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 15, 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
Councillor Pam Alexis
Councillor Carol Hamilton
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Staff Members Present: Mike Younie, Deputy Chief Administrative Officer
Jennifer Russell, Deputy Corporate Officer
* Barry Azevedo, Manager of Environmental Services
* Rogine Battel, Manager of RCMP Administration
Kris Boland, Director of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
* Stacey Crawford, Economic Development Officer
* Matt Dunham, Operations Manager
* Hirod Gill, Manager of Engineering Design and Planning
Haylee Gould, Administrative Assistant
Jay Jackman, Manager of Development Engineering and Projects
* Rick Kuzonski, Fleet Supervisor
Tracy Kyle, Director of Engineering and Public Works
* Gina MacKay, Manager of Long Range Planning and Special Projects
Robert Publow, Manager of Planning
* Brent Schmitt, Manager of Business Services
* Dan Sommer, Director of Development Services
* Dale Vinnish, Assistant Operations Manager
* Wesley Woo, Planner
*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: That the agenda for the regular Council meeting of May 15, 2017 be adopted.
CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE
Moved by Councillor Alexis, seconded by Councillor Hinds, and
RESOLVED: That Council now resolve itself into Committee of the Whole.
CARRIED
4. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Temporary Use Permit (TP17-002) to utilize the property located at 33389 Harbour Avenue for an existing self-storage business

The Committee reviewed a report from the Planner dated May 15, 2017 detailing a temporary use permit application from Mission Self Storage Inc. to allow for a self-storage facility using metal shipping containers to continue operation on the properties located at 33381 and 33389 Harbour Avenue and 7040, 7042, 7046 and 7050 Durieu Street.

Staff support the application for a temporary use permit for a three (3) year term with a number of conditions, and as such, have listed the Temporary Use Permit TP16-002 under the "Development Permits for Consideration" section of the agenda.

Discussion ensued regarding pre-development work on the waterfront and it was noted that the owner is responsible for ensuring that the containers do not contain dangerous or hazardous materials. The Director of Development Services noted that the use of shipping containers is prohibited in the District, however an amendment to the zoning bylaw to allow some uses for shipping containers will be brought forward for Council consideration.

Rezoning Application to allow Resource Processing at 11408 and 11496 Dewdney Trunk Road

A report from the Planner dated May 15, 2017 regarding the development application to rezone 11408 and 11496 Dewdney Trunk Road to allow an existing aggregate extraction facility to process aggregate on site for the purposes of making concrete 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.

The Committee discussed the potential impacts of increased noise, dust and traffic from the proposed aggregate processing operation. Staff were directed to liaise with the applicant and provide an estimate of the number of additional trucks, if any, accessing the site per day, details of the type of equipment to be used, and the hours of operation for gravel processing prior to the public hearing.

Staff indicated that a report with maps identifying where mining operations can occur in the District and detailing the Fraser Valley Regional District’s soil removal bylaw will be brought forward with recommendations for Council’s consideration.

Rezoning Application to allow a secondary dwelling unit at the property located at 10062 Charlong Terrace

A report from the Planning Technician dated May 15, 2017 detailing the development application to rezone the property located at 10062 Charlong Terrace 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.
5. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

2017/2017 Snow and Ice Removal Program Review

A report from the Assistant Operations Manager dated May 15, 2017 overviewing the 2016/2017 ice and snow removal program was provided for the Committee’s information.

The Committee discussed:

- parking enforcement options to allow snow plows to access streets during heavy snow events;
- increasing public education and awareness prior to the winter season;
- providing stronger and more direct messaging to residents when a snow event requires roads to remain clear of parked vehicles; and
- potential amendments to Traffic Regulation Bylaw 1698-1987 to be more realistic for modern subdivisions.

