MINUTES of the REGULAR MEETING of the COUNCIL of the DISTRICT OF MISSION held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on December 21, 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 Pam Alexis
                                Councillor Carol Hamilton
                                Councillor Jim Hinds
                                Councillor Rhett Nicholson
                                Councillor Danny Plecas
                                Councillor Jenny Stevens

Staff Members Present:         Ron Poole, Chief Administrative Officer
                                Mike Younie, Deputy Chief Administrative Officer
                                Kris Boland, Manager of Finance
                                Allyssa Fischer, Administrative Clerk
                                Jennifer Hill, Administrative Assistant
                                Jay Jackman, Manager of Assets, Infrastructure & Projects
                                Tracy Kyle, Director of Engineering and Public Works
                                *Heidi Lam, GIS Technician
                                Gina MacKay, Manager of Long Range Planning and Special Projects
                                *Jennifer Meier, Environmental Coordinator
                                *Cory Peterson, Building Inspector
                                Robert Puhlman, Planner
                                Dan Sommer, Director of Development Services
                                *Present for a portion of the meeting

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by Councillor Nicholson, seconded by Councillor Plecas, and

RESOLVED:

1. That late item, Temporary Use Permit TP15-003 (Hope for Freedom Society) to allow a supportive recovery facility, for up to 15 persons, within an existing single family dwelling located at 34641 Lougheed Highway, be added as Item 4(d) under the Development Services section of the agenda, be added as item 11 under the Public Input Meeting section of the agenda, and be added as item 20(b) under the Development Permits for Consideration section of the agenda.

2. That the agenda for the regular Council meeting of December 21, 2015 be adopted, as amended.

CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Hinds, and
RESOLVED: That Council now resolve itself into Committee of the Whole.
CARRIED

4. DEVELOPMENT SERVICES

Councillor Alexis assumed the Chair.

Application to amend Official Community Plan for the property located at 8738 Stave Lake Street from Suburban Residential to Urban Compact Residential

The Committee reviewed a report from the Planner dated December 21, 2015 which detailed an application to amend the Official Community Plan for the property located 8738 Stave Lake Street from Suburban Residential to Urban Compact Residential. Staff do not support the application and as such have recommended it be denied as it is not in conformance with the Official Community Plan.

The Director of Development Services gave an overview of the application and explained the three options presented for Council’s consideration.

Moved by Councillor Stevens, and
RECOMMENDED

That the Committee select Option 2 in the Staff Report to Council: “place application on hold pending completion of current Official Community Plan review and update”.
OPPOSED: Councillor Plecas
CARRIED

Rezoning Application R15-023 to accommodate the construction of a single-family dwelling at 33248 Whidden Avenue that exceeds the maximum floor space permitted within its current zoning.

A report from the Planner dated December 21, 2015 was provided which detailed an application to rezone the subject property from R558 Zone to R930 Zone and identified the necessary amendment to the Zoning Bylaw. Staff support the application moving forward and as such have listed the Zoning Amending Bylaw under the “Bylaws for Consideration” section of the agenda. Subject to Council’s approval, a Public Hearing will be scheduled for January 18, 2016.

Rezoning Application R15-024 and Development Variance Permit Application DV15-018 to facilitate a 2-lot subdivision at the property located at 9988 Willingdon Street

A report from the Planner dated December 21, 2015 was presented to the Committee which details the rezoning and development variance permit applications to facilitate a 2-lot subdivision at the property located at 9988 Willingdon Street and identified the necessary bylaw amendment to the Zoning Bylaw and the variance to the Subdivision Control Bylaw. Staff support the applications moving forward and as such have listed the Zoning Amending Bylaw under the “Bylaws for Consideration” and will list the accompanying Development Variance Permit under the “Development Permits For
Consideration" section of the agenda at the time of adoption of the Zoning Amending Bylaw.

Subject to Council's approval, a Public Hearing will be scheduled for January 18, 2016.

LATE ITEM – Temporary Use Permit TP15-003 (Hope for Freedom Society) to allow a supportive recovery facility, for up to 15 persons, within an existing single family dwelling on the property located at 34641 Lougheed Highway

A report from the Planner dated December 21, 2015 was provided which detailed the Temporary Use Permit TP15-003 (Hope for Freedom Society) application to allow a supportive recovery home with sleeping accommodations for up to 15 persons, on the property located at 34641 Lougheed Highway.

Staff support the application for a Temporary Use Permit for a term of 3 years and as such recommend that, following the public input meeting, Temporary Use Permit TP15-002 be listed for approval under the "Development Permits for Consideration" section of the agenda.

5. CORPORATE SERVICES

Councillor Hamilton assumed the Chair.

Steelhead Community Water Utilities

The Committee reviewed a report from the Chief Administrative Officer dated December 21, 2015 which provided background information as to the viability of the request that the District of Mission provide assistance to the Steelhead Community Association (SCA) to offset their water utility bill.

It was noted that since the Steelhead Community Hall is to be used as an emergency centre for the District, and particularly for the tree farm operation, the cost of the water should be covered by the District.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the minimum quarterly water utility invoice for the Steelhead Community Hall be covered by the District of Mission; and

2. That the funding come from the existing Forestry Operations Budget.

CARRIED

Emergency Support Services Newsletter

A report from the Deputy Chief Administrative Officer dated December 21, 2015 was reviewed which provided the latest issue of the Emergency Support Services Newsletter for the Committee's and the public's information.

2015 Audit Planning Report

A report from the Manager of Finance dated December 21, 2015 was provided to present the Audit Planning Report which was recently received from the District’s auditor, BDO Canada LLP. The Audit Planning Report presented the auditors’ plan for the financial statements of the District of Mission for the year ending December 31, 2015.
2016-2020 Financial Plan Bylaw

A report from the Deputy Treasurer/Collector dated December 21, 2015 was reviewed which presented the 2016-2020 Financial Plan Bylaw 5534-2015 which was listed under the "Bylaws for Consideration" section of the agenda for consideration of the first three readings.

6. ENGINEERING AND PUBLIC WORKS

Councillor Plecas assumed the Chair.

Changes to Ticket Information Bylaw 2646-1993

The Committee reviewed a report from the Environmental Coordinator dated December 21, 2015 which provided details of the amendment to Ticket Information Bylaw 2646-1993 to allow for the imposition of fines under the new Solid Waste Management Bylaw 5526-2015, as was introduced to Council on December 7, 2015. Both the Ticket Information Amending Bylaw 5538-2015-2646(30) and the Solid Waste Management Bylaw 5526-2015 were listed for first three readings under the "Bylaws for Consideration" section of the agenda.

In regards to the 'Solid Waste Management Bylaw 5526-2015', the Deputy Chief Administrative Officer noted that the reference to the 'Garbage Collection - Residential Exemptions' Policy REF.3 on page 129, Section 3.8.4 is to be replaced with the 'Solid Waste Management - Curbside Garbage Limits' Policy A-EPW.01.

2016 Paving, Watermain, Sewer, Drainage, and Sidewalk Project Locations

A report from the Manager of Assets, Infrastructure & Projects dated December 21, 2015 was discussed which provided an update on the current planned Engineering & Public Works capital projects for 2016 relating to paving, watermain, sewer, drainage, and sidewalks.

Moved by Councillor Alexis, and

RECOMMENDED:

That staff prepare and present a report identifying, in order of priority, the streets with the highest need of sidewalk improvements along with the associated costs.

CARRIED

Parallel Parking Line Pilot on 1st Avenue Update

A report from the Engineering Technologist – Traffic dated December 21, 2015 was reviewed by the Committee regarding the results of the pilot project for parallel lines parking on 1st Avenue in downtown Mission. The report recommended that the pilot project parking lines on 1st Avenue be removed.

Moved by Councillor Stevens, and

RECOMMENDED:

That no action be taken with respect to the parking lines on 1st Avenue.

