



City of Delta

Regular Council Meeting Minutes

**October 20, 2025, 7:00 p.m.
Council Chamber, Delta City Hall
4500 Clarence Taylor Crescent, Delta, BC**

Members Present: Mayor George V. Harvie
Councillor Rod Binder
Councillor Daniel Boisvert* (*departed at 7:40 p.m.*)
Councillor Jessie Dosanjh
Councillor Alicia Guichon
Councillor Jennifer Johal
Councillor Dylan Kruger

Staff Present: Marcy Sangret, Acting City Manager
Michelle Jansson, City Clerk
Guy McKintuck, Fire Chief
Navin Chand, General Manager, Finance
Steven Lan, General Manager, Engineering
Doreann Mayhew, General Manager, Development
Larry Rourke, General Manager, Human Resources
Josh Turner, General Manager, Parks, Recreation & Culture
Mike Brotherston, Director, Corporate Services

By videoconference*

1. **CALL TO ORDER**

Mayor Harvie called the meeting to order at 7:00 p.m.

2. **LAND ACKNOWLEDGEMENT**

Mayor Harvie acknowledged that this meeting took place on the shared, traditional, ancestral, and unceded territories of the scəw' aθən (Tsawwassen), xʷməθkʷəy̓ əm, (Musqueam) and other Coast Salish Peoples and extended appreciation to these, First Nations for the opportunity to hold this meeting here today.

3. AGENDA ENDORSEMENT

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Johal

THAT the Agenda for the October 20, 2025 Regular Council meeting be endorsed.

CARRIED UNANIMOUSLY

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Johal
SECONDED BY: Cllr. Guichon

THAT Council resolve into Committee of the Whole (7:02 p.m.).

CARRIED UNANIMOUSLY

5. RESOLUTION TO ENDORSE THE AGENDA OF THE COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Dosanjh

THAT Council endorse the agenda of the Committee of the Whole.

CARRIED UNANIMOUSLY

6. DELEGATION

6.1 Delegation by Transportation Investment Corporation regarding Fraser River Tunnel Project

With the aid of a PowerPoint presentation, Transportation Investment Corporation representatives provided an overview of progress on the Fraser River Tunnel Project and spoke to the project's timeline, the environmental assessment status, and local engagement.

Discussion took place regarding the proposed laydown soil that will be removed for the construction of the project and restored following completion.

As a result, the following motion was introduced:

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Guichon

THAT staff request information from the Agriculture Land Commission regarding the removal, replacement, and restoration of the lay down soils as it relates to the Fraser River Tunnel Project.

CARRIED UNANIMOUSLY

7. RESOLUTION TO RISE FROM THE COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Johal

THAT Committee of the Whole rise and report (7:25 p.m.).

CARRIED UNANIMOUSLY

8. RESOLUTION TO ADOPT THE ACTIONS OF THE COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Johal
SECONDED BY: Cllr. Guichon

THAT Council adopt the actions of the Committee of the Whole.

CARRIED UNANIMOUSLY

9. ADOPTION OF MINUTES

9.1 Minutes of the August 28, 2025 Special Council (to Close) Meeting

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Kruger

THAT the Minutes of the August 28, 2025, Special Council (to Close) Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

9.2 Minutes of the October 6, 2025 Special Council (to Close) Meeting

MOVED BY: Cllr. Dosanjh
SECONDED BY: Cllr. Johal

THAT the Minutes of the October 6, 2025, Special Council (to Close) Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

9.3 Minutes of the October 6, 2025, Regular Council Meeting

MOVED BY: Cllr. Johal
SECONDED BY: Cllr. Kruger

THAT the Minutes of the October 6, 2025, Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

10. RECEIPT OF MINUTES

10.1 Minutes of the September 11, 2025 Hunting Regulation Advisory Committee Meeting

MOVED BY: Cllr. Guichon
SECONDED BY: Cllr. Binder

THAT the Minutes of the September 11, 2025 Hunting Regulation Advisory Committee meeting be received for information.

CARRIED UNANIMOUSLY

Councillor Boisvert departed the meeting and did not return (7:40 p.m.).

11. ANNOUNCEMENTS

Council provided an update on recent and upcoming events in the community.

12. BYLAWS FOR FIRST, SECOND, & THIRD READING

12.1 Rezoning for a Two-Lot Subdivision at 5443 Paton Drive

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Dosanjh

A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8536.

