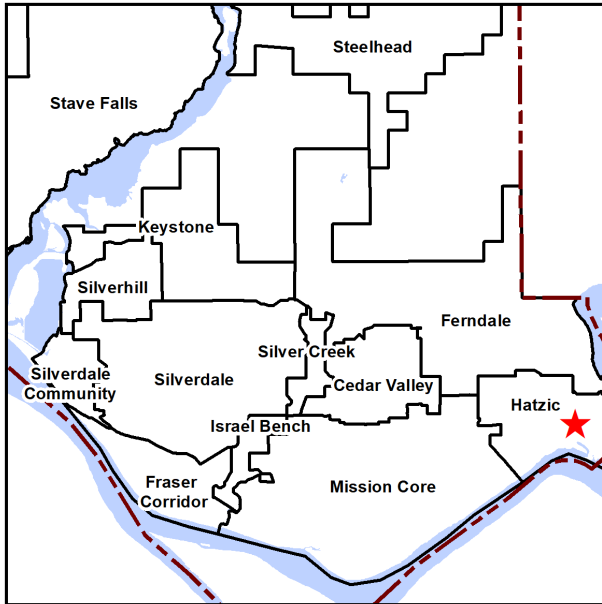
Attachment D – Priority Group 2 Map - Proposed OCP Amendment Site M





Development Services - Planning Division Staff Report

Project: P2019-035
Application Number: R19-016
File: 08-3310-20



DATE: June 15, 2020
BYLAW / PERMIT #: 5925-2020-5050(377)
PROPERTY ADDRESSES:

34915 Dewdney Trunk Road
34902 Douglas Avenue
34914 Douglas Avenue

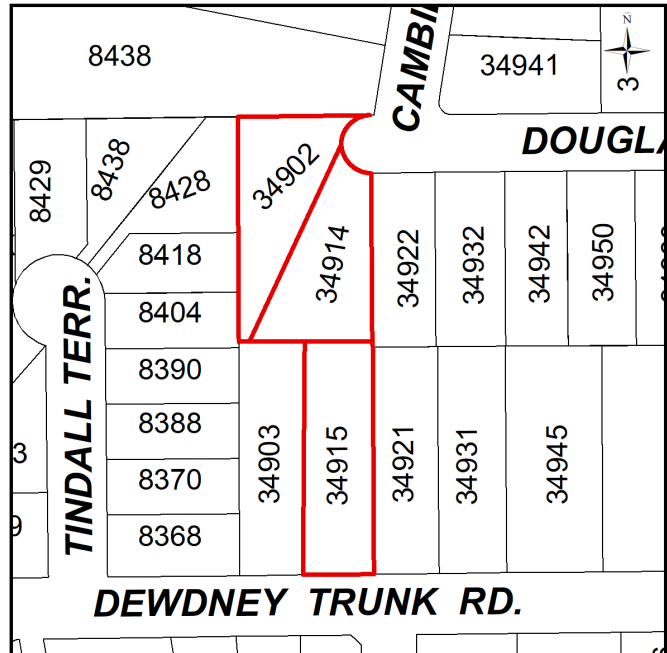
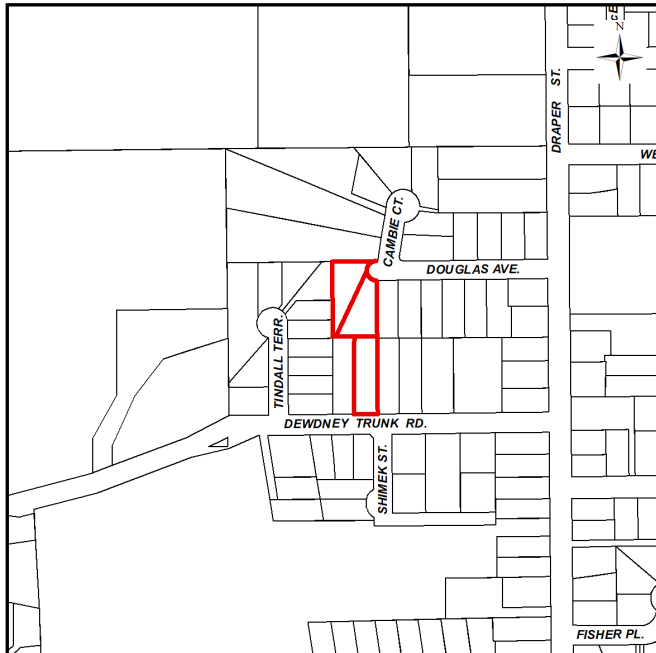
LOCATION: Hatzic
CURRENT ZONING: Urban Residential 930 Zone (R930)

PROPOSED ZONING: Urban Residential 930 Secondary Dwelling Zone (R930s)

CURRENT OCP: Urban Residential
PROPOSED OCP: No change

PROPOSAL:

To allow for secondary dwelling units in the form of coach houses on the subject properties.



OVERVIEW AND STAFF COMMENTS:

This report details the rezoning application for the properties located at 32915 Dewdney Trunk Road, 34902 Douglas Avenue, and 34914 Douglas Avenue and identifies the necessary amendment to the Zoning Bylaw.

Staff support the application moving forward and, as such, have listed the Zoning Amending Bylaw under the “Bylaws for Consideration” section of the agenda.

PURPOSE:

To accommodate the construction of secondary dwelling units. The applicant has indicated that they intend to construct coach houses, but the proposed rezoning would permit the option of a coach house, a garden cottage, or a secondary suite.

The purpose of this report is to provide Council with additional information that supports the development application. This report will elaborate on the questions and concerns raised at the June 1, 2020 Council meeting.

RATIONALE OF RECOMMENDATION:

The proposal is consistent with the Official Community Plan.

A staff report was first brought forward at the April 6, 2020 Council meeting, where the Zoning Amending Bylaw received 1st and 2nd readings and Council agreed to waive the public hearing. Notification of Waived Public Hearing was sent out to all properties within 152 m of the subject properties. Three written comments were submitted as a result of this notification and provided to Council.

On June 1, 2020, the Zoning Amending Bylaw was brought back to Council for a decision on 3rd reading. At this meeting, Council decided to defer 3rd reading so that staff could provide more information about the proposal and options for Council to consider. The concerns and questions indicated by Council include:

1. that the design of the development didn't suit the form and character of neighbourhood;
2. the number of parking spaces that would be required to be provided for each lot;
3. the average width of a driveway for a residential development, as the driveways on several of the lots appeared to be narrow;
4. setback requirements for a driveway on the edge of a property; and
5. Council's ability to permit the construction of secondary dwellings on the properties, but prohibit the construction of specific types of secondary dwellings, such as coach homes.

DISCUSSION AND ANALYSIS:

1. Neighbourhood Character

- The proposal is consistent with the OCP and staff believe that the properties are large enough to accommodate all the necessary requirements of a secondary dwelling. In addition, the proposed zone is consistent with the zones of the surrounding properties.
- The minimum lot size in the R930s Zone is 930 sq m (10,010 sq ft). As shown in the Conceptual Site Plan (**Attachment A**), all three lots are exceeding the minimum lot size by at least 350 sq m.
- 34915 Dewdney Trunk Road is approximately 1,402 sq m (15,098 sq ft) in area.

- 34902 Douglas Avenue is approximately 1,281 sq m (13,769 sq ft) in area.
- 34914 Douglas Avenue is approximately 1,297 sq m (13,964 sq ft) in area.
- The subject properties are located in the Hatzic neighbourhood within the Urban Residential OCP designation.
- The subject properties are surrounded on all sides by urban residential lots, some of which contain secondary dwelling units. Most of these lots are zoned R930 or R930s, but the lots to the west of the subject properties are all zoned R558 with a minimum lot size of 558 sq m (6,006 sq ft). **Attachment B** shows the zoning of the surrounding properties in context.
- R930 and R930s Zones have the largest minimum lot size available in the Urban Residential OCP designation.

2./3./4. Parking and Access Requirements

- The Zoning Bylaw requires two parking spaces per principal dwelling unit, plus one for a secondary dwelling. The parking space for the secondary dwelling must not be encumbered by any other parking space.
- The Conceptual Site Plan in **Attachment A** shows that all three lots can exceed the parking requirements, with 34915 Dewdney Trunk Road providing 5 parking spaces, 34914 Douglas Avenue providing 4 parking spaces, and 34902 Douglas Avenue providing 5 parking spaces.
- The Zoning Bylaw requires a driveway access of minimum 3.0 m (9.8 ft) to access a coach house. The Conceptual Site Plan in **Attachment A** shows that all three lots can provide driveways meeting this minimum width to the proposed coach houses. The minimum width of a parking space is 2.6 m (8.5 ft).
- There are no setbacks for driveways for interior lot lines. A driveway can be constructed up to the property line, but it cannot cross into the neighbouring property. The applicant has not proposed a shared driveway agreement, and this is not necessary if both lots are meeting the minimum driveway width.

5. Options for Council

- The R930s Zone permits one secondary dwelling per lot, which can be in the form of a secondary suite, a coach house, or a garden cottage. The applicant has indicated that they would like to construct coach houses on the subject property. Note that a building permit has been issued for 34915 Dewdney Trunk Road and this permit does not contain a secondary dwelling.
- The only tool in the Zoning Bylaw that could be used to alter these permitted uses is creation of a Comprehensive Development (CD) Zone.
- Outside of the Zoning Bylaw, a Section 219 Form and Character covenant could be used to limit the type of secondary dwelling to a secondary suite. This was used as part of the subdivision at Breakey Street and Lissimore Avenue.

COMMUNICATION:

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted two development notification signs.
- A Waived Public Hearing Notification was sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

- Three written comments were received as a result of the original Notification.

REQUIREMENTS PRIOR TO FINAL READING:

Final Reading of the Zone Amending Bylaw will be held until the following has been satisfied:

1. Any requirements resulting from Council's consideration of the Bylaw.

ATTACHMENTS:

A – Conceptual Site Plan

B – Context Map

SIGN-OFFS:



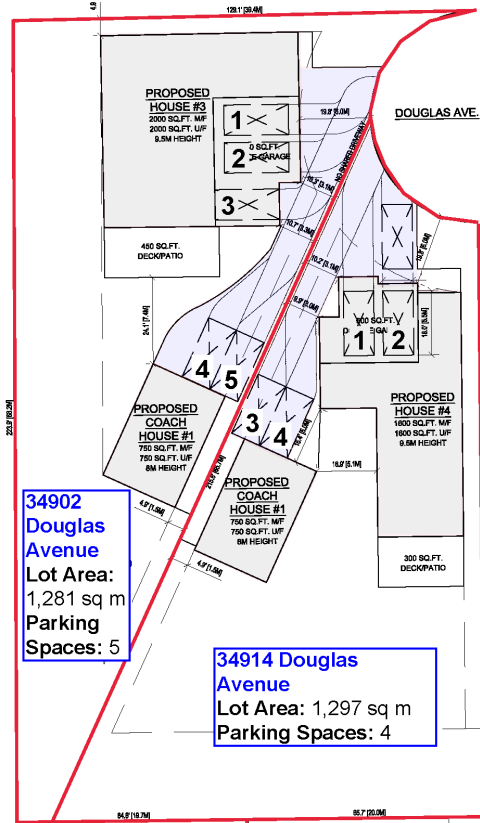
Choose an item.

KP / sj

Comment from Chief Administrative Officer:
Reviewed.

ATTACHMENT A – Conceptual Site Plan

Conceptual Site Plan



34902 Douglas Avenue
 Lot Area: 1,281 sq m
 Parking Spaces: 5

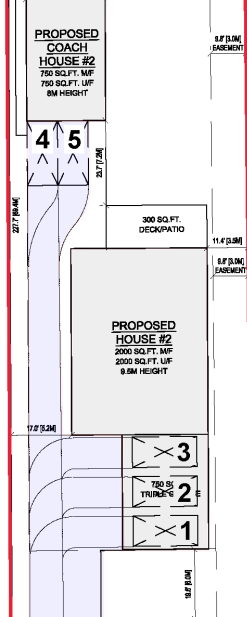
34914 Douglas Avenue
 Lot Area: 1,297 sq m
 Parking Spaces: 4

Minimum Lot Area in R930s zone:
 930 sq m
 All Lots are exceeding this requirement

Required number of Parking Spaces:
 3
 All Lots are exceeding this requirement

Minimum Driveway width for Coach House access: 3.0 m
 All Lots are meeting this driveway width

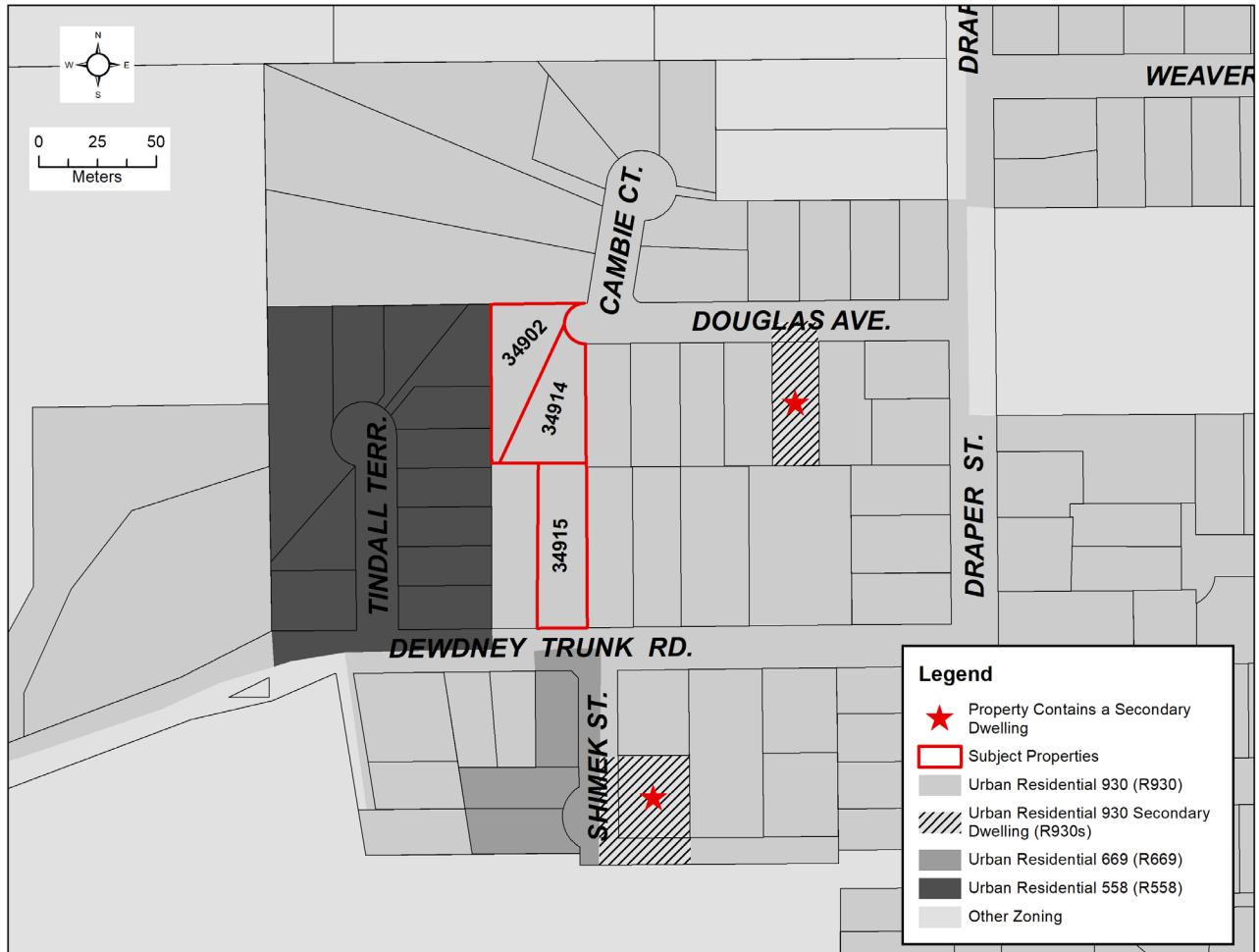
34915 Dewdney Trunk Road
 Lot Area: 1,403 sq m
 Parking Spaces: 5



Legend

- Building
- Driveway
- 1 Parking Space Number
- Property Line

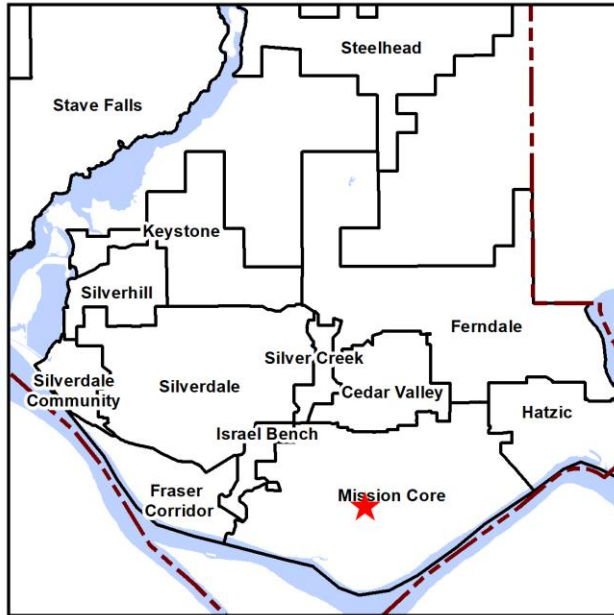
ATTACHMENT B – Context Map





Development Services - Planning Division Staff Report

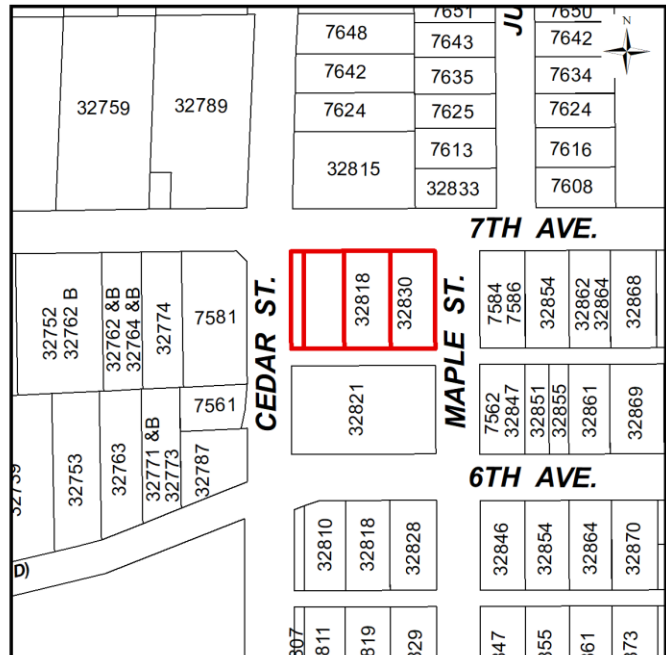
Project: P2019-138
Application Numbers: DPM19-004
File: 08-3310-21



DATE: June 15, 2020
BYLAW / PERMIT #: DPM19-004
PROPERTY ADDRESS: 32818 - 7th Avenue
LOCATION: Mission Core
CURRENT ZONING: Commercial Neighbourhood
Centre One Zone (CNC1)
PROPOSED ZONING: No change
CURRENT OCP: Commercial
PROPOSED OCP: No Change

PROPOSAL:

Minor Amendment to the form and character of an existing building.



OVERVIEW AND STAFF COMMENTS:

This report details the proposal for a minor amendment to the form and character of an existing building at 32818 - 7th Avenue.

As the proposal meets or exceeds the objectives of the development permit guidelines, the development permit has been listed under the “Permits for Consideration” section of the agenda.

PURPOSE:

To accommodate the construction of a new entry door and concrete walkway on the west side of the building.

PROPOSAL:

The proposed design provides a new entrance and walkway to the west side of the building. The new entrance will be covered and a textured retaining wall is required due to the properties grade change. Further, the new entrance will provide access to the middle floor for physically disabled persons as the existing access does not allow such access to the middle floor unit.

RATIONALE OF RECOMMENDATION:

The proposal meets or exceeds the development permit guidelines of the Official Community Plan. As this is an existing building that predates the commercial development permit requirements, a development permit has not previously been issued for the property. Due to the improvements to the exterior of the building being minor, a DP minor amendment is considered appropriate.

- To facilitate a high standard of building design, site compatibility, site aesthetics and attention to the site’s context within the surrounding area.
- Orient building frontages and main entrances to the dominant street frontage, with well-defined entries and with walkways and bicycle access to the street.
- For corner locations, design and site buildings to front both streets.

SITE CHARACTERISTICS AND CONTEXT:

Applicant

- Ali Shamei

Property Size

- The property located at 32818 - 7th Avenue is approximately 2,969 m² (31,957 ft²) in area.

The site, on which the existing building is located, consists of four legal parcels. Of the four legal lots, the most western lot is 239 m² in size, while the other three larger lots are each 910 m², for a total site area of 2,969 m².

Neighbourhood Character

- The site is located in the Mission Core neighbourhood. While the immediately surrounding properties to the east, south, and west are all designated *Multi-Family*, the site itself and the surrounding properties to the north are designated *Commercial*.

WORKS WITHOUT A PERMIT:

Staff have noted that the requested works under the Development Permit Minor Amendment has been completed by the applicant without a work permit and prior to the approval of the proposed design. As

such, the applicant will need to obtain a building permit for the façade work and the retaining wall as it is over 2 ft in height. If the retaining wall is over 4 ft in height, it will also need a development variance permit.

Concern regarding pedestrian access on west side of building

Further, the Engineering Department has noted that they do not support the design of the walkway to extend to the sidewalk along Cedar Street, as it is in direct conflict with the future District of Mission roadworks. The Engineering Department would like the walkway to turn north and connect with the existing parking lot, so as to keep all private infrastructure contained within the boundary of Lot 2. At the request of the applicant, the Engineering staff have determined that should Council approve the DP Minor Amendment and allow the works to remain, there will be no significant negative impacts on the future District of Mission planned improvements to the 7th Avenue and Cedar Street intersection. As such, staff support the design as proposed.

REFERRALS:

Engineering Department: Refer to Attachment B.
Building Division: Refer to Attachment B.

COMMUNICATION:

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- A Notice of Minor Amendment to a Development Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 58 mailouts. As of June 8, 2020, 2 public inquiries have been received.

ATTACHMENTS:

- A – Site Plan
- B – Referral Comments
- C – Draft Development Permit (DPM19-004)

SIGN-OFFS:

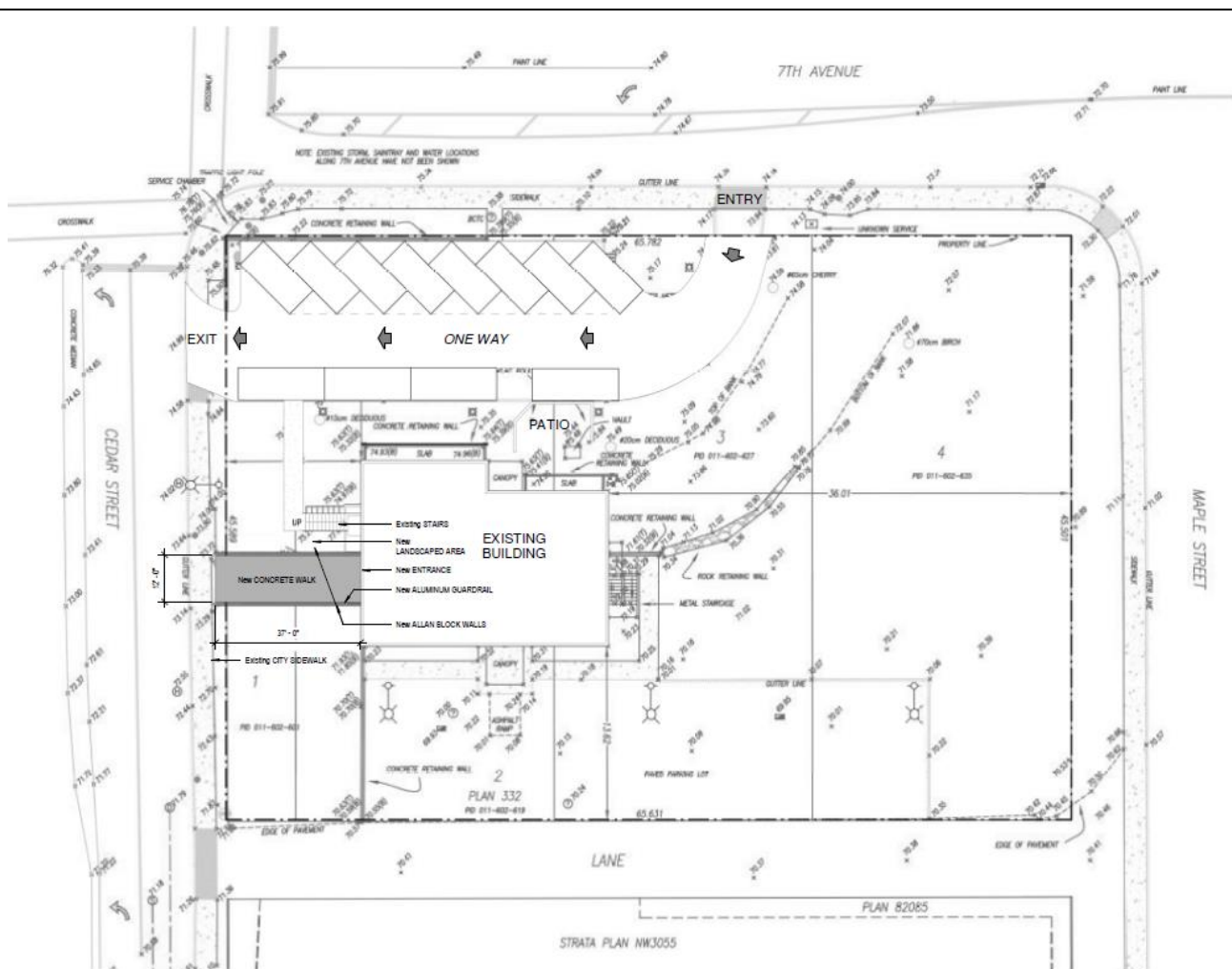


Choose an item.

HA / sj


Comment from Chief Administrative Officer:
Reviewed.

