

**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 March 21, 2016 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 Jenny Stevens

Council Members Absent: Councillor Danny Plecas

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Barry Azevedo, Manager of Environmental Services  
Kris Boland, Manager of Finance  
Haylee Gould, Administrative Assistant  
Jennifer Hill, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Chris Laing, Manager of Planning  
Fiona McDougall, Planner  
\* Jennifer Meier, Environmental Coordinator  
\*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 Hinds, seconded by Councillor Alexis, and

RESOLVED:

1. That late item *Seniors and Youth Community Centre Proposal* be added to the agenda as Item 10(b);
2. That late item *Environmental Leadership Awards of the Fraser Valley* be added to the agenda as Item 11(a);
3. That late item *Official Community Plan Amending Bylaw 5481-2015-4052(41)* be added to the agenda for consideration of adoption as Item 17(c);
4. That late item *Zoning Amending Bylaw 5488-2015-5050(166)* be added to the agenda for consideration of adoption as Item 17(d); and
5. That the agenda for the regular Council meeting of March 21, 2016 be adopted, as amended.

CARRIED

RC16/134  
MAR. 21/16

**3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

RC16/135  
MAR. 21/16

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

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

CARRIED

**4. DEVELOPMENT SERVICES**

Councillor Alexis assumed the Chair.

RC16/136  
MAR. 21/16

**New Multi-family Zone (Core Commercial Multi-Family (CCMF) Zone) for Core Commercial area of Downtown and corresponding rezoning, 5564-2016-5050(201), of Lot 2 (See BN147801) Section 21 Township 17 New Westminster District Plan 9901**

A report from the Planner dated March 21, 2016 introducing a new multi-family zone that will allow for townhouse, stacked townhouse and row house uses in the downtown area was provided for the Committee's information. Staff support the creation of the new multi-family zone and the bylaw is listed under the "Bylaws for Consideration" section of the agenda.

The Committee discussed the setbacks, lot coverage and floor space ratio requirements as defined in the new zone, as well as the possibility of notifying owners of lots in the downtown core where the new multi-family zone may apply of the proposed amendment.

**5. ENGINEERING AND PUBLIC WORKS**

Councillor Hinds assumed the Chair as the alternate for Councillor Plecas.

RC16/137  
MAR. 21/16

**2015 Solid Waste Audits**

A report from the Environmental Coordinator dated March 21, 2016 regarding two solid waste audits completed by the District of Mission and the Fraser Valley Regional District in 2015 was provided for the Committee's information.

RC16/138  
MAR. 21/16

**Solid Waste Diversion Targets**

The Committee reviewed a report from the Environmental Coordinator dated March 21, 2016 regarding the Fraser Valley Regional District's solid waste reduction targets and current initiatives towards meeting the targets.

Discussion ensued regarding non-residents discarding waste at the Mission landfill, as well as potential repercussions for people illegally dumping waste or littering on public property.

RC16/139  
MAR. 21/16

**2015 Solid Waste Summary**

A report from the Environmental Coordinator dated March 21, 2016 regarding the District's current solid waste diversion efforts was provided for the Committee's information.

It was noted that the annual Rot Pot Compost Giveaway will be held on Saturday, April 23, 2016 from 9:00 am to 1:00 pm at the Mission Landfill (32000 Dewdney Trunk Road). Household Hazardous Waste Day is May 14, 2016 from 9:00 am to 1:00 pm; Mission residents may drop off household hazardous waste at the Mission Recycling Depot (7229 Mershon Street) free of charge.

RC16/140  
MAR. 21/16

**Bi-weekly Garbage Collection Starting April 4, 2016**

A report from the Manager of Environmental Services dated March 21, 2016 providing a progress update on the roll-out and distribution of public information materials, informing residents of the switch from weekly to bi-weekly garbage collection commencing April 4, 2016 was provided for the Committee's information.

**6. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE**

Mayor Hawes resumed the Chair.

RC16/141  
MAR. 21/16

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

RC16/142  
MAR. 21/16

Moved by Councillor Hamilton, seconded by Councillor Hinds, 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)(b) of the *Community Charter* – personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.
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 2:08 p.m.

**8. RECONVENE**

RC16/143  
MAR. 21/16

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 Jenny Stevens

Council Members Absent: Councillor Danny Plecas

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Barry Azevedo, Manager of Environmental Services  
Haylee Gould, Administrative Assistant  
Jennifer Hill, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Chris Laing, Manager of Planning  
Jennifer Meier, Environmental Coordinator

**9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORT**

There were no recommendations from the Committee of the Whole for March 21, 2016.

**10. PRESENTATIONS**

RC16/144  
MAR. 21/16

**LATE ITEM – Environmental Leadership Awards of the Fraser Valley**

Mayor Hawes presented the Engineering Department of the District of Mission with the Green Product or Services award from the 5<sup>th</sup> Annual Environmental Leadership Awards of the Fraser Valley.

**11. DELEGATIONS**

RC16/145  
MAR. 21/16

**8738 Stave Lake Street Development Proposal**

Mr. Merlin Wick appeared before Council to outline changes to the previous application and to request reconsideration of the development proposal for 8738 Stave Lake Street, which was first brought before Council on December 21, 2016.

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That notwithstanding Council resolution RC15/681, staff be directed to accept and proceed with the revised development application for 8738 Stave Lake Street.

CARRIED

RC16/146  
MAR. 21/16

**LATE ITEM – Seniors and Youth Community Centre Proposal**

Miss Lexi Flex and Mr. Riley Miles appeared before Council to present their vision for a joint community centre for youth and seniors to share, with both separate spaces and rooms that overlap to allow for the sharing of knowledge and skills. Mayor Hawes encouraged further discussion with the Mission Seniors Association and thanked Miss Flex and Mr. Miles on behalf of Council for their presentation.

**12. PROCLAMATIONS**

RC16/147  
MAR. 21/16

Moved by Councillor Hinds, seconded by Councillor Nicholson, and

RESOLVED: That May 7, 2016 be proclaimed "Ukrainian Cultural Festival Day" within the District of Mission.

CARRIED

**13. PUBLIC HEARINGS**

RC16/148  
MAR. 21/16

**Zoning Amending Bylaw 5554-2016-5050(193)**

**R15-028 (Orca Pacific Developments) – a bylaw to add a new Comprehensive Development Zone (CD38) to the zoning bylaw and to rezone the property at 11445 Wilson Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone and Comprehensive Development 38 (CD38) Zone**

The purpose of the proposed Zoning bylaw amendment is to facilitate 3 lot subdivision and secondary dwellings on new lots. The subject property is legally described as:

Parcel Identifier: 008-621-039

Lot 19 Section 15 Township 15 New Westminster District Plan 39781

The Mayor opened the public hearing at 7:28 p.m.

The Deputy Chief Administrative officer stated that one presentation pertaining to the subject application had been received.

Chris Laing, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map, aerial and site photos.
3. Site topography.

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

Joey Schucknecht expressed concern regarding potential negative effects to the drinking water due to the proximity of additional septic fields from the development, as well as concern about increased risk of fire and the lack of access to fire hydrants in the area. The Director of Engineering and Public Works noted that all septic systems must be approved by Fraser Health and that proximity to well water is included in their analysis.

Leonard Carter raised concern regarding the ability for Fire Services to access and fight fires in the area. He further commented that his well has run dry each summer for the last three years and expressed concern about additional strain on the water supply, as well as concerns for contamination of drinking water and watercourses from septic fields.

Council directed staff to provide a report with additional information on the septic system for this development.

Roberta Lindsay commented that the road conditions and traffic on Wilson Street can be hazardous and expressed concern with increased traffic from this development, as well as from the development of the Stave West area. She raised concerns about erosion from the removal of trees and the impact on the root systems of the trees from the development. Ms. Lindsay stated that the new road will open up access for additional developments which would have an increased impact on the environment, traffic, water supply and wildlife.

Mac MacDonald owns the property to the south of the subject properties. He noted that due to a surveying error many years ago, his gas line was installed on the subject property by mistake and was exposed and damaged during the construction of the road. Mr. MacDonald commented that he was not given any prior notification of blasting and expressed concern that the blasting could damage his property. He questioned why the developer has already been drilling a well and building the road before the development application has been approved by Council. He further noted concern about drainage from the new roadway, potential impacts on watercourses on the property, contamination of the well water and increased risk of fire.

Council directed staff to investigate the concerns raised during the public hearing and provide a report back with recommendations prior to the application moving forward.

Ed Grice, the applicant for the development, noted that he has met with District staff on multiple occasions during the pre-approval process and that under the current zoning, he is allowed to put in access to the property and to drill a well to test for potable water without requiring a permit. He further commented that he has been working with the Fire Department to ensure that fire crews can access the property in the event of a fire and with geotechnical engineers to complete a site hazard assessment plan and to ensure stability of the ground. Mr. Grice noted that Fraser Health has approved one well already and approved an area for a septic field.

Joey Schucknecht commented that the roadway being built is a two lane road and not a typical driveway.

Len Murdoch, applicant for the development, commented that his company has been working with Mr. MacDonald and noted that they have tailored the development around his driveway, which is on their property, at greater expense to themselves. Mr. Murdoch remarked that he has been working in conjunction with District staff from the beginning of the project to ensure requirements are met and that the city is happy with their plans for the development.

Leonard Carter expressed concern with the removal of trees on the property and questioned why the road was built directly next to Mr. MacDonald's property.

Ed Grice commented that Mr. MacDonald's driveway extends 12 feet onto his property. He further noted that, when the gas line was discovered during the construction of the road, they paid to have it repaired and confirmed through an independent surveyor that the gas line was on their property.

Roberta Lindsay noted that there is a for sale sign on the property for the lots which have not yet been approved by Council.

Carolyn Turpin expressed frustration at the manner in which the developer has communicated with Mr. MacDonald, stating that they have removed trees that impact Mr. MacDonald's privacy, and that the stability of his driveway is now at risk from the removal of soil to build the new road.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5554-2016-5050(193) R15-028 (Orca Pacific Developments) closed at 8:48 p.m.

#### **14. ADOPTION OF INFORMATIONAL ITEMS**

There were no informational items.

#### **15. COUNCIL COMMITTEE REPORTS AND MINUTES**

There were no Council Committee reports or minutes.

#### **16. CORRESPONDENCE**

There was no correspondence.

#### **17. BYLAWS FOR CONSIDERATION**

RC16/149  
MAR. 21/16

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED: That third reading of Zoning Amending Bylaw 5554-2016-5050(193) (R15-028 Orca Pacific Developments), a bylaw to add a new Comprehensive Development Zone (CD38) to the zoning bylaw and to rezone the property at 11445 Wilson Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone and Comprehensive Development 38 (CD38) Zone, be **deferred**.

CARRIED

RC16/150  
MAR. 21/16

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

RESOLVED: That Zoning Amending Bylaw 5564-2016-5050(201) (R15-021), a bylaw to add a new Core Commercial Multi-Family Zone (CCMF) to the zoning bylaw and to rezone the property identified as Lot 2 of Plan NWP9901 from Commercial Highway One (CH1) Zone to Core Commercial Multi-Family (CCMF) Zone, be **read a first and second time**.

CARRIED

RC16/151  
MAR. 21/16

Moved by Councillor Hinds, seconded by Councillor Nicholson, and

RESOLVED: That Official Community Plan Amending Bylaw 5481-2015-4052(41) (R14-019 Singh/OTG Development Concepts, a bylaw to redesignate properties located at 29550 and 29560 Lougheed Highway from Suburban Residential to Commercial, be **adopted**.

CARRIED

RC16/152  
MAR. 21/16

Moved by Councillor Hinds, seconded by Councillor Hamilton, and

RESOLVED: That Zoning Amending Bylaw 5488-2015-5050(166) (R14-019 Singh/OTG Development Concepts), a bylaw to rezone property at 29550 and 29560 Lougheed Highway from Suburban 36 Zone (S36) to Commercial Gas Service Station Zone (CGS), be **adopted**.

CARRIED

#### 18. DEVELOPMENT PERMITS FOR CONSIDERATION

There were no development permits for consideration.

#### 19. COUNCIL MEETING MINUTES FOR APPROVAL

RC16/153  
MAR. 21/16

Moved by Councillor Nicholson, seconded by Councillor Stevens, and

RESOLVED: That the following minutes be adopted:

- (a) Special Council Meeting – March 3, 2016
- (b) Regular Council Meeting – March 7, 2016

CARRIED

#### 20. RESOLUTIONS RELEASED FROM CLOSED

RC16/154  
MAR. 21/16

##### **Skate Park Project – Contract Award**

A report from the Executive Assistant dated March 21, 2016 released the following resolution from Closed Council:

##### Skate Park Project – Contract Award

The construction phase of the skate park project has been awarded to New Line Skateparks in the amount of \$442,300.

RC16/155  
MAR. 21/16

##### **Young Adult Engagement Committee Appointments**

A report from the Executive Assistant dated March 21, 2016 released the following resolution from Closed Council:

##### Young Adult Engagement Committee Appointments

The following individuals have been appointed to the Young Adult Engagement Committee for one year terms commencing March 7, 2016:

- a) Councillor Rhett Nicholson;
- b) Ilona Klimczak
- c) Tracy Loffler
- d) Tamara Bridal
- e) Calvin Williams
- f) Athena Leskun
- g) Michael Boronowski (Staff Liaison).

**21. NEW/OTHER BUSINESS**

There was no new/other business.

**22. NOTICES OF MOTION**

RC16/156  
MAR. 21/16

**Repealing Previous Amendment to Zoning Bylaw**

Moved by Councillor Stevens, seconded by Councillor Alexis and

RESOLVED: That Zoning Amending Bylaw 5298-2012-5050(81), a bylaw to remove "Pharmacy" and "Medical Clinic" uses from the Core Commercial Downtown One Zone (CCD1), be repealed.

CARRIED

Council further discussed amending the zoning bylaw to prohibit certain uses in the downtown area, including pawn shops, cheque cashing, tattoo parlours, vaping and marihuana dispensaries. Staff were directed to bring back a report with recommendations.

**23. QUESTION PERIOD**

There were no questions from the public.

**24. ADJOURNMENT**

RC16/157  
MAR. 21/16

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:57 p.m.



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER