

Minutes of the **SPECIAL MEETING** of the **DISTRICT OF MISSION COUNCIL** held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Wednesday, December 14, 2016 commencing at 2:00 p.m.

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

Council Members Absent: Councillor Rhett Nicholson  
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  
Hirod Gill, Manager of Engineering Design and Planning  
Jenny Hill, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Gina MacKay, Manager of Long Range Planning and Special Projects  
Kerri Onken, Deputy Treasurer/Collector  
Rob Publow, Planner (joined meeting at 2:19 p.m.)  
Jennifer Russell, Deputy Corporate Officer  
Debbie Sanderson, Administrative Assistant  
Steve Simmonds, Manager of Inspection Services  
Maureen Sinclair, Director of Parks, Recreation and Culture (joined meeting at 3:29 p.m.)  
Dan Sommer, Director of Development Services  
Dale Unrau, Fire Chief

Guest Present: Catherine Berris, Urban Systems (Consultant)

### **1. CALL TO ORDER**

SC16/053  
DEC. 14/16

The meeting was called to order.

### **2. ADOPTION OF AGENDA**

SC16/054  
DEC. 14/16

Moved by Councillor Hamilton, seconded by Councillor Plecas, and  
RESOLVED: That the December 14, 2016 Special Council Agenda be adopted.  
CARRIED

### **3. NEW BUSINESS**

SC16/055  
DEC. 14/16

#### **Draft Official Community Plan Discussion**

A report dated December 14, 2016 from the Manager of Long Range Planning and Special Projects regarding the draft Official Community Plan (OCP) was provided for

Council's information. She then gave a presentation on the current status of this document which included:

- a review of some key points which were covered at the previous meeting;
- an overview of the public consultation process, which involved open houses, surveys and workshops, and the public participation numbers;
- land use designations;
- key policies;
- the urban growth boundary; a possible future development area also known as a special planning area;
- the language used in regards to access water bodies during parkland acquisition and trail development discussions;
- the SAFERhome Society program; and
- the proposed next steps and a review of the maps.

The Manager of Long Range Planning and Special Projects then distributed the revised draft of the Official Community Plan. She noted that this draft was provided to illustrate context and does not reflect the finished look of the document. She also noted that, although density and use sketches have been included, they still need to be reviewed by the planners.

Discussion ensued and the Manager of Long Range Planning and Special Projects clarified that:

- the reference to strata developments and urban sprawl refer to bare land strata developments and was included in the document to address the concern of regulations being circumvented in regards to road width and density and other engineering requirements;
- secondary suites will be looked at on an individual basis and a zoning bylaw update will be completed after the OCP is done;
- there will be several maps included with the OCP, including development permit maps; and
- taxation policy information will not be included in the document.

Council provided feedback on the revised draft plan and directed that:

- the 'fiscally responsible' wording in *Section 8.1.12* be replaced with 'considering financial implications' to provide strong parameters for the developers while still allowing for some flexibility;
- the 'affordable housing' wording in several sections of the document be changed to 'lower cost housing' or similar wording and possibly be linked to the Mission median family income;
- current reality data be included and identified in the document along with context, reference points and increased clarity in the language;
- the 'protection of land for growing food' wording in *Section 9.3.5* be changed to 'encourage urban agriculture', for clarity;

- further information be included in regards to the waterfront such as a strategic plan and a list of challenges with development of the area;
- the 'harm reduction' wording in *Section 6.2.6* be changed to 'support services' to better encompass the issue;
- the Manager of Long Range Planning and Special Projects consult with the previous Chair of the Agricultural Land Commission, Kirk Miller, in regards to the wording of employment lands policies in *Section 9.1.35*, to help facilitate any future approval of land exclusions from the Agricultural Land Reserve (ALR);
- the text under the 'Health Care' heading in *Section 6.2* be revised to either ensure the correct names of the assisted living complex pavilions or to use generic names; and
- the photographs which have been included in the Official Community Plan be re-assessed. Ms. MacKay noted that they have more relevant photographs to include and invited photograph submissions.

The next step to be taken in the OCP revision process is further public consultation, including neighbourhood meetings and an online survey, before bringing a bylaw back to Council for first reading. A public hearing will be held before the OCP bylaw is adopted and staff will bring forward information about the status of the action items from the previous OCP.

It was noted that a more in-depth discussion needs to be held outside of the OCP context in regards to the possibility of the federal government legalizing marijuana to ensure the District is prepared and has any necessary zoning bylaws in place ahead of time.

#### 4. ADJOURNMENT

SC16/056  
DEC. 14/16

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 3:54 p.m.

  
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CAROL HAMILTON  
ACTING MAYOR

  
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MIKE YOUNIE  
CORPORATE OFFICER