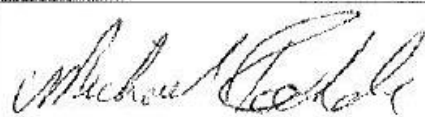
ATTACHMENT A – Site Plan



1 OVERALL SITE LAYOUT PLAN
A1.1 1/16" = 1'-0"

ATTACHMENT B – Referral Comments

COMMENTS RECEIVED		Project: P2019-138
Comments:	<p>The Engineering Department does not support this DP Minor Amendment for the following reason:</p> <ul style="list-style-type: none"> The proposed pedestrian connection to the existing sidewalk at this location of the Cedar Valley Connector is in direct conflict with planned future District of Mission roadworks associated with planned improvements to the 7th Avenue and Cedar Street intersection. <p>It is recommended that the proposed new concrete walk turn north and connect to the existing pedestrian facility and parking lot and that all proposed works be contained within the boundary of Lot 2.</p> <p>However, it has been acknowledged that these works were completed prior to receiving the necessary approvals. At the request of the applicant, Engineering staff have looked at the consequences of approving the DP Minor Amendment and allowing the completed works to remain. It has been determined that should council choose to approve the DP Minor Amendment and allow the works to remain, there will be no significant negative impact on the future District of Mission planned improvements to the corridor.</p>	
Signature		
Name:	Jay Jackman, Manager of Development Engineering, Projects & Design	
Department or Organization:	Engineering and Public Works	
Date:	Revised June 1, 2020	

COMMENTS RECEIVED		Project: P2019-138
Comments:	Building permit needed for new door and retaining walls over 2 feet. Engineering department to be consulted on possibly widening the intersection and requiring more land.	
Signature		
Name:	Michael Rohde	
Department or Organization:	Inspection Services	
Date:	March 28, 2020	

ATTACHMENT C – DRAFT DPM19-004

DISTRICT OF MISSION DEVELOPMENT PERMIT DPM19-004

Issued to: 676517 BC LTD

(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: PO BOX 20021, Mission, BC V2V 7P8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

32818 7th Avenue

Parcel Identifier: 011-602-601

LOT 1 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

Parcel Identifier: 011-602-619

LOT 2 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

Parcel Identifier: 011-602-627

LOT 3 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

Parcel Identifier: 011-602-635

LOT 4 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

3. The above property has been designated as **Development Permit Area C Mixed-Use and Commercial** in the Official Community Plan.

The said lands are zoned Commercial Neighbourhood Centre One (CNC1) Zone pursuant to "District of Mission Zoning Bylaw 5050-2009" as amended.

"District of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered A1.1 and A1.2 inclusive, which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

- (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered A1.1 and A1.2 inclusive,

prepared by ArCee Design Service (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.

5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
6. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
7. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
8. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

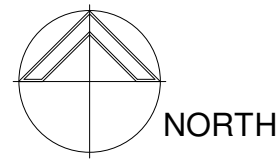
Pamela Alexis,
MAYOR

Jennifer Russell
CORPORATE OFFICER

Development Permit DPM19-004



**ArCee
Design Service**
3560 HARPER ROAD
COQUITLAM BC V3E 0M3
ArceeDesign@yahoo.com



DEVELOPMENT DESIGN DATA

CIVIC ADDRESS

32818 7th AVENUE | MISSION | BC |

LEGAL DESCRIPTION

LOTS 1, 2, 3 & 4 BLOCK 1
SECTION 21 TOWNSHIP 17
NEW WESTMINSTER DISTRICT PLAN 332

ZONING: C-7 RETAIL

REVISIONS

1	NEW ENTRY - WEST SIDE	2019.07.04
2	NEW ENTRY WIDENED	2019.12.13

DESIGNED BY:

RC

CHECKED BY:

NC

DRAWN BY:

RC

DRAWING DATE

2019.07.01

SCALE:

1/16" = 1'-0"

CONSULTANT

PROJECT NAME

MISSION CITY PIZZA -
MAIN FLOOR LEVEL -
WEST ENTRANCE

CLIENT

676517 BC LTD

PROJECT ADDRESS

32818 7th AVENUE
MISSION BC

DRAWING TITLE

SITE PLAN

REVISION NO.

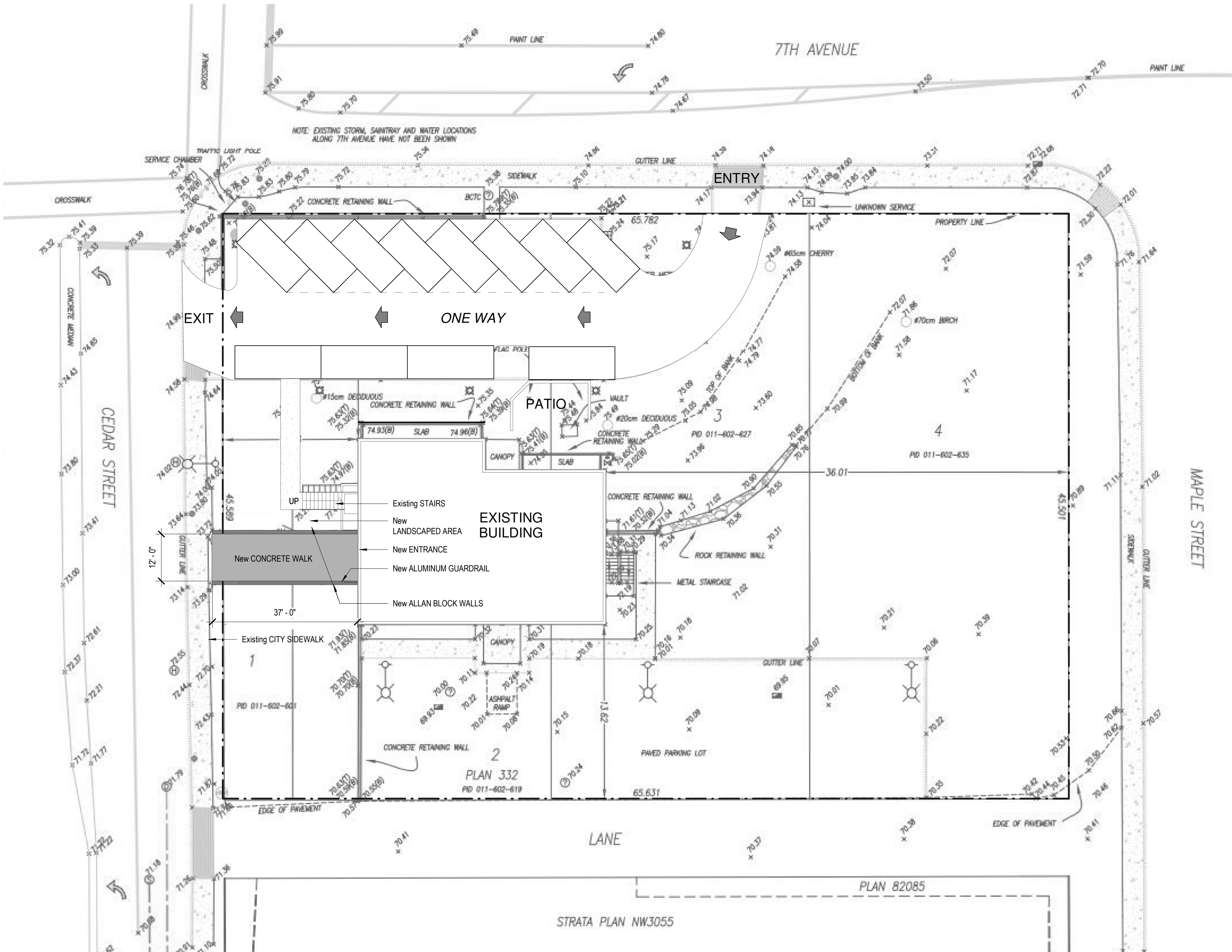
2

PROJECT NUMBER

2019-02

A1.1

2019-12-13 12:23

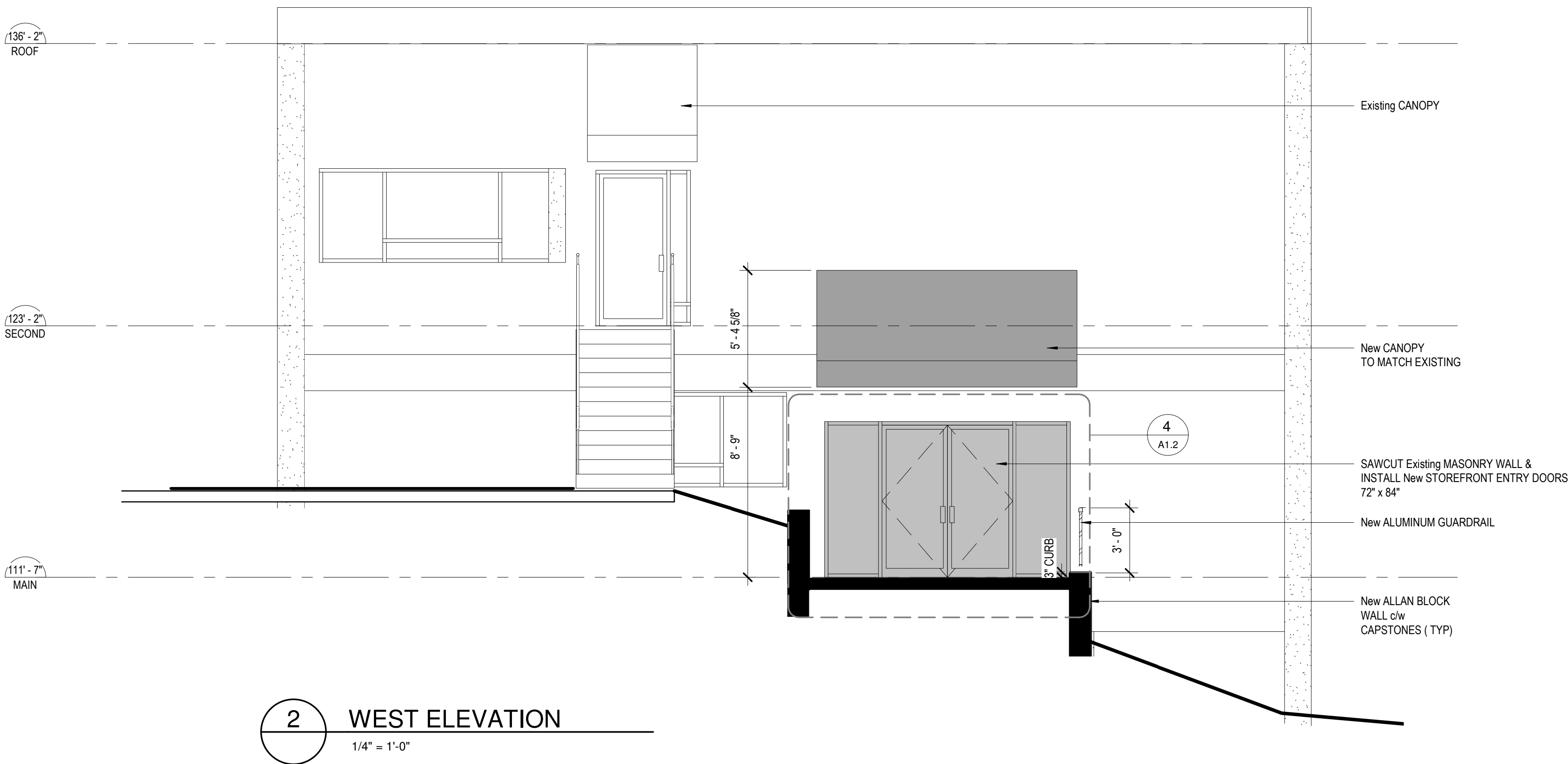


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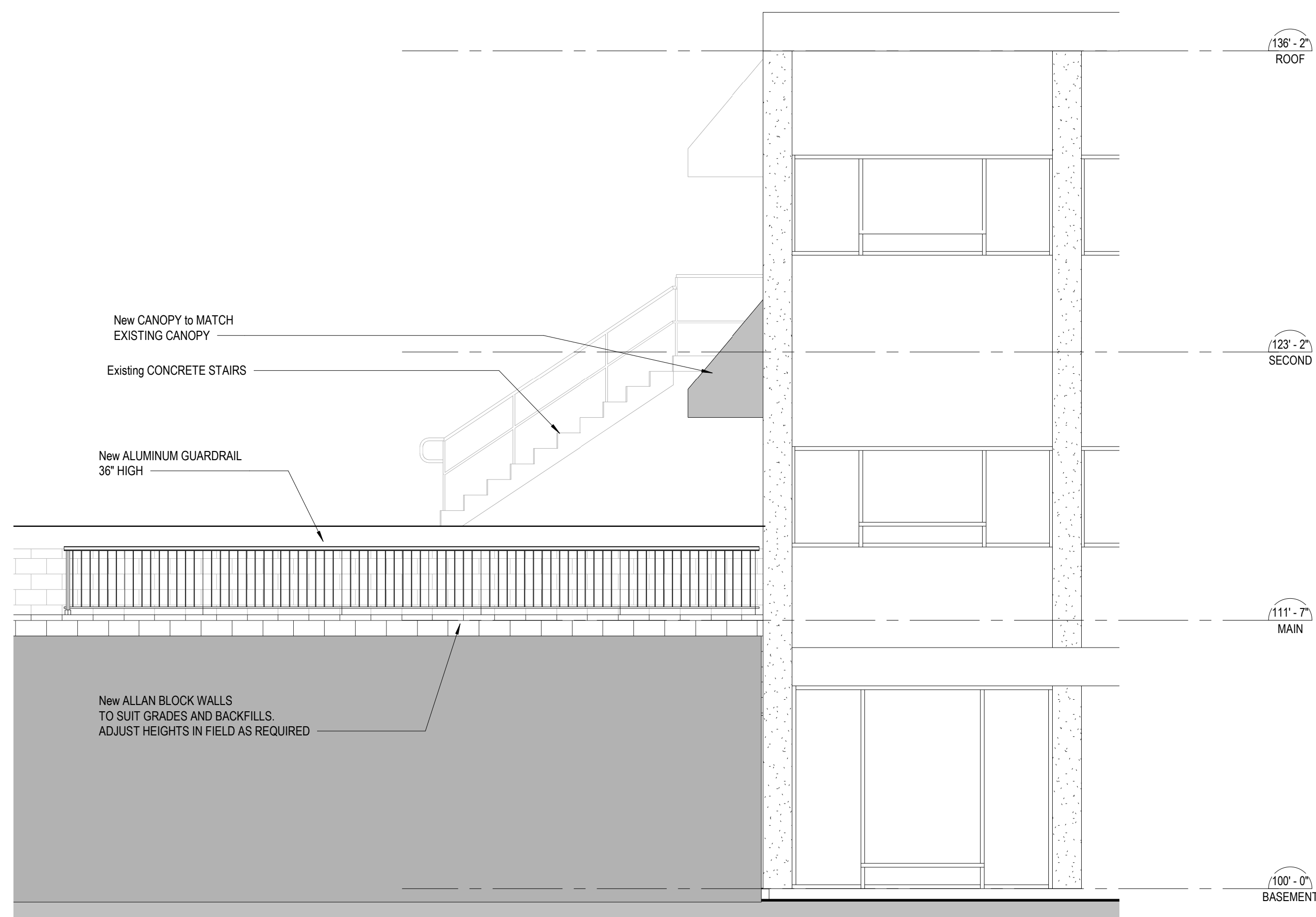
A1.1

