

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 November 7, 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
Kris Boland, Manager of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Stacey Crawford, Economic Development Officer
*Ted De Jager, Officer in Charge, Mission RCMP Detachment
*Heather Gherman, Manager of Human Resources
Kirsten Hargreaves, Manager of Social Development
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
Gina MacKay, Manager of Long Range Planning and Special Projects
Scott Ross, Manager of Accounting Services
Jennifer Russell, Deputy Corporate Officer
Brent Schmitt, Manager of Business Services
Maureen Sinclair, Director of Parks, Recreation and Culture
Dale Unrau, 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 Plecas, and

RESOLVED: That the agenda for the regular Council meeting of November 7, 2016 be adopted.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

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

CARRIED

RC16/589
NOV. 07/16

RC16/590
NOV. 07/16

4. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

RC16/591
NOV. 07/16

Investment Holdings Quarterly Report – September 30, 2016

A report from the Manager of Accounting Services dated November 7, 2016 regarding the District's cash and portfolio investment holdings was provided for the Committee's information.

RC16/592
NOV. 07/16

Safety Management System

A report from the Deputy Chief Administrative Officer dated November 7, 2016 regarding the development and rollout of the District's new Safety Management System (SMS) was provided for the Committee's information. Ilona Klimczak, Health & Safety Director of Coast Eagle Consulting Inc., gave a presentation as to the current status of the District's Safety Management System.

The Committee recognized the benefits of an organized approach to safety and were advised that the Human Resources Department will compile and provide to Council information in regards to health and safety costs, claims and missed work days.

RC16/593
NOV. 07/16

Changes to TrainBus Service

A report from the Deputy Chief Administrative Officer dated November 7, 2016 regarding upcoming changes to the TrainBus service component of the West Coast Express was provided for the Committee's consideration.

Discussion ensued around the current need for expanded bus service in Mission to facilitate growth, the cost and possible saving opportunities, short-term and long-term plans, the current contract with Translink, and the most convenient model and schedule for the riders.

Staff were directed to speak with BC Transit and Translink in regards to cost sharing, to look into the feasibility of hiring a private service, and to survey TrainBus riders for their preferred hours of service.

5. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

RC16/594
NOV. 07/16

Water Meter Pilot Study Update

A report from the Manager of Business Services dated November 7, 2016 summarizing the results of the Water Meter Pilot Study was provided for the Committee's information. The consultant, Karl Filiatrault, gave an overview of the findings in his report which included consumption data and the potential for reduction in water usage.

The Committee discussed costs, possible reasons for higher than average consumption which could include leaks, a voluntary metered water program for properties with secondary suites, a more regular billing cycle to increase customer awareness, and incentive programs. Staff advised they will continue to collect data and present additional options in their next report to Council.

RC16/595
NOV. 07/16

1st Avenue Streetscape Improvements

A report from the Manager of Development Engineering and Projects dated November 7, 2016 summarizing the Project Plan for the 1st Avenue Improvements Project was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the 1st Avenue Streetscape Improvements Project Plan, as summarized in the report from the Manager of Development Engineering & Projects dated November 7, 2016, be endorsed;
2. That staff be authorized to engage the market for qualified consulting services for the purpose of procuring a for tender engineered design package in 2017; and
3. That staff be authorized to commence of sub-surface municipal utility repairs, as necessary, starting in 2017.

CARRIED

RC16/596
NOV. 07/16

2017 Asset Management Planning Program Grant Application

A report from the Engineering Technologist II dated November 7, 2016 requesting support for the submission of a grant application for the Level of Service Framework Project was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the Level of Service Framework Project be supported for the 2017 Asset Management Planning Program grant application, as outlined in the Engineering Technologist II – Asset Management report dated November 7, 2016;
2. That, if the grant application is successful, the 2017 capital budget for the Asset Management System be increased from \$30,000 to \$40,000 to include the \$10,000 grant funding; and
3. The District's financial plan be amended accordingly.

CARRIED

6. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

RC16/597
NOV. 07/16

Submission of Context Study to Council from Mission Community Heritage Commission

A report from the Senior Planner dated November 7, 2016 presenting the Mission Community Heritage Commission's Context Study was provided for the Committee's consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

That District of Mission Context Study 2016, as appended to the Senior Planner's report dated November 7, 2016 be received.

CARRIED

RC16/598
NOV. 07/16

Liquor Licensing

A report from the Manager of Long Range Planning dated November 7, 2016 regarding recent and pending changes to the Provincial Liquor Control and Licensing Regulations was provided for the Committee's information.

Discussion ensued regarding provincial liquor licensing regulations and the status of the Save On Foods application to sell VQA wines in its store.

Moved by Mayor Hawes, and

RECOMMENDED:

That staff prepare a zoning amending bylaw for Council's consideration stating that the sale of alcohol within one kilometer of existing alcohol retailers be limited to VQA wines.

OPPOSED: Councillor Alexis
Councillor Hamilton
Councillor Nicholson
Councillor Plecas
Councillor Stevens

DEFEATED

RC16/599
NOV. 07/16

Development applications to facilitate a four (4) urban residential subdivision located at 7765 Horne Street

A report from the Planner dated November 7, 2016 detailing the rezoning and development permit applications to facilitate a four lot subdivision located at 7765 Horne Street was provided for the Committee's information. Staff support the proposed zoning amendment and as such, have listed the Zoning Amending Bylaw under the "Bylaws for Consideration" section of the agenda.

The Committee discussed the replanting of trees, servicing corridor and concerns of storm water runoff due to the steep topography of the land.

7. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

RC16/600
NOV. 07/16

Developer's Request to Waive 5% Cash in Lieu for Parkland for S13-008 at 8973 Manzer Street

A report from the Director of Parks, Recreation and Culture dated November 7, 2016 regarding the request to waive the requirement for cash in lieu contribution for parkland for the development at 8973 Manzer Street was provided for the Committee's consideration.

Moved by Councillor Nicholson, and

RECOMMENDED:

1. That the July 18th, 2016 resolution of Council (R16.408) requiring the payment of 5% of the value of the land as cash in lieu of parkland for subdivision S08-13 located at 8973 Manzer be maintained; and
2. That the District of Mission not accept any additional portion of lands or rights-of-way for trails beyond what was identified for dedication in the Preliminary Layout Approval letter dated June 6, 2014 for subdivision S13-008.

OPPOSED: Mayor Hawes

CARRIED

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

RC16/601
NOV. 07/16

Moved by Councillor Plecas, seconded by Councillor Nicholson, 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

RC16/602
NOV. 07/16

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)(f) of the *Community Charter* – law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
 - 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 3:59 p.m.

10. RECONVENE

RC16/603
NOV. 07/16

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 Danny Plecas

Council Members Absent: Councillor Jenny Stevens

Staff Members Present:

- Ron Poole, Chief Administrative Officer
- Mike Younie, Deputy Chief Administrative Officer
- *Barry Azevedo, Manager of Environmental Services
- *Constable Alyn Beerda, Mission RCMP Detachment
- Kris Boland, Manager of Finance
- Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
- *Ted De Jager, Officer in Charge, Mission RCMP Detachment
- *Heather Gherman, Manager of Human Resources
- *Hirod Gill, Manager of Engineering Design and Planning
- *Dave Heyes, Manager of Forestry Business
- Jennifer Hill, Administrative Assistant
- *Jay Jackman, Manager of Assets, Infrastructure and Projects
- *Chris Knowles, Manager of Information Services
- Tracy Kyle, Director of Engineering and Public Works
- Gina MacKay, Manager of Long Range Planning and Special Projects
- Bob O'Neal, Director of Forestry
- *Kerri Onken, Deputy Treasurer/Collector
- *Scott Ross, Manager of Accounting Services
- Jennifer Russell, Deputy Corporate Officer
- *Brent Schmitt, Manager of Business Services
- Maureen Sinclair, Director of Parks, Recreation and Culture
- *Dale Unrau, Fire Chief
- *Sergeant Rob Wheeler, Mission RCMP Detachment

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

RC16/604
NOV. 07/16

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the recommendations of the November 7, 2016 Committee of the Whole, as contained in items RC16/595 to RC16/599, be adopted.

CARRIED

RC16/605
NOV. 07/16

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

RESOLVED: That the recommendation of the November 7, 2016 Committee of the Whole, as contained in item RC16/600 (Developer's Request to Waive 5% Cash in Lieu for Parkland for S13-008 at 8973 Manzer Street) be adopted.

OPPOSED: Mayor Hawes

CARRIED

RC16/606
NOV. 07/16

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the October 20, 2016 Freestanding Committee of the Whole (Corporate Administration and Finance – Budget) report, as contained in items COW16/060 to COW16/064 be adopted.

CARRIED

12. PUBLIC BUDGET CONSULTATION

RC16/607
NOV. 07/16

The Deputy Treasurer/Collector presented a slideshow overview of the draft 2017 proposed budget, including:

- A 3.7% increase in property taxes;
- A 1% increase in water user rates;
- A 4% increase in sewer user rates;
- A 4.9% increase in drainage levy;
- No increase in curbside pick-up of garbage and recycling/compost user rates;
- The budget priorities:
 - Improve public safety
 - Effective economic development in the community
 - Excel in financial management and planning for the future;
- Consolidated operating expenditures of \$69.2 million;
- Key budget drivers totaling \$408,105 to maintain existing services;
- Service enhancements totalling \$647,932;
- A proposed budget increase of \$1,056,037;
- A one-time spending initiative totalling \$47,000 (which has no property tax impact);
- The impact on the average assessed value home of \$66.61;
- A tax notice breakdown;
- How Mission compares in 2016 with neighbouring communities (4th lowest of 22 communities in terms of property taxes);
- The forestry enterprise update;
- The capital plan;
- Reserve Transfers;
- Outstanding debt vs. the borrowing limit;
- Utility operations including the water fund, sewer fund, waste management, flat rate user fees, and drainage utility fund;
- The budget survey; and
- Encouragement to the public to provide feedback.

The Mayor opened the floor to the public for comments.

There were no comments or questions from the public.

13. PUBLIC HEARINGS

RC16/608
NOV. 07/16

Zoning Amending Bylaw 5586-2016-5050(213)

A bylaw to permit and prohibit certain uses in the Core Commercial Downtown 1 (CCD1) Zone

The purpose of the proposed amendment is to amend Zoning Bylaw 5050-2009 by:

- Including the definitions of Tobacconist, Cheque Cashing and Payday Loans, Marihuana Sales, and Craft Brewery into Section 102
- Removing the following uses within the Core Commercial Downtown One (CCD1) Zone:
 - Vehicle Rental
 - Arcade
 - Body Art and Tattoo Parlour
 - Flea Market

- Allowing the following uses within the Commercial Highway One (CH1) Zone and the Commercial Highway Two (CH2) Zone with a special notation that neither of these uses are permitted within 100 metres of a property zoned CCD1:
 - Tobacconist
 - Cheque Cashing and Payday Loans

Further amendments include adding Craft Brewery to the permitted uses in the CCD1 Zone and prohibiting the sale of marihuana in the District.

The Mayor opened the public hearing.

Gina McKay, Manager of Long Range Planning, gave a presentation that provided an outline of the proposed amendment and some history of the Mission Downtown Action Plan.

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

1. Letter dated October 11, 2016 from Lyndon Balisky of the Mission Downtown Business Association in favour of the proposed changes to the bylaw to prohibit certain business uses in Core Commercial Downtown 1 Zone.
2. Email dated November 6, 2016 from Shannon Lester expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
3. Email dated November 6, 2016 from Juanita Feser expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
4. Email dated November 6, 2016 from Herta Hiebert and Tenny Gasparetto expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
5. Email dated November 6, 2016 from Alana Walker expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
6. Email dated November 6, 2016 from Donald Patterson expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
7. Email dated November 6, 2016 from Christa Newman expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
8. Email dated November 6, 2016 from Liz Romano expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
9. Email dated November 6, 2016 from Dave and Victoria Smith expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
10. Email dated November 6, 2016 from Rick and Delyse Heck expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
11. Email dated November 6, 2016 from Sheryl Rankel expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
12. Email dated November 6, 2016 from Judy Kerekes expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop.
13. Email dated November 6, 2016 from Olisa Chornick expressing support for a business licence to be issued to Joe Kerekes for 'Decadent Ink' tattoo shop, and supporting a ban on cheque cashing and payday loan shops.

The Mayor advised Joe Kerekes' tattoo shop will be exempt (grandfathered) from the proposed changes to the bylaw and therefore, will be issued a business licence. The tattoo shop would then become a legal non-conforming business within the District of Mission.

The Mayor opened the floor to the public for questions and comments at 7:33 p.m.

Dr. Lyndon Balisky, President of the Mission Downtown Business Association, expressed his appreciation for Council's involvement in the downtown area to try to move it in a positive direction.

Diane, an employee at the 'Weeds Glass and Gifts' shop in downtown Mission presented a petition in support of their store. She advised they have obtained 131 signatures on the petition since October 14, 2016.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5586-2016-5050(213) closed.

14. COUNCIL COMMITTEE REPORTS AND MINUTES

RC16/609
NOV. 07/16

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be received as information:

- (a) Parks and Recreation Advisory Committee Meeting – September 13, 2016
- (b) Cultural Resources Commission Meeting – October 14, 2016

CARRIED

15. BYLAWS FOR CONSIDERATION

RC16/610
NOV. 07/16

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED:

1. That Zoning Amending Bylaw 5595-2016-5050(220) R16-017 (Analytical Consulting) – a bylaw to rezone a portion of the property at 7765 Horne Street from Urban Residential 558 (R558) Zone to Residential Compact 465 (RC465) Zone, be **read a first and second time**.
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 third time**.
3. 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 **adopted**.

CARRIED

RC16/611
NOV. 07/16

Moved by Councillor Hinds, seconded by Mayor Hawes, and

RESOLVED: That Zoning Amending Bylaw 5609-2016-5050(224), a bylaw to amend the definition of 'Supermarket' to specifically exclude the sale of liquor, be **read a first and second time**.

OPPOSED: Councillor Alexis
Councillor Hamilton
Councillor Plecas

DEFEATED

16. COUNCIL MEETING MINUTES FOR APPROVAL

RC16/612
NOV. 07/16

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be adopted:

- (a) Special Council Meeting (Administrative Hearing) – March 14 and September 12, 2016
- (b) Regular Council Meeting – October 17, 2016
- (c) Freestanding Committee of the Whole (Corporate Services and Finance – Budget) Meeting – October 20, 2016
- (d) Special Council Meeting (Economic Development Select Committee) – October 24, 2016
- (e) Special Council Meeting (for the purpose of going into a closed meeting) – October 26, 2016

CARRIED

17. NEW/OTHER BUSINESS

There was no new/other business.

18. NOTICES OF MOTION

There were no notices of motion.

19. QUESTION PERIOD

There were no questions from the public.

20. ADJOURNMENT

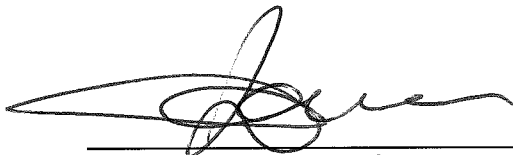
RC16/613
NOV. 07/16

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:40 p.m.



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER