

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 July 4, 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: Councillor Carol Hamilton (Acting Mayor)
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Absent: Mayor Randy Hawes

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Hirod Gill, Manager of Engineering Design and Planning
Haylee Gould, Administrative Assistant
Jennifer Hill, Administrative Assistant
Chris Laing, Manager of Planning
Kerri Onken, Deputy Treasurer/Collector
Scott Ross, Manager of Accounting Services
Jennifer Russell, Deputy Corporate Officer

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED:

1. That "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", be added as the second bullet to the agenda in Item 8(1); and
2. That the agenda for the regular Council meeting of July 4, 2016 be adopted, as amended.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Stevens, seconded by Councillor Alexis, and

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

CARRIED

4. CORPORATE ADMINISTRATION AND FINANCE

Councillor Hamilton assumed the Chair.

RC16/376
JUL. 04/16

RC16/377
JUL. 04/16

RC16/378
JUL. 04/16

Advancement of Funding for New Source Supply Preliminary Investigation

A report from the Director of Finance dated July 4, 2016 was provided for the Committee's consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That \$24,320 (Mission's 12.16% share of \$200,000 regional total) be transferred from the existing 2016 Regional Water Capital Program Contingency budget in order to advance to 2016 the budgets that were previously approved for 2017/2018 for the preliminary investigation of new source supply options; and
2. That the District's financial plan be amended accordingly.

CARRIED

5. DEVELOPMENT SERVICES

Councillor Alexis assumed the Chair.

RC16/379
JUL. 04/16

Rezoning Application (R16-019) to Allow a Secondary Dwelling Use in the Form of a Secondary Suite – 7991 Willow Street

A report from the Planner dated July 4, 2016 regarding a rezoning application for 7991 Willow Street to allow a secondary dwelling use in the form of a secondary suite was provided for the Committee's information. Staff support the application moving forward and as such have listed the Zoning Amending Bylaw 5581-2016-5050(209) under the "Bylaws for Consideration" section of the agenda. A Public Hearing will be scheduled for July 18, 2016.

RC16/380
JUL. 04/16

Agricultural Land Commission Fees and Charges Update

A report from the Planner dated July 4, 2016 was provided for the Committee's consideration.

Moved by Councillor Stevens, and

RECOMMENDED: That the District of Mission's Land Use Application Procedures and Fees Bylaw 3612-2003 be amended by increasing the fees collected on behalf of the Agricultural Land Commission from \$300 to \$1200.

CARRIED

6. ENGINEERING AND PUBLIC WORKS

Councillor Plecas assumed the Chair.

RC16/381
JUL. 04/16

Amendments to Water Rates Bylaw

A report from the Manager of Engineering Design & Planning dated July 4, 2016 was provided for the Committee's consideration.

Moved by Councillor Alexis, and

RECOMMENDED: That District of Mission Water Rates Bylaw 2197-1990 Schedule B be amended to include fees for water fill station key FOBs, as shown in Appendix A attached to the report from the Manager of Engineering Design and Planning dated July 4, 2016 entitled, Amendments to Water Rates Bylaw.

CARRIED

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Acting Mayor Hamilton resumed the Chair.

Moved by Councillor Alexis, and

RECOMMENDED: That Council rise from Committee of the Whole.

CARRIED

RC16/382
JUL. 04/16

8. 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 Alexis, 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)(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)(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)(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 1:15 p.m.

RC16/383
JUL. 04/16

9. RECONVENE

Acting Mayor Hamilton reconvened the meeting at 7:00 p.m.

Council Members Present: Councillor Carol Hamilton (Acting Mayor)
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Absent: Mayor Randy Hawes

Staff Members Present: Mike Younie, Deputy Chief Administrative Officer
Haylee Gould, Administrative Assistant
Kirsten Hargreaves, Manager of Social Development
Jennifer Hill, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
Chris Laing, Manager of Planning
Jennifer Russell, Deputy Corporate Officer

RC16/384
JUL. 04/16

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

RC16/385
JUL. 04/16

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the recommendations of the July 4, 2016 Committee of the Whole, as contained in items RC16/378 to RC16/381 be adopted.

CARRIED

11. PRESENTATIONS

RC16/386
JUL. 04/16

Employee Service Recognition

Peter Haffner, Facilities Foreman, was presented with an Employee Service Recognition Award for his 35 years of service with the District of Mission.

12. DELEGATIONS

RC16/387
JUL. 04/16

Mission Association for Seniors Housing, Mission Association for Community Living, and Mission Community Services Society

Judith Ray, on behalf of Mission Association for Seniors Housing, Mission Association for Community Living, and Mission Community Services Society, appeared before Council to discuss housing issues to be considered as part of policy development, development permit applications, and the Official Community Plan formation.

Ms. Ray advised that, as there is currently a shortage of affordable rental units, particularly for seniors, disabled people and single parents, she and the associations she is representing would like to work with the District and form a committee to address these issues and make recommendations to Council which can be quickly implemented.

RC16/388
JUL. 04/16

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That staff work with Mission Association for Seniors Housing, Mission Association for Community Living and Mission Community Services Society to develop a plan to address the shortage of affordable rental housing units in Mission, including the formation of an ongoing sustainable housing committee.

CARRIED

Staff were also directed to:

- a) Draft the Terms of Reference for a new ongoing sustainable housing committee, and
- b) Investigate the legal implications of providing incentives to landlords providing affordable rental units.

RC16/389
JUL. 04/16

Mission Association for Community Living

Dawn Hein, on behalf of the Mission Association for Community Living, appeared before Council to request a change to their 2016 Municipally Funded Grant. Ms. Hein advised that, as the Illuminaria Lantern Festival is now attended by over 5,000 people in the community, there have been some safety issues and liability concerns. Mission Association for Community Living is currently looking to combine the Illuminaria Festival with the Diwali Festival of Lights which is held in October each year.

Discussion ensued and Council noted that they would like to see the annual Illuminaria Lantern Festival continue as the special community event it has grown to be, rather than combined with another festival. Council suggested to Ms. Hein that the District may be

able to offer support through the Fire Department, RCMP and other departments to assist with the festival.

Council directed staff to contact Dawn Hein to discuss ways in which the District of Mission can assist Mission Association for Community Living to continue holding the Illuminaria Lantern Festival each year.

RC16/390
JUL. 04/16

BC Wildlife Federation

Neil Fletcher, on behalf of the BC Wildlife Federation, appeared before Council to discuss and gain support for restoration of wetland habitat in Mission. He advised he is the Chair for the Wetlands Stewardship Partnership of BC and gave a presentation as to why wetlands are important for communities.

Mr. Fletcher also provided information regarding the Wetlands Stewardship Partnership of BC's annual Wetlands Institute workshop, which is held in a different BC community each year, with no participation fees charged. The workshop provides participants with a week of training and also provide follow up services. This year, the workshop will be based at Camp Luther (Hatzic Lake) and held from August 27 to September 3, 2016. Mr. Fletcher noted they have identified two areas: Dewdney Elementary School and Silverdale Wetlands in which to develop new wetland habitats.

13. COUNCIL COMMITTEE REPORTS AND MINUTES

RC16/391
JUL. 04/16

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the May 10, 2016 Mission Community Wellness Committee meeting minutes be received as information.

CARRIED

14. BYLAWS FOR CONSIDERATION

RC16/392
JUL. 04/16

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED:

1. That Zoning Amending Bylaw 5581-2016-5050(209) (R16-019 Cornelio), a bylaw to rezone property at 7991 Willow Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a first and second time**.
2. That Land Use Application Procedures and Fees Amending Bylaw 5582-2016-3612(16), a bylaw to amend the Agricultural Land Reserve application fee, be **read a first, second and third time**.
3. That Water Rates Amending Bylaw 5580-2016-2197(26), a bylaw to include fees for water fill station key FOBs, be **read a first, second and third time**.
4. That Street Naming (Caselton Terrace) Bylaw 5406-2014, a bylaw to name a street in a new subdivision, have the **first, second and third readings rescinded**.
5. That Highway Closing and Undedication (Yeo Street) Bylaw 5579-2016, a bylaw to close and undedicate an unconstructed portion of road off Yeo Street, be **adopted**.
6. That Zoning Amending Bylaw 5575-2016-5050(207) (R16-018 Sidhu), a bylaw to rezone property at 32704 Cherry Avenue from Suburban 36 (S36) Zone to Residential Compact 465 Secondary Dwelling (RC465s) Zone, be **adopted**.

CARRIED

Discussion ensued regarding development application R13-002, including concerns about the water line, water meters, and responsibility for damages or clean up in the environmentally sensitive area, should something happen to the water line.

RC16/393
JUL. 04/16

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED:

1. That Zoning Amending Bylaw 5402-2013-5050(125) (R13-002 Slade Dyer & Associates), a bylaw to rezone properties at 33293 & 33237 Dewdney Trunk Road and 9343 & 9321 Barr Street from Rural 16 Zone (RU16) and Suburban 36 Zone (S36) to Rural Residential 7 Zone (RR7) and Suburban 36 Zone (S36), be **adopted**.

CARRIED

15. DEVELOPMENT PERMITS FOR CONSIDERATION

RC16/394
JUL. 04/16

Development Variance Permit DV13-017 (33237, 33293 Dewdney Trunk Road and 9321, 9343 Barr Street) – Recommended for approval

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That Development Variance Permit DV13-017 (33237, 33293 Dewdney Trunk Road and 9321, 9343 Barr Street) to vary Subdivision Control Bylaw 1500-1985 as follows:

- i) SCHEDULE B-1 SERVICE REQUIREMENTS – Works on Adjacent Highway - Within Cedar Valley Neighbourhood Land Use Concept Plan - Urban Residential requiring the construction of asphalt, piped storm, Municipal water system, curb/gutter, sidewalk sanitary sewer, underground hydro/tel, street lighting and boulevard trees for the extension of Larkspur Avenue; and
- ii) SCHEDULE B-1 SERVICE REQUIREMENTS – Works on Adjacent Highway - Within Cedar Valley Neighbourhood Land Use Concept Plan - Urban Residential requiring the construction of curb/gutter, sidewalk sanitary sewer, underground hydro/tel, street lighting and boulevard trees for the portion of Dewdney Trunk Road adjacent to the site

be **approved**.

CARRIED

16. COUNCIL MEETING MINUTES FOR APPROVAL

RC16/395
JUL. 04/16

Moved by Councillor Stevens, seconded by Councillor Alexis, and

RESOLVED: That the following minutes be adopted:

- (a) Regular Council Meeting – June 20, 2016

CARRIED

17. RESOLUTIONS RELEASED FROM CLOSED

RC16/396
JUL. 04/16

Provision of Services for Mission Seniors

The following resolution was released from the Closed Council meeting held on June 27, 2016:

Provision of Services for Mission Seniors

That Council is committed to the redevelopment of the Mission Activity Centre to a multi-generational seniors' centre, subject to a favourable inspection and evaluation by a qualified professional consultant.

18. NEW/OTHER BUSINESS

There was no new/other business.

19. NOTICES OF MOTION

There were no notices of motion.

20. QUESTION PERIOD

There were no questions from the public.

21. ADJOURNMENT


Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the meeting be adjourned.


CARRIED

The meeting was adjourned at 8:15 p.m.

RC16/397
JUL. 04/16



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER