



City of Delta

Regular Council Meeting Minutes

**November 17, 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
Councillor Jessie Dosanjh
Councillor Jennifer Johal
Councillor Dylan Kruger

Members Absent: Councillor Alicia Guichon

Staff Present: Peter Weeber, City Manager
Marcy Sangret, Deputy 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
Josh Turner, General Manager, Parks, Recreation & Culture
Larry Rourke, General Manager, Human Resources
Mike Brotherston, Director, Corporate Services
JoAnne Kleb, Acting Director, Communications & Engagement

1. CALL TO ORDER

Mayor Harvie called the meeting to order at 7:01 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Harvie acknowledged that this meeting took place on the shared, traditional, ancestral, and unceded territories of the scəw̓ 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. Boisvert
SECONDED BY: Cllr. Dosanjh

THAT the Agenda for the November 17, 2025 Regular Council meeting be endorsed as amended with the addition of the New Winskill Aquatic Centre under New Business.

CARRIED UNANIMOUSLY

4. PRESENTATIONS

4.1 Presentation by FortisBC regarding FortisBC Efficiency in Action Award

FortisBC representatives presented the 2025 FortisBC Efficiency in Action Award in the Public Sector-Municipal Category for leadership in energy efficiency and greenhouse gas reduction to the City of Delta.

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Kruger

THAT Council resolve into Committee of the Whole.

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Johal

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

CARRIED UNANIMOUSLY

7. DELEGATIONS

7.1 Delegation by Delta Housing Be Mine Society regarding Empowering Community Together

With the aid of a PowerPoint presentation, representatives from the Delta Housing Be Mine Society (DHBMS) provided an overview of the ongoing challenges associated with securing long-term, inclusive housing for individuals with intellectual disabilities. DHBMS encouraged Council to consider establishing permanent inclusionary housing policies, support the development of an inclusive design “Delta Toolbox” for developers, and continue to collaborate with non-profit partners in advancing accessible housing solutions.

MOVED BY: Cllr. Johal

SECONDED BY: Cllr. Kruger

THAT staff work with Delta Housing Be Mine Society on their requests and report back to council.

CARRIED UNANIMOUSLY

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Binder

THAT Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Dosanjh

SECONDED BY: Cllr. Johal

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

CARRIED UNANIMOUSLY

10. ADOPTION OF MINUTES

10.1 Minutes of the November 3, 2025, Special Council (to Close) Meeting

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

THAT the Minutes of the November 3, 2025, Special Council (to Close) Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

10.2 Minutes of the November 3, 2025, Regular Council Meeting

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Dosanjh

THAT the Minutes of the November 3, 2025, Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

10.3 Minutes of the October 29, 2025, Committee of the Whole Meeting

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

THAT the Minutes of the October 29, 2025, Committee of the Whole meeting be adopted as circulated.

CARRIED UNANIMOUSLY

10.4 Minutes of the October 30, 2025, Committee of the Whole Meeting

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Binder

THAT the Minutes of the October 30, 2025, Committee of the Whole meeting be adopted as circulated.

CARRIED UNANIMOUSLY

11. RECEIPT OF MINUTES

11.1 Minutes of the October 16, 2025 Agriculture Advisory Committee Meeting

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

THAT the Minutes of the October 16, 2025, Agriculture Advisory Committee meeting be received for information.

CARRIED UNANIMOUSLY

12. ANNOUNCEMENTS

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

13. BYLAWS FOR FINAL ADOPTION

13.1 Final Consideration and Adoption of Inter-municipal Business Licence Fraser Valley Bylaw and Agreement

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

THAT the report from the Property Use & Compliance Department be received for information.

CARRIED UNANIMOUSLY

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

- A. THAT Bylaw No. 8534, 2025 be finally considered and adopted.
- B. THAT Bylaw No. 8535, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY

13.2 Final Consideration and Adoption of Bylaw Nos. 8540 and No. 8541 – Cemetery Schedule Amendments

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Dosanjh

THAT the report from the Parks, Recreation & Culture Department be received for information.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Dosanjh

- A. THAT Municipal Ticketing Information Bylaw No. 6639, 2007 Amendment Bylaw No. 8540, 2025 be finally considered and adopted.
- B. THAT Delta Bylaw Notice Enforcement Bylaw No. 7009, 2011 Amendment Bylaw No. 8541, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY

13.3 Final Consideration and Adoption of Bylaw No. 8473 at 1006 Eden Crescent

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

THAT the report from the Development Department be received for information.

CARRIED UNANIMOUSLY

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

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8473, 2024 be finally considered and adopted.

CARRIED UNANIMOUSLY

14. BYLAWS FOR FIRST, SECOND, & THIRD READING

14.1 2026 to 2030 Financial Plan

With the aid of a PowerPoint presentation, staff provided an overview of the proposed 2026 Five-year Financial Plan and 2026 Utility Rates Bylaws.

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Binder

- A. THAT the 2026 Financial Plan be approved.
- B. THAT the Delta 2026 to 2030 Financial Plan, Bylaw No. 8524, 2025 be given first, second and third readings.

CARRIED UNANIMOUSLY

14.2 2026 Utility User Rates

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Kruger

- A. THAT Delta Water Service Bylaw No. 7441, 2016 Amendment Bylaw No. 8537, 2025 be given first, second and third readings.
- B. THAT Delta Sewer Rates Bylaw No. 5782, 2000 Amendment Bylaw No. 8538, 2025 be given first, second and third readings.
- C. THAT Delta Garbage Collection & Regulation Bylaw No. 4273, 1988 Amendment Bylaw No. 8539, 2025 be given first, second and third readings.

CARRIED UNANIMOUSLY

14.3 Rezoning for Conversion of Commercial Area to Residential Area at 4872 Delta Street

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

- A. THAT Zoning Amendment Bylaw No. 8517 be abandoned.
- B. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8543.
- C. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:
 - i. Completion of works under a plumbing permit for upgrades to the building's plumbing and mechanical systems; and
 - ii. Submission of a complete building permit application for the proposed commercial area conversion that includes an accepted Code Compliance Report from a Certified Code Consultant.

CARRIED

Mayor Harvie and Councillor Dosanjh opposed

14.4 Boulevard and Driveway Alterations

MOVED BY: Cllr. Dosanjh

SECONDED BY: Cllr. Boisvert

- A. THAT the Delta Boulevard Maintenance Bylaw No. 4734, 1990 Amendment Bylaw No. 8542, 2025 (Attachment A) be given first, second, and third readings.
- B. THAT the Boulevard and Driveway Alterations Policy (Attachment B) be approved.

CARRIED UNANIMOUSLY

15. CONSENT REPORTS

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Binder

THAT Items 15.1 and 15.2 be adopted on consent.

CARRIED UNANIMOUSLY

15.1 Statutory Right of Way Disposition – Dennison Park

- A. THAT Delta enters into a Statutory Right of Way agreement with British Columbia Power and Hydro Authority (BC Hydro) to facilitate power to Dennison Park, generally in the form set out in Attachment A.
- B. THAT the Director of Corporate Services be authorized to execute all documents to give effect to the above recommendations.

ADOPTED ON CONSENT

15.2 Heritage Alteration Permit for 4328 Arthur Drive

THAT Heritage Alteration Permit LU009789 be issued.

ADOPTED ON CONSENT

16. ADMINISTRATIVE REPORTS

16.1 Heritage Inventory and Registry Update

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Kruger

THAT this report be received for information.

CARRIED UNANIMOUSLY

16.2 Proposed Amendments to the Heritage Conservation Fund Administration Policy

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

THAT the following amendments to the Heritage Conservation Fund Administration Policy be adopted:

1. Increase the maximum financial assistance for a property in a single year from \$30,000 to \$50,000.
2. Increase the financial assistance to 100% of the capital costs of an approved project for accessibility upgrades up to \$150,000.
3. Expand eligibility criteria to include projects that preserve heritage of a property.
4. Reduce the Heritage Conservation Levy for all developments from 5% to 2% of the building permit fee and remove the Heritage Conservation Levy for developments with non-market or purpose-built rental components.
5. Clarify that funds may be used for the repair, restoration, and preservation of City-owned heritage properties as determined through the City's budget process.

CARRIED UNANIMOUSLY

16.3 56 Street Multi-Use Pathway Project

MOVED BY: Mayor Harvie
SECONDED BY: Cllr. Kruger

THAT construction of the 56 Street multi-use pathway project not proceed until the City Manager reviews and reports back to Council on the concerns raised by residents of 8A and 55A Street.

CARRIED UNANIMOUSLY

17. CORRESPONDENCE

17.1 Correspondence from Rotary Club of Tsawwassen dated November 5, 2025

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Kruger

A. THAT City of Delta provides a letter of support in relation to the Rotary Club of Tsawwassen's application for a gaming grant.

CARRIED UNANIMOUSLY

18. NOTICE OF MOTIONS

None.

19. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

MOVED BY: Mayor Harvie
SECONDED BY: Cllr. Dosanjh

THAT a report from the City Manager and the Winskill Project Management Team be provided to Council outlining the costs, feasibility, risks, and potential benefits in providing additional space for future uses such as library or other programing space

DEFEATED
Councillors Binder, Boisvert, Dosanjh, Johal, and Kruger opposed

20. ADJOURNMENT

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

THAT the meeting adjourn (8:16 p.m.).

CARRIED UNANIMOUSLY

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk