MINUTES of the PUBLIC HEARING held in the Chapel Room at the Best Western Plus, Mission City Lodge at 32281 Lougheed Highway, Mission, British Columbia on November 7, 2017, which commenced at 6:00 p.m., recessed at 7:14 p.m. and reconvened on November 9, 2017 at 6:00 p.m.

Council Members Present:  Mayor Randy Hawes  
                          Councillor Pam Alexis  
                          Councillor Carol Hamilton  
                          Councillor Jim Hinds  
                          Councillor Rhett Nicholson  
                          Councillor Danny Piecas  
                          Councillor Jenny Stevens

Staff Members Present:  Ron Poole, Chief Administrative Officer  
                          Mike Younie, Deputy Chief Administrative Officer  
                          Kris Boland, Director of Finance  
                          Ken Bourdeau, Planner  
                          Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
                          Stacey Crawford, Economic Development Officer  
                          Krista De Souza, Receptionist  
                          Annette Fellner, Officer in Charge, Mission RCMP Detachment  
                          Allyssa Fischer, Administrative Assistant  
                          Jennifer Hill, Administrative Assistant  
                          Jason Horton, Manager of Parks & Facilities  
                          Hirod Gill, Manager of Engineering Design and Planning  
                          Chris Knowles, Manager of Information Services  
                          Gina MacKay, Manager of Long Range Planning and Special Projects  
                          Bob O’Neal, Director of Forestry  
                          Robert Publow, Manager of Planning  
                          Jennifer Russell, Deputy Corporate Officer  
                          Debbie Sanderson, Administrative Assistant  
                          Brent Schmitt, Manager of Business Services  
                          Hardeep Sidhu, Planning Technician  
                          Dan Sommer, Director of Development Services

1. CALL TO ORDER
   Mayor Hawes called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA
   Moved by Councillor Nicholson, seconded by Councillor Hinds, and
   RESOLVED: That the agenda for the Public Hearings to be held on November 7 and 9, 2017 be adopted.
   CARRIED

3. PUBLIC HEARING
   Official Community Plan Bylaw 5670-2017
   A bylaw to provide policy statements on managing the District of Mission's current and future growth and development
The Mayor opened the Public Hearing and explained the structure of the meeting and the Speaker's List procedure.

Catherine Berris, Community Planner and Landscape Architect at Urban Systems, showed a PowerPoint presentation that provided the following information regarding the District's proposed Official Community Plan Bylaw:

- The process of creating the bylaw;
- Engaging with the local community;
- Council involvement on the project; and
- The end result – a clear path to make Mission a livable community.

The Manager of Long Range Planning presented information regarding the proposed Official Community Plan Bylaw as follows:

- **An outline of the bylaw approval process**, including the first reading of the bylaw (August 14, 2017); referral to the Agricultural Land Commission; referral to First Nations, adjacent communities, the Fraser Valley District, and relevant provincial ministries; the second reading of the bylaw (October 16, 2017); Public Hearings (November 7 and 9, 2017), future third reading and eventual adoption of the bylaw by Council;

- **Overview of the Official Community Plan review process**, including social media marketing, meetings with impacted stakeholders, internal workshops, a community survey with 480 respondents, First Nations outreach, six neighbourhood open houses;

- **New policies and directions with the new OCP**, including the community vision, guiding principles, the focus on infill development projects, mixed-used neighbourhood with vibrant walkable hubs, the coordination of other municipal plans (Transportation Master Plan, Parks, Recreation and Culture Master Plan, etc.); and

- **Areas of interest or concern**, including a capacity analysis of Mission neighbourhoods, the redrawing of the Urban Growth Boundary, Special Study Areas, and the addition of the Ferndale Neighbourhood Plan.

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the proposed Official Community Plan Bylaw had been received:

- Petition of 42 signatures received February 15, 2017 from residents of west Mission requesting the area of west Mission (west of Manzer Street, north of the Lougheed Highway, and south of Keystone Avenue not currently within the Agricultural Land Reserve) be designated as **Urban**, not **Suburban**, under the new Official Community Plan.

- Email dated August 14, 2017 from Diane Marie regarding the completion of the Cedar Valley Comprehensive Development Plan and how its completion would impact the Official Community Plan. She expressed concern regarding the zoning of lots within the Cedar Valley Comprehensive Development Plan and questioned why the Official Community Plan would be brought forward to Council for adoption prior to the completion of the Cedar Valley Comprehensive Development Plan.

- Email dated August 14, 2017 from Ryan Anderson of OTG Development Concepts requesting that the area around Dewdney Trunk Road from Richards Avenue to Cedar Street be designated as **Suburban** to allow for 0.88 acre lots. His email included a letter of support from OTG Development Concepts, a petition from more
than 40 residents to amend the Official Community Plan zoning for the area, and an associated map of the canvassed area.

- Emails dated August 14, 2017, October 11, 2017, and November 6, 2017 from Kim Sutherland noting the following concerns and comments:
  - Retaining heritage homes in downtown Mission by implementing a heritage status;
  - Mission should be planning for climate change and food security;
  - Development in northern Mission should be consider the risk of wildfire and a strategy to encourage intensive agriculture along the urban/forest interface;
  - Future industrial developments should be considered within current urban boundaries, close to transit;
  - Mission should work to keep its unique character when considering future developments;
  - Single-family homes and parks should be built in proximity of currently existing neighborhood infrastructure and not on the outskirts of the built area;
  - Very large newly built single-family homes are often used as multiple family homes; and
  - Mission needs to ensure required adequate space for trees and greenery on lots.

- Emails dated August 23, 2017 and November 6, 2017 from Tracy Lyster, Chair of the Citizens Against Urban Sprawl Society (CAUSS) providing the following comments:
  - Support for policies encouraging infill development and neighbourhood planning that protect the environment and archeological sites;
  - Opposition to public subsidization of development infrastructure and exclusions of farmland from the ALR; and
  - Concern about the lack of protection for the Lower Stave river estuary.

- Email dated August 24, 2017 from Courtney Cardy expressing concern regarding the potential construction of a gas station in the Stave Falls community. She stated that she felt the Stave Falls community had been left out during the Official Community Planning process and would like to open a line of discussion between the Stave Falls community and Mayor and Council.

- Email dated August 30, 2017 from Maretta Beger, Referral Officer for People of the River Referrals Office, confirming that they had received a copy of Mission's proposed Official Community Plan.

- Report received September 12, 2017 from the Fraser Valley Regional District noting that staff were in support of the proposed Official Community Plan.

- Letter dated September 14, 2017 from Kevin McGowan, Area Development and Operations Technician for the Chilliwack office of the Ministry of Transportation & Infrastructure, stating that the Ministry of Transportation and Infrastructure has no comments on Mission's proposed Official Community Plan.

- Email dated September 14, 2017 from Judith Ray on behalf of Mission's Sustainable Housing Committee requesting an amendment to the Official Community Plan to include a section on affordable housing and asking that the tasks in Section 5.1.23 as stated in the original draft be reinstated.
• Letter dated September 21, 2017 from Peter Loewen on behalf of the Fraser Valley Homebuilders’ Association stating that the Association had received the proposed Official Community Plan and may be providing comments at a later date.

• Letter dated September 27, 2017 from Kamelli Mark, Regional Planner for the Agricultural Land Commission, stating that Commission staff had reviewed the proposed Official Community Plan and were requesting several text amendments to Section 4.3, and an amendment to Map 2 in Appendix C. It was noted that the Commission were not supportive of the designation of ALR lands as “Special Study Areas” for urban growth.

• Email dated October 4, 2017 from Alison Fox, Land Use Agrologist for the BC Ministry of Agriculture, stating that Ministry staff had reviewed the proposed Official Community Plan and were requesting several text amendments to Section 4.3. It was noted that Ministry staff were not supportive of the designation of ALR lands as “Special Study Areas” for urban growth.

• Email dated October 11, 2017 from Wayne Tribe expressing concern about the increase in congestion on residential streets due to the number of secondary suites prevalent throughout the municipality, the increase in traffic at the Highway 7/Cedar Street and the lack of a commercial shopping area in Cedar Valley.

• Letter dated October 27, 2017 from Brent Elliott, Manager of Community Planning for the City of Maple Ridge, expressing support for the draft Official Community Plan and noting a number of areas of interest to Maple Ridge, including: traffic implications, servicing opportunities, demand for employment lands, and the preservation of agricultural lands.

• Emails received between October 31, 2017 and November 4, 2017 from Ken and Tracey Stenerson, Phil and Darlene St. Jean, Keith and Susan Smith, Phil and Barb Aldridge, Heidi Smith, Scott Scodellaro, Mike and Brenda Sargeant, David Power, James Gaudiuso, and Mike and Wendy Harris stating opposition to the proposed Arterial Road between Cherry Avenue (at the south end of Terris Street) and the east end of Olson Avenue in regard to the marketability and potential development of their properties on Terris Street. The residents requested that Map 6 be amended to show Cherry Avenue connecting to Tyler Street.

• Email dated November 3, 2017 from Harjit Riarh stating support for the proposed Official Community Plan, and noting that the Land Use sections and the Plan are well-defined and easy to understand.

• Email dated November 6, 2017 from Val Pack requesting that the District refrain from seeking further exclusions of ALR land, that the Ferndale area retain its existing lot sizes and designations, and that housing construction become primarily infill in focus.

• Email dated November 6, 2017 from K. C. McPherson in support of the proposed Official Community Plan, noting it provides developers with clarity on Mission’s future growth.

• Email dated November 6, 2017 from Sonia Girn in support of the proposed Official Community Plan, expressing appreciation for the new transition areas between urban and rural, and the downtown area plan.

The Mayor noted that after the proposed Official Community Plan Bylaw has been adopted, amendments would be made to the Zoning Bylaw in order to bring it into conformity.

The Mayor opened the floor to the public for questions and comments.
Peter Bulla, Mission, requested that his property located near Barr Street and Ferndale Avenue be redesignated from Rural Residential to Urban Residential. He stated that a number of properties surrounding his lot had been designated as high density Urban Residential and questioned whether his property had been overlooked. He expressed frustration that his taxes were higher than surrounding properties and was not eligible for municipal waste collection.

Ken Stenerson, Mission, acknowledged the work done by both District Council and staff on the proposed Official Community Plan. He stated that he was in support of Silverdale Flats Special Study Area and endorsed the municipality’s efforts to establish industrial employment lands. He encouraged Council to work with adjacent municipalities and the provincial government in the provision of additional employment lands.

Mr. Stenerson noted a potential error in Map 6 of the proposed Official Community Plan Bylaw showing Cherry Avenue extending across Silverdale Creek and connecting to Tyler Avenue. He stated that the road currently stops just west of Terris Street and that the map should be corrected. Mr. Stenerson requested that the arterial connection between Cherry Avenue and Olson Avenue be removed from Map 6 and proposed a connection between Cherry Avenue and Tyler Street as a more environmentally sustainable and affordable alternative.

James Gaudiuso, Mission, expressed concern regarding the potential cost and environmental impact of the proposed road alignment between Cherry Avenue and Olson Avenue as shown on Map 6 of the proposed Official Community Plan Bylaw. He requested that the arterial connection between Cherry Avenue and Olson Avenue be removed from Map 6.

In response to Mr. Gaudiuso's comments, Mayor Hawes clarified that the connection between Cherry Avenue and Olson Avenue was a conceptual drawing only and that no engineering work had been undertaken to determine the final alignment for the road. He stated that concerns about the road alignment had noted by staff.

Heidi Smith, Mission, stated that she understood the connection between Cherry Avenue and Olson Avenue as shown on Map 6 of the proposed Official Community Plan Bylaw was only a conceptual drawing, but expressed concern that potential buyers would take the drawing at face value. She questioned whether the map could be amended to connect Cherry Avenue to the Silverdale area through uninhabited land rather than through an already established neighbourhood.

Gord Lawson, Port Coquitlam, stated that he owned land in Mission in the Steelhead area. He expressed concern regarding the District’s process of notifying property owners who do not live in Mission. He stated that he had reviewed the proposed Official Community Plan and expressed the following concerns:

- The potential exclusion of land from the ALR to use for industrial purposes;
- Waterfront land prone to flooding proposed for future industrial use;
- Proposed Interface Fire Hazard Plan regulations for newly constructed homes;
- Proposed Interface Fire Hazard Plan regulations preventing residents from returning to protect and preserve their homes;
- Long-time land owners who are required to abide by new bylaws when they construct their homes;
- Mission Tree Farm’s risk for wildfires and the damage this may cause to surrounding residents’ homes; and
- Trees from the Mission Tree Farm falling and damaging neighbouring properties.
Peter Bulla questioned whether the lines on his property were conceptual. He also asked Council if the Public Hearing was considered the third reading of the proposed Official Community Plan Bylaw.

In response to Mr. Bulla's questions, Mayor Hawes stated that the conceptual line that had been referred to was an arterial road that would connect Cherry Avenue to the Silverdale community. He noted that when the Transportation Master Plan had been completed in 2016, the designer of the plan realized there needed to be a connection between Cherry Avenue and the Silverdale community. He emphasized that the connection was purely conceptual in nature and that no engineering work had been done to date. Mayor Hawes noted that Mr. Bulla's lot lines were not conceptual and that staff had noted his concerns.

Mayor Hawes clarified that the Public Hearing would reconvene on November 9, 2017 at 6:00 p.m. and that the third reading of the bylaw would happen at a later date after Council had had the opportunity to consider the comments from the public.

Councillor Stevens expressed concern regarding the conceptual connection of Cherry Avenue to the Silverdale area included in Map 6 of the proposed Official Community Plan Bylaw. She stated that many potential investors access the Official Community Plans of municipalities and base their investment decisions on information found within those plans.

Gord Lawson expressed concern that wood was still permitted as a building material on newly constructed homes. He further noted that the proposed Official Community Plan encouraged urban forests and the planting of trees in most areas of Mission, but had conflicting regulations for the Steelhead area. He expressed concern regarding the expense to home owners who may have to remove trees from their properties.

In response to Mr. Lawson's comments, Mayor Hawes clarified that wood siding was not permitted, but Hardie Board siding was an accepted building material for newly constructed homes in the Steelhead area due to its fire resistance. Mayor Hawes recommended that Mr. Lawson speak to the Fire Chief in regards to the proposed Interface Fire Hazard Plan regulations.

Mike Gildersleeve, Mission, stated that he was a member of Citizens Against Urban Sprawl Society (CAUSS) and expressed the following summarized comments:

- In support of policies encouraging infill development, and comprehensive neighbourhood planning, to ensure that environmentally sensitive areas are identified and protected from development;
- Areas with significant archaeological value should be protected to ensure Mission's heritage is not lost;
- Opposed to greenfield development, including the urbanization of Silverdale lands;
- Opposed to public subsidizing development infrastructure;
- Sufficient capacity exists within Mission's various serviced neighbourhoods to provide for the municipality's growth projections;
- In support of the recommendation of phased neighbourhood plans to reduce the risk of creating unsustainable and costly infrastructure;
- Opposed to the exclusion of farmland from the ALR; and
- Pleased to see the work being done in Stave West, but expressed concern regarding the continuing lack of protection for the Lower Stave River estuary.
Kim Allen, Mission, asked about the District's future road plans for 1st Avenue and the Lougheed Highway. She noted that traffic and congestion had increased over the years and large trucks were now using the road on a regular basis.

In response to Ms. Allen's comments, Mayor Hawes clarified that 1st Avenue and the Lougheed Highway were provincial highways and therefore fall under the jurisdiction of the Province. He noted that staff have had discussions with the province and have been told that there is no budget for improvements along the route at this time. He stated that staff will continue their dialogue with the Province.

Councillor Alexis noted that congestion along 1st Avenue/Lougheed Highway had been a topic of conversation at several recent Mission Traffic and Transit Committee meetings. She stated that members of the Ministry of Transportation and Infrastructure had been present at the meetings and had heard residents’ concerns.

Kim Allen stated that she was opposed to the exclusion of ALR land for industrial use, but was in support of infill development. She noted that there was enough land available in Mission not currently designated as ALR that would be suitable for industrial use.

Robert Lamblin, Mission, asked for clarification regarding any zoning changes proposed in the Official Community Plan Bylaw for land between Ferndale Avenue and Richards Avenue.

In response to Mr. Lamblin’s question, the Manager of Long Range Planning stated that Council had directed staff to add the Ferndale area to the list of neighbourhood planning areas. She noted that staff were in the process of putting together a report on a possible project plan for neighbourhood planning in the Ferndale area and would bring the report forward to Council when completed. She stated that there were currently no plans to change the designation of Rural Residential within the Ferndale area.

Mayor Hawes stated that the Ferndale area faced several topographical challenges, including wetlands and other environmentally sensitive areas, and that research needed to be done prior to determining if an Urban Residential designation would be recommended for the area.

Peter Bulla expressed the following concerns:

- Investors making decisions based on information in the current OCP;
- The capacity and safety of the water supply in Ferndale; and
- Water runoff onto Dewdney Trunk Road and Barr Street causing unsafe road conditions in the winter.

In response, Mayor Hawes stated that Mr. Bulla's comments had been noted and Engineering staff would be made aware of the issues.

Gord Lawson expressed concern regarding the increase in assessed property value and property taxes to homes on large acreage over the last few years. He questioned whether the District had plans to monitor the number of people living in trailers on rural properties as this could unfairly put pressure on other residents' property taxes.

In response, Mayor Hawes clarified that all property assessments in British Columbia were carried out by the BC Assessment Authority and that any concerns about a property’s assessed value needed to be discussed with the Authority. The Mayor noted that the District’s Bylaw Enforcement Division would be focusing on unauthorized secondary suites within the District moving forward.

Jennifer Field, Mission, asked if the proposed Official Community Plan included plans for a park with a play structure in the Hatzic area.
In response, the Manager of Parks and Facilities stated that there were plans to install a fieldhouse on the west side of Hatzic Park in 2018. He noted that a trail would be constructed to connect to a new play structure planned to be installed on the east side of the park in 2018.

Councillor Plecas noted that a number of the Public Hearing submissions contained questions, and asked whether staff had responded to them.

The Manager of Long Range Planning clarified that the Planning Department had responded to all inquiries received in relation to the proposed Official Community Plan Bylaw to date. The Deputy Chief Administrative Officer noted that the Manager of Long Range Planning’s answers had been included in the Public Hearing package.

Hearing no further questions or comments, the Mayor called for a resolution to recess the Public Hearing.

4. RESOLUTION TO RECESS THE PUBLIC HEARING UNTIL 6:00 P.M. ON NOVEMBER 9, 2017

Moved by Councillor Nicholson, seconded by Councillor Plecas, and

RESOLVED: That the Public Hearing recess until 6:00 p.m. on November 9, 2017.

CARRIED

The meeting recessed at 7:14 p.m.

5. RESOLUTION TO RECONVENE THE PUBLIC HEARING

Council Members Present: Mayor Randy Hawes
Councillor Pam Alexis
Councillor Carol Hamilton
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Kris Boland, Director of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Stacey Crawford, Economic Development Officer
Krista De Souza, Receptionist
Mike Dickinson, Planner
Annette Fellner, Officer in Charge, Mission RCMP Detachment
Allyssa Fischer, Administrative Assistant
Jennifer Hill, Administrative Assistant
Gina MacKay, Manager of Long Range Planning and Special Projects
Jennifer Russell, Deputy Corporate Officer
Debbie Sanderson, Administrative Assistant
Brent Schmitt, Manager of Business Services
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services
Moved by Councillor Plecas, seconded by Councillor Nicholson, and
RESOLVED: That the Public Hearing reconvene.
CARRIED
The Public Hearing reconvened at 6:00 p.m. on November 9, 2017.

6. PUBLIC HEARING CONTINUED

Official Community Plan Bylaw 5670-2017
A bylaw to provide policy statements on managing the District of Mission’s current and future growth and development

The Mayor opened the public hearing and explained the Speaker’s List procedure.
The Manager of Long Range Planning repeated the presentation given on November 7, 2017.
The Deputy Chief Administrative Officer stated that no new submissions had been received since the recess of the Public Hearing on November 7, 2017.
The Mayor opened the floor to the public for questions and comments.

Jeannette Smith, Mission, expressed the following summarized questions and concerns:

- Why the Best Western Plus had been chosen as the location to host the proposed Official Community Plan Bylaw Public Hearings as opposed to the Municipal Hall or the Leisure Centre, which would not impact on Mission taxpayers;
- Concern that hosting the meeting at the Best Western Plus had resulted in a lower turnout than would have occurred at Municipal Hall;
- If there was a greater percentage of designated park land in the new proposed Official Community Plan compared to the existing Official Community Plan;
- Clarification regarding the ALC’s support or opposition of the District’s special study area of ALR land for industrial use;
- If the Urban Growth Boundary had increased in size from the current Official Community Plan; and
- Concern that the maps included in the proposed Official Community Plan Bylaw were difficult to interpret.

In response, Mayor Hawes noted:

- That the Best Western Plus was chosen to host the proposed Official Community Plan Bylaw Public Hearings as the facility was able to accommodate a larger audience than Municipal Hall;
- While the Leisure Centre could have provided the meeting space, it would have disrupted scheduled programming;
- Hosting the Official Community Plan Public Hearing at the Best Western Plus would not impact Mission taxpayers as the District had utilized available grant funding;
• As neighbourhood plans were created for the Cedar Valley and Silverdale areas, land would be set aside for parks. These areas are currently designated as Special Study Areas in the proposed new Official Community Plan Bylaw and research was still being conducted to determine the best uses for the land.

• The District had not yet applied to the ALC to exclude any land from the ALR. That the District would be researching agricultural uses for the land that would increase employment, revenue, and intensify crop growth. The ALC had recommended that the District research all Mission neighbourhoods to determine what can be achieved in terms of industrial land and job creation;

• The Cedar Valley and Silverdale areas had been designated as Special Study Areas in the new proposed Official Community Plan and that the District would be seeking input from the public during the neighbourhood planning process. Following the neighbourhood planning process, updates would occur to the District’s Zoning Bylaw.

The Manager of Long Range Planning further noted:

• That staff had applied to the Strategic Priorities Fund, funded by the Federal Gas Tax Fund, to cover the cost of the proposed Official Community Plan Public Hearing. She noted that the District had received $25,000 from the Strategic Priorities Fund for the Official Community Plan project;

• That the current Official Community Plan had separated Mission proper and the Silverdale area into two distinct areas. The decision had been made to combine Mission proper and the Silverdale area as well as a small area along the Fraser River south of Silverdale and a small area east of Municipal Hall as one urban growth area in order to better demonstrate that Mission was one complete community;

• That many residents with questions regarding specific properties had come to Municipal Hall to discuss their concerns directly with District staff. She noted that the proposed Official Community Plan Bylaw maps had been posted in the lobby at Municipal Hall and that staff had been available to answer any inquiries regarding specific properties over the last two years.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Bylaw 5670-2017 closed.

Mayor Hawes noted that Council had heard residents' concerns regarding the conceptual drawing on Map 6 of the proposed Official Community Plan Bylaw that showed Cherry Street connecting to Olson Avenue via the south end of Terris Street.

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED:

That staff amend Map 6 of the proposed Official Community Plan Bylaw to show Cherry Street connecting to the Silverdale area via Tyler Street.

CARRIED

7. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the meeting be adjourned.

CARRIED
The Public Hearing was adjourned at 6:22 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER