

COUNCIL WORKSHOP AGENDA

October 6, 2014

9:00 a.m.

Blaney Room, 1st Floor, Municipal Hall

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification.

REMINDERS

October 6, 2014

Closed Council

8:00 a.m.

Capital Works Tour

10:30 to 12:30 p.m.

Committee of the Whole Meeting

1:00 p.m.

1. ***ADOPTION OF THE AGENDA***
2. ***MINUTES –September 15, 2014***
3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL***
 - 3.1
4. ***UNFINISHED AND NEW BUSINESS***
 - 4.1 **Employment Land Investment Incentive Program**

Staff report dated October 6, 2014 recommending that bylaws and regulations to initiate the Employment Land Investment Incentive Program be referred to the October 14, 2014 Council Meeting for first, second and third readings and that bylaws and regulations to extend the Town Centre Investment Incentive Program to be referred to the October 14, 2014 Council meeting for first, second and third readings.

5. ***CORRESPONDENCE***

The following correspondence has been received and requires a response. Staff is seeking direction from Council on each item. Options that Council may consider include:

- a) Acknowledge receipt of correspondence and advise that no further action will be taken.*
- b) Direct staff to prepare a report and recommendation regarding the subject matter.*
- c) Forward the correspondence to a regular Council meeting for further discussion.*
- d) Other.*

Once direction is given the appropriate response will be sent.

5.1 **British Columbia Achievement Foundation Nominations**

Letter dated September 2, 2014 from Christy Clark, Premier, Province of British Columbia, Board Member, British Columbia Achievement Foundation inviting nominations for the British Columbia Community Achievement Awards.

6. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL***

7. ***MATTERS DEEMED EXPEDIENT***

8. ***ADJOURNMENT***

Checked by: _____
Date: _____

Rules for Holding a Closed Meeting

A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) labour relations or employee negotiations;
- (d) the security of property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality;
- (f) law enforcement, if the council considers that disclosure might reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;
- (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council
- (i) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]
- (m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection of subsection (2)
- (o) the consideration of whether the authority under section 91 (other persons attending closed meetings) should be exercised in relation to a council meeting.
- (p) information relating to local government participation in provincial negotiations with First Nations, where an agreement provides that the information is to be kept confidential.

District of Maple Ridge

COUNCIL WORKSHOP

September 15, 2014

The Minutes of the Municipal Council Workshop held on September 15, 2014 at 9:00 a.m. in the Blaney Room of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
K. Swift, General Manager of Community Development,
Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development
Services
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary

Other Staff as Required

D. Pollock, Municipal Engineer
C. Carter, Director of Planning
J. Charlebois, Manager of Community Planning
S. Wheeler, Director of Community Services

Note: These Minutes are posted on the Municipal Web Site at www.mapleridge.ca
Councillor Dueck was not in attendance at the start of the meeting.

1. *ADOPTION OF THE AGENDA*

The agenda was adopted as circulated.

2. *MINUTES*

R/2014-401

Minutes

September 8, 2014

It was moved and seconded

**That the minutes of the Council Workshop Meeting of
September 8, 2014 be adopted as circulated.**

CARRIED

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

4. ***UNFINISHED AND NEW BUSINESS***

4.1 **Transportation Plan**

Presentation by John Steiner, Urban Systems

Staff report dated September 15, 2014 recommending that the 2014 Draft Strategic Transportation Plan be finalized and forwarded to a Regular Council Meeting and that staff be directed to prepare an implementation plan.

Note: Councillor Dueck joined the meeting at 9:04 a.m.

The Municipal Engineer reviewed the report.

John Steiner, Urban Systems gave a Power Point presentation which provided an overview of the themes and directions of the Strategic Transportation Plan.

R/2014-402

Transportation Plan It was moved and seconded
Finalize

That the 2014 Draft Strategic Transportation Plan be finalized and forwarded to Regular Council Meeting for consideration for endorsement; and

That staff be directed to complete an Implementation Plan prioritizing the strategies identified within the Draft Strategic Transportation Plan.

CARRIED

Note: The meeting was recessed at 10:21 a.m. and reconvened at 2:30 p.m.

4.2 **Housing Action Plan**

Presentation by Noha Sedky, CitySpaces Consulting

Staff report date September 15, 2014 recommending that the Housing Action Plan be endorsed and that staff be directed to prepare an Implementation Plan.

Ms. Sedky gave a Power Point presentation providing an overview of the Housing Action Plan.

The Manager of Community Planning identified that completion of a Housing Action Plan is a requirement of the Metro Vancouver Regional Growth Strategy.

Note: Mayor Daykin excused himself from the meeting at 2:50 p.m. Councillor Ashlie assumed the Chair in his absence.
Councillor Dueck left the meeting at 3:00 p.m.

R/2014-403

Housing Action Plan It was moved and seconded
Forward to Council
Meeting

That the staff report dated September 15, 2014 titled "Housing Action Plan" be forwarded to the September 30, 2014 Council Meeting.

CARRIED

4.3 Industry Canada Cell Tower Presentation

Presentation by Michael Krenz, Director Coastal Offices, Spectrum Management, Coastal BC District.

Note: Mr. Krenz was unable to attend the meeting

R/2014-404

Cell Tower It was moved and seconded
Presentation
Deferred

That the Industry Canada Cell Tower Presentation be deferred to a future Council Workshop Meeting.

CARRIED

5. ***CORRESPONDENCE***

5.1 **Amendment to Regional Growth Strategy, City of Port Moody**

Letter from Metro Vancouver inviting comment on the request of the City of Port Moody to amend the Regional Growth Strategy to change the regional land use designation for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area.

R/2014-405

RGS Amendment

Port Moody

Receive

It was moved and seconded

That the letter from Metro Vancouver inviting comment on the request of the City of Port Moody to amend the Regional Growth Strategy be received for information.

CARRIED

6. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*** – Nil

7. ***MATTERS DEEMED EXPEDIENT*** – Nil

8. ***ADJOURNMENT*** – 3:20 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
And Members of Council

MEETING DATE: October 6, 2014

FROM: Chief Administrative Office

MEETING: Council Workshop

SUBJECT: Employment Land Investment Incentive Program

EXECUTIVE SUMMARY:

A priority focus of Council has been to improve the ratio of jobs to housing. In addition to retaining and supporting existing businesses, the key to meeting this objective is to attract new commercial and industrial businesses to locate here.

Council began work on a Commercial and Industrial Strategy in early 2012. In May 2013, Council directed that staff begin to work on an incentive program to help bring high value jobs to Maple Ridge. In November 2013, Council received a presentation and provided feedback around options for an incentive program. In early September Council further discussed incentive options. The Economic Advisory Commission was engaged to provide input on incentive options on September 18, 2014. The Commercial and Industrial Strategy was endorsed by Council in August 2014 and provides the necessary foundation upon which an incentive program can be based.

Throughout these discussions, there were some generally accepted principles that have been incorporated into the proposed incentive program:

- Bricks and mortar (property value) contributes to the City's revenue stream
- Industrial land should be retained for industrial uses
- Focus on attracting high value jobs and high job densities
- Focus on businesses not driven by population growth - "retail follows rooftops"
- Time limited programs provide momentum
- Focus on the Town Centre AND city-wide
- Extend the Town Centre program for commercial
- A multi-pronged approach is needed, as there are a number of other issues that also may need attention (examples include helping home-based businesses evolve along the growth continuum to dedicated space; infrastructure improvements; changes to regulations)

No one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2010, bringing residential density and new businesses, and supporting the revitalization of existing properties. This report introduces the next phase of incentives, focusing on the employment lands identified in the Commercial and Industrial Strategy. Directing financial incentives at those businesses that most strongly align with Council's objectives will strike a balance between economic development goals and financial constraints.

RECOMMENDATIONS:

1. That the enabling bylaws and regulations to initiate the Employment Land Investment Incentive Program as described in the October 6, 2014 report "Employment Land Investment Incentive Program" be brought forward to the October 14, 2014 Council meeting for consideration of first, second and third readings.
1. That the enabling bylaws and regulations to extend the Town Centre Investment Incentive Program be brought forward to the October 14, 2014 Council meeting for consideration of first, second and third readings.

DISCUSSION:

The City of Maple Ridge was engaged in the development of a Commercial & Industrial Strategy from Spring 2012 until it was adopted by Council in August 2014. The purpose of the Strategy is to provide a framework to assist the City of Maple Ridge in navigating towards a prosperous future, with vibrant and diverse economic activity, and with quality employment close to home. There are many indications that the City is well positioned for future growth, and the strategy includes a number of recommendations to further strengthen this position. These recommendations include offering incentives to attract development and encourage revitalization.

A priority focus of Council has been to improve the ratio of jobs to housing. In addition to retaining and supporting existing businesses, the key to meeting this objective is to attract new businesses to locate here.

Industrial/Light Industrial/Employment Development

The Strategy indicates that the existing industrial land base should be protected from non-industrial uses, and there is a long term need to identify more employment generating lands within the District. This report proposes a comprehensive incentive program to encourage new development on these lands. In addition, as new lands are identified and property owners seek Council approval for industrial and light industrial uses, Council would have the opportunity to extend the incentive program to these lands.

Commercial Development

Commercial land is also an economic driver within the community, although generally associated with retail and other population serving industries. The City should be guarded in offering incentives for this category of business. A fundamental principle of the City's incentive program approach is to apply it to development that wouldn't happen otherwise. This is essential in targeting financial resources effectively while not placing the burden too heavily on the remainder of the tax base. The funding for incentives comes from General Revenue, and while job attraction is a Council priority, it must be balanced off against Council's other priorities, including affordable property taxes.

Having said this, the strategy indicates that the Town Centre must remain a priority, and must be supported to strengthen its role as the primary destination for retail, service and leisure in the coming years. This report proposes a two-year extension to the existing Town Centre Investment Incentive Program, which offers incentives for commercial development and renovations. It is also suggested that the City extend funding to the Downtown Maple Ridge Business Improvement Association. In past years, funding has gone toward providing matching grants to businesses wanting to update façades. Other options could include downtown branding elements relating to storefront design, such as signage. It is suggested the City's Strategic Economic Initiatives department work

with the Downtown Maple Ridge Business Improvement Association (BIA) to determine the best use of the funds.

Council has raised the issue of the west end of Maple Ridge and the need to support this area in some capacity. At the same time, drawing businesses away from the Town Centre is not something to be encouraged through financial incentives. One option is to provide financial support for façade improvements, similar to what has been done for the Town Centre. It should be noted that the Town Centre program is a matching grant, where the City matches the BIA contributions, and then this matches the business improvements to a maximum cap. This leverages City funds by a minimum factor of four, and in fact the Town Centre leveraged the City's \$75,000 to \$1.2 million in improvements. The west end businesses owners may wish to establish a business improvement association for a similar program.

PROPOSED PROGRAM CRITERIA:

It is recommended the Town Centre Investment Incentives Program remain as currently structured, extended for another two years to the end of 2016, at which time Council may wish to revisit the financial commitment and the program outcomes.

The remainder of this section indicates the recommended incentive program criteria for the Employment Land Investment Incentive Program.

Locations

Maps are attached to this report indicating the proposed areas for incentive eligibility. They encompass all designated industrial lands, and the Kanaka Business Park, zoned industrial:

- Attachment A – 256 Street
- Attachment B – Albion Industrial Area
- Attachment C – Kanaka Business Park
- Attachment D – Lougheed East
- Attachment E – Maple Meadows

Linking the incentive program to zoning would have been more straightforward, however there are some small parcels with historical zoning that Council may not wish to incent for industrial use.

It is recognized that Council is considering future employment lands that are currently not designated for industrial use. For future housekeeping, the regulations will be structured such that as Council is considering OCP and zoning amendments, consideration for expanding the incentive program to apply to those properties can occur alongside this process.

Ineligible Uses

In keeping with the Commercial and Industrial Strategy's discussion and recommendations, it is proposed that the incentives apply to all industrial uses defined in the Zoning Bylaw except the following list of uses currently permitted under the bylaw. These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants

- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

For a list of all eligible principal uses in the zoning bylaw for industrial zones, see Appendix F.

For buildings that may provide space for a variety of tenants and/or uses, it may not be possible for eligibility to be established by end-use at the early stages of the development process. However, the tax exemptions will be structured such that they will be cancelled and for ineligible uses, and a claw-back provision will allow the City to recoup tax revenue if necessary. This would apply to the portion of the building with the ineligible use, for the period of time the ineligible use began. The exemption will not be re-established if a subsequent use occurs. This is intended to provide financial relief during an initial period of vacancy until such time that the space can be occupied with an eligible use.

Project Eligibility and Valuation

In previous Council discussions relating to this incentive program, the difficulties relating to measuring jobs has been discussed. In addition, jobs don’t provide any direct financial return to the City. On the other hand, “bricks and mortar” adds value to the tax roll. BC Assessment’s valuation of non-market change provides an excellent third-party assessment of value, and it is the driver of property tax revenue. Therefore, it provides a solid basis for tax exemptions. Because valuation is done during and after construction though, it can’t be used to determine eligibility for the earlier incentives, and therefore, building permit construction value will be used as the initial eligibility criteria. It is recommended that all new construction and renovations over \$250,000 be eligible.

Time Period

It is proposed the incentive program have a four year time window to allow the investment community the necessary time to fully explore project decisions, and complete the development process. An open program, with no expiry date, is not recommended. The objective is to see development occur in the short to medium term, in advance of when it might otherwise occur, whereas the longer term provides less certainty both around development and the City’s financial situation. During the four year time period, staff will evaluate outcomes on an ongoing basis, to determine whether any adjustments to the program need to be recommended to Council, and will report out midway through the time period.

Incentives

The current Town Centre Investment Incentive Program has been a success in terms of its comprehensive nature, clarity and ease of use. In addition, creative use of legislation has provided the City with some unique opportunities in terms of upfront incentives. It is recommended the new program incorporate those same tools:

- Priority processing
- Building permit fees discounted 50%
- Application fees rebated 50% at building permit issuance (flat rate \$6,000 for new buildings; \$1,200 for renovations)
- Development Cost Charge 50% rebate (from General Revenue), to a maximum rebate of \$50,000 and a cap on the fund of \$500,000
- Property Tax Exemptions over 5 years (reduced by 20% per year)
- Green building/green energy premium (10 years tax exemption, reduced by 10% per year, plus DCC cap of \$75,000)
- Brownfield and energy conservation programs and potential grants and rebates

As far as investors are concerned, time is money. They found priority processing a particularly attractive component of previous programs. Council raised questions around prolonging priority processing. The apprehension is due to the fact that in the absence of additional staff resources, non-qualifying developments have to wait. It is anticipated that the activity coming through this program, combined with eligible commercial projects in the Town Centre, will be much lower than the activity experienced during the first three years of the Town Centre program when residential development was eligible. An upcoming report is scheduled to discuss staff resourcing.

NEXT STEPS:

It is proposed that the enabling regulations for both the new Employment Land Investment Incentive Program, and the extension to the Town Centre Investment Incentive Program, be brought forward to the October 14 Council meeting for first, second and third readings. Following that, there is a public notice requirement.

It is also acknowledged that this incentive program is just one of a number of actions that may be taken to position the City for future growth and prosperity.

a) Desired Outcome:

While the ultimate goals are to maintain and improve the jobs-to-housing ratio, diversifying the tax base and improving the business-to-residential tax base ratio, the City must balance off the desire to offer incentives against the short-term financial cost this places on the remaining tax base. The incentive program must target those business categories that bring high-value jobs, that are not population-driven, and on development that would be unlikely to occur otherwise at this time.

b) Strategic Alignment:

The proposed incentive program aligns with the Commercial and Industrial Strategy, which drew upon the Economic Development Strategy, the Official Community Plan, the Regional Growth Strategy and the Regional Context Statement. Each of these items underwent comprehensive processes including public consultation. The incentive program also addresses a long-standing goal to diversify the tax base and improving the business-to-residential property tax ratio.

c) Citizen/Customer Implications:

The intended customers of this incentive program are potential investors who need further enticement to develop, expand or renovate on the City's industrial designated lands, and property owners who need that extra push to develop or revitalize in the Town Centre. There are implications to taxpayers in the short term, with up-front incentives drawing on General Revenue. This is expected to be recovered as tax exemptions expire, expanding and diversifying the tax base.

d) External Feedback:

At the September 18, 2014 meeting of the Economic Advisory Commission, staff gave a presentation on the Commercial and Industrial Strategy, and then presented options around an incentive program. The feedback was primarily themed around the marketing side, with some valuable suggestions offered in terms of home based business, and relating to bundling the City's incentives alongside senior government programs as a complete package. The importance of supporting those employers who evolve from home to office was emphasized. The importance of targeting incentives on developments with higher densities was also shared. A comment was made that Maple Ridge needs to be known for being business friendly, and the responsibility for creating this perception falls not just to the City, but to all of the business groups and Council.

e) Interdepartmental Implications:

Staff in the development services area will play a key role in educating developers and determining eligibility. Information Services staff will be required to alter our systems to apply the incentives to qualifying permits. Sustainability and Corporate Planning, in cooperation with Finance, will administer the incentive program, meeting legislative requirements for developing agreements with property owners, giving public notice, and working with BC Assessment on establishing market change and applying exemptions accordingly. Strategic Economic Initiatives will be required to work with the Downtown Maple Ridge Business Improvement District to determine whether to extend the façade program or to apply the funding to another use.

f) Business Plan/Financial Implications:

Council previously set aside a sum of money to fund the Town Centre Investment Incentive Program. After covering off future tax exemptions for the remaining years of the existing program, there is \$350,000 remaining. On top of that, it is recommended that this amount be topped up with an additional \$650,000 to cover the upfront incentives that offset Development Cost Charges.

Increased building permit fees generated as a result of the incentive program deliver extra revenue, helping to offset the discounts offered, for those projects which would not have occurred otherwise. There are costs associated with delivering the services, which may not be fully covered off with the incentive discounts, potentially resulting in a budget shortfall.

A direct financial contribution to the Downtown Maple Ridge Business Improvement Association is proposed of \$25,000 for each of 2015 and 2016, making this six consecutive years of funding.

The five-year financial plan includes revenue projections resulting from growth in the tax base in the form of property tax revenue. If a project occurs that makes up a portion of this anticipated growth but results in a reduced amount of revenue due to this program, the result may be a budget shortfall. The underlying premise of the incentive program is the City will forgo revenue for a period of time, with the intent that future revenues as a result of stimulated growth and density will provide a net financial benefit.

g) Policy Implications:

There are no direct policy implications, other than the enabling regulations that will be coming forward to enable the program. A change in practice will be required, such that when an application is made for development that meets the intent of this incentive program, but on lands not currently identified on the maps attached to this report, that consideration for inclusion in the incentive program will occur at the same time as the Official Community Plan amendment and/or rezoning. It would be the intent that, since the amendments would result in the land being similar in eligibility as those lands currently identified in the attached maps, that Council would extend the incentive program to these lands as well.

h) Alternatives:

We know that residential growth will come, so attracting industrial and commercial growth and high-value local jobs alongside this growth, and potentially improving the tax base ratio, has been a long-standing goal. The City is not compelled to offer incentives to encourage development of its employment lands. One alternative is to sit back and wait. Other alternatives exist among the details of the proposed incentive program; Council may wish to discuss the merits of adjusting the limits or the timelines or the funding levels.