B. THAT the application for Development Variance Permit LU009749 be received.

CARRIED UNANIMOUSLY

12.2 Rezoning and Development Variance Permit for Six-Lot Subdivision at 10890 79 Avenue

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Dosanjh

- A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8532.
- B. THAT the application for Development Variance Permit LU009811 be received.
- C. THAT the owners satisfy the following requirements as a condition of final consideration and adoption and permit issuance:
 - 1. Enter into the following legal agreements and provide associated securities to the satisfaction of the General Manager of Development:
 - a. Section 219 Covenant for tree retention on proposed Lot 3 and tree replacement for all of the proposed lots.
 - b. Development Agreement.
 - 2. Provide a revised tree replacement plan to the satisfaction of the General Manager of Development.
 - 3. Provide a community amenity contribution in the amount of \$6,000 in accordance with the Parks, Recreation and Culture Amenity Contributions Policy.

CARRIED UNANIMOUSLY

13. ADMINISTRATIVE REPORTS

13.1 Coast to Coast Trail Update

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Dosanjh

- A. THAT staff enter into a Memorandum of Understanding (“MOU”) with the Rotary Club of Tsawwassen for the creation of the Coast to Coast Trail including City of Delta contributing \$75,000 as part of a cost share agreement.
- B. THAT the City of Delta proceed with targeted community engagement to support awareness and gather feedback on the plan for the proposed trail.

CARRIED UNANIMOUSLY

13.2 Ladner Bike Park Relocation and Kensington Park North Upgrades

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

- A. THAT staff submit the Kensington Park North Bike Park Proposed Concept Plan to BC Hydro for final approval in accordance with the statutory right-of-way requirements.
- B. THAT staff concurrently issue a Request for Proposal for a design-build contract to allow for construction to commence upon receipt of final approval by BC Hydro.
- C. THAT staff proceed with design and construction of the proposed Kensington Park North Multi-Sport Court Conceptual Layout.

CARRIED UNANIMOUSLY

13.3 Heritage Alteration Permit and Heritage Conservation Grant for 4585 Arthur Drive

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Johal

- A. THAT Heritage Alteration Permit LU009882 be issued.
- B. THAT the award of a \$30,000 Heritage Conservation Grant toward the roof replacement of the Wilson Residence at 4585 Arthur Drive be approved.

CARRIED UNANIMOUSLY

13.4 Amendment of Environmental Covenant CA6438337

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Johal

THAT Section 219 Covenant CA6438337, which secures on- and off-site riparian landscaping works related to the development of the properties located at 6291 to 6351 River Road, be amended as described in this report.

CARRIED UNANIMOUSLY

13.5 Housing Target Progress Report (Year 2)

MOVED BY: Cllr. Dosanjh
SECONDED BY: Cllr. Johal

THAT the Housing Target Progress Report for the second reporting period from October 1, 2024 to September 30, 2025, as provided in Attachment A be forwarded to the Housing Targets Branch.

CARRIED UNANIMOUSLY

13.6 Industrial Areas Infrastructure Improvements Program

MOVED BY: Cllr. Johal
SECONDED BY: Cllr. Kruger

- A. THAT Council receive for information the proposed 2026 Industrial Areas Infrastructure Improvements Program outlined in this report.
- B. THAT this report be shared with the Delta Chamber of Commerce.

CARRIED UNANIMOUSLY

14. CORRESPONDENCE

14.1 Correspondence

14.1.1 Correspondence from K. Johal dated October 14, 2025 regarding Request for Letter of Support - DHCHF 2025 Community Grants

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Guichon

THAT the City of Delta provide a letter of support from the Mayor, on behalf of Council, for the Pacific Community Resources Society (PCRS) in support of their Youth Hub funding application to the Delta Hospital and Community Health Foundation (DHCHF) 2025 Community Grants Program.

CARRIED UNANIMOUSLY

14.1.2 Correspondence from R. D'Aquila dated October 14, 2025 regarding City of Delta Support Letter Oct 2025

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Kruger

THAT the City of Delta provide a letter of support from the Mayor, on behalf of Council, to REACH Charitable Foundation in support of their funding application to the Delta Hospital and Community Health Foundation (DHCHF) 2025 Community Grants Program.

CARRIED UNANIMOUSLY

15. NOTICE OF MOTIONS

None.

16. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

None.

17. ADJOURNMENT

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Kruger

THAT the meeting adjourn (7:55 p.m.).

CARRIED UNANIMOUSLY

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk