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 May 2, 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 Danny Pecas
Councillor Jenny Stevens

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
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Ted De Jager, Officer in Charge, Mission RCMP Detachment
Dave Heyes, Manager of Forestry Business
Jennifer Hill, Administrative Assistant
Jay Jackman, Manager of Assets, Infrastructure and Projects
*Tracy Kyle, Director of Engineering and Public Works
*Chris Laing, Manager of Planning
*Kerri Onken, Deputy Treasurer/Collector
Scott Ross, Manager of Accounting Services
Jennifer Russell, Deputy Corporate Officer
*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 Alexis, seconded by Councillor Nicholson, and

RESOLVED:
1. That late item ‘2016 Drinking Water Week’ Report to Council be added to the agenda as item 6(d);
2. That late item ‘Elizabeth Fry Week’ Proclamation be added to the agenda as Item 14(d); and
3. That the agenda for the regular Council meeting of May 2, 2016 be adopted, as amended.
CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Stevens, seconded by Councillor Hinds, and

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

CARRIED

4. CORPORATE ADMINISTRATION AND FINANCE

Councillor Hamilton assumed the Chair.

2015 Audit Results and Communications

A report from the Director of Finance dated May 2, 2016 was provided for the Committee's information. The auditor from BDO Canada LLP provided an overview of his audit of the District's 2015 financial statements. He advised that, as identified in his report, all audit testing was executed as planned, no errors were noted, and financial statement disclosures were appropriate.

2016 Tax Rates Bylaw

A report from the Deputy Treasurer/Collector dated May 2, 2016 was provided for the Committee's consideration. Discussion ensued around the need for additional light industry within the District and the appropriate property tax rate for farmland which is not being utilized for agricultural use.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Council has hereby considered its proposed tax rates for each property class in conjunction with its objectives and policies regarding the distribution of property taxes among the tax classes, as set out within its 2016-2020 financial plan bylaw [bylaw 5534-2015]; and

2. That the $120,000 additional revenue from 2016 non-market changes be transferred to the Major Capital Reserve Fund, and that the Financial Plan be amended accordingly.

CARRIED

Draft 2015 Financial Statements

A report from the Director of Finance dated May 2, 2016 was provided for the Committee's information and consideration. The Director of Finance gave a PowerPoint presentation which summarized the District's 2015 financial statements and responded to several questions from the Committee. Discussion ensued regarding early debt retirement and reserve accounts. It was noted by the Committee that a key objective for the District is to plan for and provide adequate provisions for future growth.

Moved by Councillor Plecas, and

RECOMMENDED:

That the District of Mission's draft 2015 financial statements be approved, as attached as Appendix A to the Director of Finance's report dated May 2, 2016 entitled "Draft 2015 Financial Statements".

CARRIED
2015 Development Cost Charges Activity

A report from the Director of Finance dated May 2, 2016 was provided to satisfy the legislated annual reporting requirements pertaining to development cost charges for the year 2015, in accordance with Section 569 of the Local Government Act. The Director of Finance clarified that the previous review of the Development Cost Charges was completed in 2012. He also noted that staff are currently preparing a request for proposals to update the District's Development Cost Charges Bylaw.

Investment Holdings Quarterly Report – March 31, 2016

A report from the Manager of Accounting Services dated May 2, 2016, summarizing the District's cash and portfolio investment holdings, was provided for the Committee's information.

Draft 2016 Council Strategic Plan

A report from the Manager of Civic Engagement and Corporate Initiatives dated May 2, 2016 was provided for the Committee’s information and input. Deliberation ensued and the consensus of the Committee was to select the following options from the draft Strategic Plan:

Council Vision - "The District of Mission is a responsive, forward-thinking organization that values staff, community partners, and the Citizens of Mission, providing core municipal services in asset management to residents and businesses in an accountable, effective and efficient manner while planning and building for the future".

Mission Statement - ‘To protect and enhance the quality of life, economic wellbeing, and natural assets of Mission for current and future generations through visionary leadership, meaningful community engagement and excellence in operations’.

5. DEVELOPMENT SERVICES

Councillor Alexis assumed the Chair.

Rezoning to facilitate subdivision of property located at 9503 Dawson Drive into two lots each with a secondary dwelling use

A report from the Planner dated May 2, 2016 was provided for the Committee's information which detailed the development application to rezone the property located at 9503 Dawson Drive from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to facilitate the subdivision into two lots, each with a secondary dwelling use. Staff support proposed Zoning Amending Bylaw 5561-2016-5050(198) and as such have listed it under the “Bylaws for Consideration” section of the agenda.

Development Variance Permit DV16-005, 33449 Richards Avenue

A report from the Planner dated May 2, 2016 was provided for the Committee's information which detailed the Development Variance Permit application to vary the maximum building height permitted under Zoning Bylaw 5050-2009 and the Rural 16 (RU16) Zone by increasing the allowable height by 3.2 metres (10.5 ft). Staff support the application moving forward and as such have listed the Development Variance Permit for approval under the “Development Permits for Consideration” section of the agenda.
6. ENGINEERING AND PUBLIC WORKS

Councillor Plecas assumed the Chair.

2016 Paving Program Funding

A report from the Manager of Assets, Infrastructure & Projects dated May 2, 2016 was provided for the Committee’s consideration. Discussion ensued regarding the plan for repairing 7th Avenue, and the need to prioritize arterial roads over other roads less travelled.

Moved by Councillor Hinds, and

RECOMMENDED:

1. That the financial contribution of $56,250 received in 2015 from BC Hydro as a result of the signed Memorandum of Understanding (MOU) relating to the recent works completed along 7th Avenue, be added to the District’s Paving Program budget for 2016 with funding from the Roads Capital Reserve Fund (due to recording the BC Hydro contribution as revenue in 2015, which otherwise reduced the amount of funding required from the Roads Capital Reserve Fund);

2. That the financial contribution of $50,400 received in 2016 from FortisBC as a result of the signed MOU relating to the recent works completed along 7th Avenue be added to the District’s Paving Program budget for 2016, funded directly from the contribution received from FortisBC; and

3. That the financial plan be amended accordingly.

CARRIED

Horne Street at 7th Avenue – Culvert Rehabilitation

A report from the Manager of Assets, Infrastructure & Projects dated May 2, 2016 in regards to the rehabilitation of the Horne Street culvert was provided for the Committee’s consideration. In response to questions from the Committee, staff confirmed that this will be a large-scale project with significant excavation across 7th Avenue near Horne Street.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the Horne Street culvert be rehabilitated using the CentriPipe Product applied by Mar-Tech Underground Services Ltd.;

2. That the budget for the Horne Street culvert rehabilitation project be increased by $298,568 to bring the total project budget to $360,000, with funding from the following sources:
   a. $85,824 transferred from the existing capital budget of “Culvert Lining – 7th/Murray” project, which is funded from the General Capital Reserve Fund;
   b. $212,744 from the Drainage Capital Reserve Fund, and;

3. That the District’s Financial Plan be amended accordingly.

CARRIED

Mission Landfill Design, Operations and Closure Plan Update

A report from the Manager of Environmental Services dated May 2, 2016 was provided for the Committee’s consideration. Gregory Ferraro, Project Manager, and Shauna
Sturgeon, Project Engineer, from GHD gave a PowerPoint presentation which outlined the updated Plan for the Mission Landfill.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the Design, Operations and Closure Plan (Plan) Update for the Mission Landfill prepared by GHD Limited for the District of Mission, dated April 4, 2016 be approved; and

2. That the Plan be submitted to the BC Ministry of Environment (BCMOE) and that staff proceed with implementation of the Plan.

CARRIED

2016 Drinking Water Week

A report from the Director of Engineering & Public Works dated May 2, 2016 to raise awareness about the Drinking Water Week campaign, with a focus on water conservation, was provided for the Committee’s consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

That the District of Mission proclaim May 1 to May 7 as “Drinking Water Week”.

CARRIED

7. PUBLIC SAFETY AND HEALTH

Councillor Hinds assumed the Chair.

Stave West Area Enforcement and Public Order

A report from the RCMP Detachment Commander dated May 2, 2016 was provided for the Committee’s information. Inspector De Jager gave an overview of the proposed public safety patrols and enforcement initiatives in the Stave West Area. He advised that similar activities will also occur in the Sylvester Road and Norrish Creek area; however these activities will be conducted as part of the provincial policing duties of the Mission RCMP Detachment.

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED: That Council 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 Hamilton, seconded by Councillor Plecas, 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)(c) of the Community Charter – labour relations or other employee relations;
• Section 90(1)(i) of the Community Charter – the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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 3:46 p.m.

10. 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
                        Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
                        Jennifer Hill, Administrative Assistant
                        Tracy Kyle, Director of Engineering and Public Works
                        Chris Laing, Manager of Planning
                        Jennifer Russell, Deputy Corporate Officer
                        Dan Sommer, Director of Development Services

11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the recommendations of the May 2, 2016 Committee of the Whole, as contained in items RC16/230 to RC16/242 be adopted.

CARRIED

12. PRESENTATIONS

Special Recognition Award

Council presented Heidi Smith with a Special Recognition Award for her many years of volunteer service within the District of Mission with community programs such as Adopt-A-Block, the Women’s Resource Society, the ‘Paint the Town’ initiative, Clarke Theatre, the Mission Historical Society, and the ‘Stone Soup’ initiative.
13. DELEGATIONS

Fraser Valley Health Care Foundation

Elizabeth Harris, Executive Director of the Fraser Valley Health Care Foundation, provided an overview of the Foundation, including their support of local hospitals, facilities and programs run by the Fraser Health Authority. Ms. Harris reviewed the equipment that is needed for Mission Memorial Hospital and requested community support to obtain these items.

MS Society

Martin Dormer, Fraser Valley Board member with the MS Society, discussed the work of the MS Society to combat the disease and their efforts to support those currently affected. He advised that the 2016 Fraser Valley MS Walk will be held on May 15th at Mill Lake Park in Abbotsford and invited everyone to come out to support this event.

14. PROCLAMATIONS

Moved by Councillor Stevens, seconded by Councillor Alexis, and

RESOLVED:
That May, 2016 be proclaimed “MS Awareness Month” within the District of Mission.
CARRIED

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED:
That May 15th to 21st, 2016 be proclaimed “National Public Works Week” within the District of Mission.
CARRIED

Moved by Councillor Hamilton, seconded by Councillor Hinds, and

RESOLVED:
That May 15th to 21st, 2016 be proclaimed “Cycling4Diversity Week” within the District of Mission.
CARRIED

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED:
That May 1st to 7th, 2016 be proclaimed “Elizabeth Fry Week” within the District of Mission.
CARRIED

15. PUBLIC HEARINGS

The Manager of Planning showed PowerPoint presentations for the four zoning amending applications for secondary suites:

A. Zoning Amending Bylaw 5557-2016-5050(195) R16-005 (Nelson) to rezone property at 8037 Clegg Street from Urban Residential 558 Zone (R558) to Urban Residential Secondary Dwelling 558 Zone (R558s);
B. Zoning Amending Bylaw 5567-2016-5050(202) R16-013 (Charchuk & Cuff) to rezone property at 8154 Caribou Street from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s);

C. Zoning Amending Bylaw 5568-2016-5050(203) R16-015 (Boeve) to rezone property at 8445 Fennell Street from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s); and

D. Zoning Amending Bylaw 5569-2016-5050(204) R16-016 (Paulson) to rezone property at 33797 Knight Avenue from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s).

The presentations outlined the proposals and identified the purpose for each application. Subject property maps as well as aerial and site photos of the properties were also provided for clarity.

In response to questions from Council regarding secondary suite parking, staff confirmed the following:

- The Zoning Bylaw stipulates that each secondary suite must have at least one allocated off-street parking space on the property, and also describes where vehicles can and cannot park.
- When an application is received, plans are provided to staff who then review the proposal and visit the site to ensure the requirements are adhered to.
- If complaints are received about a secondary suite, staff will work with the property owner to resolve the issue. Only in extreme cases would staff take steps to remove the suite.
- Phase II of the Secondary Suite Program is still in the data collection stage, and is meant to help clarify bylaw requirements for both property owners and tenants.

A. Zoning Amending Bylaw 5557-2016-5050(195)  
R16-005 (Nelson) – 8037 Clegg Street

The purpose of the proposed zoning bylaw amendment is to rezone the property at 8037 Clegg Street from Urban Residential 558 Zone (R558) to Urban Residential Secondary Dwelling 558 Zone (R558s) to allow a secondary dwelling use in the form of a secondary suite. The subject property is legally described as:

Parcel Identifier: 026-454-335  
Lot 1 Section 28 Township 17 New Westminster District Plan BCP20044

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

1. An email from Robert and Marion Cannon dated April 26, 2016 in opposition to the application. The email expressed concerns as to if the exiting dwelling on the property meets the required setbacks from the property lines and where the tenant of the proposed secondary suite is going to park.

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

Mark Nelson, the applicant, stated that as the property has a two-car garage with additional space for another two vehicles next to the garage, the property could easily accommodate four vehicles. Mr. Nelson then inquired if setbacks are an issue with his application. The Deputy Chief Administrative Officer stated that they were not.
Mike Scudder, Mission, stated that the issue of rezoning properties to allow for secondary suites is complex and many factors, such as being able to accommodate parking for additional vehicles and emergency vehicle access, need to be taken into account. He noted that the rush to provide density for the right reasons has resulted in some problems. He also raised concerns about the difficulty in controlling who is parking where and that arbitrary enforcement could become a contentious issue.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5557-2016-5050(195) R16-005 (Nelson) closed.

B. Zoning Amending Bylaw 5567-2016-5050(202)
   R16-013 (Charchuk & Cuff) – 8154 Caribou Street

The purpose of the proposed zoning bylaw amendment is to rezone the property at 8154 Caribou Street from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s) to allow a secondary dwelling use in the form of a secondary suite. The subject property is legally described as:

Parcel Identifier: 016-690-711
Lot 13 Section 29 Township 17 New Westminster District Plan 87356

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

1. An email from Cindy Malet-Veale dated April 22, 2016 in favour of the application.

2. An email dated April 22, 2016 and a letter dated April 18, 2016 both from Lynne Christensen opposed to the application expressing concerns regarding to: property values, parking problems, speeding vehicles and blind corners, and multiple current bylaw infractions.

Staff confirmed for Council that this application is for an existing secondary suite and that there is sufficient off-street parking to accommodate for the suite.

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

Bernadette Cuff, the applicant, stated that she wanted to make the suite legal when she purchased the property and District staff advised her on the requirements for this. Ms. Cuff advised that as her driveway is very large it can accommodate the additional parking required for a secondary suite. She also noted that when they submitted plans for the house they had upgraded many plumbing and electrical features such as firewalls and fire doors. Ms. Cuff further noted that she is aware of the safety concerns of parking on the road, and suggested that visitors can park in either her driveway or farther up the street.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5567-2016-5050(202) R16-013 (Charchuk & Cuff) closed.

C. Zoning Amending Bylaw 5568-2016-5050(203)
   R16-015 (Boeve) – 8445 Fennell Street

The purpose of the proposed zoning bylaw amendment is to rezone the property at 8445 Fennell Street from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s) to allow a secondary dwelling use in the form of a secondary suite. The subject property is legally described as:
Parcel Identifier: 026-864-541
Lot A Section 29 Township 17 New Westminster District Plan BCP26906

The Deputy Chief Administrative Officer 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.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5568-2016-5050(203) R16-015 (Boeve) closed.

D. Zoning Amending Bylaw 5569-2016-5050(204) R16-016 (Paulson) – 33797 Knight Avenue

The purpose of the proposed zoning bylaw amendment is to rezone the property at 33797 Knight Avenue from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s) to allow a secondary swelling use in the form of a secondary suite. The subject property is legally described as:

Parcel Identifier: 028-619-935
Lot 2 Section 27 Township 17 New Westminster District Plan BCP48567

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

1. An email dated April 22, 2016 from Leslie Stuckel which expressed opposition to the application if the parking of vehicles issue is not addressed, and noted that as Knight Avenue is a narrow street, there would be a problem of vehicle congestion from the secondary suites.

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

Delena Paulson, the applicant, stated that the property has a three-car garage and a wide driveway to accommodate the extra parking for the suite.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5569-2016-5050(204) R16-016 (Paulson) closed.

Zoning Amending Bylaw 5558-2016-5050(196)

R16-006 (Dolloway) – a bylaw to rezone property at 35229 Henry Avenue from Urban Residential 930 Zone (R930) to Urban Residential 669 Zone (R669)

The purpose of the proposed zoning bylaw amendment is to rezone the property at 35229 Henry Avenue from Urban Residential 930 Zone (R930) to Urban Residential 669 Zone (R669) to facilitate a 2-lot subdivision. The subject property is legally described as:

Parcel Identifier: 006-290-906
Lot 54 District Lot 476 Group 1 New Westminster District Plan 48754

The Manager of Planning gave a PowerPoint presentation which included the following information:

- Purpose and outline of the proposal.
- Subject property map, aerial and site photos.

In response to questions from Council, staff confirmed that the proposed subdivision would have sanitary sewer service.
The Deputy Chief Administrative Officer 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.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5559-2016-5050(196) R16-006 (Dolloway) closed.

Zoning Amending Bylaw 5559-2016-5050(197)

R16-007 (Grohmueller) – a bylaw to rezone property at 9957 Watt Street from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling Zone (RR7s)

The purpose of the proposed zoning bylaw amendment is to rezone the property at 9957 Watt Street from the Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to allow a 2-lot subdivision with secondary dwelling units. The subject property is legally described as:

Parcel Identifier: 023-211-300
Lot 3 Section 3 Township 18 New Westminster District Plan LMP25301

The Manager of Planning gave a PowerPoint presentation which included the following information:

- Purpose and outline of the proposal.
- Subject property map, aerial and site photos.

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

1. An email dated May 2, 2016 from Greg and Wendy Bismeyer which advised that they have no disagreement with the larger lot being subdivided, however are opposed to allowing two dwellings on the lower lot. They state it will affect the enjoyment of their home for years by adding more traffic to the street and would greatly affect their neighbourhood in a negative way.

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

Jacob Knowles, Mission, advised he lives on Richards Avenue near the Watt Street property and wanted to ensure the developer stakes out the property line, especially on the south side as the property is heavily treed making the property lines difficult to identify. Staff advised Mr. Knowles that an official survey that identifies the footings is required before a foundation is put down.

Reinhard Grohmueller, the applicant, stated that he is aware of the property boundary but mentioned that the property should be resurveyed as the pins are not visible. Mr. Grohmueller said that he will stay far away from the creek and wants to retain the appearance of the area by preserving the mature trees and noted he will do better than the minimum setbacks.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5559-2016-5050(197) R16-007 (Grohmueller) closed.

16. ADOPTION OF INFORMATIONAL ITEMS

There were no informational items.
17. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That the following minutes be received as information:
(a) Cultural Resources Commission – April 8, 2016
CARRIED

18. CORRESPONDENCE

There was no correspondence.

19. BYLAWS FOR CONSIDERATION

It was noted that staff would ensure there was adequate off street parking at each of the properties applying for rezoning to allow a secondary suite, prior to advancing the applicable bylaws for consideration of adoption.

Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED:
1. That Zoning Amending Bylaw 5557-2016-5050(195) (R16-005 Nelson), a bylaw to rezone property at 8037 Clegg Street from Urban Residential 558 Zone (R558) to Urban Residential Secondary Dwelling 558 Zone (R558s), be read a third time.

2. That Zoning Amending Bylaw 5558-2016-5050(196) (R16-006 Dolloway), a bylaw to rezone property at 35229 Henry Avenue from Urban Residential 930 Zone (R930) to Urban Residential 669 Zone (R669), be read a third time.

3. That Zoning Amending Bylaw 5559-2016-5050(197) (R16-007 Grohmueller), a bylaw to rezone property at 9957 Watt Street from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be read a third time.

4. That Zoning Amending Bylaw 5561-2016-5050(198) (R16-002 Burfoot), a bylaw to rezone property at 9503 Dawson Drive from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be read a first and second time.

5. That Water Amending Bylaw 5565-2016-2196(27), a bylaw to amend and include fees and regulations for the new water shortage response plan, be adopted.

6. That Zoning Amending Bylaw 5567-2016-5050(202) (R16-013 Charchuk & Cuff), a bylaw to rezone property at 8154 Caribou Street from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s), be read a third time.

7. That Zoning Amending Bylaw 5568-2016-5050(203) (R16-015 Boeve), a bylaw to rezone property at 8445 Fennell Street from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s), be read a third time.

8. That Zoning Amending Bylaw 5569-2016-5050(204) (R16-016 Paulson), a bylaw to rezone property at 33797 Knight Avenue from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s), be read a third time.

9. That Annual Tax Rates Bylaw 5571-2016, a bylaw to impose property tax rates for the year 2016, be read a first, second and third time.

10. That Ticket Information Amending Bylaw 5573-2016-2646(32), a bylaw to update fine amounts for sprinkling restrictions, be adopted.
CARRIED
20. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Variance Permit DV16-005 (33449 Richards Avenue) – Recommended for approval

Moved by Councillor Hamilton, seconded by Councillor Plecas, and

RESOLVED: That Development Variance Permit DV16-005 (33449 Richards Avenue) to vary District of Mission Zoning Bylaw 5050-2009 Section 201, Part I. Height of Buildings, Subsection 1, by:

- exceeding the maximum height of the Principal Building from 8.0 metres (26.2ft) to 11.2 metres (36.7ft) to accommodate a flat roof building with an enclosed staircase to allow access to the roof deck

be approved.

CARRIED

21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Hinds, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting – April 18, 2016

(b) Special Council Meeting (for the purpose of going into a closed meeting) – April 25, 2016

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

There were no notices of motion.

25. QUESTION PERIOD

Mike Scudder thanked those members of Council and District staff who came out to support the Mission Hospice Society’s ‘Sensational Sixties Gala’ fundraiser.

26. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:04 p.m.

RANDY HAWES, MAYOR

JENNIFER RUSSELL,
DEPUTY CORPORATE OFFICER