Equipment Capital Budget Changes – 2017

A report from the Manager of Business Services dated May 15, 2017 regarding proposed modifications to the 2017 capital budget was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED: That the financial plan be amended to include the following modifications within the existing equipment budget:

a. Remove excavator budget ($382,418);
b. Increase backhoe replacement budgets ($130,000);
c. Add budget for:
   i. New backhoe ($185,000);
   ii. Backhoe tool carriers ($25,000);
   iii. Backhoe plow attachments ($12,000);
   iv. Crew pickup trucks ($90,000);
   v. Utility crew trailer ($15,000);

   d. Reduce budget for Municipal Hall generator ($70,000);
   e. Remove budget for replacement of snow plows ($68,127); and
   f. Retain the remaining overall positive budget variance of $63,545 for miscellaneous equipment purchase variances that are anticipated through the year.

CARRIED

It was noted that staff have been researching options and will bring forward recommendations for the purchase of equipment for sidewalk snow removal during the 2018 budget process.

Abbotsford Mission Recycling Program 2017 Financial Capital Plan

A report from the Manager of Environmental Services dated May 15, 2017 to amend the financial plan to reallocate capital budgets for the Abbotsford Mission Recycling Depot and Mershon Recycling Depot to reflect the change in infrastructure associated with joining the Recycle BC (RBC) program in January 2017 was provided for the Committee’s consideration.
Moved by Councillor Hamilton, and

RECOMMENDED: That the District’s 2017 Financial Plan and 2018 Financial Plan be amended by reallocating capital budgets for the Abbotsford Mission Recycling Program in response to joining the Recycle BC (RBC) recycling program.
CARRIED

The Committee discussed the recent changeover to the RBC Program and expressed the following concerns:

- The recycling depot at 7229 Mershon Street requires some cosmetic and safety upgrades.
- The designated RBC depot, the recycling centre at 7233 Park Street, is difficult to access and in need of expansion.
- The current program does not cover recycling for businesses, which requires a separate recycling stream provided by the District.

In response to a question from the Committee, staff indicated that a new informational handout with simplified wording and pictures of items and where they can be recycled will be distributed to the community shortly. Staff were directed to determine the feasibility of including the handout with the tax notices to be mailed in June.

Moved by Councillor Plecas, and

RECOMMENDED: That Al Langdon of Recycle BC (RBC) be invited to attend a special Council meeting to discuss the RBC recycling program and the recycling facility on Park Street.
CARRIED

Mission Landfill Development 2017 Financial Capital Plan

The Committee reviewed a report from the Manager of Environmental Services dated May 15, 2017 requesting to amend the 2017 Financial Plan by advancing 2018 capital expenditures for landfill development to allow the expenditures in 2017 to ensure the landfill has sufficient capacity to continue receiving waste.

Moved by Councillor Stevens, and

RECOMMENDED:

1. That the existing 2018 budget in the amount of $673,270 for the Stage 1 & 2 Construction Project for Phase D West be advanced from 2018 to 2017;

2. That the existing 2018 budget in the amount of $403,220 for the Stage 1 Closure Project for Phase C be advanced from 2018 to 2017; and

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

Veteran Street Signs

A report from the Manager of Business Services dated May 15, 2017 regarding replacing all existing street signs that honour fallen Veterans with signs depicting the poppy symbol was provided for the Committee’s information. The estimated cost to replace the signs is $2,000.
Traffic Improvement Studies at the Intersections of 7th Avenue and Murray Street, and 14th Avenue and Cedar Street

A report from the Manager of Engineering Planning and Design dated May 15, 2017 providing updated traffic study information regarding the intersection of 7th Avenue and Murray Street was provided for the Committee's consideration.

The Committee discussed visibility issues at the intersection of 7th Avenue and Murray Street and ways to improve safety there.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the installation of a 3-way stop control at the intersection of 7th Avenue and Murray Street be deferred at this time;

2. That the planned 2018 traffic signal installation at the intersection of 7th Avenue and Murray Street be deferred until 2025 or until such time that the traffic signal warrant criteria are met;

3. That the modification of the existing traffic signal at the intersection of 14th Avenue and Cedar Street to include the installation of advance left-turn arrows be deferred at this time; and

4. That hazard markers be placed on 14th Avenue for the eastbound and westbound approaches to Cedar Street, where the gravel shoulders transition to the curb returns at the intersection.

CARRIED

2nd Avenue Transit Exchange Improvements

A report from the Manager of Engineering Planning and Design dated May 15, 2017 to address pedestrian safety and transit shelter concerns at the Downtown Transit Exchange on 2nd Avenue was provided for the Committee's consideration.

Moved by Mayor Hawes, and

RECOMMENDED: That improvements to the 2nd Avenue Transit Exchange be considered as a part of the 2018 capital budget deliberations.

CARRIED

The Committee stressed the importance of the proposed improvements and expressed interest in having the lighting and safety improvements started as soon as possible after the budget deliberations. There is a cost sharing opportunity with BC Transit for the purchase of a transit shelter; staff were directed to monitor the cost sharing opportunity and ensure that timelines for purchasing the shelter are met.

Potential Expansion of Downtown Business – Verbal Item (Mayor Hawes)

Mayor Hawes provided a verbal item regarding a business owner on First Avenue who is considering opening an arcade and coffee bar, attached to an existing business. Under the current Zoning bylaw, arcades are prohibited in the downtown core. Staff were directed to contact the property owner to discuss options for proceeding with the proposed business expansion.
6. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Royal Canadian Legion Branch 57 Community Event Grant Funding Source

A report from the Deputy Treasurer/Collector dated May 15, 2017 providing possible funding sources to fund the $5,000 Community Event Grant for the Royal Canadian Legion Branch 57, which was approved at the May 1, 2017 Regular Council meeting, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED: That the Royal Canadian Legion Branch 57 Community Event Grant in the amount of $5,000 be funded from District Contingency.

CARRIED

It was noted that the Chamber of Commerce offers training courses open to the public and non-profit organizations about board governance and the effective operation of a board.

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

8. 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 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 the following:
   - Section 90(1)(c) of the Community Charter – labour relations or other employee relations;
   - 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; and
   - 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.

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 2:51 p.m.
9. 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

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: Mike Younie, Deputy Chief Administrative Officer
                      Jennifer Russell, Deputy Corporate Officer
                      Michael Boronowski, Manager of Civic Engagement and
                      Corporate Initiatives
                      Haylee Gould, Administrative Assistant
                      Dan Sommer, Director of Development Services

10. MISSION MOMENTS: FESTIVALS

As part of Mission’s 125th Anniversary celebrations, Councillor Jim Hinds presented
Mission Moments: Festivals.

Mission has been known as "the City of Festivals" since the early 1900’s. Some of the
festivals that have been hosted here are:

- May Day, started in 1921 by the Hospital Auxiliary to raise money for a new hospital
  in Mission. May Day included parades, dancing and sports, and continued until 1981.
- Music Festival, started in 1944 and running until 1961, which was the second largest
  festival of its kind in BC at that time.
- Strawberry Festival, started in 1946, in which a Strawberry King and Queen were
  crowned annually and included a baseball tournament and dancing at the Legion.
- Folkfest, featuring displays of various nationalities, ethnic food, dancing, singing and
  music from around the world. Folkfest ran from 1976 to 1980.
- The Children’s Art Festival, starting in 1985 and continuing to this day, provide
  events focused on introducing children to various art forms.
- The Mission Folk Music Festival, which started as a one day event in 1988 and has
  grown to a three day event featuring folk artists from around the world.
- MissionFest, a street fair to celebrate Mission on First Avenue began in 2011 and
  continues to this day.

11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the May 15, 2017 Committee of the Whole,
as contained in items RC17/258 to RC17/270 be adopted.

CARRIED
12. DELEGATIONS

**Mission Downtown Business Association**

Jamie Hayes, Executive Director of the Mission Downtown Business Association, appeared before Council to discuss the installation of a Welcome Downtown sign and three flag poles. The BC provincial government has provided a $20,000 grant for the sign and flag poles; Ms. Hayes is requesting the support of Council and staff to coordinate the design with the downtown revitalization plan and to install the sign and flagpoles on District land on Highway 7 near the Bellevue Hotel property. Council thanked Ms. Hayes for her presentation and directed staff to contact her for more information.

13. PRESENTATIONS

**Staff Service Recognition**

Mayor Hawes presented Margo Huppee, Administrative Clerk in the Forestry Department, with a pin and certificate in recognition of her 10 years of dedicated service to the District of Mission.

14. PROCLAMATIONS

**Moved by Councillor Pecas, seconded by Councillor Alexis, and**

RESOLVED: That the month of May and May 25, 2017 be proclaimed “Missing Children’s Month” and “Missing Children’s Day” within the District of Mission.

CARRIED

**Moved by Councillor Nicholson, seconded by Councillor Hinds, and**

RESOLVED: That June 2 to 9, 2017 be proclaimed “Seniors’ Week” within the District of Mission.

CARRIED

15. BYLAWS FOR CONSIDERATION

**Moved by Councillor Hamilton, seconded by Councillor Hinds, and**

RESOLVED:

1. That Zoning Amending 5637-2017-5050(242) (R16-044 OTG Development Concepts) — a bylaw to rezone the properties at 11408 and 11496 Dewdney Trunk Road from Industrial Resource Extraction (INR) Zone to Industrial Resource and Processing (INRP) Zone, be read a first and second time.

2. That Zoning Amending 5647-2017-5050(249) (R17-002 Munro) — a bylaw to rezone property at 10062 Charlong Terrace from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be read a first and second time.

3. That Zoning Amending Bylaw 5644-2017-5050(247) (R16-054 Hatzic Properties) — a bylaw to rezone property located at 8351 McTaggart Street from Urban Residential 669 (R669) Zone to Urban Residential 558 (R558) Zone, be adopted.


CARRIED
16. DEVELOPMENT PERMITS FOR CONSIDERATION

**Development Variance Permit DV17-003 (8351 McTaggart Street)**

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That Development Variance Permit DV17-003 (8351 McTaggart Street) to vary District of Mission Zoning Bylaw 5050-2009, Section 501 Urban Residential Zones, Part C. Lot Area, Subsection 1 of the Zoning Bylaw, by reducing the minimum lot depth for an R558 Zoned lot from 30 metres (98.42 feet) to 24.8 metres (81.4 feet), be approved.

CARRIED

**Temporary Use Permit TP16-002 (33389 Harbour Avenue)**

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That Temporary Use Permit TP16-002 (33389 Harbour Avenue) to allow for the addition of the following principal use and no other uses (as defined by "District of Mission Zoning Bylaw 5050-2009"), subject to the conditions listed on the permit:

- Mini-storage facility using metal shipping containers

be approved.

CARRIED

17. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting – May 1, 2017
(b) Special Council Meeting (for the purpose of going into a closed meeting) – April 27, 2017 at 10:30 a.m.
(c) Special Council Meeting (for the purpose of going into a closed meeting) – April 27, 2017 at 6:40 p.m.

CARRIED

18. RESOLUTIONS RELEASED FROM CLOSED

**Appointments to the Cycling Route Task Force**

At the May 1, 2017 Closed Council meeting, the following information was released from Closed Council:

**Appointments to the Cycling Route Task Force**

The following individuals have been appointed as members of the cycling route task force beginning May 1, 2017 and ending September 29, 2017:

a. Ron Coreau; 
   f. Neil Smith;
   b. Glen Robertson; 
   g. Rocky Blondin;
   c. John Belec; 
   h. Bruce Wenting; and
   d. Leah Lyon; 
   i. Michael Boronowski (Staff Liaison)
   e. Wendy Wilson;
19. NEW/OTHER BUSINESS
    There was no new/other business.

20. NOTICES OF MOTION
    There were no notices of motion.

21. QUESTION PERIOD
    Jeff Miller questioned how the plans for Centennial Dog Park have progressed, and whether Council was considering enhancing the current park or developing a new dog park elsewhere. Council responded that the Parks and Recreation Advisory Committee is still reviewing options for dog parks in Mission, and that a report with recommendations will be brought forward for Council's consideration.

    The Manager of Civic Engagement and Corporate Initiatives noted that a public survey regarding Centennial Dog Park will be launched shortly to determine what changes the users want to see in the park, as well as how far they travel to access the park.

22. ADJOURNMENT

RC17/284
MAY 15/17

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:29 p.m.

Randy Hawes, Mayor

Mike Younie, Corporate Officer