

# PLANNING COMMITTEE

Date: Tuesday, June 6<sup>th</sup>, 2000  
Place: W.H. Anderson Room  
Richmond City Hall  
Present: Councillor Malcolm Brodie, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Lyn Greenhill  
Councillor Harold Steves  
Mayor Greg Halsey-Brandt  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

It was agreed that a matter regarding a proposed land management policy for the Vancouver International Airport would be added to the agenda as an additional item.

## MINUTES

1. It was MOVED and SECONDED  
***That the minutes of the meeting of the Planning Committee held on Tuesday, May 16<sup>th</sup>, 2000, be adopted as circulated.***

**CARRIED**

## NEXT COMMITTEE MEETING DATE

2. The next meeting of the Planning Committee will be held on Tuesday, **June 20<sup>th</sup>, 2000**, at 4:00 p.m. in the W. H. Anderson Room.

## DELEGATION

3. **FINN SLOUGH RESIDENTS & FISHERMEN'S ASSOCIATION**

At the request of the Chair, the General Manager, Urban Development, David McLellan provided information on a number of 'round table' discussions facilitated by the Fraser River Port Authority over the past 5 or 6 years as a means of resolving tenure issues associated with buildings in Finn Slough. During his review, Mr. McLellan spoke about:

- the designation of the area in the City's Official Community Plan

- issues which were addressed, including tenure, possible land exchanges with the Provincial Government
- the status of Gilmore Island and a potential development scheme for this area
- the ownership of various properties located along Finn Slough.

In concluding his presentation, Mr. McLellan noted that negotiations were now at an impasse and that residents had been advised that if they have any claims on the lands, to notify the Port Authority prior to June 23<sup>rd</sup>, 2000.

A brief discussion then ensued between Councillor Steves and Mr. McLellan on the matter of riparian rights and who would be responsible for these rights.

David Dorrington, 10060 Dyke Road, accompanied by Nadine Trouse of 10060 Dyke Road and Arlene Hewitt of 9822 Dyke Road, representing the Finn Slough Residents & Fishermen's Association, provided information on the history of Finn Slough, and addressed the heritage and ecology issues of this area. Mr. Dorrington also addressed the four questions which he had included in his original submission, dated May 23<sup>rd</sup>, 2000. A copy of the material provided by Mr. Dorrington is on file in the City Clerk's Office.

During his presentation, Mr. Dorrington provided information on the problems which the Association was having in dealing with the Fraser River Port Authority to obtain lease rights to the Finn Slough properties. He questioned whether it would be within the City's power to grant the Association upland owners permission to lease land at the end of No. 4 Road, and suggested that if this action was completed, the Association could then proceed to negotiate with the Fraser River Port Authority. Mr. Dorrington stated that once the Association had a lease, it could then approach the various agencies involved to complete the process.

A lengthy discussion then ensued among Committee members and the delegation on such issues as:

- riparian rights and who had control of these rights
- how the acquisition of a lease by the Association for the land adjacent to the City right-of-way would change the Port Authority's attitude towards the Association
- the legal rights of tenure of those residents currently residing in the Finn Slough area
- the heritage aspects of the site, including whether Finn Slough was designated as a heritage area in the Official Community Plan, and whether there would be any interest in acquiring the area for development as part of the City's trail system
- the configuration and ownership of the properties and whether any portion of these lands were water lots
- the basis of the claim to be made by the Association to the Fraser River Port Authority.

As a result of the discussion, the following **referral** motion was introduced:

It was moved and seconded

- (1) ***That the matter of Finn Slough be referred to staff for review of the following issues:***
  - (a) *the legal status of the existing residents;*
  - (b) *the possible historical value of the buildings;*
  - (c) *the ecological value of the area, including uplands, the island and the slough;*
  - (d) *the existing ownership and value ('real' and 'water lots');*
  - (e) *the need for road, dyke and services on the uplands; and*
  - (f) *the identification of health, building and fire safety issues, should the City become involved;*
- (2) ***That a letter be sent to the Fraser River Port Authority requesting on behalf of the residents, an extension of the deadline of June 23<sup>rd</sup>, 2000 for the submission of claims.***

The question on the motion was not called, as the suggestion was made that the City Solicitor should be requested to comment on the matter of tenure and legal status prior to seeking outside counsel. Discussion then ensued on whether the Port Authority should be requested to extend its deadline or simply advised of the discussions occurring between the City and the Finn Slough Residents and Fishermen's Association. During the discussion, the suggestion was made that the referrals should provide a general overview only. Direction was also given that a copy of the documentation received at this meeting, along with any other relevant information should be included with the letter to the Fraser Port Authority.