OVERALL SITE LAYOUT PLAN

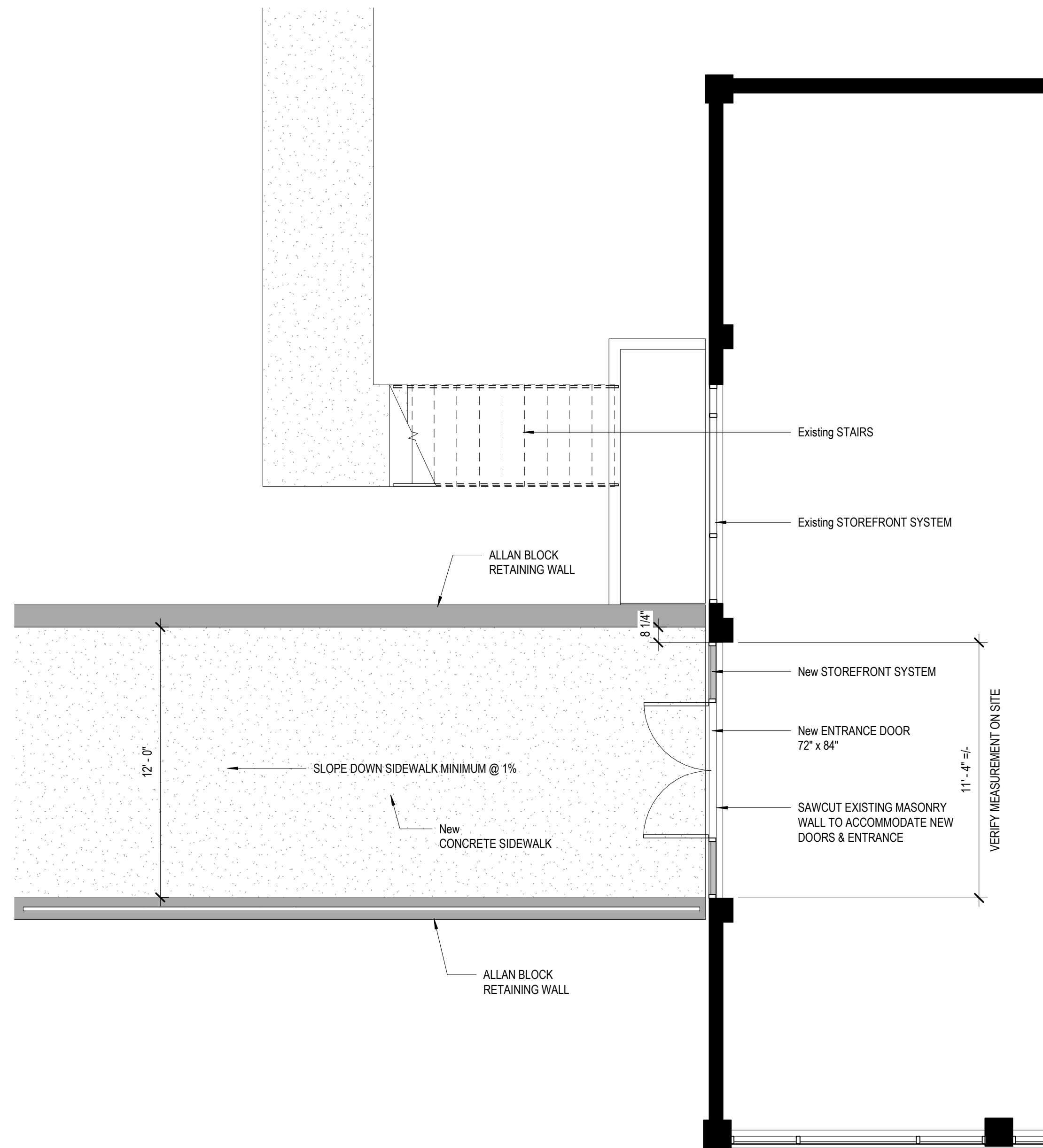
1/16" = 1'-0"



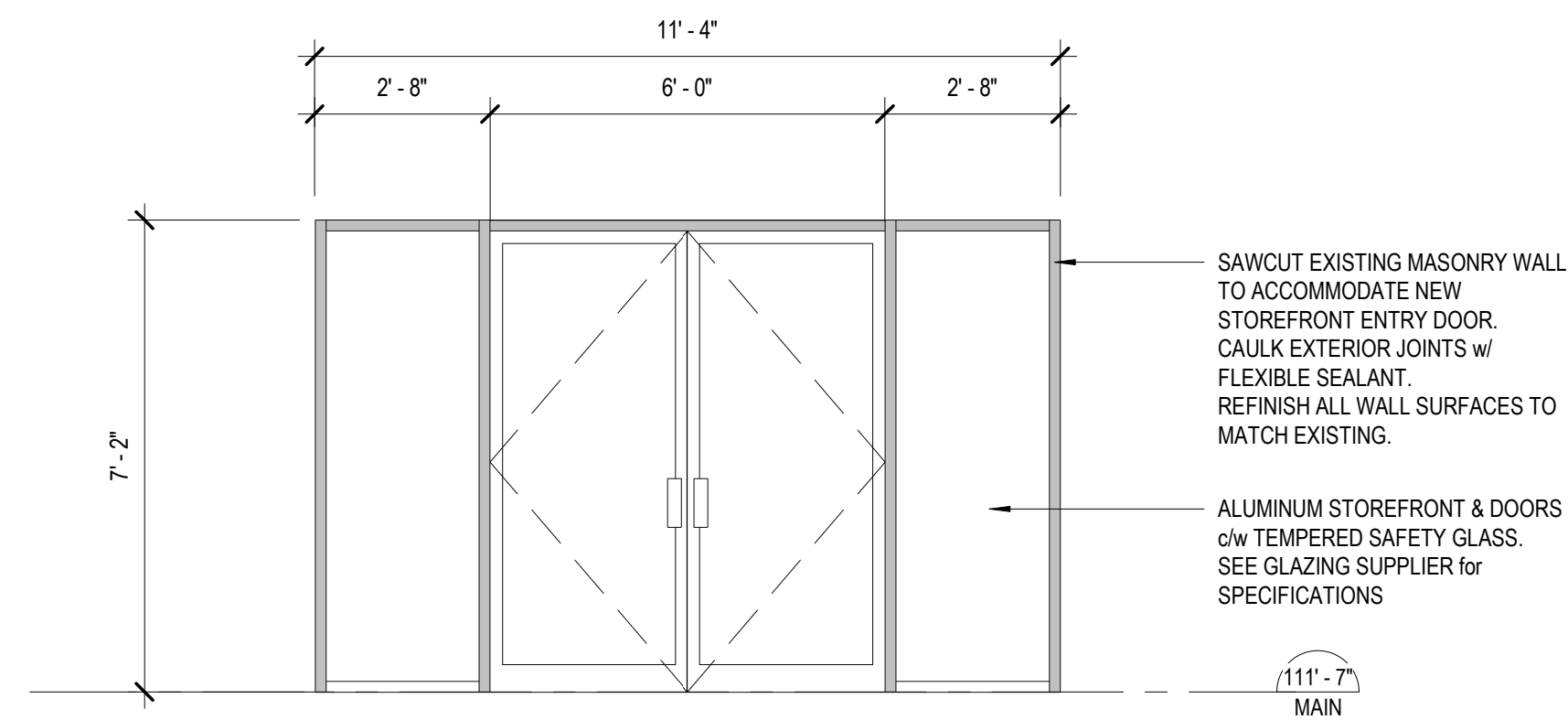
2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



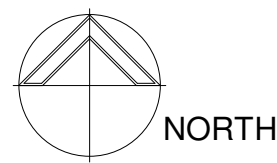
1 FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0"



4 STOREFRONT ELEVATION
3/8" = 1'-0"



**ArCee
Design Service**
3560 HARPER ROAD
COQUITLAM BC V3E 0M3
ArceeDesign@yahoo.com



REVISIONS

1	NEW ENTRY - WEST SIDE	2019.07.04
2	NEW ENTRY WIDENED	2019.12.13

DESIGNED BY:	RC
CHECKED BY:	NC
DRAWN BY:	RC
DRAWING DATE	2019.07.01
SCALE:	As indicated
CONSULTANT	

PROJECT NAME
**MISSION CITY PIZZA -
MAIN FLOOR LEVEL -
WEST ENTRANCE**

CLIENT
676517 BC LTD

PROJECT ADDRESS
**32818 7th AVENUE
MISSION BC**

DRAWING TITLE
PLANS & ELEVATIONS

REVISION NO.
2

PROJECT NUMBER
2019-02

A1.2



The **Minutes** of the **Mission Sustainable Housing Committee** meeting held in the Conference Room at the Welton Common Building, 7337 Welton Street, Mission, BC on Thursday, March 5, 2020 commencing at 3:00 pm.

Members Present: Judith Ray, Mission Association for Seniors' Housing, Chair
 Ken Bourdeau, Manager of Long Range Planning and Special Projects
 Dragana Djordjevic, Fraser Health Authority
 Kirsten Hargreaves, Manager of Social Development
 Dawn Hein, Mission Association for Community Living
 Gerald Heinrichs, Heinrichs Developments
 Tammy Peterson, Ministry of Social Development and Poverty Reduction
 Kevin Tatla, Mission Community Services Society

Members Absent: Carol Hamilton, Councillor
 Annie Charker, Citizen Representative
 Janice Silver, MQHS, Indigenous Housing Provider
 Representative, Mission Hope Central

Others Present: Jennifer Breakspear, SARA for Women
 Mike Dickinson, Senior Planner
 Sandra Johannson, Administrative Assistant
 Katelyn Pesut, Practicum Student

1. CALL TO ORDER

The Chair called the meeting to order.

2. ADOPTION OF AGENDA

Moved and seconded,

That the agenda of the Mission Sustainable Housing Committee meeting held on March 5, 2020 be approved as circulated.

CARRIED

3. MINUTES FOR APPROVAL

Moved and seconded,

That the minutes of the February 6, 2020 meeting of the Mission Sustainable Housing Committee be approved.

CARRIED

4. NEW BUSINESS

(a) Updating the Mission Affordable Housing Strategy Workshop

Ken Bourdeau distributed copies of the Draft *Housing Needs Assessment*, Policy LAN.61(C) Incentives for Affordable Housing, and the Draft *Affordable Housing Strategy* followed by a high-level overview of each of the documents. The *Housing Needs Assessment* is in its final draft stages and is expected to be presented to Council in the upcoming weeks.

The Committee reviewed the documents and provided input to staff about changes and/or edits that need to be made to the Draft *Housing Needs Assessment* before it is finalized and also to the *Affordable Housing Strategy*.

ACTION ITEM: Ken Bourdeau will email the Committee members an electronic copy of the *Draft Housing Needs Assessment*; any further editing requests need to be submitted to Kirsten Hargreaves and Ken Bourdeau by no later than Monday, March 5, 2020.

Kirsten Hargreaves left the meeting at 4:23 pm.

5. NEXT MEETING

Thursday, April 2, 2020 at 3:00 pm in the Conference Room at the Welton Common Building, 7337 Welton Street, Mission, BC.

6. ADJOURNMENT

Moved and seconded,

That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:31 pm.



The **Minutes** of the **Parks and Recreation Advisory Committee** meeting held in the Conference Room at the Mission Leisure Centre on Tuesday, March 10, 2020 commencing at 7:00 p.m.

Members Present: Danica Stene, Chair
Nancy Arcand
Paul Hockridge
Ed Hodson
Laura McKinley
Luca Paniccia
Dan Schubert

Others Present: Ken Herar, Councillor
Rachel Kleindienst, Booking Clerk
Maureen Sinclair, Director of Parks, Recreation and Culture

Absent: Nicole Bellay
Laura Wilson

1. **CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m.

2. **ADOPTION OF AGENDA**

Moved by P. Hockridge and seconded by N. Arcand,

1. That the following items be added to this agenda under “New Business”:

d) COVID-19

e) Special Council Meeting – Tree Management Bylaw

2. That the March 10, 2020 Parks and Recreation Advisory Committee agenda be approved as amended.

CARRIED

3. MINUTES FOR APPROVAL

Moved by P. Hockridge and seconded by L. McKinley,

That the minutes of the February 11, 2020 meeting of the Parks and Recreation Advisory Committee be approved.

CARRIED

4. BUSINESS ARISING

(a) Senior's Housing Project Update

M. Sinclair updated the Committee on the Seniors' housing project. The concrete has been poured. Two rooms in the design have operable/moveable walls to allow for expansion of space. The design of the largest community room includes a sprung floor. Discussion ensued regarding rentable space in the new building. All rooms except for the Kitchen and Billiard room will be included in space to rent. Renting the kitchen will be challenging as all of the supplies in the kitchen will be owned by the Seniors.

(b) Reports to Council

M. Sinclair updated the Committee on the outcomes of four public reports that went to Council on March 2, 2020.

i) Cycling Infrastructure and Pump Track

Council agreed with the recommendation from the Parks and Recreation Advisory Committee to find a location for a community Pump Track. Council directed questions to the Forestry Department regarding the maintenance and development of bike trails in the Municipal Forest.

ii) Lawn Bowling

The District will renew the Mission Lawn Bowling Club's lease agreement for 2020. The New Horizons Lawn Bowling Society is a non-profit charity who provide lawn bowling and other recreational activities for Senior Citizens within the community of Mission. The Club will move to the new Senior's Centre in 2021 and the building on Hurd Street will be used for community/neighbourhood programming.

iii) Heritage Park Centre, Clarke Theatre, Community Gym

Council resolved that:

1. The Clarke Theatre and Community Gymnasium Memorandum of Understanding (MOU), be approved and the Mayor and Corporate Officer be authorized to execute the MOU;
2. That a \$115,000 increase to the annual amount provided to the Mission Public School District to offset the operating costs of the Clarke Theatre and the community gym be approved; and

3. That a one-time contribution of \$15,595 toward the cost of the replacement sound board for the Theatre be approved;

iv) Public Art Policy

Council agreed with a staff proposal to update the Public Art Policy in Mission. Key updates to the policy include updating the guiding principles, establishing an Artist Selection or Review Panel to approve public art projects, and dividing Public Art into three distinct streams: Civic Public Art, Community Public Art, and Private Sector Public Art.

5. NEW BUSINESS

a) Communities in Bloom

M. Sinclair informed the Committee that the Communities in Bloom Committee will be on hiatus for at least one year. Attendance at meetings has been very low and quorum is not being met. An invitation to the February meeting was sent to all previous members in hopes of revitalizing the committee. Only four members attended the February meeting.

b) Program Cost Recovery Policy

M. Sinclair provided the Committee with a copy of the current policy for Parks, Recreation and Culture Programs. A complaint was brought forward by a guardian of a child enrolled in a program at the Leisure Centre. The first three classes of a program were missed due to extenuating circumstances. The complainant expressed concern that the District operates as a non-profit providing community programs and should compensate registrants for loss of time in a program. Discussion ensued and the Committee agreed that the Parks and Recreation Department should recover the cost of the program and that having a class minimum to run a program is not unreasonable. It was confirmed that a cancellation policy/disclaimer is printed on every customer receipt.

Moved by N. Arcand and seconded by L. Paniccia,

That the Parks and Recreation Advisory Committee has reviewed the Program Cost Recovery Policy and supports the current status and policy.

CARRIED

c) Over 80 years Access Pass

M. Sinclair shared email correspondence from an 81 year old patron of the Leisure Centre requesting free access to the Leisure Centre for citizens over the age of 80. It was noted that the City of Abbotsford provides free admission to residents over 80 years. Discussion ensued and points noted were:

- Abbotsford has a much larger tax base to compensate for the lost revenue in sale of passes to those over 80 years;
- The challenge in Mission would be the burden on other Leisure Centre users or tax payers to compensate for this loss in revenue;
- Age should not be the determining factor in accessibility to the Leisure Centre, families and individuals that have a low-income level are higher need for assistance; and
- Seniors (60+ years) already receive a discounted rate on admission and programs.

Moved by L. McKinley and seconded by L. Paniccia,

That the Parks and Recreation Advisory Committee do not support a separate program based solely on age. The PLAY Pass program is available to all citizens based on economic need.

CARRIED

d) COVID-19

M. Sinclair informed the Committee of the extra steps and precautions being taken by staff at the Leisure Centre to deal with the COVID-19 concerns:

- i) daily cleaning protocol has changed - four-hour rotations are in place to have staff wipe down all touchpoints in the building;
- ii) additional hand sanitizer stations have been mounted throughout the building;
- iii) cash handling procedures have been reviewed and; and
- iv) fitness equipment is being wiped down with a sanitizer and single-use paper towel rather than multi-use towels.

A hand-out was also provided to the Committee "Pandemic Flu Planning Checklist for Individuals and Families" source: Centre for Disease Control.

e) Tree Management Bylaw

A Special Council Meeting was held on March 9, 2020 for Council to consider and resolve:

1. A new Tree Management Bylaw based on one of the three options presented in the Manager of Environmental Services' report; and
2. That staff be directed to report back to Council with a prepared new tree management bylaw for first reading, and with a stakeholder and public consultation plan.

The three options presented are:

Option 1 – Base Package – protect trees on steep slopes, wildlife trees and on municipal land.

Option 2 – Intermediate Package – protect trees on large properties, steep slopes, wildlife trees, heritage trees and on municipal land.

Option 3 – Comprehensive Package – includes both smaller and larger lots.

6. COMMUNITY ISSUES/CONCERNS

M. Sinclair asked the Committee to share issues or concerns they have related to parks and recreation activities in the community.

a) Mission Arts Council's (MAC) Haunted Attraction

N. Arcand informed the Committee that the Annual Haunted Attraction is looking for a new site to host the event. The attraction moved to Mission Raceway Park six years ago and has been able to grow to 40,000 square feet and sees 3,000 people visit every year. MAC has been given six weeks (May 1) notice to remove their storage containers from the site. This event is one of the largest sources of funding for MAC's children and youth programs.

b) Centennial Park

L. McKinley raised concerns regarding the conditions of the trails and a large swamp area near the playground at Centennial Park. There are large roots growing throughout the pathways making it impossible to navigate with a stroller or small bike. The entrance near the playground on the south side has a large swamp area that is unsafe for small children.

c) Leisure Centre Patron Concerns

M. Sinclair shared concerns brought forward by a patron that attends the centre on a regular basis;

- Slippery sections on pool deck;
- Light in parking lot burnt out for 3 years;
- Rules posted in facility are not enforced; and
- Glass bottle on pool deck.

7. NEXT MEETING

April 14, 2020 at 7:00 p.m. in the Conference Room at the Mission Leisure Centre.

8. ADJOURNMENT

Moved by P. Hockridge and seconded by L. McKinley,

That the meeting of the Parks and Recreation Advisory Committee be adjourned.

CARRIED

The meeting adjourned at 8:40 p.m.



MINUTES - REGULAR (PRE-CLOSED) COUNCIL MEETING

June 1, 2020, 1:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

Council Present: Mayor Pam Alexis
Councillor Cal Crawford
Councillor Mark Davies
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Staff Present: Mike Younie, Chief Administrative Officer
Jennifer Russell, Corporate Officer
Stacey Crawford, Director of Economic Development
Taryn Hubbard, Manager of Communications and Public Engagement
Barclay Pitkethly, Deputy Chief Administrative Officer
Robert Publow, Manager of Planning
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Christine Brough, Executive Assistant

1. CALL TO ORDER

The meeting was called to order at 1:00 p.m.

2. RESOLUTION TO EXCLUDE THE PUBLIC

RC(C)20/019

Moved by Councillor Crawford

Seconded by Councillor Plecas

RESOLVED: That, pursuant to Sections 90 and 92 of the *Community Charter*, this Regular Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(c) of the *Community Charter* – labour relations or other employee relations;

- Section 90(1)(e) of the *Community Charter* – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and
- 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.

CARRIED

3. **ADJOURN TO CLOSED COUNCIL MEETING**

RC(C)20/020

Moved by Councillor Crawford

Seconded by Councillor Hamilton

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 1:03 p.m.

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER



MINUTES - REGULAR COUNCIL MEETING

June 1, 2020, 6:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

Council Present:

Mayor Pam Alexis
Councillor Cal Crawford
Councillor Mark Davies
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Staff Present:

Mike Younie, Chief Administrative Officer
Barclay Pitkethly, Deputy Chief Administrative Officer
Jennifer Russell, Corporate Officer
Barry Azevedo, Manager of Environmental Services
Mark Goddard, Fire Chief
Chris Gruenwald, Director of Forestry
Jason Kinch, Engineering Technologist III - Asset Management
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Allyssa Fischer, Administrative Assistant

1. CALL TO ORDER

Mayor Alexis called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA

RC20/291

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That the agenda for the Regular Council meeting of June 1, 2020 be adopted.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC20/292

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

4. PUBLIC SAFETY AND HEALTH

a. Yard Waste Management Options During a Burning Ban

A report from the Fire Chief and the Engineering Technologist III dated June 1, 2020, regarding options for residents living outside of the waste collection area to dispose of yard waste during an open burning ban, was provided for the Committee's consideration.

Discussion ensued, and the Fire Chief answered the Committee's questions in regards to options for safely storing yard waste and how yard waste and compost are currently processed at the landfill.

RC20/293

Moved by Councillor Plecas

RECOMMENDED:

That a communication plan be prepared to advise residents not receiving curbside collection how to manage yard waste either on-site or by paid drop-off, until burning is allowed again in the District.

OPPOSED (1): Councillor Gill

CARRIED (6 to 1)

5. FORESTRY

a. Forestry Operations 2020 Quarter 1 (Q1) Report

A report from the Director of Forestry dated June 1, 2020, providing a summary of the first quarter financial results for the forestry operation, was provided for the Committee's information.

The Director of Forestry provided an overview of the District's forestry operations during the first quarter of 2020. Discussion ensued, and the Director of Forestry answered the Committee's questions in regards to current timber market conditions, minimum harvest levels, and signage at popular recreation trails.

6. ENGINEERING AND PUBLIC WORKS

a. Asset Management Program Update

A report from the Engineering Technologist III – Asset Management dated June 1, 2020, providing an update on the Asset Management Program, was provided for the Committee's information.

The Engineering Technologist III – Asset Management provided a presentation detailing the District's Asset Management Leadership Team's progress, challenges the team has faced, and the team's goals moving forward. Discussion ensued, and staff answered the Committee's questions in regards to inflationary costs, software programs for work management, and future needs.

b. Welton Common Building Improvements

A report from the Engineering Technologist III – Asset Management and the GIS Technician/Draftsperson III dated June 1, 2020, regarding proposed improvements to the District owned building at 7337 Welton Street, was provided for the Committee's consideration.

Discussion ensued, and the Director of Engineering & Public Works answered the Committee's questions in regards to the urgency of the project in light of the current pandemic, staff's ability to maintain appropriate physical distance at the Welton location, and staffing levels at the Welton Common location and Municipal Hall.

RC20/294

Moved by Councillor Crawford

RECOMMENDED:

1. That \$50,000 (not including GST) be allocated from the General Capital Reserve for the purpose of completing some improvements to 7337 Welton Street to accommodate staff working in the recently vacated Unit C; and
2. That the District's Financial Plan be amended accordingly.

OPPOSED (3): Councillor Davies, Councillor Gill, and Councillor Plecas

CARRIED (4 to 3)

7. DEVELOPMENT SERVICES

a. Development Application (P2019-095) - 34048 & 34054 Parr Avenue

A report from the Senior Planner dated June 1, 2020, regarding a development application for the properties located at 34048 and 34054 Parr Avenue was provided for the Committee's consideration.

The Committee noted staff concerns in regards to the proposed land use of portions of the properties. The Manager of Planning clarified that the applicant's proposal complied with the existing Official Community Plan designation of the properties, but that staff were requesting the opportunity to determine the highest

and best use of the land through a neighbourhood planning process. Staff answered the Committee's questions in regards to the area to be encompassed in the proposed neighbourhood plan, the timeline for completing the plan, and the manner in which the plan would be funded.

Further discussion ensued, and staff answered the Committee's questions in regards to future improvements to Stave Lake Road and Knight Avenue, traffic calming measures in the proposed development, and updates on the development applications of surrounding parcels.

RC20/295

Moved by Councillor Hamilton

RECOMMENDED:

1. That, upon due consideration of Section 475 of the *Local Government Act*, consultations go forward in accordance with Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purpose of that section of the *Act*;
2. That, the proposed trail corridor be required as a component of the related subdivision S19-014; and,
3. That, future development applications within the proposed Parr to Prentis Avenue area be deferred until the Neighbourhood Plan is completed.

CARRIED

b. Rezoning Application (R19-023) - 34219 Laxton Avenue

A report from the Planner dated June 1, 2020, regarding a rezoning application for the property located at 34219 Laxton Avenue, was provided for the Committee's consideration.

RC20/296

Moved by Councillor Gill

RECOMMENDED:

That the Public Hearing for Zoning Amending Bylaw 5948-2020-5050(383) for the property located at 34219 Laxton Avenue be waived.

CARRIED

c. Applications for Retail Cannabis Sales Licences

A report from the Planner dated June 1, 2020, regarding the applications the District had received to date for Retail Cannabis sales licences, was provided for the Committee's consideration.

The Manager of Planning provided a presentation that detailed the location, current land use, and proposed community benefits of each application, as well as any location conflicts due to the required 150 metre buffer zone between Retail Cannabis businesses.

Discussion ensued, and the Committee raised questions in regards to proposed community benefits, building improvements, business hours, and capital investment for several applications.

RC20/297

Moved by Councillor Plecas

RESOLVED:

1. That the Public Input Session for Retail Cannabis Sales Licence Applications RC20-001, RC20-002, RC20-003, RC20-004, RC20-005 be waived; and
2. That all Public Input for these applications be provided to staff in written format by June 19, 2020.

CARRIED

8. RESOLUTION TO RISE AND REPORT

RC20/298

Moved by Councillor Crawford

Seconded by Councillor Gill

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC20/299

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That the recommendation of the June 1, 2020 Committee of the Whole, as contained in item RC20/293 (Yard Waste Management Options During a Burning Ban) be adopted.

OPPOSED (1): Councillor Gill

CARRIED (6 to 1)

RC20/300

Moved by Councillor Crawford
 Seconded by Councillor Hamilton

RESOLVED:

That the recommendation of the June 1, 2020 Committee of the Whole, as contained in item RC20/294 (Welton Common Building Improvements) be adopted.

OPPOSED (3): Councillor Davies, Councillor Gill, and Councillor Plecas

CARRIED (4 to 3)

RC20/301

Moved by Councillor Crawford
 Seconded by Councillor Hamilton

RESOLVED:

That the recommendations of the June 1, 2020 Committee of the Whole, as contained in items RC20/293 to RC20/297 (except item RC20/293 (Yard Waste Management Options During a Burning Ban) and item RC20/294 (Welton Common Building Improvements)) be adopted.

CARRIED

10. COUNCIL COMMITTEE REPORTS

Council provided updates on recent committee and association meetings.

11. COUNCIL MEETING MINUTES FOR APPROVAL

a. **Regular Council Meeting (for the purpose of going into a closed meeting) – May 19, 2020**

b. **Regular Council Meeting - May 19, 2020**

RC20/302

Moved by Councillor Plecas
 Seconded by Councillor Gill

RESOLVED:

That the minutes contained in **Items 11 a - b** be adopted.

CARRIED

12. BYLAWS FOR CONSIDERATION

a. **Official Community Plan Amending Bylaw 5944-2020-5670(21) - FIRST & SECOND READINGS**

RC20/303

Moved by Councillor Crawford

Seconded by Councillor Gill

RESOLVED:

That Official Community Plan Amending Bylaw 5944-2020-5670(21) OCP20-005 (Toor), a bylaw to redesignate portions of the properties located at 34048 and 34054 Parr Avenue from *Attached Multi-unit Residential* to *Environmentally Sensitive Area* and *Parks and Open Space*, be **read a first and second time**.

CARRIED

b. **Zoning Amending Bylaw 5945-2020-5050(382) - FIRST & SECOND READINGS**

Council discussed amending the proposed Zoning Amending Bylaw to defer rezoning portions of the property until such as time as a neighbourhood plan had been completed for the area.

RC20/304

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 5945-2020-5050(382) R19-029 (Toor) be amended by deleting the rezoning of the property south of the future proposed extension of Best Avenue to Residential Two-Unit (RT465) Zone until such a time as a neighbourhood plan has been completed for the area.

OPPOSED (5): Mayor Alexis, Councillor Davies, Councillor Gill, Councillor Hamilton, and Councillor Herar

DEFEATED (2 to 5)

RC20/305

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 5945-2020-5050(382) R19-029 (Toor), a bylaw to rezone the properties at 34048 and 34054 Parr Avenue from Rural 16 (RU16) Zone to the Residential Compact 465 (RC465), Residential Compact 465 Secondary Dwelling (RC465s), Residential Two Unit (RT465), and Institutional Parks, Recreation and Civic (IPRC) zones, be **read a first and second time**.

CARRIED

c. Street Naming (Hanson Drive, Barker Court Extension, and Best Avenue Extension) Bylaw 5946-2020 - FIRST & SECOND READINGS

RC20/306

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Street Naming (Hanson Drive, Barker Court Extension, and Best Avenue Extension) Bylaw 5946-2020, a bylaw to name a new street and two street extensions, be **read a first and second time**.

CARRIED

d. Zoning Amending Bylaw 5948-2020-5050(383) - FIRST & SECOND READINGS

RC20/307

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 5948-2020-5050(383) R19-023 (McPherson), a bylaw to rezone property at 34219 Laxton Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone be **read a first and second time**.

CARRIED

e. Zoning Amending Bylaw 5918-2020-5050(373) - THIRD READING

RC20/308

Moved by Councillor Hamilton

Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 5918-2020-5050(373) R19-019 (Dhanju), a bylaw to rezone property at 7607 Wren Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a third time**.

CARRIED

f. Zoning Amending Bylaw 5922-2020-5050(375) - THIRD READING

RC20/309

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw Zoning Amending Bylaw 5922-2020-5050(375) R18-037 (RAM Engineering) – a bylaw to rezone property at 7632 Hurd Street from Urban Residential 558 (R558) Zone to Multiple Family 52 Rowhouse (MR52) Zone, be **read a third time**.

CARRIED

g. Zoning Amending Bylaw 5924-2020-5050(376) - THIRD READING

RC20/310

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 5924-2020-5050(376) LUC18-023 (District of Mission), a bylaw to rezone property at multiple addresses on Cedar Street, 14th Avenue, Orchid Crescent, and 12th Avenue from Urban Residential 558 (R558) Zone to Multiple Family 30 Townhouse (MT30) Zone, Multiple Family 52 Apartment (MA52) Zone, and Residential Two Unit (RT465) Zone, be **read a third time**.

CARRIED

h. Zoning Amending Bylaw 5925-2020-5050(377) - THIRD READING

Discussion ensued in regards to Zoning Amending Bylaw 5925-2020-5050(377) and the following concerns and questions were noted by Council:

- that the design of the development didn't suit the form and character of neighbourhood;
- the number of parking spaces that would be required to be provided for each lot;
- the average width of a driveway for a residential development, as the driveways on several of the lots appeared to be narrow;
- setback requirements for a driveway on the edge of a property; and
- Council's ability to permit the construction of secondary dwellings on the properties, but prohibit the construction of specific types of secondary dwellings, such as coach homes.

RC20/311

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED:

That **third reading** of Zoning Amending Bylaw 5925-2020-5050(377) R19-016 (Deol), a bylaw to rezone the properties at 34915 Dewdney Trunk Road, 34902 Douglas Avenue, and 34914 Douglas Avenue from Urban Residential 930 (R930) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone, be **deferred pending receipt of a third reading report** from staff with further information as outlined in the minutes.

CARRIED

i. Zoning Amending Bylaw 5940-2020-5050(281) - THIRD READING

Discussion ensued, and Council expressed concerns in regards to the information included on the notification sign at the property and the dimensions of the lot and proposed garden cottage.

RC20/312

Moved by Councillor Gill

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 5940-2020-5050(281) R19-039 (Dillabough & Koch), a bylaw to rezone property at 7707 Pintail Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a third time**.

OPPOSED (1): Councillor Plecas

CARRIED (6 to 1)

13. NEW/OTHER BUSINESS

There was no new/other business.

14. NOTICES OF MOTION

a. Agricultural Committee

Councillor Gill introduced his motion to Council and provided his rationale.

RC20/313

Moved by Councillor Gill

Seconded by Councillor Davies

RESOLVED:

That a new agricultural committee be formed to provide advice to Council on considering small-scale urban agriculture in the Zoning Bylaw, and on expanding opportunities for agri-tourism in Mission.

Discussion ensued in regards to food security, the costs associated with the creation of a new committee, and the longevity of the committee. Councillor Plecas noted the existence of the Mission Food Access Network, a local organization with the goal of increasing food security in Mission.

The Director of Development Services noted that the topic of small-scale agriculture would be included in the comprehensive zoning bylaw review workshop that would be presented to Council in June.

Councillor Gill withdrew the motion.

b. Tax Relief Grant

Councillor Gill introduced his motion to Council and provided his rationale.

RC20/314

Moved by Councillor Gill

That staff provide a report to Council detailing the financial implications of offering a property tax relief grant of either 4.39% or 2.19% to all residential property owners in Mission.

The motion failed for lack of a seconder.

c. Temporary Expanded Service Area Authorization for LCRB

Councillor Davies introduced his motion to Council and provided his rationale.

Discussion ensued in regards to approving applications on a case-by-case basis vs. blanket approval and the timeline to approve a typical liquor licence application. Staff noted that the LCRB was offering this temporary expansion until October 31, 2020.

RC20/315

Moved by Councillor Davies

Seconded by Councillor Gill

RESOLVED:

That, in accordance with Liquor and Cannabis Regulation Branch Policy Directive No. 20-13, all applications from liquor primary and manufacturer establishments within District of Mission jurisdiction for a Temporary Expanded Service Area Authorization be approved.

OPPOSED (1): Councillor Crawford

CARRIED (6 to 1)

15. ADJOURNMENT**RC20/316**

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:24 p.m.

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

DISTRICT OF MISSION

BYLAW 5944-2020-5670(21)

A Bylaw to amend "District of Mission
Official Community Plan Bylaw 5670-2017"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, adopt one or more community plans for one or more areas;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Official Community Plan Bylaw 5670-2017" and amended same from time to time;

AND WHEREAS the Council deems it desirable and in the public interest to further amend the Official Community Plan Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Official Community Plan Amending Bylaw 5944-2020-5670(21)."
2. "District of Mission Official Community Plan Bylaw 5670-2017" as amended, is hereby further amended by:
 - a) redesignating portions of the properties located at 34048 and 34054 Parr Avenue and legally described as:

Parcel Identifier: 018-102-417
Lot B, Section 27, Township 17, New Westminster District Plan
LMP8769

Parcel Identifier: 003-103-692
Lot 1, Section 27, Township 17, New Westminster District Plan
34254

from *Attached Multi-unit Residential* to *Environmentally Sensitive Area* and *Parks and Open Space*, as identified on Appendix A attached to and forming part of this Bylaw; and
 - b) amending the official community plan maps accordingly.

READ A FIRST TIME this 1st day of June, 2020

READ A SECOND TIME this 1st day of June, 2020

COUNCIL CONSIDERATION OF SECTION 477 OF
THE *LOCAL GOVERNMENT ACT* given this ___ day of ___, 2020

PUBLIC HEARING held this ___ day of ___, 2020

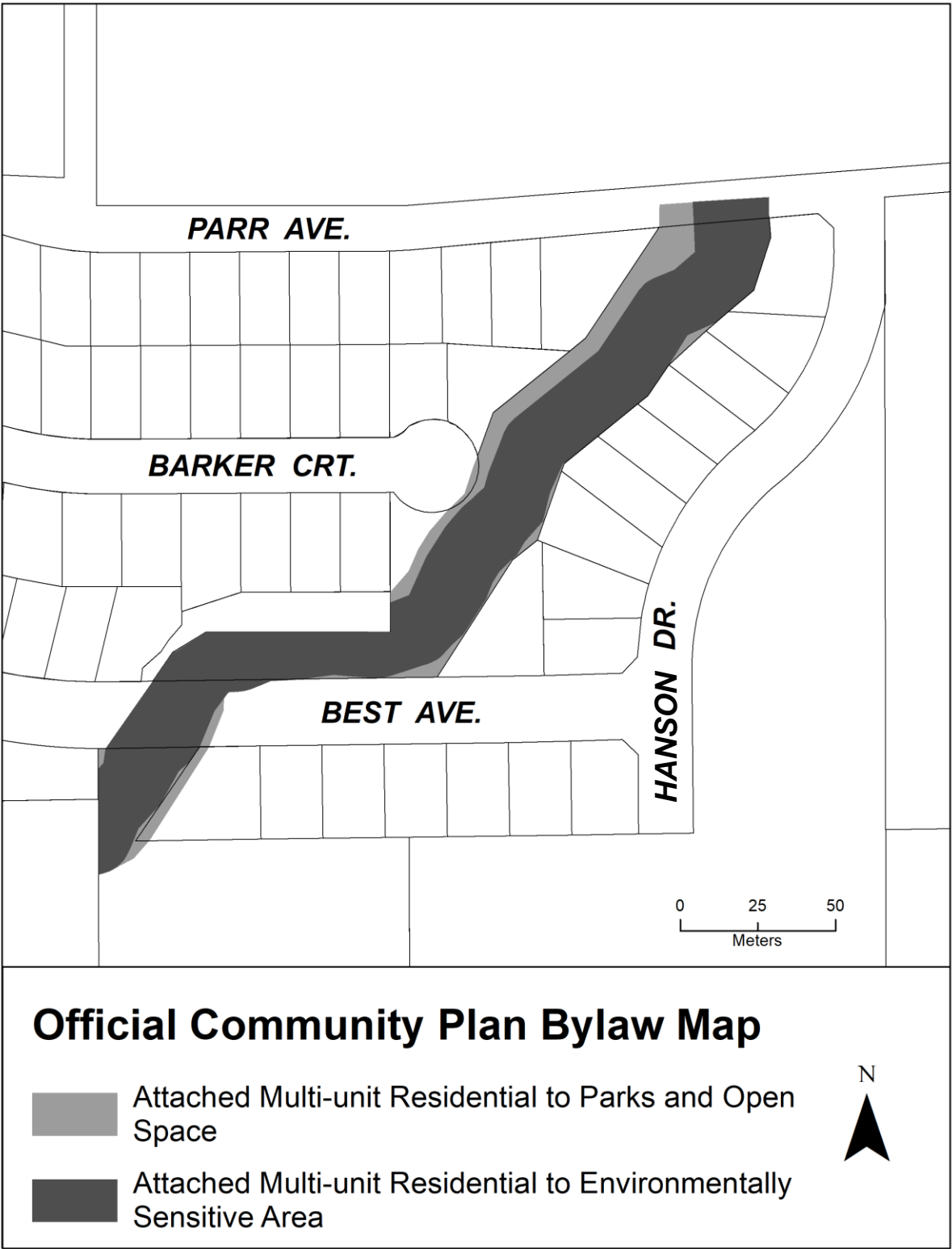
READ A THIRD TIME this ___ day of ___, 2020

ADOPTED this ___ day of ___, 2020

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

APPENDIX A



DISTRICT OF MISSION

BYLAW 5943-2020-5670(20)

A Bylaw to amend "District of Mission
Official Community Plan Bylaw 5670-2017"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, adopt one or more community plans for one or more areas;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Official Community Plan Bylaw 5670-2017" and amended same from time to time;

AND WHEREAS the Council deems it desirable and in the public interest to further amend the Official Community Plan Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Official Community Plan Amending Bylaw 5943-2020-5670(20)."
2. "District of Mission Official Community Plan Bylaw 5670-2017" as amended, is hereby further amended by:

- a) redesignating **a portion of** the following properties from *Urban Residential* to *Parks and Open Space*:

Address: 32921 Dewdney Trunk Road
Parcel Identifier: 005-824-273
Legal Description: Lot 1 Section 33 Township 17 New Westminster District
Plan 59845

Address: 32981 Dewdney Trunk Road
Parcel Identifier: 017-518-237
Legal Description: Lot 2, Section 33, Township 17 New Westminster
District Plan LMP2043

Address: 33007 Dewdney Trunk Road
Parcel Identifier: 017-518-245
Legal Description: Lot 3, Section 33, Township 17, New Westminster
District Plan LMP2043

Address: 33039 Dewdney Trunk Road
Parcel Identifier: 017-312-345
Legal Description: Lot 1, Section 33, Township 17, New Westminster
District Plan LMP250

Address: 9272 Bodner Terrace
Parcel Identifier: 024-604-321
Legal Description: Lot C, Section 33 Township 17, New Westminster
District Plan LMP43566

As shown on Appendix A attached to and forming part of this Bylaw;

- b) redesignating **a portion of** the following properties from *Urban Compact* to *Parks and Open Space*:

Address: 33038 Dewdney Trunk Road
Parcel Identifier: 000-818-941
Legal Description: North Half Lot 7 Except: Firstly: Part Subdivided by Plan 14793, Secondly: Part Included in Plan 15485, Section 33 Township 17 New Westminster District Plan 1072

Address: 33005 Rosetta Avenue
Parcel Identifier: 004-977-564
Legal Description: Lot 32, Section 33, Township 17, New Westminster District Plan 51845

Address: 33025 Rosetta Avenue
Parcel Identifier: 004-977-491
Legal Description: Lot 31, Section 33, Township 17, New Westminster District Plan 51845

As shown on Appendix A attached to and forming part of this Bylaw;

- c) redesignating **a portion of** the following property from *Attached Multi-unit Residential* to *Parks and Open Space*:

Address: 9043 Dewdney Trunk Road
Parcel Identifier: 012-508-900
Legal Description: Lot 5, Section 33, Township 17, New Westminster District Plan 2149

As shown on Appendix B attached to and forming part of this Bylaw;

- d) redesignating the following property from *Urban Residential* to *Parks and Open Space*:

Address: Unaddressed Property on Cherry Avenue
Parcel Identifier: 005-818-150
Legal Description: Lot 23, Section 29, Township 17, New Westminster District Plan 40788

As shown on Appendix C attached to and forming part of this Bylaw;

- e) amending the official community plan maps accordingly.

READ A FIRST TIME this ___ day of ___, 2020

COUNCIL CONSIDERATION OF SECTION 477 OF
THE *LOCAL GOVERNMENT ACT* given this ___ day of ___, 2020

READ A SECOND TIME this ___ day of ___, 2020

PUBLIC HEARING held this ___ day of ___, 2020

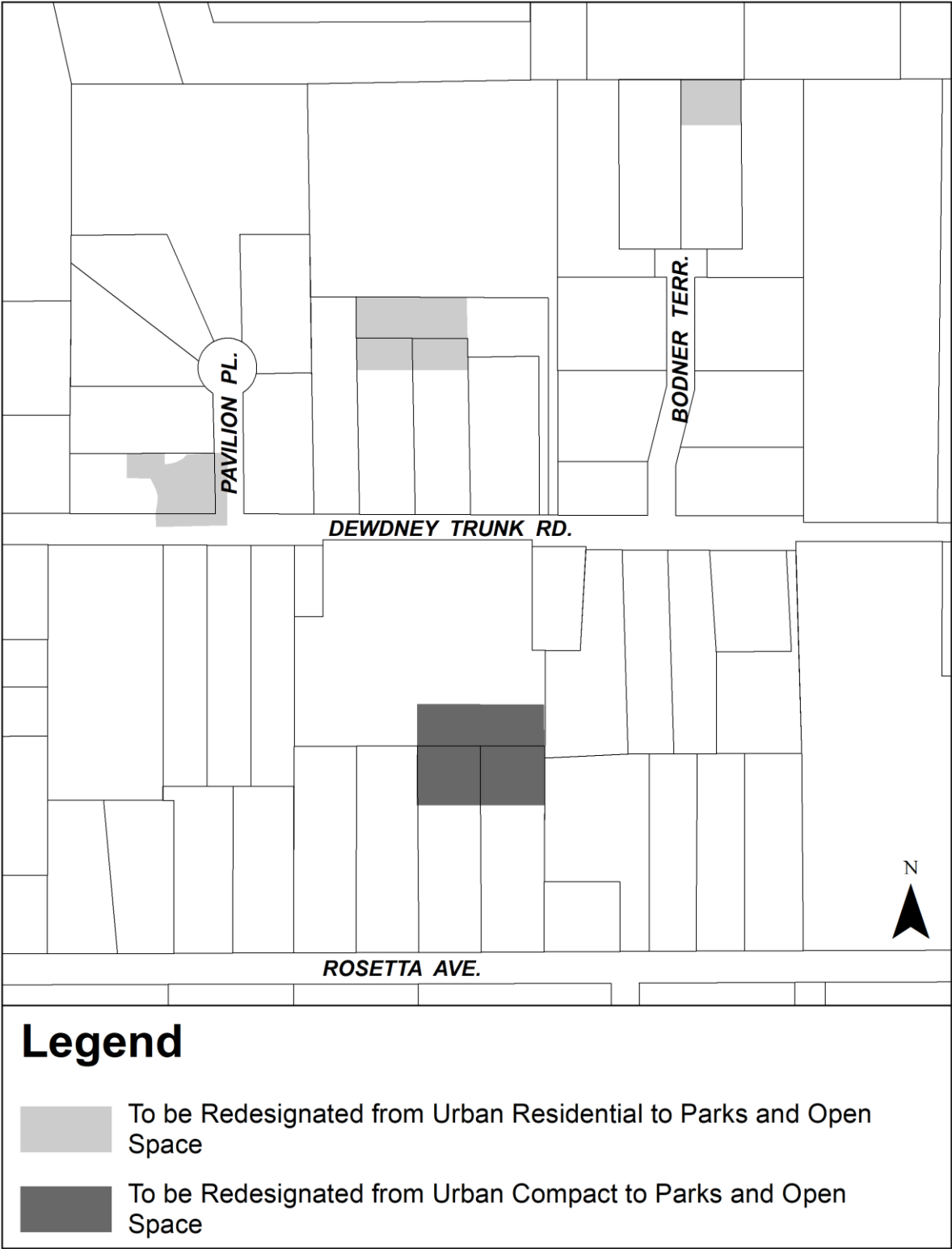
READ A THIRD TIME this ___ day of ___, 2020

ADOPTED this ___ day of ___, 2020

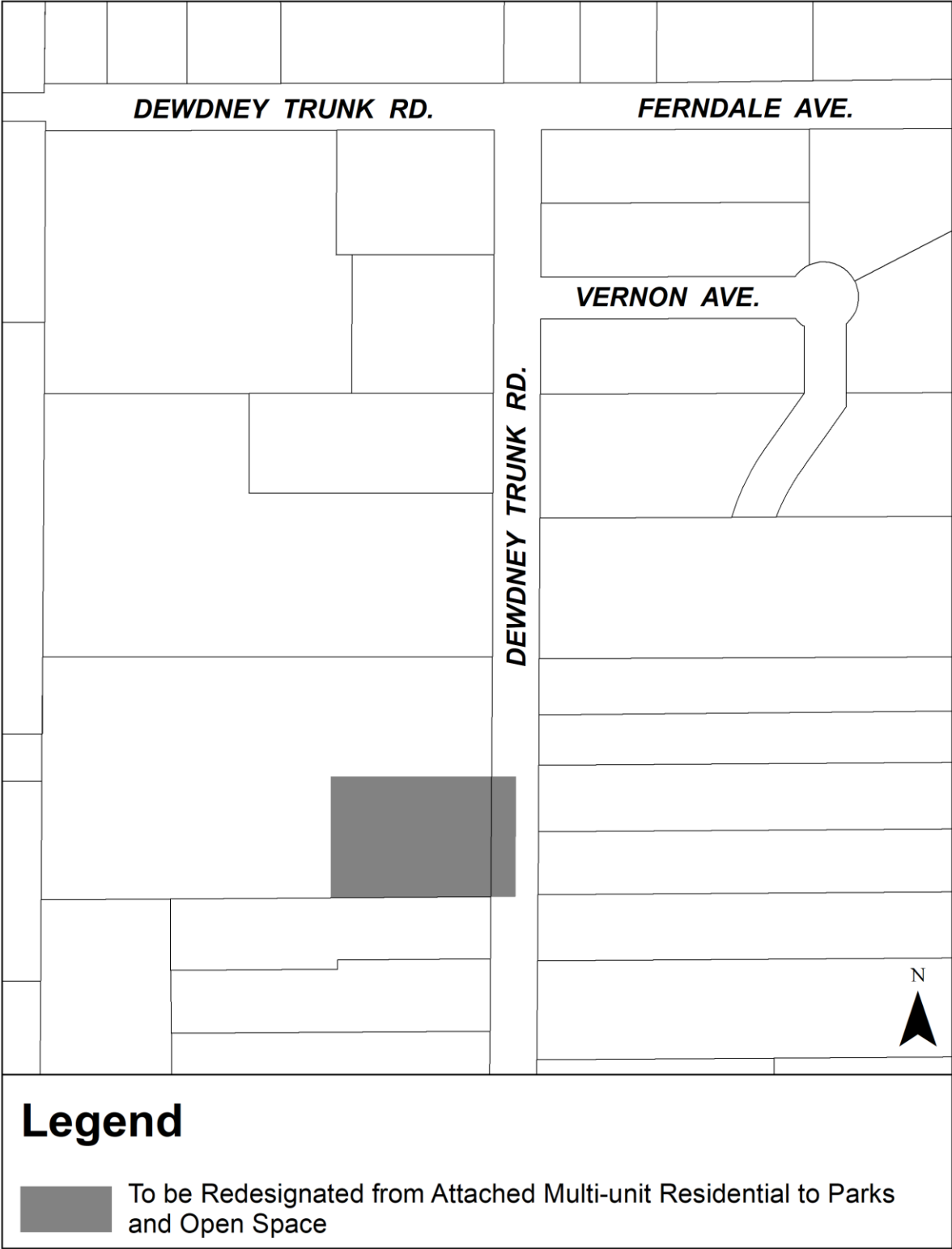
PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

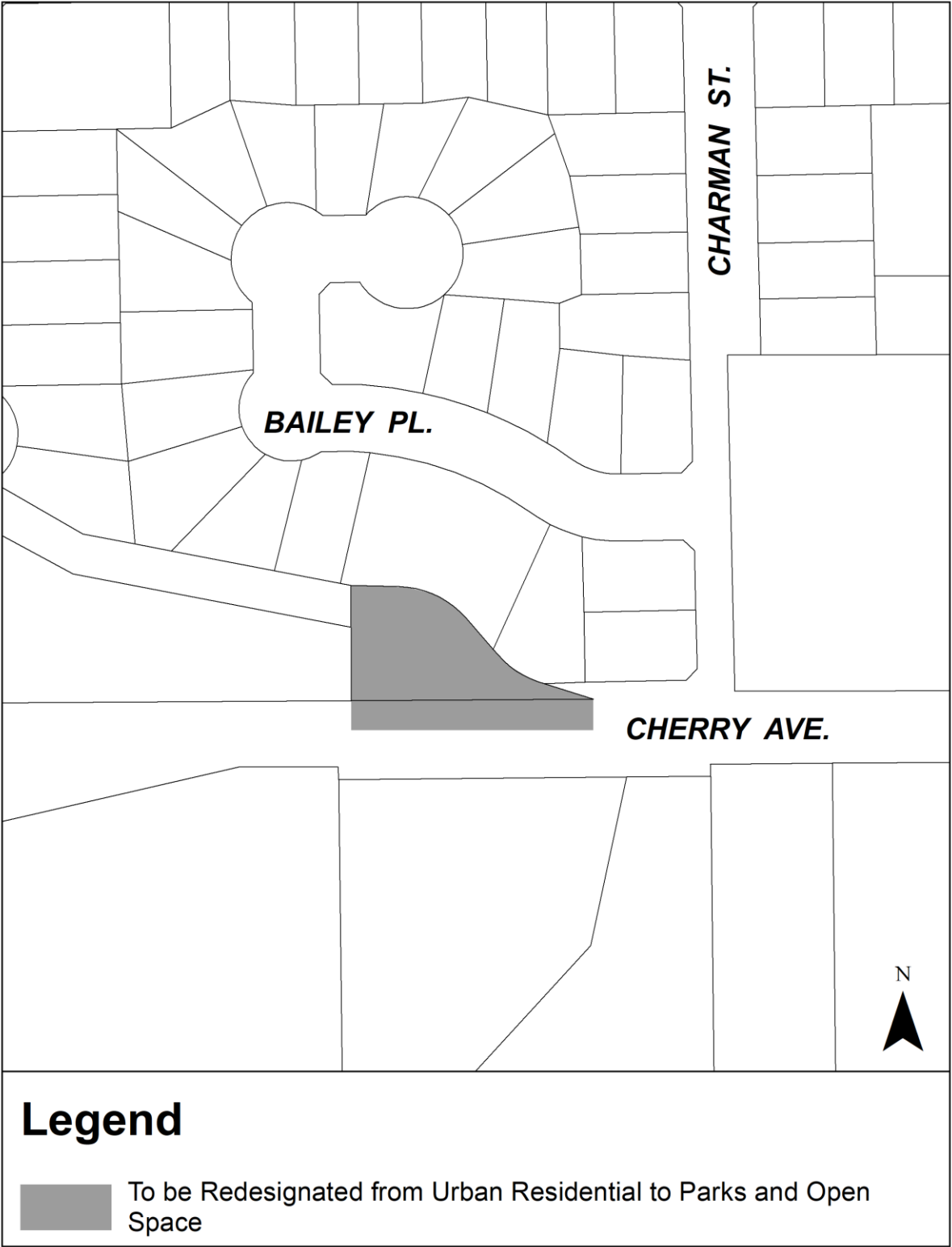
Appendix A



Appendix B



Appendix C



DISTRICT OF MISSION

BYLAW 5925-2020-5050(377)

A Bylaw to amend "District of Mission
Zoning Bylaw 5050-2009"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5925-2020-5050(377)."
2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
 - a) rezoning the properties located at 34915 Dewdney Trunk Road, 34902 Douglas Avenue, and 34914 Douglas Avenue and legally described as:

Parcel Identifier: 030-593-573
Lot B District Lot 6 Group 3 New Westminster District Plan
EPP84836

Parcel Identifier: 030-593-590
Lot D District Lot 6 Group 3 New Westminster District Plan
EPP84836

Parcel Identifier: 030-593-581
Lot C District Lot 6 Group 3 New Westminster District Plan
EPP84836

from Urban Residential 930 (R930) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone; and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this 6th day of April, 2020

READ A SECOND TIME this 6th day of April, 2020

PUBLIC HEARING waived this 4th day of May, 2020

READ A THIRD TIME this __ day of __, 2020

APPROVED by the Ministry of Transportation and Infrastructure this __ day of __, 2020

ADOPTED this ___ day of ___, 2020

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

DISTRICT OF MISSION

BYLAW 5924-2020-5050(376)

A Bylaw to amend "District of Mission Zoning Bylaw 5050-2009"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5924-2020-5050(376) ."
2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
 - a) rezoning the properties legally described as shown in Appendix 1 attached to and forming part of this Bylaw from Urban Residential 558 (R558) Zone to Multiple Family 30 Townhouse (MT30) Zone, Multiple Family 52 Apartment (MA52) Zone, and Residential Two Unit (RT465) Zone as specified in Appendix 1; and
 - b) amending the zoning maps accordingly.
3. This Bylaw shall come into force one year plus one day after the date of adoption, and in any event no later than June 30, 2024.

READ A FIRST TIME this 6th day of April, 2020

READ A SECOND TIME this 6th day of April, 2020

PUBLIC HEARING waived this 4th day of May, 2020

READ A THIRD TIME this 1st day of June, 2020

ADOPTED this __ day of ___, 2020

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

APPENDIX 1

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-664-710	STRATA LOT 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-728	STRATA LOT 2 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-736	STRATA LOT 3 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-744	STRATA LOT 4 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-761	STRATA LOT 5 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-779	STRATA LOT 6 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-787	STRATA LOT 7 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-809	STRATA LOT 8 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-817	STRATA LOT 9 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-664-825	STRATA LOT 10 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-833	STRATA LOT 11 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-841	STRATA LOT 12 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-850	STRATA LOT 13 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-876	STRATA LOT 14 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-884	STRATA LOT 15 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-906	STRATA LOT 16 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-914	STRATA LOT 17 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-922	STRATA LOT 18 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-664-931	STRATA LOT 19 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-949	STRATA LOT 20 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-957	STRATA LOT 21 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-965	STRATA LOT 22 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-664-981	STRATA LOT 23 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-007	STRATA LOT 24 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-015	STRATA LOT 25 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-023	STRATA LOT 26 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-031	STRATA LOT 27 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-665-040	STRATA LOT 28 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-066	STRATA LOT 29 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-082	STRATA LOT 30 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-091	STRATA LOT 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-112	STRATA LOT 32 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-139	STRATA LOT 33 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-155	STRATA LOT 34 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-163	STRATA LOT 35 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-180	STRATA LOT 36 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-665-201	STRATA LOT 37 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-210	STRATA LOT 38 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-236	STRATA LOT 39 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-244	STRATA LOT 40 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-252	STRATA LOT 41 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-261	STRATA LOT 42 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-279	STRATA LOT 43 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-287	STRATA LOT 44 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-295	STRATA LOT 45 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-665-309	STRATA LOT 46 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-317	STRATA LOT 47 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-325	STRATA LOT 48 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-333	STRATA LOT 49 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-341	STRATA LOT 50 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-368	STRATA LOT 51 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-376	STRATA LOT 52 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-384	STRATA LOT 53 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-392	STRATA LOT 54 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
7910 Cedar Street	016-665-406	STRATA LOT 55 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
7910 Cedar Street	016-665-414	STRATA LOT 56 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32888 Orchid Crescent	016-665-422	STRATA LOT 57 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32888 Orchid Crescent	016-665-431	STRATA LOT 58 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32888 Orchid Crescent	016-665-449	STRATA LOT 59 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32888 Orchid Crescent	016-665-457	STRATA LOT 60 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3368 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32846 – 14 th Avenue	005-070-279	LOT 513 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 52726	MA52
32883 Orchid Crescent	016-653-092	STRATA LOT 1 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-106	STRATA LOT 2 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-114	STRATA LOT 3 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
32883 Orchid Crescent	016-653-122	STRATA LOT 4 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-131	STRATA LOT 5 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-149	STRATA LOT 6 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-157	STRATA LOT 7 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-165	STRATA LOT 8 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-173	STRATA LOT 9 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-190	STRATA LOT 10 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-203	STRATA LOT 11 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-238	STRATA LOT 12 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
32883 Orchid Crescent	016-653-246	STRATA LOT 13 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32883 Orchid Crescent	016-653-254	STRATA LOT 14 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-262	STRATA LOT 15 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-271	STRATA LOT 16 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-289	STRATA LOT 17 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-297	STRATA LOT 18 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-301	STRATA LOT 19 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-319	STRATA LOT 20 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32891 Orchid Crescent	016-653-327	STRATA LOT 21 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30

Address	PID	Legal Description	Target Zone
32891 Orchid Crescent	016-653-335	STRATA LOT 22 SECTION 21 TONWSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW3367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MT30
32901 – 12 th Avenue	002-010-445	STRATA LOT 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW1819 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	RT465
32903 – 12 th Avenue	002-010-453	STRATA LOT 2 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW1819 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	RT465

DISTRICT OF MISSION

BYLAW 5940-2020-5050(381)

A Bylaw to amend "District of Mission
Zoning Bylaw 5050-2009"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5940-2020-5050(381)."
2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
 - a) rezoning the property located at 7707 Pintail Street and legally described as:

Parcel Identifier: 001-210-220
Lot 465 Section 20 Township 17 New Westminster District Plan
61504

from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone; and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this 4th day of May, 2020

READ A SECOND TIME this 4th day of May, 2020

PUBLIC HEARING waived this 4th day of May, 2020

READ A THIRD TIME this 1st day of June, 2020

ADOPTED this __ day of __, 2020

PAMELA ALEXIS
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

**DISTRICT OF MISSION
DEVELOPMENT PERMIT DPM19-004**

Issued to: 676517 BC LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: PO BOX 20021, Mission, BC V2V 7P8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

32818 7th Avenue

Parcel Identifier: 011-602-601

LOT 1 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

Parcel Identifier: 011-602-619

LOT 2 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

Parcel Identifier: 011-602-627

LOT 3 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

Parcel Identifier: 011-602-635

LOT 4 BLOCK 1 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN
332

3. The above property has been designated as **Development Permit Area C Mixed-Use and Commercial** in the Official Community Plan.

The said lands are zoned Commercial Neighbourhood Centre One (CNC1) Zone pursuant to "District of Mission Zoning Bylaw 5050-2009" as amended.

"District of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered A1.1 and A1.2 inclusive, which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

- (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered A1.1 and A1.2 inclusive,

prepared by ArCee Design Service (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.

5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
6. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
7. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
8. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

Pamela Alexis,
MAYOR

Jennifer Russell
CORPORATE OFFICER

Development Permit DPM19-004

**DISTRICT OF MISSION
TEMPORARY USE PERMIT TP20-001**

Issued to: Hartshorne Holdings Limited, Inc. No. BC0327368
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 18624 – 20th Avenue, Surrey, BC V3S 9V2

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Temporary Use Permit applies to and only to those lands within the Municipality legally described below, and any and all buildings, structures and development thereon:

Parcel Identifier: 006-136-371

Lot 1 Section 17 Township 18 New Westminster District Plan 41306

Parcel Identifier: 006-136-397

Lot 2 Sections 16 and 17 Township 18 New Westminster District Plan 41306

3. The said lands are zoned Industrial Resource Extraction (INR) Zone pursuant to “District of Mission Zoning Bylaw 5050-2009” as amended.

“District of Mission Zoning Bylaw” as amended is hereby supplemented in respect of the said lands as follows:

- (a) This permit allows for the addition of the following principal use and no other uses (as defined by “District of Mission Zoning Bylaw 5050-2009” as amended from time to time):
 - i. Asphalt Production Plant
- (b) The allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of three (3) years from the date of issuance of the permit and the use of the property for those purposes is subject to the following conditions:
 - i. Operating times are to be limited to:
 - i. 7:00 am to 8:00 pm, Monday to Friday;
 - ii. Trucks may pick-up premade asphalt outside of the time and days listed in item 1.i.; and
 - iii. Operations may occur outside of the hours listed in item i. i. for up to five days a month with the advance written permission of the Director of Development Services.
 - ii. Stack testing is to meet or exceed Metro Vancouver standards. Details of testing requirements:
 - i. Testing to occur only during months of plant operation;
 - ii. Testing to be completed by a provincially certified independent third party;
 - iii. Testing to occur monthly and after three consecutive months of reports indicating compliance with the requirements, testing may become bi-monthly; and
 - iv. Report results are to be provided directly to District of Mission staff.

- iii. Environmental testing of groundwater and surface impacts. Details of testing requirements:
 - i. Testing to occur only during months of plant operations;
 - ii. Testing to be completed by a provincial certified third party;
 - iii. Testing to occur monthly and after three consecutive months of reports indicating compliance to the requirements, testing may become bi-monthly; and
 - iv. Report results to be provided directly to District of Mission staff.
 - iv. A Residents Committee, details are listed below:
 - i. Comprised of three residents (of which one member must be from the Steelhead Community Association), Crown Contracting representative(s), and a District of Mission staff member;
 - ii. Meetings to occur monthly and may change to bi-monthly if no concerns are received;
 - iii. The first meeting to be held prior to the plant operations beginning; and
 - iv. Meeting minutes are to be presented to Council as an informational item.
 - v. Fire Safety Plan – must be approved and accepted by the Mission Fire Rescue Service;
 - vi. Provincial acceptance of the Riparian Areas Protection Regulation Report and completion of the Development Permit Area E; and
 - vii. Any other conditions resulting from the Council's consideration of the TUP. These additions can be made after the public information session.
 - ii. Upon expiry of this permit, the owner may apply for a one-time renewal.
 - iii. All business licenses issued to the occupant of the property will have expiry dates that will not exceed the term of this permit.
 - iv. All proposed signage on the site must be in accordance with the District of Mission Sign Bylaw 1662-1987 and approved by the Development Services Department.
- (c) This permit shall lapse three (3) years after the date of issuance or upon breach of its terms and conditions.
- (d) The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
- Minor changes to the aforesaid drawings that do not affect the intent of this permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Development Services Department.
- 4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
 - 6. The terms of this permit, or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
 - 7. This permit is not a building permit. A building permit(s) must be obtained for all buildings to be located on the property associated with this permit.

TEMPORARY USE PERMIT
TP20-001

Page 3

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Temporary Use Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type year] day of [Click here to type year] , [Click here to type year] .

Temporary Use Permit TP20-001

DRAFT