

forward to Council in the future with recommended funding sources and the Financial Plan will be adjusted at that time (provided Council decides to proceed with the recommended action).

Staff recommends that Council confirm, through resolution, that it has considered section 477(3)(a) of the *Local Government Act* and a statement to that effect has been included in the OCP Bylaw.

Prior to Council considering second reading, staff will be including a financial impact analysis (OCP Options Assessment and Growth Projections for DCCs/Infrastructure Planning) that will help Council decide whether or not to pursue one or both of the transitional density strategies set out in this report. Although the section 477 consideration is done at first reading, this will serve as an additional opportunity for Council to evaluate the financial impacts of any amendments it might make at second reading.

COMMUNICATION:

This report provides an update to Council and the public on the Official Community Plan review process. The new OCP has been posted on the District of Mission website and on the www.makeityourmission.ca website. It is anticipated that comments may be received from the public following first reading of the bylaw; however, any and all comments received will be brought forward to Council at the time of public hearing. The Public Hearing will need to be advertised in accordance with the *Local Government Act*.

Any questions received after first reading will be answered by staff.

NEXT STEPS:

Should Council grant first reading of Bylaw 5670-2017 the OCP will be formally referred to the ALC. The Bylaw will also be referred, as a courtesy, to the City of Abbotsford, the Fraser Valley Regional District, the City of Maple Ridge, the District of Kent, the District of Agassiz, and the Ministry of Transportation and Infrastructure. In addition the OCP will be referred to the Sto:lo Nation Bands, the LMS Society and the Kwantlen First Nation. The growth scenario and financial impact analysis work will be completed by staff.

The OCP Bylaw is set to be read a 2nd time on October 16, 2017. Minor amendments to the Bylaw may be made at that time. The Public Hearing dates for the OCP will also be set at 2nd reading of the Bylaw.

The Public Hearing dates are tentatively set for November 7th and 9th; which could include 3rd reading of the Bylaw. Prior to final adoption the Bylaw must be forwarded to the Province for approval.

The anticipated timeline to adopt the OCP is in early 2018. Major amendments to the Bylaw after the Public Hearing would necessitate that the Bylaw be re-read for a first time and a new Public Hearing would take place.

SIGN-OFFS:




Gina MacKay, Manager of Long Range Planning

Mike Younie, Deputy Chief Administrative Officer

Comment from Chief Administrative Officer: Reviewed