As a result of the discussion, the following **amendments** were introduced:

It was moved and seconded

***That:***

- (1) ***Part 2 of the resolution be amended by:***
  - (a) *deleting the words "requesting on behalf of the residents, an extension of the deadline of June 23<sup>rd</sup>, 2000 for the submission of claims"; and*
  - (b) *substituting the following, "alerting the agency to the fact that discussions were occurring between the City and the Finn Slough Residents and Fishermen's Association"; and*
- (2) ***adding the following as Part 3, "That the Engineering and Fire-Rescue Departments provide a brief overview of the services which are available and the impact which could result if the existing buildings became legitimate."***

Prior to the question being called, Mr. McLellan advised that much of the information being requested in the referral was already available and would not generate a great deal of new work for staff, however, updating of the information is required.

The question on the motion was then called, and it was **CARRIED**.

The question on the motion as amended, was then called, and it was **CARRIED**.

Councillor Barnes left the meeting at 5:01 p.m.

## URBAN DEVELOPMENT DIVISION

4. **WEED CONTROL OFFICER**

(Report: May 23/00, File No.: 8080-04) (REDMS No. 152197)

It was moved and seconded

***That the appointment of Mr. Troy Sutton as a Richmond Weed Control Officer be approved in accordance with Section 10 of the Weed Control Act.***

**CARRIED**

Councillor Barnes returned to the meeting at 5:03 p.m.

5. **NORTH FRASER PORT AUTHORITY DRAFT LAND USE PLAN 2000**

(Report: May 23/00, File No.: 0140-20-NFHA1) (REDMS No. 153422, 152221, 152803, 154557, 153208, 151888, 154771, 154777)

The Manager, Land Use, Terry Crowe, reviewed the report with Committee members.

In response to questions, the following information was provided:

- the Port Authority would be advised of the errors contained in the plan, and requested to make the necessary corrections to the draft land use plan
- all the attachments to the staff report would be included in the package of information sent to the Port Authority following adoption of the staff recommendation by Council on June 12<sup>th</sup>, 2000.

During the discussion which ensued, reference was made to on-going problems which the City was experiencing with the North Fraser Port Authority with regard to the payment of Development Cost Charges and other taxation, and to the problems which could arise if the Port Authority began to 'land bank'. As a result, Mr. Crowe was requested to pursue this issue with the General Manager, Finance & Corporate Services and a memorandum provided to Council on this matter prior to the June 12<sup>th</sup> Council Meeting.

It was moved and seconded

***That a letter be sent to the North Fraser Port Authority (NFPA) indicating the following:***

- (1) ***That the North Fraser Port Authority be congratulated on preparing their first Land Use Plan;***

- (2) ***That Council looks forward to strengthening the partnership with the NFPA through the finalization of the draft plan and its subsequent implementation; and***
- (3) ***That Council's concerns regarding the draft plan, (as identified in the report dated May 23, 2000, from the Manager, Land Use) be forwarded to the NFPA for their consideration and integration into the plan prior to its finalization.***

**CARRIED**

**6. DRAFT LAND MANAGEMENT POLICY - VANCOUVER INTERNATIONAL AIRPORT AUTHORITY**

Mayor Halsey-Brandt referred to material which he circulated to the Committee regarding two matter to be addressed by the Vancouver International Airport Authority regarding the Authority's draft land management policy. A copy of this material is on file in the City Clerk's Office.

The Mayor referred to the first matter, "*The view of each Nominating Entity on whether it recommends any further supplements to the Authority's consultations on its draft land management policy*", and suggested that it was a procedural issue.

He noted that the second matter, "*The view of each Nominating Entity on whether it supports, opposes, or declines to comment upon, the substance of the Authority's draft land management policy*", and suggested that this matter did not require a response.

A brief discussion ensued during which questions were raised about whether a response to these issues would create problems with respect to the accord which the City entered into with the Airport Authority.

As a result of the discussion, the following **referral** motion was introduced:

It was moved and seconded

***That the following question,***

***"The view of each Nominating Entity on whether it recommends any further supplements to the Authority's consultations on its draft land management policy",***

***be referred to staff for comment and report to Council, through the Planning Committee, and that this report indicate that Council declines to comment on the second matter,***

***"The view of each Nominating Entity on whether it supports, opposes, or declines to comment upon, the substance of the Authority's draft land management policy".***

**CARRIED**

7. **MANAGER'S REPORT**

Mr. McLellan advised that a number of issues relating to the Steveston area would be on the agenda for the next Planning Committee meeting, and a brief discussion then ensued on these issues.

**ADJOURNMENT**

It was moved and seconded  
***That the meeting adjourn (5:30 p.m.).***

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 6<sup>th</sup>, 2000.

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Councillor Malcolm Brodie  
Chair

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Fran J. Ashton  
Executive Assistant