

To: Chief Administrative Officer **Date:** June 6, 2022
From: Gerald Schlesiger, Project Manager
Subject: **Official Community Plan (OCP) Bylaw Amendment – Waterfront Revitalization Master Plan - Second Reading**

Recommendation

That Official Community Plan Amending Bylaw 6095-2022-5670(33) which adds reference to the Waterfront Revitalization Master Plan (WRMP) to the OCP be considered for second reading.

Purpose

The purpose of this report is to receive second reading for an amendment to the Official Community Plan (OCP) that will incorporate the WRMP as a Reference Plan in the OCP. The bylaw will then advance to a Public Hearing on June 20, 2022.

Background

The OCP Amending Bylaw 6095-2022-5670(33) received first reading on May 2, 2022. The LAN 47 referrals letters have been distributed as per Section 475 of the *Local Government Act*.

Discussion and Analysis

The OCP Amending Bylaw 6095-2022-5670(33) facilitates the Waterfront Revitalization Master Plan as a Reference Plan when assessing land uses in the Waterfront Comprehensive Planning Area. All development within the Waterfront Comprehensive Planning Area to be in general conformance with the WRMP.

The LAN 47 referral letters describing the OCP Bylaw Amendment were issued to the organizations and authorities in compliance with Section 475 of the Local Government Act. In advance of the distribution of the official OCP referral letter, the team issued a courtesy letter two weeks prior to inform the respective agencies about the forthcoming OCP Bylaw Amendment. The courtesy letter included a summary of the project with a link to the 'engage waterfront' project page.

The LAN 47 referral responses include standard protocol guidance on how the WRMP should respond to development applications. For example, Fortis BC commented on considerations when development occurs near their gas lines. These concerns will be dealt with when development applications are received near their facilities. The provincial ministries of Forest Lands and Natural Resources, as well as the Ministry of Transportation and Infrastructure recognized that further planning between the City and the respective ministries was part of the agenda to bring the plan to fruition. The OCP Bylaw Amendment itself did not raise any concerns. In summary, all the responses were looking towards the process of implementation. The responses received are in Attachment A.

In concert with second reading, the WRMP has been solidified with the insertion of all graphic content and is posted at engage.mission.ca/waterfront. It is anticipated that there maybe some discussion on the WRMP at the June 20th Public Hearing concerning the OCP Bylaw Amendment that will accommodate the Plan becoming a Reference Plan to the OCP.

With the community's vision of a revitalized waterfront captured in the WRMP, and the formal land use planning component drawing to a close, the focus shifts towards articulating the Implementation Plan. Given the scale, complexity, land constraints, and number of different players internally and externally with a stake in the waterfront lands, having Reference Plan in place will not alone unlock revitalization. The Implementation Plan will advance the community another step along the Roadmap to Revitalization addressing the ongoing concerted efforts and activities, and guidance required for successful execution of the WRMP.

Financial Implications

There are no financial implications with this report.

Communication

There are no communication implications with this report.

Summary and Conclusion

It is recommended that Official Community Plan Amendment Bylaw # 6095-2022-5670(33) receive second reading.

Report Prepared by:	Gerald Schlesiger, Project Manager
Reviewed by:	Stacey Crawford, Director of Economic Development
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

Attachments

Attachment A:	LAN 47 Referral Responses
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ATTACHMENT A

Andrea Bazinet

From: Yip, Queenie FLNR:EX <Queenie.Yip@gov.bc.ca>
Sent: Thursday, May 12, 2022 1:39 PM
To: Gerald Schlesiger
Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

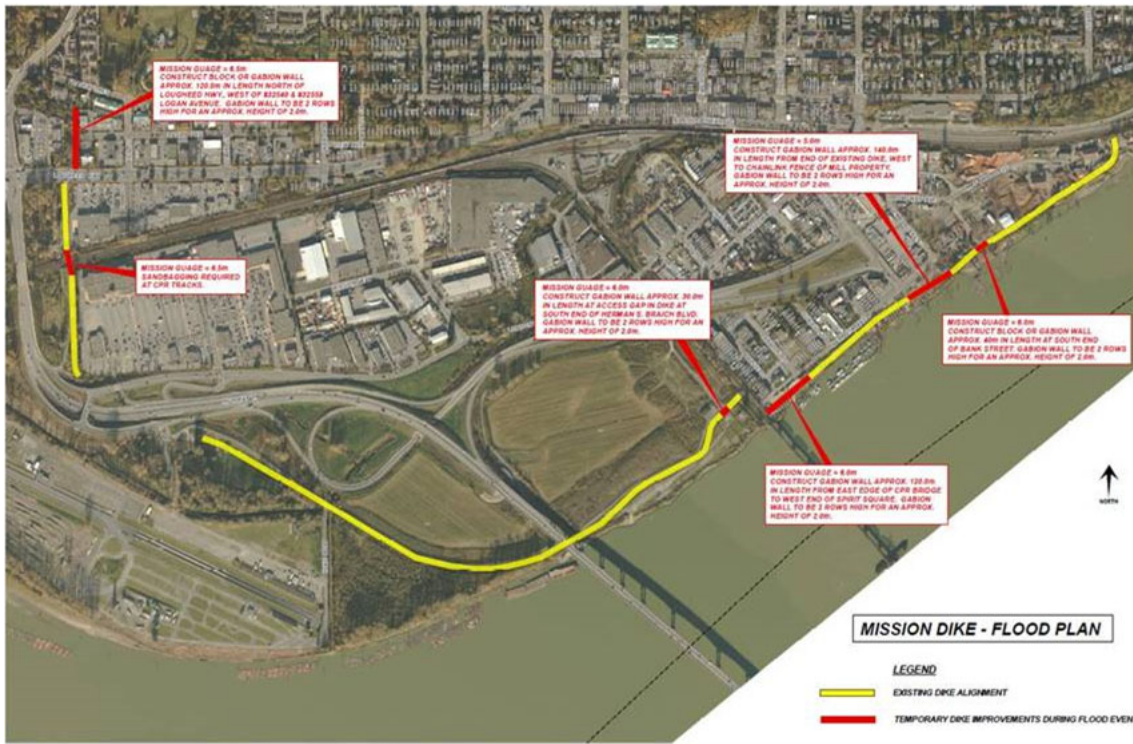
Hi Gerald

I want to clarify few points. Sorry that I wasn't clear in the meeting.

Point #1 Any upgrade to the existing dike will need to meet seismic. For an example, if the City plan is to raise X length of the existing dike, then X length will need to meet seismic guidelines. If the City is not planning to raise the dike, then our office will not require the City to improve the dike to meet seismic. However, we would question how Mission is the flood management plan in the Waterfront area that will not increase Province's liability. In particular, the parcel on the upstream side that depends on the dike for flood protection.

Point #3 I want to know if the City still want the old dike. If the old dike is not in the City's flood management plan, then part of the raised lands (the portion toward the water side) will become regulated dike. As a regulated dike, no structure can be build on top of the regulated portion of the dike. If the old dike is not part of the City's flood protection, then the City should consider decommission it. Please note that our office will consider sea level rise in the determination of the regulated portion of the dike. This is to ensure that future upgrade will be feasible.

Point #4 was mainly on the discussion of the upstream side of Mission Waterfront. Below is the location where Mission requested for Hesco Basket from PREOC in 2020. I understand that Mission placed lockblocks every freshet in the area. If the parcel behind the raised land on the east side of Waterfront depends on protection from the dike and there is no dike, what is the plan? Mission cannot, in a long term, depends on Province's support in flood response in the area, at the same time, putting additional developments in the area. This is putting more liability to the Province during flood response and recovery. If the parcel that is raised will act as a dike, raising of the land will need approval from the Inspector of Dike (IOD) office.



Point #5 If Mission wants to upgrade the existing dike without meeting seismic, then it will require an assessment from QP on the “consequence” of the dike. Currently, our office requires upgrade on high consequence dike to meet seismic. Our office can require upgrade on major consequence dike to meet seismic if it is deemed necessary.

Let me know if this clarify our discussion. Please don’t hesitate to contact us if you need further clarification.

Queenie

From: Gerald Schlesiger <gschlesiger@mission.ca>

Sent: May 12, 2022 12:37 PM

To: Yip, Queenie FLNR:EX <Queenie.Yip@gov.bc.ca>

Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

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Good Afternoon Queenie

Following our conversation this morning, does the below capture FLNR’s issues regarding Mission’s OCP Bylaw & the Waterfront Revitalization Master Plan?

As part of the Waterfront Revitalization Master Plan, the Ministry of FLNR needs Mission to:

- 1) Confirm seismic guidelines for the entire length of the dike, not just those portions of the dike along the water’s edge. (from Junction Mall in the west, to the Eastend watercourse on the east side).*
- 2) Confirm the recent placement of fill (Braich lands) does not touch the existing dike. (Provide the linear measurements.)*

- 3) *Plan how old dike sections are to be decommissioned. Decommissioning removes the formal responsibility for the dike's operations and maintenance. See the following link: https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/integrated-flood-hazard-mgmt/decommissioning_guidelines.pdf for guidance on decommissioning procedures.*
- 4) *Articulate its flood emergency response plan. The Province cannot continue to support Mission with emergency responses to freshet events.*
- 5) *Demonstrate how development will change the consequence classification to the flood protection measures. Currently the overall Consequence Classification is 'Major'. Mission can commission a study to provide the technical support that verifies the consequential risks have improved by the proposed flood protection measures.*

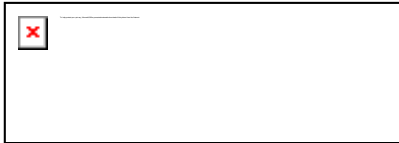
Please advise.

Thanks

Gerald

Gerald Schlesiger, MCIP

Project Manager - Waterfront Masterplan



City of Mission

Corporate Administration

34033 Lougheed Highway, Mission, BC, V2V 5X8

Office: 604-425-3677

Email: gschlesiger@mission.ca

Website: mission.ca

Twitter: twitter.com/mission_bc

Facebook: facebook.com/TheCityofMission

Instagram: instagram.com/mission_bc

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Please consider the environment before printing this e-mail.

From: Yip, Queenie FLNR:EX <Queenie.Yip@gov.bc.ca>

Sent: Wednesday, May 11, 2022 5:27 PM

To: Monica Stuart <mstuart@mission.ca>

Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>

Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

Hi all

Is it possible to set up a quick meeting to discuss the Master Plan as my comment to the OCP/ Master Plan? Or the comment must be by writing? Since there is not much detail information on flood infrastructures around the area, it is

challenging for me to provide concrete comments on the plan. However, I have some advices for the City in the flood protection plan. I understand that the deadline for my comment is this Friday.

Queenie

From: Monica Stuart <mstuart@mission.ca>

Sent: May 3, 2022 12:16 PM

To: Yip, Queenie FLNR:EX <Queenie.Yip@gov.bc.ca>

Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>

Subject: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

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Please provide your comments by 4:00 pm on Friday, May 13, 2022. Should no response be received by this date, the City will assume you have no comments on the proposal.

Forward your comments to Dan Sommer, Director of Development Services, via email at planning@mission.ca.

Kind Regards,

Monica Stuart

Monica Stuart

Planning Assistant

City of Mission

Development Services

A - 7337 Welton St, Mission, BC, V2V 3X1

Office: 604-820-3749 | Fax: 604-826-7951

Email: mstuart@mission.ca

Website: mission.ca

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Instagram: instagram.com/mission_bc

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Andrea Bazinet

From: Gerald Schlesiger
Sent: Thursday, May 12, 2022 8:10 AM
To: Yip, Queenie FLNR:EX; Monica Stuart
Cc: Dan Sommer; Andrea Bazinet
Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

Good Morning Queenie

I would be pleased to meet with you. I am available any time today if you want to send me an on-line link or give me a call at 604 425 3677.
Regards,
Gerald

Gerald Schlesiger, MCIP

Project Manager - Waterfront Masterplan

Corporate Administration
Office: 604-425-3677
Email: gschlesiger@mission.ca

From: Yip, Queenie FLNR:EX <Queenie.Yip@gov.bc.ca>
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To: Monica Stuart <mstuart@mission.ca>
Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>
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Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>
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Forward your comments to Dan Sommer, Director of Development Services, via email at planning@mission.ca.

Kind Regards,
Monica Stuart

Monica Stuart
Planning Assistant



City of Mission

Development Services

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Instagram: instagram.com/mission_bc

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Monica Stuart

From: Referrals <Referrals@fortisbc.com>
Sent: May 3, 2022 1:53 PM
To: Planning
Subject: RE: [External Email] - Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

Property Referral #2022-686

Hi Dan,

FortisBC has reviewed the proposed the official proposed community plan. FortisBC does not have any objections, however a BC 1 Call ticket must be obtained for any proposed works in close proximity to our gas lines. Any work happening within 2m of an IP Intermediate Pressure Line or 10m of TP Transmission Pressure Pipeline will require a permit from FortisBC. A permit could be obtained at www.fortisbc.com/rightofway.

FortisBC strongly encourages that all subdivision proposals that affect a FortisBC (TP or IP) Statutory Right of Way (SRW) give consideration to incorporating the FortisBC SRW into the design as a green belt or designated linear park. Additionally, FortisBC recommend that property lines terminate at the FortisBC SRW boundaries. Implementing these design guidelines mitigate the potential for future concerns for the property owner associated with unauthorized activities, encroachments as well access and maintenance activities by FortisBC within its SRW.

Please be advised that a fence will not be permitted to be constructed closer than 2.5 meters from a FortisBC pipeline when situated within a FortisBC SRW. This also applies to a fence running parallel to the pipeline. For this reason FortisBC encourages that property lines terminate at SRW boundaries.

Lot services should be designed not to run parallel within the FortisBC SRW.

If there are any proposed roads or driveways over the (TP or IP) right of way(s) or pipeline(s), detailed engineer drawings must be submitted for review. An engineering assessment will be required to establish the potential impact to the FortisBC pipeline to establish any potential upgrades to the pipeline required to address the change in land use. The applicant/proponent may be responsible for costs associated with the application and engineering assessment and any subsequent pipeline improvements required from the proposal.

Thanks,

Josh Harder
Property Services Assistant
Lands
FortisBC Energy
16705 Fraser Highway | Surrey BC V4N 0E8
P: 778.578.8038 xt.58038 | joshua.harder@fortisbc.com



From: Planning <planning@mission.ca>
Sent: Tuesday, May 3, 2022 12:18 PM
To: Referrals <Referrals@fortisbc.com>
Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>; darin.wong@fortisbc.com
Subject: [External Email] - Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

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Please provide your comments by 4:00 pm on Friday, May 13, 2022. Should no response be received by this date, the City will assume you have no comments on the proposal.

Forward your comments to Dan Sommer, Director of Development Services, via email at planning@mission.ca.

Kind Regards,
Monica Stuart

Planning



City of Mission

Planning - Development Services
8645 Stave Lake St, Mission, BC, V2V 4L9
Office: 604-820-3748 | Fax: 604-826-7951
Email: planning@mission.ca
Website: mission.ca
Twitter: twitter.com/mission_bc
Facebook: facebook.com/TheCityofMission
Instagram: instagram.com/mission_bc

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Andrea Bazinet

From: Mike Dickinson
Sent: Friday, May 13, 2022 4:11 PM
To: josie@kwantlenlands.ca; ashley@kwantlenlands.ca
Cc: Planning; Dan Sommer; Sharel Isabella; Gerald Schlesiger; Stacey Crawford; Andrea Bazinet
Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

May 13 2022

Hello Josie:

Thank you for your email below, and for reaching out to discuss the OCP Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan. Considerable work has been undertaken in the preparation of this plan for Mission's waterfront, and we look forward to a future meeting with after the amendment is approved to discuss next steps. I'm copying Gerald Schlesiger and Stacey Crawford who are the lead team members of the Waterfront Revitalization Masterplan program. From the Long Range planning perspective, we are always interested in meeting with you and discussing this and other planning initiatives in Mission.

Gerald and Stacey. Please let me know if you wish to arrange a meeting with Josie and Ashley or if you would like me to do this in the near future. From Josie's email below, she mentions....'To discuss further, please contact me at Josie@Kwantlenlands.ca.'

Sincerely,

Mike Dickinson

Mike Dickinson, MCIP, RPP

Manager of Long Range Planning & Special Projects

Planning - Development Services
Office: 604-820-5380 | Fax: 604-826-7951
Email: mdickinson@mission.ca

From: Planning <planning@mission.ca>
Sent: May 13, 2022 3:36 PM
To: Mike Dickinson <mdickinson@mission.ca>
Cc: Sharel Isabella <sisabella@mission.ca>
Subject: FW: Official Community Plan Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan

For your response.

Planning

Planning - Development Services
Office: 604-820-3748 | Fax: 604-826-7951
Email: planning@mission.ca

From: Josie Iaci <josie@kwantlenlands.ca>

Sent: Friday, May 13, 2022 1:49 PM

To: Planning <planning@mission.ca>

Cc: Ashley Doyle <ashley@kwantlenlands.ca>

Subject: Re: Official Community Plan Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan

Hi Dan,

My name is Josie Iaci. I am the Land Referrals Officer for Kwantlen First Nation under the *Kwantlen Lands, Resources and Stewardship* (KLRS) Department. I am writing to you in the interest of Kwantlen First Nation Council. We are in receipt of your correspondence dated May 3, 2022 regarding the proposed OCP Amending Bylaw 6095-2022-5670(33).

We have had an opportunity to review the amendment and have no comments at this time; however, we would like to request a meeting with the City of Mission after the amendment is approved to touch base and discuss next steps. Please keep us informed, and we can move forward to set up a meeting in the coming months.

To discuss further, please contact me at Josie@Kwantlenlands.ca.

Kind regards,
Josie

Josie Iaci | Land Referrals Officer

Email: josie@kwantlenlands.ca

Kwantlen Lands, Resources and Stewardship

Monica Stuart

From: Moses, Ikponmwosa TRAN:EX <Moses.Ikponmwosa@gov.bc.ca>
Sent: May 13, 2022 8:26 AM
To: Planning
Cc: Dan Sommer; Gerald Schlesiger; Andrea Bazinet; Lord, Gabriel TRAN:EX; McGowan, Kevin TRAN:EX; Ahn, Sohee AEST:EX; Webber, Peter TRAN:EX; Bui, Phu TRAN:EX
Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan | 2022-02665
Categories: Mike, Public Hearing

Hello Planning,

Please find below comments on the Mission Waterfront Revitalization Master Plan under above noted Bylaw. The Ministry of Transportation and Infrastructure (MoTI) has jurisdictional authority over Lougheed Highway 7, Highway 7&11, Highway 11, and the Mission Waterfront area per Section 52 of *Transportation Act*. Please be advised the MoTI will need to review how this development will affect our infrastructure, some concerns are but not limited to traffic, structural, and storm water management prior to development and rezoning approvals.

We recommend the Official Community Plan to move forward and some useful guides for planning the next phase of the development are: Active transportation guide and the Ministry of Transportation and Infrastructure BC Supplement to TAC guide.

Kind regards,

[Ikponmwosa Moses](#)

Development Officer- Fraser Valley SA 07
Ministry of Transportation and Infrastructure | Chilliwack Area Office
45890 Victoria Avenue
Chilliwack, BC, V2P 2T1
Office: (604)-398-5901



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From: Planning <planning@mission.ca>
Sent: May 3, 2022 12:40 PM
To: Moses, Ikponmwosa TRAN:EX <Moses.Ikponmwosa@gov.bc.ca>
Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>; Farmer, Elena TRAN:EX <Elena.Farmer@gov.bc.ca>; Halwani, Lina TRAN:EX <Lina.Halwani@gov.bc.ca>; Lord, Gabriel TRAN:EX <Gabriel.Lord@gov.bc.ca>; McGowan, Kevin TRAN:EX <Kevin.McGowan@gov.bc.ca>; Powers, Jennifer TRAN:EX <Jennifer.Powers@gov.bc.ca>; Hold - 220114 - Crump, Jon TRAN:EX <Jon.Crump@gov.bc.ca>; Ahn, Sohee AEST:EX <Sohee.Ahn@gov.bc.ca>; Webber, Peter TRAN:EX

<Peter.Webber@gov.bc.ca>; Bui, Phu TRAN:EX <Phu.Bui@gov.bc.ca>

Subject: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

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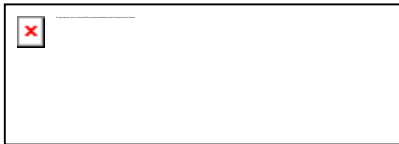
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Please provide your comments by 4:00 pm on Friday, May 13, 2022. Should no response be received by this date, the City will assume you have no comments on the proposal.

Forward your comments to Dan Sommer, Director of Development Services, via email at planning@mission.ca.

Kind Regards,
Monica Stuart

Planning



City of Mission

Planning - Development Services

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Monica Stuart

From: Corien Becker <corien.becker@mpsd.ca>
Sent: May 3, 2022 1:20 PM
To: Planning
Cc: Dan Sommer; Gerald Schlesiger; Andrea Bazinet
Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

Good afternoon,

The school district does not have any comments on this amendment.

We are looking forward to the more detailed planning stages, and the discussion around schools to support this development, as the revitalization begins.

Thank you.

Corien

From: Planning <planning@mission.ca>
Sent: Tuesday, May 3, 2022 12:42 PM
To: Corien Becker <corien.becker@mpsd.ca>
Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet <abazinet@mission.ca>
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Planning



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Monica Stuart

From: Roderick Umali <Roderick.Umali@sjrb.ca>
Sent: May 4, 2022 7:24 AM
To: Monica Stuart
Cc: Project Manager - Vancouver
Subject: RE: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan
Attachments: OCP Referral - Shawcable.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Monica,

If there will be relocation needed for the utilities, kindly forward us the plans, so we can arrange for relocation design/plan accordingly.

Thank you,

Roderick Umali Intermediate Planner, Fibre Plus Deployment

Shaw Communications Inc.

10445 138th St. Surrey, BC V3T 4X4

T: 604-629-4354

E: roderick.umali@sjrb.ca



This message is confidential and may contain privileged information. We ask that you not use or disclose this message other than with our consent. If you are not an intended recipient, please immediately notify us and delete this message. Thank-you.

From: Project Manager - Vancouver <ProjectManagerVancouver@sjrb.ca>
Sent: Tuesday, May 3, 2022 3:53 PM
To: Roderick Umali <Roderick.Umali@sjrb.ca>
Subject: FW: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

Hi Erick,

Not sure if you need to do anything here or have any input?

Thanks
Tina

From: Planning <planning@mission.ca>
Sent: Tuesday, May 3, 2022 12:43 PM
To: Project Manager - Vancouver <ProjectManagerVancouver@sjrb.ca>
Cc: Dan Sommer <dsommer@mission.ca>; Gerald Schlesiger <gschlesiger@mission.ca>; Andrea Bazinet

<abazinet@mission.ca>; Maury Laurino <Maury.Laurino@sjrb.ca>

Subject: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan

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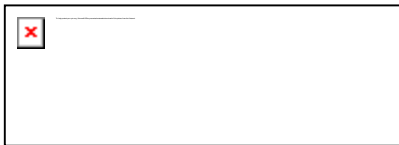
In compliance with Section 475 of the *Local Government Act* (copy enclosed), please advise whether organization has any information or comments with respect to proposed OCP Amending Bylaw 6095-2022-5670(33) for the purpose of land use planning within the Waterfront Revitalization Master Plan. A copy of the proposed amending bylaw is enclosed to assist your assessment of this proposal. If you require further background information please visit engage.mission.ca/waterfront.

Please provide your comments by 4:00 pm on Friday, May 13, 2022. Should no response be received by this date, the City will assume you have no comments on the proposal.

Forward your comments to Dan Sommer, Director of Development Services, via email at planning@mission.ca.

Kind Regards,
Monica Stuart

Planning



City of Mission

Planning - Development Services

8645 Stave Lake St, Mission, BC, V2V 4L9

Office: 604-820-3748 | Fax: 604-826-7951

Email: planning@mission.ca

Website: mission.ca

Twitter: twitter.com/mission_bc

Facebook: facebook.com/TheCityofMission

Instagram: instagram.com/mission_bc

Please go to mission.ca/COVID-19 for the latest COVID-19 information and updates.

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Andrea Bazinet

From: Edward Bolecz <edward.bolecz@telus.com>
Sent: Friday, May 6, 2022 3:39 PM
To: Planning@mission.ca
Cc: Robert McKay; Monica Stuart
Subject: Fwd: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan
Attachments: OCP Referral - Telus..pdf

Dan

In reviewing the Bylaws TELUS has no comments on the proposed By-laws. As per any relocation work please advise us when the designs are initiated as we will work with the City and/or developer to relocate any lines. As per our standard relocation policies the work is considered billable. Please forward these designs to coastal.op.engineering@telus.com and myself. TELUS is interested in working with the City of Mission and the developers of the proposed area to provide TELUS Fibre services to the new properties. We will work with the City to help plan the required underground or aerial structures. As per TELUS policies it is usually the municipality and/or residential developer who provides the underground structure with TELUS providing the fibre cables and communication fibre hubs (FDHs). Please feel free to reach out to me if you have any questions or concerns.

Thanks

Ed Bolecz, ASCT

TELUS Communications Inc.

Dept OP Engineering

Ph (604)695-3236

----- Forwarded message -----

From: Monica Stuart <mstuart@mission.ca>
Date: Tue, May 3, 2022 at 12:50 PM
Subject: Official Community Plan Amending Bylaw 6095-2022-5670(33) - Waterfront Revitalization Master Plan
To: edward.bolecz@telus.com <edward.bolecz@telus.com>
Cc: Dan Sommer <dsommer@mission.ca>, Gerald Schlesiger <gschlesiger@mission.ca>, Andrea Bazinet <abazinet@mission.ca>, coastal.op.engineering@telus.com <coastal.op.engineering@telus.com>

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Forward your comments to Dan Sommer, Director of Development Services, via email at planning@mission.ca .

Kind Regards,

Monica Stuart

Monica Stuart

Planning Assistant



City of Mission

Development Services

A - 7337 Welton St, Mission, BC, V2V 3X1

Office: 604-820-3749 | Fax: 604-826-7951

Email: mstuart@mission.ca

Website: mission.ca

Twitter: twitter.com/mission_bc

Facebook: facebook.com/TheCityofMission

Instagram: instagram.com/mission_bc

ALERT: Please go to mission.ca/COVID-19 for the latest COVID-19 information and updates.

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Monica Stuart

From: Sto:lo Connect <do-not-reply@stoloconnect.com>
Sent: May 6, 2022 1:59 PM
To: Planning
Subject: [Sto:lo Connect] Referral Status Changed to analysis stage - 607278 - Official Community Plan Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan, Mission

Referral Status Changed

Deanna Rach (People of the River Referrals Office) changed the status of 607278 - Official Community Plan Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan, Mission to analysis stage

- ID

607278
- ISSUING AGENCY FILE NUMBER(S)

13-6520
- PROJECT NAME

Official Community Plan Amending Bylaw 6095-2022-5670(33) – Waterfront Revitalization Master Plan, Mission
- STATUS

analysis stage

[View this Referral](#)