Without clear direction today, staff will not have enabling regulations in place for this Council mandate.

CONCLUSIONS:

A multi-pronged approach will be necessary to create the environment necessary to attract more high-value jobs to Maple Ridge, and to position the City for growth and prosperity. Likewise, no one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2010, bringing residential density and new businesses, and supporting the revitalization of existing properties. In addition to extending incentives for commercial development and renovations in the Town Center for an additional two years, this report proposes the next phase of incentives, focusing on the employment lands identified in the Commercial and Industrial Strategy.

“Original signed by Laura Benson”

Prepared by: Laura Benson, CPA, CMA
Manager of Sustainability & Corporate Planning

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBC, P. Eng
General Manager: Public Works and Development Services

“Original signed by Paul Gill”

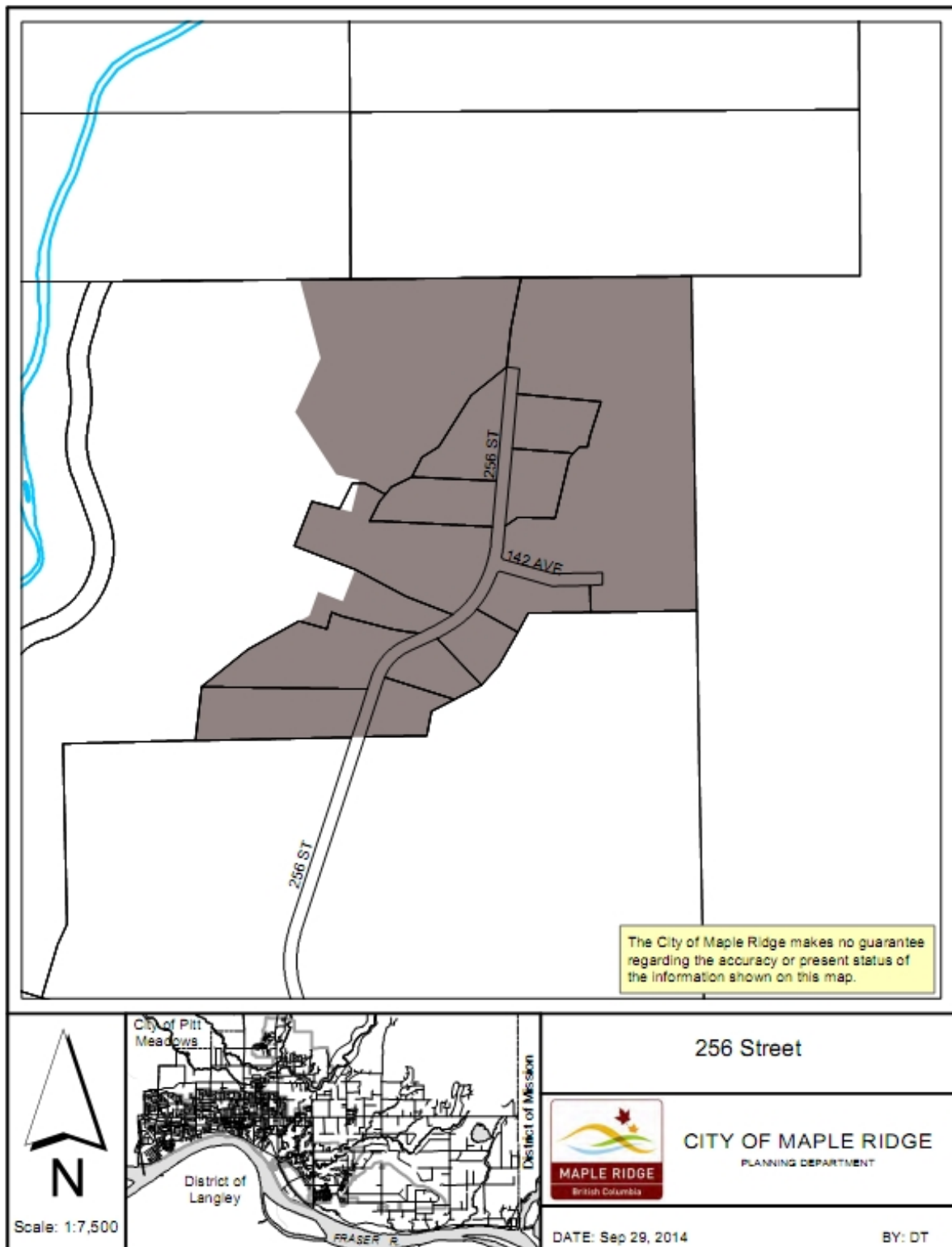
Approved by: Paul Gill, BBA, CGA
General Manager: Corporate and Financial Services

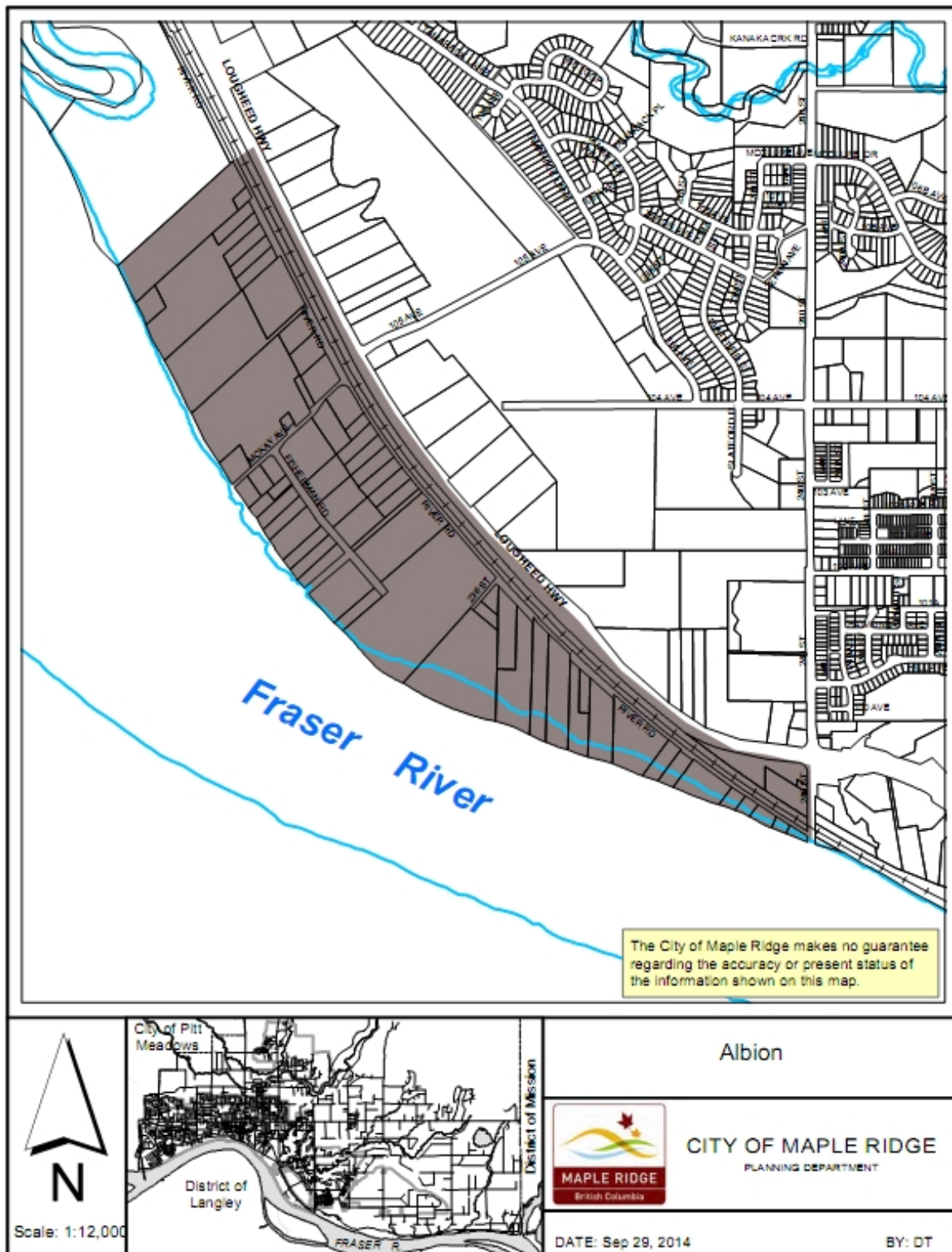
“Original signed by Jim Rule”

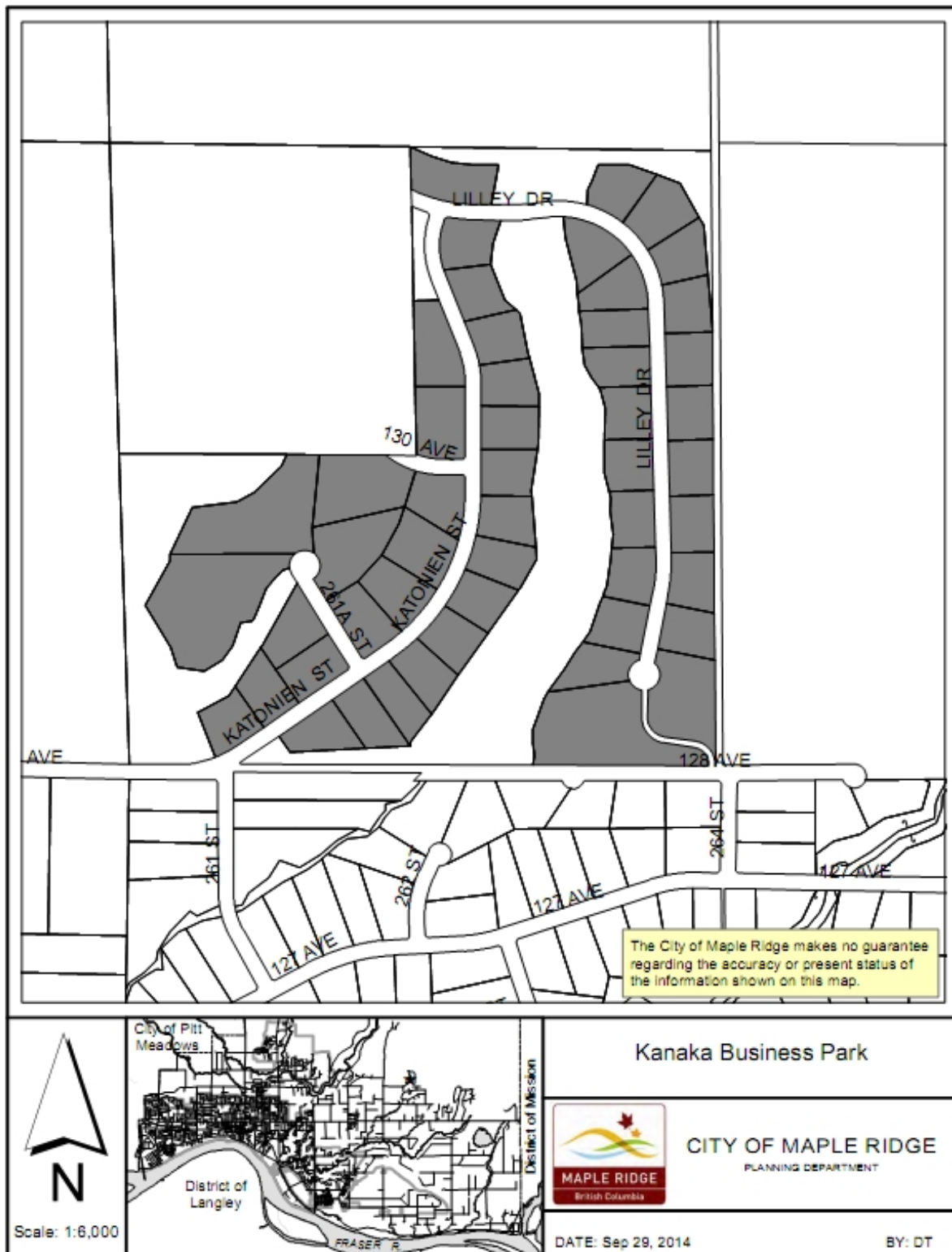
Concurrence: **J.L. (Jim) Rule**
Chief Administrative Officer

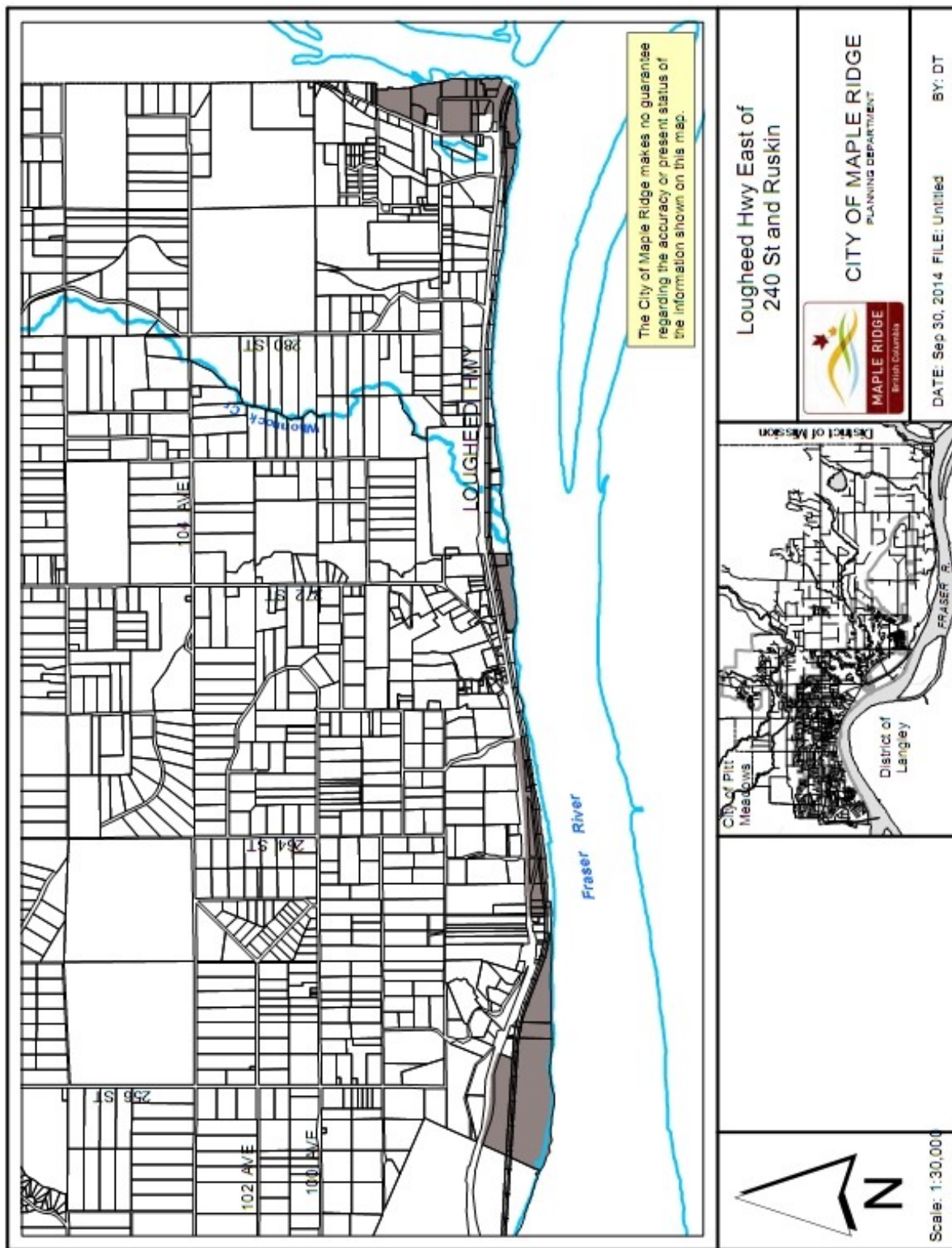
Attachments:

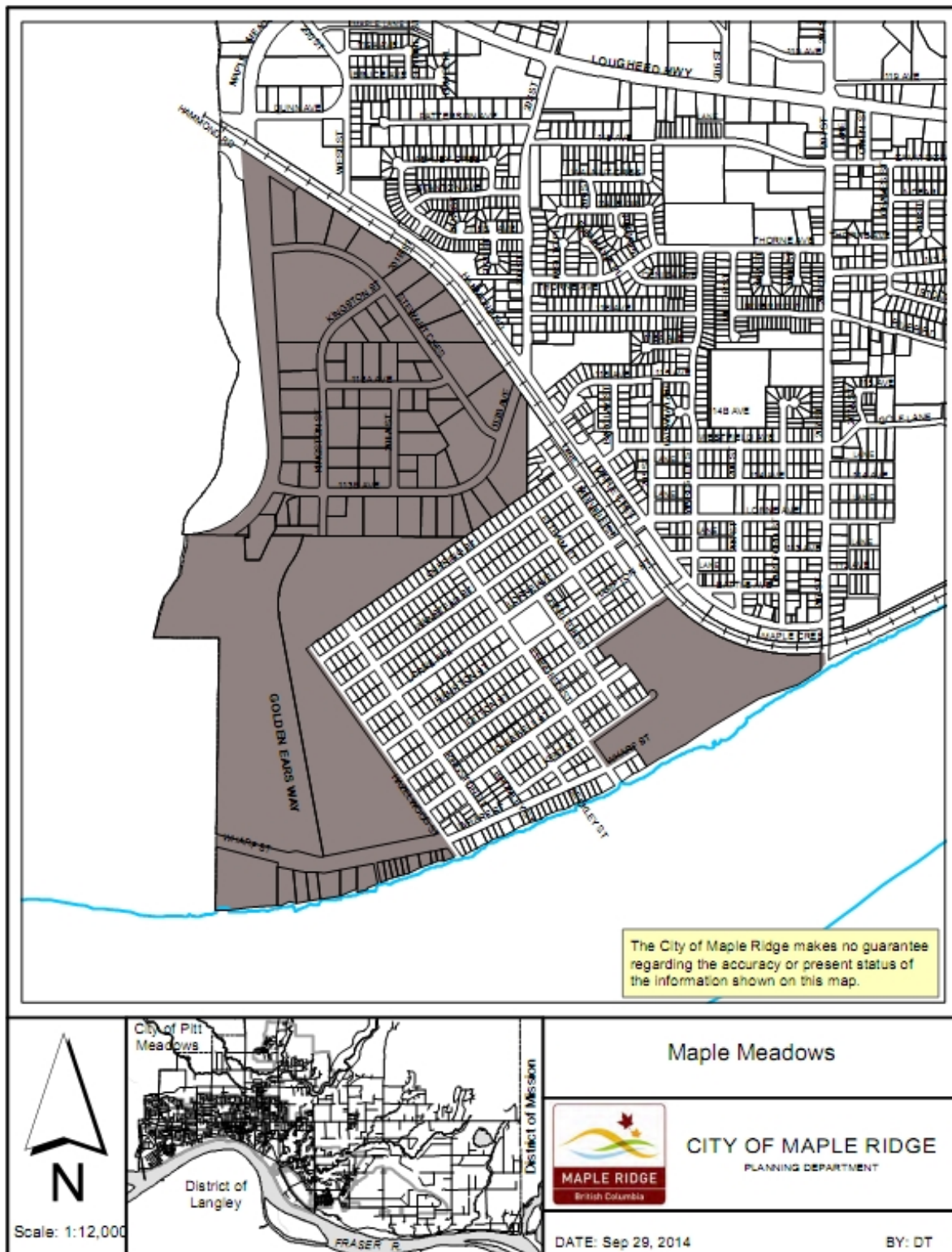
- Attachment A – Employment Land Incentive Area A - 256 Street
- Attachment B – Employment Land Incentive Area B - Albion Industrial Area
- Attachment C – Employment Land Incentive Area C - Kanaka Business Park
- Attachment D – Employment Land Incentive Area D - Loughheed East
- Attachment E – Employment Land Incentive Area E- Maple Meadows
- Attachment F – Permitted principal uses in the Zoning Bylaw for industrial zones











M-1 Service Industrial

- Light Industrial use not including industrial repair services and vehicle and equipment repair
- services
- Industrial Trade Schools
- Non-medical testing laboratories
- Mini-warehouse use

M-2 General Industrial

- Industrial use not including:
 - i) asphalt, rubber and tar production and products manufacturing;
 - ii) hydrocarbon refining and bulk storage;
 - iii) chemical plants;
 - iv) stockyards and abattoirs;
 - v) septic tank services;
 - vi) waste reduction plants; and
 - vii) extraction industrial use.
- Waste transfer stations
- Industrial repair services
- Industrial trade schools
- Retail sale and rental of industrial vehicles, trailers, and heavy equipment
- One restaurant per lot limited to 200m² gross floor area

M-3 Business Park Zone

- Industrial use not including:
 - i) wrecking, salvaging and storing of wrecked or salvaged goods, materials or things;
 - ii) concrete and cement plants and product manufacturing;
 - iii) asphalt, rubber and tar production and products manufacturing;
 - iv) sawmills, shakemills and pulp mills;
 - v) hydrocarbon refining and bulk storage;
 - vi) chemical plants;
 - vii) stockyards and abattoirs;
 - viii) septic tank services;
 - ix) waste reduction and transfer plants; and
 - x) unenclosed storage.
- Non-medical testing laboratories
- Recreational or instructional facilities limited to industrial trade schools, dance schools, fitness centres and gymnastic schools

...M-3 continued

- Vehicle and equipment repair services and industrial repair services
- Auction marts
- Sale or rental of industrial vehicles, heavy equipment, and trailers
- Warehouses and Mini-warehouse use
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreation uses
- Restaurants excluding drive-through uses
- Child care centre
- Light industrial use including the wholesale and retail sales of products manufactured or assembled on the lot or as part of the wholesale or retail warehouse operations
- Office use related to construction, industrial, high technology and utility companies and government
- Liquor primary use, specific to the following site:
 - Lot 4, DL 405, Group 1, NWD, Plan 7324, 23840 River Road"

M-4 Extraction Industrial

- Extraction industrial

M-5 High Impact Industrial

- Extraction industrial
- Industrial use limited to:
 - i) concrete and cement plants and product manufacturing;
 - ii) asphalt, rubber and tar production and products manufacturing;
 - iii) wrecking and salvaging of goods, materials or things;
 - iv) sawmills, shakemills and pulp mills;
 - v) hydrocarbon refining and storage;
 - vi) chemical plants;
 - vii) stockyards and abattoirs;
 - viii) septic tank services;
 - ix) waste reduction plants;
 - x) waste transfer site; and
 - xi) unenclosed storage.

BRITISH COLUMBIA ACHIEVEMENT FOUNDATION

*James
Townshend*

Board of Directors

September 2, 2014

Keith Mitchell, QC
Chair

Hon. Christy Clark

Kathleen Bartels

Kevin Bent

Michael Bernier, MLA

Christopher Gaze, OBC

Carol Henriquez, CM

Marvin Hunt, MLA

Olga Ilich

Wendy John, OBC

C.T. (Manny) Jules,
OBC

Ron Lou-Poy, QC

Scott McIntyre, CM

Hon. Coralee Oakes

Michael Stevenson

Max Wyman, OC

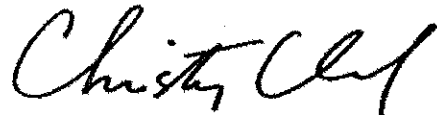
I am pleased to announce the 2015 British Columbia Community Achievement Awards. The awards celebrate the spirit, imagination and dedication of British Columbians who make a significant difference in their communities.

We all know people who work tirelessly for the betterment of others either as committed volunteers or in the course of their work. These individuals bring strength to their communities and enrich our great province.

I invite you to reflect on those British Columbians who inspire us by their example, and to nominate them for an award this year.

Thank you for supporting the British Columbia Community Achievement Awards.

Sincerely,



Christy Clark
Premier, Province of British Columbia
Board Member, British Columbia Achievement Foundation

PO Box 3663 Stn. Terminal, Vancouver, British Columbia, V6B 3Y8
T: 604-261-9777/1-866-882-6088 F: 604-261-1964
info@bcachievement.com www.bcachievement.com

RECEIVED

SEP 10 2014

5.1
MAYOR



British Columbia Community Achievement Awards

NOMINATION DEADLINE: NOVEMBER 15

Celebrating the spirit, imagination,
dedication, and outstanding contributions
of British Columbians to their communities.

Nominate a deserving individual who raises
the quality and character of your community for a
British Columbia Community Achievement Award.

BRITISH COLUMBIA
ACHIEVEMENT FOUNDATION

*“Give back to the people
who give the most in
your community.”*

British Columbia’s communities are shaped by the people who live in them, and especially by the contributions of extraordinary individuals.

The British Columbia Community Achievement Awards celebrate British Columbians who go above and beyond in their dedication and service to others and who devote time and energy to making their communities more caring, dynamic, beautiful, healthy, and unique. They inspire by their example.

The British Columbia Community Achievement Awards are presented by the British Columbia Achievement Foundation, a foundation established in 2003 by the Province of British Columbia to celebrate excellence in community service, enterprise, arts and the humanities.



*Cultural hero, spirited,
undaunted, fearless, bold
Raising our awareness to
a higher understanding*

- Robert Davidson

WHO IS ELIGIBLE?

British Columbians who have made a significant contribution to their communities in British Columbia are eligible for a BC Community Achievement Award. Nominees will have made a contribution in any area that provides a benefit to the community – either as a volunteer or in the course of their work. These include, but are not limited to, arts and culture, sports and recreation, multiculturalism, environment, healthcare, education, civic duty, business, community volunteerism, philanthropy, and youth or seniors’ leadership.

Self nominations will not be accepted. Federal or provincial elected representatives are not eligible for nominations while they hold office. Posthumous nominations will not be accepted.

HOW IS SOMEONE NOMINATED FOR THIS AWARD?

Any individual or group may nominate a current or former long-term resident of British Columbia by completing the attached nomination form or the online form and submitting it with:

- A letter describing the contribution of the nominee;
- A brief personal history of the nominee;
- Two current letters of support for the nominee from individuals or organizations that describe the value and impact of the nominee’s contributions to his/her community.
- For an online nomination form, please visit www.bcachievement.com/community/online.

HOW ARE THE AWARD RECIPIENTS CHOSEN?

An Advisory Council of independent community leaders reviews the nominations and selects approximately 30 award recipients. The Council will consider the impact of the nominee’s contribution and commitment to the community.

WHAT DO THE AWARD RECIPIENTS RECEIVE?

In the Spring, recipients will attend a formal ceremony at Government House in Victoria. The Lieutenant Governor and the Premier of British Columbia are invited to present the recipients with the British Columbia Community Achievement Medallion, a special commemorative medallion designed by renowned BC artist, Robert Davidson. Also, recipients will receive a lapel pin signifying their award.

BC Community Achievement Awards

Tel: 604.261.9777 or Toll Free: 1.866.882.6088

Email: info@bcachievement.com or Web: www.bcachievement.com

BRITISH COLUMBIA COMMUNITY ACHIEVEMENT AWARDS NOMINATION FORM

Please complete all four sections:

1 NOMINEE

NAME (MR./MRS./MS./MISS/DR.)

HOME ADDRESS

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME TELEPHONE

CELL PHONE

EMAIL

ORGANIZATION (IF APPLICABLE)

ORGANIZATION ADDRESS (IF APPLICABLE) CITY/TOWN/PROVINCE/POSTAL CODE

Is the nominee a current or former long-term resident of BC?

Yes/No

2 NOMINATOR

NAME (MR./MRS./MS./MISS/DR.)

ADDRESS

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME TELEPHONE

CELL PHONE

EMAIL

ORGANIZATION (IF APPLICABLE)

Please provide your relationship to the nominee and also indicate how long you have known the nominee.

I have provided or made provision for all the nomination material required for a completed nomination package.

SIGNATURE OF NOMINATOR

DATE

List the individuals who are providing a letter of support for the nomination.

3 LETTER OF SUPPORT 1

NAME (MR./MRS./MS./MISS/DR.)

TITLE AND ORGANIZATION (IF APPLICABLE)

ADDRESS

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME/CELL PHONE

EMAIL

Please provide your relationship to the nominee and also indicate how long you have known the nominee.

4 LETTER OF SUPPORT 2

NAME (MR./MRS./MS./MISS/DR.)

TITLE AND ORGANIZATION (IF APPLICABLE)

ADDRESS

CITY/TOWN/PROVINCE/POSTAL CODE

DAYTIME/CELL PHONE

EMAIL

Please provide your relationship to the nominee and also indicate how long you have known the nominee.

Nomination deadline: November 15

YOUR COMPLETED NOMINATION PACKAGE MUST INCLUDE:

1. Completed nomination form
2. Three letters: (*maximum 500 words each*)
 - A letter from the nominator giving the reasons for nomination.
 - Two letters of support for the nominee from other individuals or organizations that describe the value and impact of the contributions of the individual.
3. Brief biographical overview of the nominee as it relates to the nomination.
4. Optional: Up to five pages of additional material about your nominee.
5. Please do not send submission packages in binders or folders.
6. You may visit www.bcachievement.com/community/online to complete an electronic nomination form.

FOR MORE INFORMATION:

Visit Frequently Asked Questions:

www.bcachievement.com/community/info

Contact:

Tel: 604.261.9777 or Toll Free: 1.866.882.6088

Email: info@bcachievement.com

Website: www.bcachievement.com

MAILING INFORMATION:

Mail or courier completed nomination package to:
BC Community Achievement Awards
c/o 6209 Angus Drive
Vancouver, BC V6M 3P2

Please note that it is the responsibility of the nominator to ensure that the nomination is complete, including the receipt of support letters by the deadline. All material received will be kept confidential.

Privacy Policy

The British Columbia Achievement Foundation is committed to protecting the privacy of people through responsible management of information received. Nominations are confidential between the nominator and the Awards program.

You may view the complete privacy policy at www.bcachievement.com or by calling the office for a copy.



British Columbia Community Achievement Awards

"The British Columbia Community Achievement Awards celebrate British Columbians who enrich our great Province. I invite you to nominate people within your community whose spirit, imagination, dedication and commitment have truly made a difference."

Hon. Christy Clark
Premier of British Columbia
Board Member, BC Achievement Foundation

BRITISH COLUMBIA ACHIEVEMENT FOUNDATION

The British Columbia Achievement Foundation is an independent foundation established and endowed by the Province of British Columbia to celebrate excellence in community service, enterprise, arts and humanities. The Foundation currently offers five awards:

BC Community Achievement Awards
BC National Award for Canadian Non-Fiction
Carter Wosk BC Creative Achievement Awards
BC Creative Achievement Awards for First Nations' Art
BC Aboriginal Business Awards

For more information about the awards, please contact the BC Achievement Foundation.

Tel: 604.261.9777 or
Toll-Free 1.866.882.6088
Email: info@bcachievement.com
Website: www.bcachievement.com



2014 Community Achievement Award recipients with Her Honour, The Honourable Judith Guichon, OBC, Lieutenant Governor of British Columbia; Hon. Coralee Oakes, Minister of Community, Sport and Cultural Development; BC Achievement Foundation chair Keith Mitchell, QC and board member Ron Lou-Poy, QC.