MINUTES of the REGULAR MEETING of the COUNCIL of the DISTRICT OF MISSION
held in the Council Chambers of the Municipal Hall, 8645 Slave Lake Street, Mission,
British Columbia, on February 2, 2015 commenced at 1:00 p.m. for COMMITTEE OF THE
WHOLE, and was immediately followed by a CLOSED MEETING of Council, and
reconvened at 7:00 p.m. for REGULAR COUNCIL proceedings.

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

Staff Members Present:   Ken Bjorgaard, Chief Administrative Officer
                          Kris Boland, Manager of Finance
                          Michael Boronowski, Manager of Civic Engagement and
                          Corporate Initiatives
                          Debi Decker, Administrative Assistant
                          Brandi Cowell, Corporate Administration
                          Tracy Kyle, Director of Engineering and Public Works
                          Kerri Onken, Deputy Treasurer/Collector
                          Tina Penney, Acting Manager of Corporate Administration
                          Scott Ross, Manager of Accounting Services
                          Maureen Sinclair, Director of Parks, Recreation and Culture
                          Kirsten Hargreaves, Manager of Social Development
                          Mike Younie, Director of Development Services

Members of the Public:   ± 4
Members of the Press:    Carol Aun, Mission City Record

1. CALL TO ORDER
Mayor Hawes called the meeting to order at 1:00 p.m.

2. ADOPTION OF AGENDA
Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the agenda for the regular Council meeting of February 2, 2015 be
adopted.
CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED: That Council now resolve itself into Committee of the Whole.

CARRIED

4. DEVELOPMENT SERVICES

Councillor Alexis, Chair of the Development Services Committee, assumed the Chair.

Rescind Zone Amending Bylaw 5281-2012-5050(73)

A report from the Planner dated February 2, 2015 regarding rescinding Zone Amending Bylaw 5281-2012-5050(73) was provided for the committee’s information. This report detailed the rezoning application for a comprehensive development zone to allow for a mixed use residential and commercial development on the properties located at 31802 Hillcrest Avenue, 31831, 31941 & 31971 Lougheed Highway, 31896 Raven Avenue and 7233 Wren Street, and identified the need to rescind the readings to Zone Amending Bylaw 5281-2012-5050(73).

Staff supported rescinding the readings to the Bylaw and closing the related applications.

2014 Building Statistics

A report from the Senior Building Inspector dated February 2, 2015 regarding a summary of the 2014 building permit applications and their values received by the District of Mission was provided, along with comparisons with previous years. The report was provided for information purposes only and no staff recommendation accompanied the report.

Council discussed the findings in the report, noting that the decrease in commercial permits is largely due to the completion of two large commercial projects in 2014, and indicated an interest in the development of a variety of multi-family style projects.

Considerations of Compliance and Enforcement of Regulatory Bylaws

A report from the Director of Development Services dated February 2, 2015 regarding background information to assist Council with their discussion regarding the compliance and enforcement process associated with several of the District’s regulatory bylaws. The report was provided for information and discussion purposes.

Council discussed good neighbour bylaws implemented by other municipalities and the possibility of creating a similar bylaw for the District of Mission. Council directed staff to investigate options, including property liens and adding unpaid fees to property taxes, for recouping costs associated with the enforcement of bylaws.
5. CORPORATE SERVICES

Councillor Hamilton, Chair of the Corporate Services Committee, assumed the Chair.

Draft Policy Re Protocol for Council Committees/Boards

A report was provided from the Acting Manager of Corporate Administration dated February 2, 2015 regarding the establishment of an overarching policy to guide Council with the procedures, naming, terms of reference, appointments, staffing and business protocols for Committees, Boards and Commissions, including Council representatives to outside agencies, appointed by Council or the Mayor.

Moved by Councillor Stevens, and

RECOMMENDED:

1. That the “District of Mission Protocol for Council Committees/Boards Policy No. C-ADM.02/15” attached as Appendix A to the report from the Acting Manager of Corporate Administration dated February 2, 2015, be approved; and

2. That the following listed existing Policies be repealed due to their surplus nature with the adoption of the new policy (#1 immediately above):
   - COU.20 (C) “Commissions”
   - COU.13 “Participation on Boards and Committees”
   - COU.20(B) “Select Committees”
   - COU.09 “Standing Committees”
   - COU.20(A) “Task Force”

Moved by Councillor Plecas, and

RESOLVED: That the motion be deferred until staff provide the Committee with the following additional information:

1. The financial implications associated with all of the District’s Committees, Boards and Commissions;

2. A detailed list of staff resources currently dedicated to the Committees, Boards and Commissions; and

3. A detailed list of how each existing Committee, Board and Commission will fit into the new Committee system.

CARRIED

MAIN MOTION RC15/055 DEFERRED

Audit Planning Communication

A report from the Manager of Finance dated February 2, 2015 was provided to Council with the 2014 Planning Report from the District’s auditor, BDC Canada LLP. This report was provided for information purposes only. No staff recommendation accompanied this report and Council action was not required.
Council discussed the legal and financial implications of the "Liabilities for Contaminated Sites" as described in the report.

6. PARKS, RECREATION AND CULTURE

Councillor Nicholson, Chair of the Parks, Recreation and Culture Committee, assumed the Chair.

Sports Hall of Fame – Policy Revision

A report from the Deputy Director of Parks, Recreation and Culture dated February 2, 2015 seeking approval of revisions to the Mission Sports Hall of Fame Policy was provided for the committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That the revised Policy AWA.04 Mission Sports Hall of Fame, in the form attached as Appendix B to the February 2, 2015 report from the Deputy Director of Parks, Recreation and Culture, be approved.

CARRIED

Harm Reduction and Needle Exchange in Mission – Follow-up related to Public Hearing Items

A report from the Manager of Social Development of Parks, Recreation and Culture dated February 2, 2015 was provided for the committee’s discussion and consideration. The report provided an update on the work of the Harm Reduction Distribution Program (HRDP) working group and follow-up information from the August 18, 2014 public hearing regarding the Zoning Bylaw amendments to do with needle exchange, harm reduction and opioid substitution clinics.

Council discussed the need for greater dialogue with experts from a variety of different treatment options, including harm reduction, needle exchange, and abstinence models.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That an education workshop be coordinated with Mayor and Council on all treatment options for substance abuse, including harm reduction, needle exchange, and abstinence models of treatments prior to a report coming forward from the working group; and

2. That Mark Goheen (Clinical Specialist in Mental Health and Addictions with Fraser Health) in addition to other speakers knowledgeable in the various treatment options, be invited to speak to this subject matter at the proposed workshop.

CARRIED
2015 Fees and Charges Parks, Recreation & Culture Department

A report from the Manager of Social Development of Parks, Recreation and Culture dated February 2, 2015 was provided for the committee’s information. This report detailed recommended changes to the District’s Parks, Recreation and Culture admission and rental fees as well as its cemetery rates. Staff supported the fee and rate changes.

Council discussed the possibility of extending the period of time in which ice is available in the arena for events such as hockey schools and tournaments. The Director of Parks, Recreation and Culture will review these matters.

7. FIRE/RESCUE SERVICES

Councillor Hinds, Chair of the Health and Public Safety Committee, assumed the Chair.

Synthetic Drug Lab, Horne St. September 6, 2014

A report from the Fire Chief dated February 2, 2015 provided an update on the outcome of the Clandestine Lab Fire that took place on September 6, 2014 and to present a new bylaw for the District to impose fees in respect of municipal services utilized to mitigate response and recovery related to controlled substances.

It was clarified that this Cost Recovery bylaw is unrelated to the Public Safety Inspection Team (PSIT) and is intended solely to recoup any cost that may be incurred to the District from clandestine drug labs incidents.

Council agreed to the suggestion that Mayor Hawes invite Surrey Fire Chief Len Garis, who has researched and spoken with other groups on this topic, to address the Committee on the subject of dealing with marihuana grow operations.

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RECOMMENDED: That Council consider and resolve to rise from Committee of the Whole.

CARRIED

9. RESOLUTION TO EXCLUDE PUBLIC, RECESS THE PUBLIC MEETING UNTIL 7:00 P.M. AND IMMEDIATELY CONVENE INTO CLOSED SESSION

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED:

1. That pursuant to Sections 90 of the Community Charter, the public be excluded from this portion of the meeting as the subject matter being considered relates to the following:
• Section 90(1)(a) of the Community Charter – 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;

• Section 90(1)(c) of the Community Charter – labour relations or other employee relations;

• Section 90(1)(e) of the Community Charter – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and

• Section 90(1)(k) of the Community Charter – 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.

2. That the public portion of the meeting be recessed until 7:00 p.m.; and

3. That Council immediately resolve into the closed portion of their meeting.

CARRIED

The meeting recessed at 2:54 pm.

10. RECONVENE

Mayor Hawes reconvened the meeting at 7:00 p.m.

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

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Debi Decker, Administrative Assistant
Brandi Cowell, Corporate Administration
*Tracy Kyle, Director of Engineering and Public Works
Tina Penney, Acting Manager of Corporate Administration
Chief Larry Watkinson, Mission Fire/Rescue Services
*Mike Younie, Director of Development Services
*Present for a portion of the meeting

Members of the Public: ± 16

Members of the Press: Carol Aun, Mission City Record
11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Plecas, seconded by Councillor Hinds and

RESOLVED: That the Freestanding Committee of the Whole (Corporate Services – Budget) recommendations from the January 20, 2015 meeting, as described below in items 1, 2 and 3, be adopted.

1. 2015 Budget Meeting Schedule and Timelines

RECOMMENDED: That the District proceed to the public consultation meeting presenting the following recommended increases:

- a 2% increase to the water user fee;
- a 2% increase to the sewer user fee;
- a 0% increase to the curbside collection of refuse and recyclables/compost; and
- a 2% increase to the tipping fees at the municipal landfill.

2. Funding the Pavement Management Program

RECOMMENDED:

1. That the pavement management program budget be increased to $3,202,910 annually, for years 2019 through 2023, with funding from the Community Works Gas Tax Reserve Fund;

2. That the existing annual funding sources for the pavement management program of $225,000 from the General Capital Reserve Fund and $100,000 from the Major Capital Reserve Fund, be replaced with funding from the Community Works Gas Tax Reserve Fund, on an ongoing basis; and,

3. That the District’s 2015 financial plan be amended accordingly

3. Early Approval of Proposed 2015 Capital Projects

RECOMMENDED: That in regards to an artificial sports field, the following points be addressed:

1. Staff to have a conversation with the School District regarding possible locations and cost sharing;

2. That this project be completed within this Council’s term;

3. That the artificial turf project be moved from the Unfunded Capital list for 2016 onto the General Capital Plan for 2015 for $2.9 million with tentative funding from the Community Works Gas Tax Reserve fund; and

4. That staff to report back at a later date with confirmed funding options and project costs.
5. a) That the proposed 2015 capital projects, included as Appendix “A” Draft 2015 Capital Plan Summary to the report entitled “Early Approval of Proposed 2015 Capital Projects” from the Manager of Accounting Services dated January 20, 2015, and as amended by including an artificial turf in the amount of $2.9 million and tentatively funded by the Community Works Gas Tax Reserve fund, be approved as a budget amendment to the 2014 - 2018 Financial Plan Bylaw #5392-2013,

b) That staff be authorized to proceed with these proposed 2015 capital projects, and

c) That the 2014 - 2018 Financial Plan be amended accordingly; and


CARRIED

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the Freestanding Committee of the Whole (Corporate Services – Budget) recommendation from the January 20, 2015 meeting, as described below, be adopted.

4. RCMP Spending Package Update

RECOMMENDED: That option #1a from the Detachment Commander’s report dated January 8, 2015 and entitled “RCMP Spending Package Update” be used to update the current spending package for additional RCMP members as follows:

- That Council authorize funding in the amount of $405,000 for the three regular member positions already listed on the detachment establishment in 2015; and
- That the District increase the current RCMP compliment by one position per year in years 2016, 2017 and 2018.

Opposed: Councillor Stevens

CARRIED

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That the Freestanding Committee of the Whole (Corporate Services – Budget) recommendation from the January 20, 2015 meeting, as described below, be adopted.
5. Status of Long-Term Debt and the Debt Retirement Reserve Fund

RECOMMENDED: That the annual amount of $521,820, that is currently being transferred into the Debt Retirement Reserve fund, be redirected to the 2015 General Operating budget.

Opposed: Councillor Stevens

CARRIED

Reference was made to the Committee of the Whole report, copies made available to the public for convenience.

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That the recommendations from the Committee of the Whole report dated February 2, 2015, as described in items 1 and 2 below, be adopted.

1. Sports Hall of Fame – Policy revision

RECOMMENDED:

That the revised Policy AWA.04 Mission Sports Hall of Fame, in the form attached as Appendix B to the February 2, 2015 report from the Deputy Director of Parks, Recreation and Culture, be approved.

2. Harm Reduction and Needle Exchange in Mission – Follow-up related to Public Hearing Items

RECOMMENDED:

1. That an education workshop be coordinated with Mayor and Council on all treatment options for substance abuse including harm reduction, needle exchange, and abstinence models of treatments prior to a report coming forward from the working group; and

2. That Mark Goheen (Clinical Specialist in Mental Health and Addictions with Fraser Health) in addition to other speakers knowledgeable in the various treatment options, be invited to speak to this subject matter at the proposed workshop.

CARRIED

12. DELEGATIONS

Business and Professional Women of BC and Yukon

Heather Stewart of the Business and Professional Women of B.C. and Yukon appeared before Council to give a presentation on the Women’s Empowerment Principles and to discuss gender balance in corporate, non-profit and civic organizations. Heather requested Council endorse the Women’s Empowerment Principles.
Moved by Councillor Alexis, and

RESOLVED: That Council endorse the Women's Empowerment Principles, as listed below:

1. Establish leadership for gender equality.
2. Treat all women and men fairly at work.
3. Ensure health and safety of all workers.
4. Promote education, training and professional development for women.
5. Implement enterprise development, supply chain and marketing practices that empower women.
6. Promote equality through community initiatives and advocacy.
7. Measure and publicly report on progress to achieve gender equality.

CARRIED

13. PRESENTATIONS

Presentation by Barclay Pitketchly, Fraser Valley Regional District

Mr. Barclay Pitketchly, Director of Regional Programs from Fraser Valley Regional District, appeared before Council to provide an update on the BC Transit Fraser Valley Express transit service, including information on the upcoming service changes to the transit routes in Mission.

The Fraser Valley Express will have six stops, starting from downtown Chilliwack, through Abbotsford, to the Carvolth Exchange in Langley. From Langley, commuters can connect through Translink for access to Metro Vancouver. Service begins April 6, 2015 with free fares on the Fraser Valley Express for the first day. Fares after the first day will be $5 per trip, $45 for a book of 10 tickets, $100 for an adult monthly pass and $85 for student and senior monthly passes. Fares are non-transferable between the different systems (e.g. Translink, BC Transit), and it was noted that the Fraser Valley Express will not be included in the UPASS program at this time.

The Mayor thanked Mr. Pitketchly for his presentation.

14. PROCLAMATIONS

There were no proclamations.
15. PUBLIC HEARINGS

Zoning Amending Bylaw 5480-2015-5050(165)

R13-031 (D & D Design Ltd.) – a bylaw to rezone property at 7883 Cedar Street from Urban Residential 558 Zone (R558) to Residential Compact 372 Secondary Dwelling Zone (RC372s)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property located at 7883 Cedar Street and legally described as:

    Parcel Identifier:  010-331-751
    Lot 1 Section 20 Township 17 New Westminster District Plan 18084

from Urban Residential 558 Zone (R558) to Residential Compact 372 Secondary Dwelling Zone (RC372s).

The Mayor opened the public hearing at 7:42 p.m.

Mike Younie, Director of Development Services, showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map and site photos.
3. Topography and watercourse information.
4. Proposed site plan.
5. Current Official Community Plan (OCP) designation and neighbouring property OCP designations.

It is noted that as parking is not permitted within lanes in Mission, a covenant requiring a total of four off street parking spots will be required on each lot. Staff supports the application going forward and as such have listed the Zoning Amending bylaw under the “Bylaws for Consideration” section of the agenda for consideration of third reading.

The Acting Manager of Corporate Administration stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Steve Jenson expressed concern with traffic on Charnley Street and available parking spots for the proposed new homes. Staff responded that the proposed development includes an attached garage with two parking spaces, with an additional two parking spaces in the driveway. No additional parking is designated on Charnley Street.

Darren Hall, the developer, confirmed that the garage will have two parking spaces and four spaces outside the garage. The garage will be accessed by laneway.

Peter Bulla noted that parking is not permitted in Mission laneways and that any issues that may arise regarding parking in the laneway could be remedied through bylaw enforcement.

Hearing no further questions or comments, the Mayor declared the Public Hearing for the District of Mission Zoning Amending Bylaw 5480-2015-5050(165) R13-031 (D & D Design Ltd.) closed at 7:49 p.m.
16. ADOPTION OF INFORMATIONAL ITEMS
There were no informational items.

17. COUNCIL COMMITTEE REPORTS AND MINUTES
There were no Council committee reports or minutes.

18. CORRESPONDENCE
There was no correspondence.

19. BYLAWS FOR CONSIDERATION
Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED: That the following Bylaws be approved as listed:

- Zoning Amending Bylaw 5281-2012-5050(73) R12-007 (Carhoun & Sons Enterprises Ltd.) – a bylaw to add a Comprehensive Development 28 Zone and to rezone portions of properties located at 31802 Hillcrest Avenue, 7233 Wren Street, 31896 Raven Avenue and 31831, 31941 and 31971 Lougheed Highway to Comprehensive Development 28 (CD28) Zone, to rescind first, second and third readings.

- Zoning Amending Bylaw 5373-2013-5050(116) R13-012 (Pott) – a bylaw to rezone property at 9460 Stave Lake Street from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be adopted.

- Zoning Amending Bylaw 5477-2014-5050(163) R14-031 (Roekel) – a bylaw to rezone property at 31602 Kenney Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s), be adopted.

- Cost Recovery Bylaw 5479-2015 - a bylaw to impose fees in respect of municipal services and the exercise of regulatory authority associated with properties used for the manufacturing and/or processing of controlled substances, be read a first, second and third time.

- Zoning Amending Bylaw 5480-2015-5050(165) R13-031 (D & D Design Ltd.) – a bylaw to rezone property at 7883 Cedar Street from Urban Residential 558 Zone (R558) to Residential Compact 372 Secondary Dwelling Zone (RC372s), be read a third time.

- Fire/Rescue Amending Bylaw 5482-2015-2457(1) - a bylaw to make amendments to the Volunteer Fire Department Bylaw in support of Cost Recover Bylaw above, be read a first, second and third time.

- User Fees and Charges Amending Bylaw 5483-2015-4029(10) - a bylaw to amend the user fees and charges for Parks, Recreation and Culture general admission and rental fees, effective March 1, 2015, be read a first, second and third time.
• Cemetery and Crematorium Amending Bylaw 5484-2015-858(19) - a bylaw to amend the cemetery and crematorium fees and charges, effective March 1, 2015, be read a first, second and third time.

CARRIED

20. DEVELOPMENT PERMITS FOR CONSIDERATION

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED: That District of Mission Development Variance Permit Application DV13-010 (9460 Stave Lake Street) to waive Section 21 of the Subdivision Control Bylaw 1500-1985, be approved.

CARRIED

21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED: That the following minutes be adopted:

1) Regular Council Meeting – January 19, 2015; and

2) Freestanding Committee of the Whole (Corporate Services – Budget) Meeting Minutes – January 20, 2015

CARRIED

22. RESOLUTIONS RELEASED FROM CLOSED

Resolution Released from Closed Council

A report from the Executive Assistant dated February 2, 2015 releasing the resolution from Closed Council to conclude the services of the District of Mission’s Chief Negotiator, who was contracted to be the District’s spokesperson in the collective bargaining process, was provided at Council’s request. The resolution, as noted in the minutes of the Closed meeting, is as follows:

RESOLVED: That the District of Mission terminate the services of its Chief Negotiator, Gary Moser, and that the collective bargaining process be deferred until February 2015.

23. NEW/OTHER BUSINESS

No new or other business was brought forth.

24. NOTICES OF MOTION

There were no notices of motion.
25. QUESTION PERIOD
No questions

26. ADJOURNMENT
Moved by Councillor Plecas, seconded by Councillor Nicholsen and
RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 7:52 p.m.

RANDY HAWES, MAYOR  TINA PENNEY
ACTING CORPORATE OFFICER