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 October 3, 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 Plecas
Councillor Jenny Stevens

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
* Rogine Battel, Manager of RCMP Administration
Kris Boland, Manager of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Haylee Gould, Administrative Assistant
Jennifer Hill, Administrative Assistant
* Jay Jackman, Manager of Assets, Infrastructure and Projects
* Tracy Kyle, Director of Engineering and Public Works
* Gina MacKay, Manager of Long Range Planning and Special Projects
Kerr Onken, Deputy Treasurer/Collector
* Dan Sommer, Director of Development Services
* Dale Unrath, Fire Chief

*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 Hamilton, seconded by Councillor Nicholson, and

RESOLVED:
1. That Late Item 7(c), "Revision of Schedule “A” of the Permissive Tax Exemption Bylaw 5597-2016 to include the Sto:lo Heritage Trust Society", be added under the Corporate Administration and Finance section of the agenda;

2. That Item 16(d), “Permissive Tax Exemption Bylaw 5597-2016”, be revised to include the Sto:lo Heritage Trust Society (Xá:ylem);

3. That Jozsef Kerekes be permitted to appear as a late delegation during the evening portion of the meeting; and

4. That the agenda for the regular Council meeting of October 3, 2016 be adopted, as amended.

CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Hinds, seconded by Councillor Alexis, and

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

CARRIED

4. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

Municipal Hall Seismic Report

A report from the Manager of Development Engineering and Projects dated October 3, 2016 summarizing the Seismic Project Identification Report (SPIR) for Municipal Hall was provided for the Committee’s information. Ari Wibobo and John Sherstobitoff from Ausenco attended the meeting to present the report.

The Committee discussed the identified retrofit options for Municipal Hall and potential alternatives, including upgrading and adding on to the existing building, repurposing the building for other municipal uses, rebuilding, or selling the building.

5. FIRE/RESCUE SERVICES

Councillor Plecas assumed the Chair.

Fire Fighter Turnout Gear Washer

The Committee reviewed a report from the Fire Chief dated October 3, 2016 regarding the WorkSafeBC requirement to properly clean and maintain firefighter turnout gear and a recommendation for the purchase of a commercial turnout gear washer.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That a budget of $9,000 be approved for the purchase of a commercial turnout gear washer for fire station 1, with funding from the General Capital Reserve Fund; and

2. That the 2016 financial plan be amended accordingly.

CARRIED

6. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Amendments to the Zoning Bylaw to Regulate Uses in the Downtown Core

A report from the Manager of Long Range Planning and Special Projects dated October 3, 2016 recommending the permitting and prohibiting of certain uses in the Downtown Core was provided for the Committee’s consideration.

The Committee discussed potentially listing Cheque Cashing and Payday Loans as a prohibited use in all zones. It was noted that should the federal government legalize the sale of marihuana, Council would have the ability to prohibit marihuana shops through land use regulations. Staff noted that bylaw enforcement has been initiated on several downtown businesses that are using their business solely for storage, as this is not a permitted use.
The Manager of Long Range Planning and Special Projects recommended that the wording for the definition of Marihuana Sales be changed to “Marihuana Sales means the sale of marihuana, medical marihuana and marihuana products, and includes the sale of drug paraphernalia such as bongs, hookah pipes, glass pipes, and other smoking aids.”

Moved by Councillor Hinds, and

RECOMMENDED:

1. That Zoning Bylaw No 5050-2009 be amended by adding the following definitions to Section 102:
   - Tobacconist means the sale of tobacco and tobacco products including e-cigarettes (a device used to simulate the experience of smoking, having a cartridge with a heater that vaporizes liquid nicotine instead of burning tobacco).
   - Cheque Cashing and Payday Loans means an unchartered loaning facility which offers a relatively small amount of money to be lent at a high rate of interest on the agreement that it will be repaid when the borrower receives their next paycheck.
   - Marihuana Sales means the sale of marihuana, medical marihuana and marihuana products, and includes the sale of drug paraphernalia such as bongs, hookah pipes, glass pipes, and other smoking aids.
   - Craft Brewery means a brewery that produces small amounts of beer, much smaller than large-scale corporate breweries, and is independently owned typically and characterized by their emphasis on quality, flavour and brewing technique.

2. That the following uses be removed from the list of permitted uses within the Core Commercial Downtown One Zone (CCD1):
   - Vehicle Rental
   - Arcade
   - Body Art and Tattoo Parlour
   - Flea Market

3. That Tobacconist, and Cheque Cashing and Payday Loans uses be added to the list of permitted uses in both the Commercial Highway One Zone (CH1) and the Commercial Highway Two Zone (CH2) with a special notation that neither of these uses are permitted within 100 metres of a property zoned CCD1.

4. That Craft Brewery use be added to the list of permitted uses within the CCD1 Zone.

5. That Marihuana Sales use be added to Section 106 – Prohibited Uses of Bylaw No 5050-2009.

CARRIED

The Public Hearing for this zoning amendment will take place on November 7, 2016.

Site Specific Exemption to the Floodplain Management Bylaw to facilitate construction of a single-family dwelling - 29967 Silverdale Avenue

A report from the Planner dated October 3, 2016 regarding a request for a site-specific exemption to Floodplain Management Bylaw 4027-2007 to allow for the construction of a single-family dwelling on the property located at 29967 Silverdale Avenue was provided for the Committee’s consideration.
Moved by Mayor Hawes, and

RECOMMENDED: That a site specific exemption to Floodplain Management Bylaw 4027-2007 for the property located at 29967 Silverdale Avenue to reduce the setback from the natural boundary of a watercourse from 15.0 m to 10.0 m to allow for the construction of a single family dwelling, be approved.

CARRIED

The Committee discussed amending the Floodplain Management Bylaw to match the Riparian Areas Regulation and directed staff to provide a report with recommendations.

**Bylaws to name two new roads as part of Subdivision S13-008 at 8973 Manzer Street**

A report from the Senior Planner dated October 3, 2016 detailing the recommendation to name two new streets for a subdivision at 8973 Manzer Street was provided for the Committee’s information. Staff support the creation of the required street naming bylaw and accordingly it has been listed under the “Bylaws for Consideration” section of the agenda.

The Committee discussed a request from the subdivision applicant to have one of the streets, Harper Terrace, named David Terrace after their late son instead. Staff noted that the street name could be changed, notwithstanding the street naming policy.

7. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

**2017 Permissive Tax Exemption Applications**

A report from the Deputy Treasurer/Collector and the Administrative Assistant dated October 3, 2016 regarding the permissive tax exemption applications for the 2017 and the 2017 to 2020 tax years was provided for the Committee’s information. Staff have no concerns with the applications received and accordingly have listed two bylaws under the “Bylaws for Consideration” section of the agenda.

Staff noted that Schedule A of the one-year exemption bylaw, Permissive Tax Exemption Bylaw 5596-2016, should be amended with the text “(34% land and improvements)” under the words Women’s Resource Society of the Fraser Valley.

The Committee directed staff to determine if other municipalities provide permissive tax exemptions for BC Housing projects in their communities.

**Municipal Grants Select Committee – New Terms of Reference**

A report from the Deputy Corporate Officer dated October 3, 2016 to seek approval for a new Terms of Reference for the Municipal Select Grants Committee was provided for the Committee’s consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

1. That the Term of Office in the Terms of Reference for the Municipal Grants Select Committee be amended by changing the term to four (4) years; and

2. That the Terms of Reference for the Municipal Grants Select Committee, attached as Appendix A to the report from the Deputy Corporate Officer dated October 3, 2016, be approved, as amended.

CARRIED
LATE ITEM – Revision of Schedule “A” of the Permissive Tax Exemption Bylaw 5597-2016 to include the Sto:lo Heritage Trust Society

A report from the Deputy Treasurer/Collector and the Administrative Assistant dated October 3, 2016 regarding the late application from the Sto:lo Heritage Trust Society for a 2017 to 2020 permissive tax exemption was provided for the Committee’s information.

The Committee was advised that a representative from the Sto:lo Nation would attend the evening meeting to discuss the commercial plans for the Xà:ytem site and answer questions. As the longhouse interpretive centre is offering fewer services than when the previous three year permissive tax exemption was granted, the Committee agreed to consider the Sto:lo Heritage Trust Society’s two properties for a one year permissive tax exemption.

Moved by Councillor Nicholson, and

RECOMMENDED: That the draft ‘Permissive Tax Exemption Bylaw 5596-2016’, which is listed on the October 3, 2016 agenda for the first three readings, be amended to include the Sto:lo Heritage Trust Society’s two properties located at 35087 Lougheed Highway and 35102 Sunnyside Drive.

CARRIED

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Plecas, seconded by Councillor Hinds, 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 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 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.

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 2:50 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
Haylee Gould, Administrative Assistant
Jennifer Hill, Administrative Assistant
Gina MacKay, Manager of Long Range Planning and Special Projects
Dan Sommer, Director of Development Services

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

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED:

1. That the recommendations of the September 7, 2016 Freestanding Committee of the Whole (Corporate Administration and Finance – Budget) report, as contained in items COW16/012 to COW16/023 be adopted.

2. That the recommendations of the September 14, 2016 Freestanding Committee of the Whole (Corporate Administration and Finance – Budget) report, as contained in items COW16/033 to COW16/046 be adopted.

3. That the recommendations of the October 3, 2016 Committee of the Whole, as contained in items RC16/537 to RC16/544 be adopted.

CARRIED

12. DELEGATIONS

Sheila Demers

Sheila and Robert Demers appeared before Council to discuss their subdivision application S13-008 at 8973 Manzer Street and request that the 5% cash in lieu of parkland requirement be fulfilled by the creation of a pedestrian trail on the site. Mr. Demers stated that construction of the trail instead of the 5% cash in lieu was part of an understanding with the previous Approving Officer. Mr. Demers showed an example of another subdivision on Bench Avenue in which the 5% cash in lieu of parkland requirement was waived due to the construction of a public trail at the developer’s cost.

Council discussed the trail in regard to a possible future connection to Silverdale Elementary School and whether the District should pursue establishing a right of way and taking over maintenance of the trail.
Direction was given to staff to explore options to secure those parts of the constructed trail that are on private property and to bring their findings back to a subsequent Council meeting.

Moved by Councillor Nicholson, seconded by Councillor Stevens, and

RESOLVED:

1. That Street Naming (Harper Terrace and Gilmour Terrace) Bylaw 5598-2016, a bylaw to name two cul-de-sacs in a new subdivision, be read a first, second and third time;

2. That the trail constructed by Robert and Sheila Demers on 8973 Manzer Street be named “David Trail”; and

3. That signage be installed indicating the name of the trail.

CARRIED

Troy Smith, Lower Mainland Motocross Club

This delegation did not appear.

LATE DELEGATION – Jozsef Kerekcs, Decadent Ink Tattoo

Jozsef Kerekcs, of Decadent Ink Tattoos, appeared before Council to request that his business licence application for a tattoo parlour on Railway Avenue be approved. Mr. Kerekcs noted that he had signed a lease and completed renovations in preparation of opening his store prior to Council considering removing Tattoo Parlours as a use in the downtown core.

Mayor Hawes thanked Mr. Kerekcs for his presentation and recommended that he attend the Public Hearing on November 7, 2016 to share his thoughts on the proposed bylaw amendment.

13. PROCLAMATIONS

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That October 9 to 15, 2016 be proclaimed “Fire Prevention Week” within the District of Mission.

CARRIED

14. PUBLIC HEARINGS

Zoning Amending Bylaw 5591-2016-5050(217)

R16-029 (Carr) – a bylaw to rezone the property at 33286 13th Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone

The purpose of the proposed Zoning Bylaw amendment is to accommodate a secondary dwelling use in the form of a secondary suite in the existing home. The subject property is legally described as:

Parcel Identifier: 005-978-891
Lot 453 Section 21 Township 17 New Westminster District Plan 46107

The Mayor opened the public hearing.

Dan Sommer, Director of Development Services, showed a PowerPoint presentation that provided the purpose and outline of the proposal.
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 5591-2016-5050(217) R16-029 (Carr) closed.

**Zoning Amending Bylaw 5592-2016-5050(218)**

R16-035 (Woods) – a bylaw to rezone the property at 12411 Carr Street from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning Bylaw amendment is to accommodate a secondary dwelling use in the form of a garden cottage on the subject property. The subject property is legally described as:

Parcel Identifier: 029-097-029
Lot 4 Section 22 Township 15 New Westminster District Plan EPP25262

The Mayor opened the public hearing.

Dan Sommer, Director of Development Services, showed a PowerPoint presentation that provided the purpose and outline of the proposal, map and aerial photos.

The Deputy Chief Administrative Officer stated that an email from Robert and Carol Garvin dated September 30, 2016 expressing concern regarding impacts to Philips Pond and the water table from increasing housing density in the neighbourhood was received pertaining to the subject application.

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

Nolan Woods, the applicant, addressed concerns from the email submission and stated that he did not believe his request for a garden cottage would negatively impact the water table or nearby watercourses. Staff noted that a stormwater plan and a hydrological investigation are requirements as part of the building permit approval.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5592-2016-5050(218) R16-035 (Woods) closed.

15. **COUNCIL COMMITTEE REPORTS AND MINUTES**

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the minutes of the Joint Shared Services Committee Meeting dated July 14, 2016 be received as information.

CARRIED

16. **BYLAWS FOR CONSIDERATION**

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED:

1. That Zoning Amending Bylaw 5586-2016-5050(213) be amended by removing the definition for Marihuana Sales and replacing it with the words "means the sale of marihuana, medical marihuana and marihuana products, and includes the sale of drug paraphernalia such as bongs, hookah pipes, glass pipes, and other smoking aids."
2. That Zoning Amending Bylaw 5586-2016-5050(213), a bylaw to permit and prohibit certain uses in the Core Commercial Downtown 1 (CCD1) Zone, be read a first and second time, as amended.

3. That Zoning Amending Bylaw 5591-2016-5050(217) (R16-029 Carr), a bylaw to rezone the property at 33286 13th Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be read a third time.

4. That Zoning Amending Bylaw 5592-2016-5050(218) (R16-035 Woods) – a bylaw to rezone the property at 12411 Carr Street from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling ( RR7s) Zone, be read a third time.

CARRIED

Sonny McHalsie from the Sto:lo Heritage Trust Society was present at the meeting to answer questions regarding the permissive tax exemption application for X̱aytem. Mayor Hawes asked if there are plans for X̱aytem to reopen. Mr. McHalsie responded that Sto:lo Nation has provided funding and several bands are working together to reopen X̱aytem, however a definite timeline has not been decided.

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED:

1. That Schedule “A” of Permissive Tax Exemption Bylaw 5596-2016 be amended by adding the words “(34% land and improvements)” under the words “Women’s Resource Society of the Fraser Valley”.

2. That Schedule “A” of Permissive Tax Exemption Bylaw 5596-2016 be amended by adding two properties for the Sto:lo Heritage Trust Society (X̱aytem), as set out in the late item report from the Deputy Treasurer/Collector and the Administrative Assistant dated October 3, 2016.

3. That Permissive Tax Exemption Bylaw 5596-2016, a bylaw to provide for permissive exemption from taxation of certain properties for the 2017 tax year, be read a first, second and third time, as amended.

4. That Permissive Tax Exemption Bylaw 5597-2016, a bylaw to provide for permissive exemption from taxation of certain properties for the 2017 to 2020 tax years, be read a first, second and third time.

CARRIED

17. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be adopted:

(a) Freestanding Committee of the Whole (Corporate Administration and Finance Committee – Budget) – September 7, 2016

(b) Special Meeting with local MP and MLAs – September 12, 2016

(c) Freestanding Committee of the Whole (Corporate Administration and Finance Committee – Budget) – September 14, 2016

(d) Regular Council Meeting – September 19, 2016

CARRIED

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 Hinds, and
   RESOLVED: That the meeting be adjourned.
   CARRIED

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

   RANDY HAWES, MAYOR

   MIKE YOUNIE, CORPORATE OFFICER