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 February 6, 2017 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  
Councilor Pam Alexis  
Councilor Jim Hinds  
Councilor Rhett Nicholson  
Councilor Danny Plecas

Council Members Absent: Councilor Carol Hamilton  
Councilor Jenny Stevens

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Barry Azevedo, Manager of Environmental Services  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Dave Heyes, Manager of Forestry Business  
Jenny Hill, Administrative Assistant  
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  
Robert Poblow, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer  
Maureen Sinclair, Director of Parks, Recreation and Culture  
Dan Sommer, Director of Development Services

1. CALL TO ORDER
   Mayor Hawes called the meeting to order at 1:00 p.m.

2. ADOPTION OF AGENDA
   Moved by Councilor Alexis, seconded by Councilor Hinds, and
   RESOLVED: That the agenda for the regular Council meeting of February 6, 2017 be adopted.
   CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE
   Moved by Councilor Nicholson, seconded by Councilor Plecas, and
   RESOLVED: That Council now resolve itself into Committee of the Whole.
   CARRIED

4. FORESTRY
   Councilor Hinds assumed the Chair as the alternate for Councilor Stevens.
Kwantlen and Katzie First Nation Land Swap with TFL26

A report from the Director of Forestry and the Manager of Forestry dated February 6, 2017 regarding a proposed land swap between the District’s Tree Forest Licence (TFL26) and Kwantlen and Katzie First Nation was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the proposed land swap between TFL26 and Kwantlen and Katzie First Nation for the establishment of the First Nations Woodland Licence that would involve removing 324.5 hectares from TFL26 and adding 394.6 hectares of crown forest land, resulting in a net increase in area of approximately 70 hectares be approved;

2. That a letter of support be provided for the proposed First Nations Woodland Licence for Kwantlen and Katzie First Nation.

CARRIED

5. PUBLIC SAFETY AND HEALTH

Councillor Plecas assumed the Chair.

Mission Detachment, 2016 Year End Report – Open Council

The report from the Officer in Charge, Mission RCMP Detachment dated February 6, 2017 regarding the Mission RCMP Detachment's 2016 Year End report was deferred due to the Officer in Charge being unable to attend to present an overview of his report and answer any questions for Council.

6. PARKS, RECREATION AND CULTURE

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

Mission Farmer’s Market Relocation

A report from the Director of Parks, Recreation and Culture dated February 6, 2017 regarding relocating the Mission Farmer’s Market from the library parking lot to the Leisure Centre parking lot, on a trial basis, was provided for the Committee’s information.

The Director of Parks, Recreation and Culture provided an overview of the report. The Committee discussed other potential future site locations for the market.

7. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Rezoning Application to allow a 5-lot subdivision at the property located at 32673 Tunbridge Avenue

A report from the Planner dated February 6, 2017 detailing the development applications to rezone 32673 Tunbridge Avenue to facilitate a five-lot subdivision was provided for the Committee’s information. Staff support the application moving forward and as such have listed the Zoning Amending Bylaw and associated Street Naming Bylaw (Tarlton Place Extension) under the “Bylaws for Consideration” section of the agenda.
Rezoning Application to allow a secondary dwelling unit at the property located at 9173 Stave Lake Street

A report from the Planner dated February 6, 2017 detailing the development application to rezone 9173 Stave Lake Street to facilitate a secondary dwelling unit was provided for the Committee's information. Staff support the application moving forward and as such have listed the Zoning Amending Bylaw under the "Bylaws for Consideration" section of the agenda.

Rezoning Application to allow a 2-lot subdivision with Development Permit for Form & Character at 32015 Scott Avenue

A report from the Planner dated February 6, 2017 regarding the development application to rezone 30215 Scott Avenue to facilitate a two-lot subdivision was provided for the Committee’s information. Staff support the application moving forward and as such have listed the Zoning Amending Bylaw under the “Bylaws for Consideration” section of the agenda.

Official Community Plan Review – Update

A report from the Manager of Long Range Planning and Special Projects dated February 6, 2017 with an update on the Official Community Plan (OCP) review process and the first two of four public meetings was provided for the Committee’s information.

The Manager of Long Range Planning and Special Projects provided an overview of the report and advised the Committee that the Planning Division will be preparing a report for Council which will include an updated Official Community Plan draft based on the public input which has been received.

8. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

2016 Budget Carry Forward Requests

A report from the Manager of Accounting Services dated February 6, 2017 detailing the 2016 budget carry forward requests for specific projects was provided for the Committee’s consideration.

Discussion ensued and the Committee had staff clarify several details of the report.

Moved by Councillor Nicholson, and

RECOMMENDED:

1. That the 2016 capital budget carry forwards attached as Appendix “A” to the report from the Manager of Accounting Services dated February 6, 2017, be approved;

2. That the following capital budget carry forwards be re-directed as follows:

   a) $15,000 from the Corporate Telephone Project 70100 to the Corporate PC Replacements Project 70110 (funding within the Information Systems Reserve),

   b) $35,000 from the Corrosion Assessment Ductile Iron Water Mains Project 93013 to the Watermain Condition Replacement Project 93004 (funding within the Water Capital Reserve);
3. That the 2016 operating budget carry forwards attached as Appendix "B" to the report from the Manager of Accounting Services dated February 6, 2017, be approved; and

4. That the District’s Financial Plan be amended accordingly (final dollar amounts will depend on year-end balances).

CARRIED


A report from the Deputy Treasurer/Collector dated February 6, 2017, highlighting the Council approved budget amendments since the 2016-2020 Financial Plan Bylaw was adopted in December of 2015, was provided for the Committee’s information. The 2016-2020 Financial Plan Amending Bylaw is listed under the “Bylaws for Consideration” section of the agenda.

Water Rates Bylaw 2197-1990

The Committee reviewed a report from the Administrative Assistant dated February 6, 2017 regarding an amendment to the Water Rates Bylaw 2197-1990. The Water Rates Amending Bylaw is listed under the “Bylaws for Consideration” section of the agenda.

2016 Investment Performance Report

A report from the Manager of Accounting Services dated February 6, 2017 advising of the District’s investment holdings as at December 31, 2016 and the performance of the overall investment portfolio for the year was provided for the Committee’s information.

The Committee discussed the report and the Director of Finance answered several questions in regards to the interest the District earns on reserve trust balances and the Community Charter regulations which outline parameters for municipal investments.

9. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

Update on Mission’s Entry into the MMBC Recycling Program

A report from the Manager of Environmental Services dated February 6, 2017 to provide an update on the District’s acceptance into the Multi-Material BC (MMBC) Program and associated cost savings, timelines, program changes, contracting and communications, was provided for the Committee’s consideration.

The Committee discussed the merits and costs associated with a residential glass pickup service versus having a program that requires glass to be dropped off at the recycling depot.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That budgets of $198,000 and $200,000 be established in 2017 and 2018 respectively, for the setup and transition costs required as a result of joining the MMBC program and implementing a separate curbside glass collection service, with funding from the Refuse Reserve Fund; and
2. That the financial plan be amended accordingly.

OPPOSED Mayor Hawes
           Councillor Plecas

CARRIED

10. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

Moved by Councillor Plecas, 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)(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)(c) of the Community Charter – labour relations or other employee
     relations;

   • 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(1)(g) of the Community Charter – litigation or potential litigation
     affecting the municipality;

   • Section 90(1)(j) of the Community Charter – information that is prohibited, or
     information that if it were presented in a document would be prohibited, from
     disclosure under section 21 of the Freedom of Information and Protection of
     Privacy Act; and

   • 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 2:50 p.m.
12. RECONVENE

Mayor Hawes reconvened the meeting at 7:00 p.m.

Council Members Present: Mayor Randy Hawes
                        Councillor Pam Alexis
                        Councillor Jim Hinds
                        Councillor Rhett Nicholson
                        Councillor Danny Plecas

Council Members Absent: Councillor Carol Hamilton
                        Councillor Jenny Stevens

Staff Members Present: Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
                        Jenny Hill, Administrative Assistant
                        Tracy Kyle, Director of Engineering and Public Works
                        Robert Publow, Manager of Planning
                        Jennifer Russell, Deputy Corporate Officer
                        Dan Sommer, Director of Development Services

13. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the February 6, 2017 Committee of the Whole, as contained in items RC17/027 to RC17/037, be adopted.

CARRIED

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED: That the recommendation of the February 6, 2017 Committee of the Whole, as contained in item RC17/038 (Update on Mission's Entry into the MMBC Recycling Program), be adopted.

OPPOSED: Mayor Hawes
          Councillor Plecas

CARRIED

14. PRESENTATION

Mayor Hawes presented the Director of Development Services, Dan Sommer, with a pin to commemorate his ten years of employment with the District of Mission.

15. DELEGATIONS

Keith Billesberger appeared before Council and presented a brief history of the Stave Gardens Community Association and their future plans. He advised that the association was issued a Certificate of Restoration and reactivated in November of 2016.

Many years ago the Stave Gardens Community Association had acquired land at 29873 Dewdney Trunk Road which it used to construct a community hall. Although the hall had been used for community events and school activities for many years, the building had eventually closed and, in recent years, had fallen into disrepair.

The association plans to increase their membership and seek input from the community to develop a proposal for this property. Mr. Billesberger requested that the District be involved in this initiative and reinvest funds back into Stave Falls.
16. PROCLAMATIONS

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED: That February 13th to 19th, 2017 be proclaimed “Heritage Week” within the District of Mission.

CARRIED

17. PUBLIC HEARINGS

Zoning Amending Bylaw 5615-2016-5050(228)

R16-041 (Bikoulov) – a bylaw to rezone property at 30260 Berg Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to accommodate the subsequent subdivision of the subject property into two (2) lots of a minimum 0.7 hectare (1.73 acre) lot size and to allow for a secondary dwelling use on each property. The subject property is legally described as:

Parcel Identifier: 003-415-732
Lot 30 Section 23 Township 15 New Westminster District Plan 63900

The Mayor opened the public hearing.

The 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.

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 5615-2016-5050(228) R16-041 (Bikoulov) closed.

Zoning Amending Bylaw 5618-2016-5050(230)

R16-038 (D’Appolonia) – a bylaw to rezone property at 32601 Dewdney Trunk Road 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 coach house on the subject property. The subject property is legally described as:

Parcel Identifier: 025-888-897
Lot 2 Section 32 Township 17 New Westminster District Plan BCP10138

The Mayor opened the public hearing.

The 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.

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.

Aaron Wallden expressed concern regarding increased traffic to the shared one-lane access road. He stated that his property is located above the subject property and advised that currently three residences share the one-lane access road and this application would then increase it to four.

Douglas D’Appolonia, the applicant, stated that 32601 Dewdney Trunk Road has its own driveway access. He advised that he had originally developed the property approximately 13 years ago and, during that time, he had split the property in half. Mr. D’Appolonia explained that the Department of Fisheries would not expand the culvert and therefore the property had come with existing easements for egress and ingress.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5618-2016-5050(230) R16-038 (D’Appolonia) closed.

18. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED: That the following minutes be received as information:
(a) Parks and Recreation Advisory Committee Meeting – October 11, 2016
(b) Young Adult Engagement Committee Meeting – November 2, 2016
(c) Economic Development Select Committee Meeting – November 8, 2016
(d) Mission Community Wellness Committee Meeting – November 8, 2016
(e) Joint Shared Services Committee Meeting – November 10, 2016
(f) Parks and Recreation Advisory Committee Meeting – November 15, 2016
(g) Mission Sustainable Housing Committee Meeting – November 30, 2016
CARRIED

19. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That Zoning Amending Bylaw 5587-2016-5050(214) (R16-021 Sandhu), a bylaw to rezone property at 32673 Tunbridge Avenue from Suburban 36 (S36) Zone to Urban Residential 465 (R465) Zone, be read a first and second time.

2. That Zoning Amending Bylaw 5614-2017-5050(227) (R16-045 Schmidt), a bylaw to rezone property at 9173 Stave Lake Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be read a first and second time.

3. That Zoning Amending Bylaw 5619-2017-5050(231) (R16-042 Miniaci), a bylaw to rezone property at 32015 Scott Avenue from Urban Residential 558 (R558) Zone to Residential Compact 465 (RC465) Zone, be read a first and second time.


5. That Water Rates Amending Bylaw 5621-2017-2197(28), a bylaw to amend the fees and charges in the Water Rates Bylaw 2197-1990 for 2017, be read a first, second and third time.
6. That Street Naming Bylaw (Tarlton Place Extension) 5624-2017, a bylaw to name an extension of road in a subdivision, be **read a first, second and third time**.

7. That Zoning Amending Bylaw 5615-2016-5050(228) (R16-041 Blikoulov), a bylaw to rezone property at 30250 Berg Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time**.

8. That Zoning Amending Bylaw 5618-2016-5050(230) (R16-038 D'Appolonia), a bylaw to rezone property at 32601 Dewdney Trunk Road from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time**.

9. That Street Naming (Bowie Drive Extension) Bylaw 5176-2010, a bylaw to name a new road extension, be **adopted**.

10. That Street Naming (Machell Street Extension) Bylaw 5322-2012, a bylaw to name a new extension of existing road, be **adopted**.

11. That Zoning Amending Bylaw 5539-2015-5050(186) (R15-024 McNevin), a bylaw to rezone property at 9988 Willingdon Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **adopted**.

CARRIED

20. DEVELOPMENT PERMITS FOR CONSIDERATION

**Development Variance Permit Application DV15-018 (9988 Willingdon Street)**

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That Development Variance Permit DV15-018 (9988 Willingdon Street) to vary Subdivision Control Bylaw 1500-1985 by waiving the requirement to construct Willingdon Street as follows:

- R-2A ½ Road Rural Local Residential standard from 5.7 metre asphalt to 3.2 -3.5 metre chip seal;
- No requirement to upgrade to R-2A ½ Road Rural Local Residential standard;
- No requirement for road dedication to R-2A ½ Road Rural Local Residential standard; and;
- No cul-de-sac construction requirement.

be **approved**.

CARRIED

21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Nicholson, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting (for the purpose of going into a closed meeting) – December 12, 2016

(b) Regular Council Meeting – January 16, 2017

(c) Special Council Meeting (for the purpose of going into a closed meeting) – January 23, 2017

CARRIED
22. RESOLUTIONS RELEASED FROM CLOSED

Appointment of Approving Officer

The following resolution was released from the Closed Council meeting held on January 16, 2017:

Appointment of Approving Officer

The new Manager of Planning, Mr. Rob Puggol, has been appointed as an Approving Officer for the District of Mission pursuant to Section 77(1) of the Land Title Act.

23. NEW/OTHER BUSINESS

There was no new/other business.

24. NOTICES OF MOTION

There were no notices of motion.

25. QUESTION PERIOD

There were no questions from the public.

26. ADJOURNMENT

Moved by Councillor Pecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:20 p.m.

Randy Hawes, Mayor

Jennifer Russell, Deputy Corporate Officer