CARRIED
7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Hamilton, seconded by Councillor Hinds, and

RESOLVED:

That Council rise from Committee of the Whole.

CARRIED

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

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED:

1. That pursuant to Section 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)(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;
   - Section 90(1)(g) of the Community Charter – litigation or potential litigation affecting the municipality;
   - 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; and
   - Section 90(2)(b) of the Community Charter – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

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 2:32 p.m.

9. RECONVENE

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

Council Members Present: Mayor Randy Hawes
Councillor Pam Alexis
Councillor Carol Hamilton
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens
Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Allyssa Fischer, Administrative Clerk
Jennifer Hill, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Planner
Dan Sommer, Director of Development Services

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORTS

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED:
That the recommendations of the December 21, 2015 Committee of the Whole, as contained in items RC15/682 to RC15/692 be adopted.
CARRIED

Moved by Councillor Alexis, seconded by Councillor Stevens, and

RESOLVED:
That the recommendation of the December 21, 2015 Committee of the Whole, as contained in item RC15/681 (Application to amend Official Community Plan for the property located at 8738 Stave Lake Street from Suburban Residential to Urban Compact Residential), be adopted.

OPPOSED: Councillor Plecas
CARRIED

11. PUBLIC INPUT MEETING

Temporary Use Permit Application, TP15-003 (Hope for Freedom Society)

Mayor Hawes opened the Public Input Meeting at 7:03 p.m.

The Planner gave a PowerPoint presentation which provided more information in regards to the Temporary Use Permit application, TP15-003 (Hope for Freedom Society) which would allow a supportive recovery home, with sleeping accommodations for up to 15 persons, on the property located at 34641 Lougheed Highway.

Mayor Hawes opened the floor to the public for questions and comments at 7:06 p.m.

Peter Bulla advised that he owns property in this locale and is in favour of the application but asked about the access to the property and if there are any plans for future development. Mr. Bulla also asked specific questions relating to his own property and was advised by Mayor Hawes he could make an appointment to meet with him in regards to this.

Rob Thiessen, the Managing Director of the Hope for Freedom Society, gave further information on their recovery program and addressed several of Mr. Bulla’s and Council’s questions. Mr. Thiessen advised that, other than future plans to have the property hooked up to the sewer system, they have no plan for future development of the site. Mr. Thiessen advised the property was chosen as a safe place for his clients to participate in a structured and ordered recovery program. He noted that this residence will only house
female clients who will stay in the facility from seven months to one year and clarified that no children will be living there. Mr. Thiessen advised that he hopes this program will be an asset to the District of Mission by providing a safe and structured recovery house which will address the problems of homelessness and addiction in the community.

The Deputy Chief Administrative Officer advised Council that the District has received one written comment in regards to this application. The correspondence noted a concern as to the number of clients who would be residing at the residence. The District advised the correspondent that the maximum number of residents would be 15.

Hearing no further questions or comments, the Mayor declared the Public Input Meeting for the Temporary Use Permit Application, TP15-003 (Hope for Freedom Society) closed at 7:49 p.m.

Temporary Use Permit TP15-003 (Hope for Freedom Society) to allow a supportive recovery facility, for up to 15 persons, within an existing single family dwelling

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED:

That Temporary Use Permit TP15-003 to allow a supportive recovery home with sleeping accommodations for up to 15 persons, on the property located at 34641 Lougheed Highway subject to the conditions set out in the Permit appended to this report from the Planner dated December 21, 2015, be approved.

CARRIED

12. DELEGATIONS

There were no delegations.

13. PRESENTATIONS

There were no presentations.

14. PROCLAMATIONS

There were no proclamations.

15. PUBLIC HEARINGS

There were no public hearings.

16. ADOPTION OF INFORMATIONAL ITEMS

There were no informational items.

17. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED:
That the November 4, 2015 Mission Community Heritage Commission Minutes be received as information.

CARRIED

Mayor Hawes observed the passing of Lilian Dudfield on Saturday, December 19th at the age of 95. He recognized her many contributions to the community, including being the founding member of the Mission Hospice Society who recently honoured her at their 30th anniversary celebration. Lilian’s memorial service will be held at the Clarke Theatre on Monday, December 28th from 1:00 p.m. to 4:00 p.m.

18. CORRESPONDENCE

There was no correspondence.

19. BYLAWS FOR CONSIDERATION

In reference to the ‘Solid Waste Management Bylaw 5526-2015’ below, the Deputy Chief Administrative Officer noted that the reference to the ‘Garbage Collection – Residential Exemptions’ Policy REF.3 on page 129, Section 3.8.4 is to be replaced with the ‘Solid Waste Management – Curbside Garbage Limits’ Policy A-EPW.01.

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the following bylaws be approved as listed:

(a) Zoning Amending Bylaw 5516-2015-5050(179), a bylaw to rezone property at 8448 Stave Lake Street and 33974 McPhee Place from Suburban 36 (S36) and Urban Residential 465 (R465) Zones, respectively, to Comprehensive Development 37 (CD37) Zone, be adopted;

(b) Street Naming Bylaw (McPhee Place Extension) 5517-2015, a bylaw to name an extension of road in a subdivision, be adopted;

(c) Solid Waste Management Bylaw 5526-2015, a bylaw to provide for the management of residential, commercial, institutional, and industrial solid wastes and wildlife attractants, be read a first, second and third time as amended;

(d) General Capital Reserve Fund to Drainage Capital Reserve Fund Transfer Bylaw 5529-2015, a bylaw to authorize the transfer of funds set aside in the General Capital Reserve Fund to the Drainage Capital Reserve Fund, be adopted;


(f) Sewer User Rates and Charges Amending Bylaw 5533-2015-1922(22), a bylaw to amend “District of Mission Sewer User Rates and Charges Bylaw 1922-1989”, be adopted;

(g) 2016 – 2020 Financial Plan Bylaw 5534-2015, a bylaw to formalize the 2016-2020 Financial Plan, be read a first, second and third time;
(h) **Zoning Amending Bylaw 5535-2015-5050(184)**, a bylaw to rezone property at 33248 Whidden Avenue from Residential 558 (R558) Zone to Residential 930 (R930) Zone, be **read a first and second time**;

(i) **Ticket Information Amending Bylaw 5538-2015-2646(30)**, a bylaw to amend “Ticket Information Bylaw 2646-1993” to provide for the application of fines under the Solid Waste Management Bylaw, be **read a first, second and third time**; and

(j) **Zoning Amending Bylaw 5539-2015-5050(186)**, a bylaw to rezone the property located at 9988 Willingdon Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a first and second time**.

CARRIED

20. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Variance Permit Application DV15-013 (8448 Stave Lake Street and 33974 McPhee Place) – Recommended for approval

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED: That Development Variance Permit DV15-013 (8448 Stave Lake Street and 33974 McPhee Place) to vary District of Mission Subdivision Control Bylaw 1500-1985, Schedule A: Required Highway Widths; for an Urban local Residential Highway by reducing the road width from 18 metres (59 feet) to 15 metres (49.2 feet) be **approved**.

CARRIED

21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Hamilton, seconded by Councillor Hinds, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting – December 7, 2015
(b) Special Council Meeting – December 11, 2015

CARRIED

22. RESOLUTIONS RELEASED FROM CLOSED

There were no resolutions released from closed.

23. NEW/OTHER BUSINESS

There was no new/other business.

24. NOTICES OF MOTION

Moved by Councillor Alexis, seconded by Councillor Stevens, and

RESOLVED:
That a letter be sent to the Ministry of Agriculture detailing Council's comments regarding the use of lands within the ALR for agri-tourism.

CARRIED
25. QUESTION PERIOD

There were no questions from the public.

26. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Stevens, and
RESOLVED: That the meeting be adjourned.
CARRIED
The meeting was adjourned at 7:58 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER