



## **MINUTES - REGULAR COUNCIL MEETING**

**June 20, 2022, 6:00 p.m.  
Council Chambers  
8645 Stave Lake Street, Mission, BC**

**Council Present:**

Mayor Paul Horn  
Councillor Cal Crawford  
Councillor Mark Davies  
Councillor Jag Gill  
Councillor Carol Hamilton  
Councillor Ken Herar  
Councillor Danny Plecas

**Staff Present:**

Barclay Pitkethly, Deputy Chief Administrative Officer  
Jennifer Russell, Corporate Officer  
Stacey Crawford, Director of Economic Development  
Louis Dauphin, Director of Parks, Recreation and Culture  
Mike Dickinson, Manager of Long-Range Planning  
Jay Jackman, Manager of Development Engineering, Projects and Design  
Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Scott Ross, Manager of Accounting Services  
Gerald Schlesiger, Project Manager - Waterfront Masterplan  
Brendan Schneeberger, Planning Engineer  
Doug Stewart, Director of Finance  
Allyssa Fischer, Administrative Assistant

**1. CALL TO ORDER**

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

## 2. **ADOPTION OF AGENDA**

### **RC22-281**

Moved by Councillor Crawford

Seconded by Councillor Herar

RESOLVED:

1. That Item 7(a) "**District Energy System Grant Application to Canada Community Building Fund**" be removed from the agenda under **Corporate Administration and Finance**; and
2. That the agenda for the Regular Council Meeting of June 20, 2022 be adopted as amended.

CARRIED

## 3. **DELEGATIONS**

### **a. Mike Gildersleeve, Mission City Farmers' Market**

Mike Gildersleeve, President of the Mission City Farmers' Market, provided a PowerPoint presentation that included information regarding the history of the Farmers' Market and challenges at the Market's current location at the Welton parking lot, including lack of bathroom facilities, limited parking, and lack of protection from the elements. He requested that Council consider supporting the Market in its request to move to 11<sup>th</sup> Avenue between Grand Street and Taulbut Street. Mr. Gildersleeve spoke to the benefits of this location, including proximity to Centennial Park, available parking spaces, and access to public transit.

Discussion ensued, and Mr. Gildersleeve answered questions from Council in regards to traffic flow on 11<sup>th</sup> Avenue on market days, access to a power source, number of market stalls, and future expansion plans.

Mayor Horn noted that staff had been in contact with the Mission City Farmers' Market in regard to the proposal. He stated that traffic control and access to power were issues that would need to be addressed. He further stated the importance of the Farmers' Market team engaging with key stakeholders as well as neighbours on 11<sup>th</sup> Avenue and the surrounding area.

## 4. **PUBLIC HEARINGS**

### **a. Public Hearing Notice for June 20, 2022**

### **b. Official Community Plan Amending Bylaw 6095-2022-5670(33)**

The purpose of proposed Official Community Plan Amending Bylaw 6095-2022-5670(33) is to amend Official Community Plan Bylaw 5670-2017 to incorporate the Waterfront Revitalization Master Plan as a Reference Plan in the Official Community Plan. The Waterfront Revitalization Master Plan will provide guidance on land use within the Waterfront Comprehensive Planning Area.

The Mayor opened the public hearing.

The Project Manager of the Waterfront Revitalization Master Plan introduced the proposed amendments to the Official Community Plan to incorporate the Waterfront Revitalization Master Plan.

The Corporate Officer stated that four letters in support of the proposal had been received, one of which asking Council to consider using Temporary Use Permit extensions or other policy measures to allow current business uses to continue while waiting for the area to be built out over time.

The Mayor opened the floor to the public for questions and comments.

Candace Koch, Mission, expressed concern regarding how the Waterfront Revitalization Master Plan had been presented to the public. She noted that many residents were under the impression that the plan was a development proposal and did not understand that it was a conceptual plan to be referred to during future planning. She further expressed concern in regards to the future of the Mission Raceway Park and noted her concern that constructing residential buildings near the racetrack would lead to its eventual closure due to noise complaints.

Earl Babich, Mission, expressed concern regarding connectivity and accessibility between downtown Mission and the proposed waterfront area. He asked for a map providing the breakdown of publicly and privately owned lands in the Waterfront Comprehensive Area. He stated his desire to see affordable housing constructed near Mission Raceway Park. Mr. Babich questioned the amount of money the City had spent on waterfront planning studies to date.

The Project Manager of the Waterfront Revitalization Master Plan provided a breakdown of property ownership and stated that the budget for the Waterfront Revitalization Master Plan had been set at \$1.5 million.

H. S. Kenny Braich, Mission, provided an overview of the legal structure of the waterfront land owned by the Braich family, the history of the land under Braich ownership, and the family's plans to develop the lands. He asked about the permitted uses of his land under the current zoning and inquired as to the legal impact of the Waterfront Revitalization Master Plan on Braich owned lands.

In response, the Mayor noted that the purpose of the Plan is to provide people with a vision for the land to inform in future development decisions.

H. S. Kenny Braich, stated he was not in support of the plan and asked if his properties could be excluded from the Plan, similar to Mission Raceway Park. He noted that previous efforts to sell his land had been hindered by concerns regarding noise pollution from Mission Raceway Park.

He expressed concern regarding the public amenity space planned for the lands immediately adjacent to the Fraser River in place of container ports for heavy industry. He noted that the highest and best offers he had received for his land were for heavy industrial developments and expressed his desire to see the foreshore corridor preserved. He expressed concern regarding the City's communications with the Vancouver Port Authority and CP Rail.

Mr. Braich stated his belief that his family had not been treated with the same level of respect as the other waterfront landowners, and that the City had left the family in an untenable position. He questioned the Plan's success without the cooperation of the Braich family, as owners of a significant portion of the waterfront lands. He noted his desire to do what was in the best interests of Mission residents and expressed his concern that the Plan was not the best use of the land.

Charlotte Lightburn, Mission, expressed concern regarding connectivity between downtown Mission and the waterfront area and pedestrian safety. She further expressed concern in regards to population growth as a result of the proposed residential development in the Waterfront Comprehensive Planning Area and the overcrowding already experienced in local schools.

Daniel Preston, real estate agent for the Braich family, noted areas slated for densification in the Official Community Plan and inquired if an absorption rate study had been completed for the City. He asked for the maximum buildout number proposed for the Waterfront Comprehensive Area and expressed concern in regards to a potential decrease in land value due to the number of residential units proposed for the waterfront area. He questioned if the City's industrial land supply would be adequate to support future job growth.

In response, the Deputy Chief Administrative Officer stated that the municipality was expected to grow at an average rate of 1.8% over the next 20 years. It was noted that the plan for the waterfront area included a mix of commercial uses in addition to residential use. The Project Manager for the Waterfront Revitalization Master Plan stated that the buildout for the Waterfront Comprehensive Planning Area was expected to be approximately 7,500 residential units, in addition to employment and commercial land.

Bobby Braich, Mission, expressed concern in relation to public misinformation regarding the Braich-owned lands on the Mission waterfront. He stated that the family had always planned with Mission's best interests in mind. He expressed further concern regarding the amount of Braich-owned land to be designated for public amenity use under the Waterfront Revitalization Master Plan and the City's communication with CP Rail with regards to the Plan.

Earl Babich, asked to see a map breaking down the ownership of privately and publicly owned parcels in the Waterfront Comprehensive Planning Area. He expressed concern regarding the public's understanding of the conceptual nature of the Waterfront Revitalization Master Plan and stated that the process was disrespectful to current land owners.

Nicholas Kuhl, Planner with O2 Planning + Design, provided a map detailing the lands that were privately and publicly owned within the Waterfront Comprehensive Planning Area.

In response to Mr. Babich, the Mayor stated that land use planning exercises are common practice throughout Canada and help identify public land uses. He noted that neighbourhood planning helps identify potential future land uses in

order to assist the municipality in projecting the costing for future servicing and amenities.

H. S. Kenny Braich, asked Council to consider deferring third reading of the proposed bylaw, extending the time period of the consultation, and expanding the planning area to include The Junction Shopping Centre.

Daniel Preston, asked if an industrial land supply study had been completed.

The Mayor stated that an industrial land supply study had been completed recently and reported on in the local paper.

Candace Koch, corrected her original statement regarding property ownership.

Bobby Braich, expressed concern regarding public perception of the lands due to the Waterfront Revitalization Master Plan in contrast to the current permitted land uses. He requested Council defer third reading of the proposed bylaw in order to provide further opportunity for consultation on the waterfront area. He asked Council and City staff to clarify ownership of parcels in the Waterfront Comprehensive Planning Area and the conceptual nature of the Waterfront Revitalization Master Plan.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Official Community Plan Amending Bylaw 6095-2022-5670(33) closed.

**c. Zoning Amending Bylaw 6099-2022-5949(66)**

The purpose of proposed Zoning Amending Bylaw 6099-2022-5949(66) is to rezone the subject properties located at 32527 and 32551 Cherry Avenue from the Suburban 20 (S20) Zone to Multi-unit Duplex 465 (MD465) Zone and Urban Compact 465 Secondary Dwelling (UC465s) Zone to facilitate a 25-lot subdivision that will accommodate 12 duplexes, with each duplex spanning two fee-simple lots that are 232 square metres in size, and one single family lot zoned UC465s with a minimum 465 square metres lot size permitting a secondary dwelling. The subject properties are legally described as:

Parcel Identifier: 027-919-510

Lot 9 Section 29 Township 17 New Westminster District Plan BCP40949

Parcel Identifier: 011-339-934

Lot "A" Section 29 Township 17 New Westminster District Plan 8732

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Conceptual buildout of duplexes and driveway locations.
4. Sample duplex designs.

The Corporate Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Earl Babich, stated his desire to see higher density developments and additional park space.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6099-2022-5949(66) closed.

## **5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

### **RC22-282**

Moved by Councillor Crawford

Seconded by Councillor Herar

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

## **6. PARKS, RECREATION AND CULTURE**

### **a. Consumption of Liquor in Public Places Bylaw 6107-2022**

A report from the Director of Parks, Recreation and Culture dated June 20, 2022, regarding a proposed bylaw to allow for the consumption of liquor in public parks, was provided for the Committee's consideration.

Discussion ensued, and staff answered the Committee's questions in regards to signage, waste removal, and enforcement of the bylaw. Members of the Committee noted the importance of ensuring clear and visible signage outlining the regulations for public consumption of liquor.

### **RC22-283**

Moved by Councillor Davies

RECOMMENDED:

1. That Consumption of Liquor in Public Places Bylaw 6107-2022, be amended to exclude Jack Poole Plaza as a designated public place to consume liquor;
2. That Consumption of Liquor in Public Places Bylaw 6107 be considered for first three readings; and
3. That a press release, webpage updates, and online survey be conducted as part of the pilot project.

OPPOSED (2): Councillor Herar, and Councillor Plecas

CARRIED (5 to 2)

## 7. CORPORATE ADMINISTRATION AND FINANCE

### a. District Energy System Grant Application to Canada Community Building Fund

This item was not considered.

### b. 2021 Annual Report

A report from the Director of Finance dated June 20, 2022, regarding the 2021 Annual Report was provided for the Committee's consideration.

#### **RC22-284**

Moved by Councillor Crawford

#### RECOMMENDED:

That the City of Mission 2021 Annual Report including audited financial statements for the year ended December 31, 2021, as attached as Attachment A to the Director of Finance's report dated June 20, 2022 and entitled "2021 Annual Report" be approved.

CARRIED

### c. 2021 Statement of Financial Information

A report from the Manager of Accounting Services dated June 20, 2020, regarding the 2021 Statement of Financial Information was provided for the Committee's consideration.

#### **RC22-285**

Moved by Councillor Plecas

#### RECOMMENDED:

1. That the City of Mission's 2021 Statement of Financial Information, attached as Attachment A to the report entitled "2021 Statement of Financial Information" from the Manager of Accounting Services dated June 20, 2022, be approved for submission to the Ministry of Municipal Affairs and Housing; and
2. That the Mayor and Director of Finance be authorized to sign the Statement of Financial Information Approval form.

CARRIED

**RC22-286**

Moved by Mayor Horn

RECOMMENDED:

That staff prepare a letter on behalf of Mayor and Council to the Minister of Finance requesting an amendment to the *Financial Information Act* to raise the threshold for reporting remuneration and expenses to reflect current inflationary pressures.

CARRIED

**d. Investment Holdings Quarterly Report – March 31, 2022**

A report from the Manager of Accounting Services dated June 20, 2022, providing a quarterly update of the City's cash and portfolio investment holdings, was provided for the Committee's information.

**e. Silverdale Comprehensive Planning Area – Central Neighbourhood Plan Section 477 Report**

A report from the Deputy Chief Administrative Officer dated June 20, 2022, regarding the Central Neighbourhood Plan for the Silverdale Comprehensive Planning Area, was provided for the Committee's information.

**8. ENGINEERING AND PUBLIC WORKS**

**a. Development and Subdivision Control Bylaw Proposed Amendments – Livable Street Design Standards**

A report from the Manager of Development Engineering, Projects & Design dated June 20, 2022, regarding proposed amendments to the Development and Subdivision Control Bylaw 5650-2017, was provided for the Committee's information.

Discussion ensued, and staff answered the Committee's questions in regards to landscaping requirements for new developments, the maintenance of boulevard trees, and funding and labour requirements necessary to properly maintain boulevard trees.

**b. Wren Street Remediation Contract Award**

A report from the Manager of Development Engineering, Projects & Design dated June 20, 2022, seeking approval to add the Wren Street Remediation Project to the 2022-2025 Financial Plan, was provided for the Committee's consideration.



**RC22-287**

Moved by Councillor Crawford

RECOMMENDED:

1. That a budget of \$2,800,000 plus GST be approved for the Wren Street Remediation Project.
2. That the \$2,800,000 be funded as follows:
  - a. \$2,520,000 from the Disaster Financial Assistance funding through Emergency Management BC
  - b. \$280,000 from the Insurance Reserve
3. That the City's 2022-2025 Financial Plan be amended accordingly.

CARRIED

**9. DEVELOPMENT SERVICES**

**a. Development Variance Permit Application – 33231 - 1st Avenue**

A report from the Planner dated June 20, 2022, regarding a Development Variance Permit application for the property located at 33231 - 1st Avenue, was provided for the Committee's consideration.

**RC22-288**

Moved by Councillor Crawford

RECOMMENDED:

That Development Variance Permit DV22-014 for 33231 - 1st Avenue to vary Zoning Bylaw 5949-2020 by reducing the required number of parking spaces in the Mission City Downtown Zone (DT1) from six spaces to two **be approved**, conditional upon signed legal documentation to restrict the number of dwelling units to two apartment units.

CARRIED

**b. Hens and Bees Pilot Program Applications – Second Intake**

A report from the Manager of Planning dated June 20, 2022, regarding Temporary Use Permit applications for the Hens and Bees Pilot Program, was provided for the Committee's consideration.

Discussion ensued regarding responsible handling of livestock and resources to support the success of the program.

**RC22-289**

Moved by Councillor Hamilton

RECOMMENDED:

That Temporary Use Permits

- a. TP22-001 for 33789 3rd Avenue;
- b. TP22-002 for 31809 Silverdale Avenue;
- c. TP22-003 for 34278 Jasper Avenue;
- d. TP22-004 for 7430 Dunsmuir Street;
- e. TP22-005 for 33329 Heather Avenue;
- f. TP22-006 for 33528 Copper Place;
- g. TP22-007 for 33554 – 8th Avenue;
- h. TP22-008 for 8041 Philbert Street, and
- i. TP22-009 for 7535 Murray Street.

be approved.

CARRIED

**c. Development Application – 12631 Carr Street**

A report from the Planner dated June 20, 2022, regarding a development application for the property located at 12631 Carr Street, was provided for the Committee's consideration.

Discussion ensued, and members of the Committee expressed concern in regards to outstanding environmental issues outlined in the staff report. Staff answered the Committee's questions in regards to aquifers and reporting requirements for subdivisions relying on well water.

Staff were directed to investigate the impact of developments on the aquifers in Stave Falls and provide options for reporting on future applications in the area.

**RC22-290**

Moved by Councillor Davies

RECOMMENDED:

That consideration of Zoning Amending Bylaw 6106-2022-5949(69) to rezone the property located at 12631 Carr Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone be deferred pending receipt of a staff report that addresses the environmental concerns as outlined in the report from the Planner dated June 20, 2022.

CARRIED

**10. RESOLUTION TO RISE AND REPORT**

**RC22-291**

Moved by Councillor Davies

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

**11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE**

**RC22-292**

Moved by Councillor Crawford

Seconded by Councillor Plecas

RESOLVED:

That the recommendations of the June 20, 2022 Committee of the Whole, as contained in items RC22-282 to RC22-290 (except item RC22-283) be adopted.

CARRIED

**RC22-293**

Moved by Councillor Gill

Seconded by Councillor Davies

RESOLVED:

That the recommendation of the June 20, 2022 Committee of the Whole, as contained in item RC22-283 be adopted.

OPPOSED (2): Councillor Herar, and Councillor Plecas

CARRIED (5 to 2)

**12. COUNCIL COMMITTEE REPORTS & MINUTES**

The following minutes were received as information:

- a. **Mission Sustainable Housing Committee Meeting Minutes - May 12, 2022**
- b. **Cultural Resources Commission Meeting Minutes (draft) - May 18, 2022**

**13. COUNCIL MEETING MINUTES FOR APPROVAL**

- a. **Regular Council Meeting (for the purpose of going into a closed meeting) – June 6, 2022**
- b. **Regular Council Meeting - June 6, 2022**

**RC22-294**

Moved by Councillor Crawford  
Seconded by Councillor Herar

RESOLVED:

That the minutes contained in **Items 13 a - b** be adopted.

CARRIED

**14. BYLAWS FOR CONSIDERATION**

**a. Zoning Amending Bylaw 6106-2022-5949(69) - FIRST AND SECOND READINGS**

This item was not considered.

**b. Consumption of Liquor in Public Places Bylaw 6107-2022 - FIRST, SECOND, AND THIRD READINGS**

**RC22-295**

Moved by Councillor Crawford  
Seconded by Councillor Davies

RESOLVED:

That Consumption of Liquor in Public Places Bylaw 6107-2022, a bylaw to set out parameters for the public consumption of alcohol in Fraser River Heritage Park and Centennial Park, for a trial basis of one year, be **read a first, second, and third time.**

OPPOSED (2): Councillor Herar, and Councillor Plecas

CARRIED (5 to 2)

**c. Development and Subdivision Control Amending Bylaw 6108-2022-5650(4) - FIRST, SECOND, AND THIRD READINGS**

Staff were directed to incorporate the operational costs for the maintenance of boulevard trees into the next round of budget discussions.

**RC22-296**

Moved by Councillor Plecas  
Seconded by Councillor Davies

RESOLVED:

That Development and Subdivision Control Amending Bylaw 6108-2022-5650(4), a bylaw to amend Development and Subdivision Control Bylaw 5650-2017 to incorporate new livable street cross sections, offer clarification on clauses that were previously adopted, and minor housekeeping amendments, be **read a first, second, and third time.**

CARRIED

**d. Official Community Plan Amending Bylaw 6103-2022-5670(35) -  
CONSIDERATION OF SECTION 477**

**RC22-297**

Moved by Councillor Gill  
Seconded by Councillor Herar

RESOLVED:

That in accordance with Section 477 of the *Local Government Act*, Council has considered Official Community Plan Amending Bylaw 6103-2022-5670(35) in conjunction with the City's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

**e. Official Community Plan Amending Bylaw 6103-2022-5670(35) - SECOND  
READING**

**RC22-298**

Moved by Councillor Gill  
Seconded by Councillor Plecas

RESOLVED:

That Official Community Plan Amending Bylaw 6103-2022-5670(35), a bylaw to amend Official Community Plan Bylaw 5670-2017 to incorporate references to the Central Neighbourhood Plan, be **read a second time**.

CARRIED

**f. Official Community Plan Amending Bylaw 6095-2022-5670(33) - THIRD  
READING**

Discussion ensued on the proposed bylaw.

**RC22-299**

Moved by Councillor Hamilton  
Seconded by Councillor Herar

RESOLVED:

That second reading of Official Community Plan Amending Bylaw 6095-2022-5670(33) be deferred to the next Regular meeting of Council.

OPPOSED (4): Mayor Horn, Councillor Crawford, Councillor Davies, and Councillor Gill

DEFEATED (3 to 4)

In response to questions from Council, the Deputy Chief Administrative Officer stated that, regardless of the Official Community Plan designation, it is the underlying zoning that applies to the land. He noted that the Waterfront Revitalization Master Plan did not include amending the existing zoning of the properties in the Waterfront Comprehensive Planning Area.

The Mayor noted that the Waterfront Revitalization Master Plan was to be used as a reference document and would be referred to when looking at future planning for the area.

The Project Manager of the Waterfront Revitalization Master Plan clarified that the budget of \$1.5 million had been allocated for the current Master Plan contract and did not include the cost of any previous planning work.

In response to questions from Council, Nicholas Dykstra, Urban Designer with O2 Planning + Design, stated that the consultants had utilized the City's Floodplain Management Bylaw 4027-2007 to determine the setbacks for parcels requiring subdivision for future development within the Waterfront Comprehensive Planning Area. He noted that the work was conceptual and future studies of the floodplain area could provide further detail.

The Planning Engineer stated that the consultant had not allocated land uses to any of the lands underwater in their conceptual designs.

Mayor Horn clarified that staff had been in communication with both CP Rail and the Port of Vancouver with regards to Waterfront Revitalization Master Plan.

Members of Council provided their rationale for their decisions.

### **RC22-300**

Moved by Councillor Crawford  
Seconded by Councillor Davies

RESOLVED:

That Official Community Plan Amending Bylaw 6095-2022-5670(33), a bylaw to amend Official Community Plan Bylaw 5670-2017 to incorporate references to the Waterfront Revitalization Master Plan, be **read a third time**.

OPPOSED (1): Councillor Herar

CARRIED (6 to 1)

### **RC22-301**

Moved by Councillor Plecas  
Seconded by Councillor Hamilton

RESOLVED:

That the meeting be extended until all items of business have been concluded.

CARRIED

**g. Zoning Amending Bylaw 6099-2022-5949(66) - THIRD READING**

**RC22-302**

Moved by Councillor Plecas  
Seconded by Councillor Davies

RESOLVED:

That Zoning Amending Bylaw 6099-2022-5949(66), a bylaw to rezone the properties at 32527 and 32551 Cherry Avenue from Suburban 20 (S20) Zone to Multi-unit Duplex 465 (MD465) Zone and Urban Compact 465 Secondary Dwelling (UC465s) Zone, be **read a third time**.

CARRIED

**h. Zoning Amending Bylaw 5991-2020-5949(13) - ADOPTION**

**RC22-303**

Moved by Councillor Davies  
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 5991-2020-5949(13) R20-015 (Lafleur), a bylaw to rezone a portion of the property at 30373 Dewdney Trunk Road from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **adopted**.

CARRIED

**15. PERMITS FOR CONSIDERATION**

**a. Development Variance Permit Application DV22-014 (33231 - 1st Avenue)**

**RC22-304**

Moved by Councillor Gill  
Seconded by Councillor Herar

RESOLVED:

That Development Variance Permit DV22-014 for the property at 33231 - 1st Avenue, be **approved as amended**.

CARRIED

**b. Temporary Use Permit Application TP22-001 (33789 - 3rd Avenue)**

**RC22-305**

Moved by Councillor Davies  
Seconded by Councillor Plecas

RESOLVED:

That Temporary Use Permit TP22-0001 (33789 - 3rd Avenue) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**c. Temporary Use Permit Application TP22-002 (31809 Silverdale Avenue)**

**RC22-306**

Moved by Councillor Davies  
Seconded by Councillor Crawford

RESOLVED:

That Temporary Use Permit TP22-002 (31809 Silverdale Avenue) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED



**d. Temporary Use Permit Application TP22-003 (34278 Jasper Avenue)**

**RC22-307**

Moved by Councillor Herar

Seconded by Councillor Hamilton

RESOLVED:

That Temporary Use Permit TP22-003 (34278 Jasper Avenue) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**e. Temporary Use Permit Application TP22-004 (7430 Dunsmuir Street)**

**RC22-308**

Moved by Councillor Davies

Seconded by Councillor Plecas

RESOLVED:

That Temporary Use Permit TP22-004 (7430 Dunsmuir Street) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**f. Temporary Use Permit Application TP22-005 (33329 Heather Avenue)**

**RC22-309**

Moved by Councillor Herar

Seconded by Councillor Plecas

RESOLVED:

That Temporary Use Permit TP22-005 (33329 Heather Avenue) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**g. Temporary Use Permit Application TP22-006 (33528 Copper Place)**

**RC22-310**

Moved by Mayor Horn

Seconded by Councillor Crawford

RESOLVED:

That Temporary Use Permit TP22-006 (33528 Copper Place) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**h. Temporary Use Permit Application TP22-007 (33554 – 8th Avenue)**

**RC22-311**

Moved by Councillor Herar  
Seconded by Councillor Davies

RESOLVED:

That Temporary Use Permit TP22-007 (33554 – 8th Avenue) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**i. Temporary Use Permit Application TP22-008 (8041 Philbert Street)**

**RC22-312**

Moved by Councillor Hamilton  
Seconded by Councillor Herar

RESOLVED:

That Temporary Use Permit TP22-008 (8041 Philbert Street) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**j. Temporary Use Permit Application TP22-009 (7535 Murray Street)**

**RC22-313**

Moved by Councillor Davies

Seconded by Councillor Crawford

RESOLVED:

That Temporary Use Permit TP22-009 (7535 Murray Street) to allow for the addition of the following principal use:

- Backyard Hen Pilot Program (Agriculture (Urban)),
- the allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of twelve (12) months 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.

be **approved**.

CARRIED

**16. NEW/OTHER BUSINESS**

**a. Council Member Updates**

Council provided updates on recent events, committee and association meetings.

**17. NOTICES OF MOTION**

**a. Building Permit Processing Timelines**

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

**RC22-314**

Moved by Councillor Gill

Seconded by Councillor Herar

RESOLVED:

That staff provide an update on the processing timeliness for all types of building permits.

CARRIED

Staff were directed to include information about leasehold and tenant improvement permits, and to provide details on how timelines would be impacted by staffing, technology investments, and policy changes.

**18. QUESTION PERIOD**

Earl Babich asked when the annual report would be made available to members of the public.

The Director of Finance stated that the 2021 Annual Report would be published on the City's website on June 21, 2022 and that physical copies would be made available upon request.

**19. ADJOURNMENT**

**RC22-315**

Moved by Councillor Herar

Seconded by Councillor Hamilton

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:37 p.m.

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PAUL HORN  
MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER