

Minutes of the **SPECIAL MEETING** of the **DISTRICT OF MISSION COUNCIL** held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Monday, August 14, 2017 commencing at 1:00 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
Jennifer Russell, Deputy Corporate Officer
Barry Azevedo, Manager of Environmental Services
Michael Boronowski, Manager of Civic Engagement and
Corporate Initiatives
Kris Boland, Director of Finance
Stacey Crawford, Economic Development Officer
Allyssa Fischer, Administrative Clerk
Haylee Gould, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
Gina MacKay, Manager of Long Range Planning and
Special Projects
Steve Simmonds, Manager of Inspection Services
Dan Sommer, Director of Development Services
Dale Unrau, Fire Chief

1. CALL TO ORDER

SC17/033
AUG. 14/17

The meeting was called to order.

2. ADOPTION OF AGENDA

SC17/034
AUG. 14/17

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED:

1. That late item "Business License Requirements" be added to the agenda; and
2. That the August 14, 2017 Special Council Agenda be adopted, as amended.

CARRIED

3. NEW BUSINESS

SC17/035
AUG. 14/17

Official Community Plan – 1st Reading

Council reviewed a report dated August 14, 2017 from the Manager of Long Range Planning and Special Projects to present the new Official Community Plan to Council and the Public.

Catherine Berris from Urban Systems and the Manager of Long Range Planning and Special Projects provided a presentation overview of the Official Community Plan review process to date, including:

- Phase 1 – preliminary consultation through social media, community meetings, internal and community workshops, community survey, open houses, and First Nations outreach.
- Phase 2 – presenting the first draft for comment at community and neighbourhood meetings, through an online survey, continuing First Nations outreach, and Council workshops. Phase 2 culminates with the first reading of the Official Community Plan bylaw.
- Official Community Plan structure:
 - Vision Statement
 - Guiding Principles
 - Objectives
 - Policies
- Overview of the extended Urban Growth Boundary, which will connect South West Mission to the rest of Mission and include new development areas, such as North Hatzic.
- Designating South West Mission as a comprehensive planning area to consider development in the area in a holistic manner, including planning for future road networks, servicing requirements, parkland, schools, fire halls, etc.
- Changing the Future Employment Lands to a Special Study Area to facilitate the required analysis for property development of the area, including an industrial land strategy, agricultural suitability assessment, traffic impact analysis, land demand analysis, etc.
- Designating the Waterfront as mixed commercial waterfront. The waterfront will require technical studies (geotechnical, flood management, soil contamination, terrestrial and aquatic resources, infrastructure modeling, noise attenuation, etc.) before development of the area can progress.
- Introducing density transition areas both within the urban growth boundary and north of the boundary in the Ferndale area.
- Working with First Nations to protect Crown Lands at Fraser River Heritage Park in perpetuity for public access. The Leq'a:mel, Matsqui and Sumas First Nations Bands and the District of Mission have been in discussions with the Province on the future use of Crown Land adjacent to Fraser River Heritage Park to provide for economic development for the three First Nations Bands. Two areas of Crown Land adjacent to Fraser River Heritage Park have been identified for potential development.

Council noted that any comments or submissions received from the public regarding the Official Community Plan will form part of the public hearing package and will be considered at the time of the public hearing. Any questions regarding the draft Official Community Plan may be referred to staff for response.

In response to a question from Council, the Manager of Long Range Planning and Special Projects stated that developments in the Silverdale comprehensive planning area will be considered individually before the completion of the neighbourhood plan, to ensure that any individual applications do not adversely affect the future development of the area.

Council briefly discussed areas to allow or disallow resource extraction in Mission, and it was noted that staff are continuing to work with the Fraser Valley Regional District to develop a soil removal bylaw.

SC17/036
AUG. 14/17

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That District of Mission Official Community Plan Bylaw 5670-2017 be read a first time;
2. That Council confirm it has considered the Official Community Plan in conjunction with the District's Financial and Waste Management Plans as per section 477(3)(a) of the *Local Government Act* and,
3. That the Official Community Plan Bylaw 5670-2017 be referred to the Agricultural Land Commission for comment.

CARRIED

SC17/037
AUG. 14/17

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED:

1. That a comprehensive neighbourhood plan be developed for the Ferndale area; and
2. That staff provide a report to Council identifying potential cost recovery strategies for the Ferndale neighbourhood plan.

CARRIED

SC17/038
AUG. 14/17

Moved by Councillor Hinds, seconded by Councillor Nicholson, and

RESOLVED: That the development of a comprehensive neighbourhood plan for the Ferndale area be added as an action item in the draft Official Community Plan.

CARRIED

SC17/039
AUG. 14/17

Award of Contract for Phase D West Construction at Mission Landfill

A report dated August 14, 2017 from the Manager of Environmental Services regarding construction of Phase D West at the Mission Landfill was provided for Council's consideration. Council discussed the projected lifespan of the Phase D cell, which is expected to last through to 2025 or 2026, and the long-term financial plan for the overall landfill.

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That the Phase D West (Mission Landfill) Construction Contract, in the amount of \$1,062,264, be awarded to King Hoe Excavating Ltd.;
2. That the existing available budget of \$869,975 for Phase D West Construction, be increased by \$478,501 with funding from the Refuse Reserve Fund, for a total revised budget of \$1,348,476; and
3. That the District's financial plan be amended accordingly.

CARRIED

SC17/040
AUG. 14/17

LATE ITEM – Business Licence Requirements

A report dated August 14, 2017 from the Manager of Inspection Services regarding the District's current business licence requirements was provided for Council's information.

Councillor Hinds recused himself from the discussion due to familial involvement in the annual Christmas craft sale, and left the meeting at 2:18 p.m.

Council discussed reviewing the current business licence regulations and fees to relate the licensing fees to the costs of services provided for each category of business, instead of the flat-rate fee that is currently charged. It was noted that some businesses, like pawnshops, require a substantial amount of municipal services, whereas a vendor at a craft fair would require much less.

Councillor Hinds returned to the meeting at 2:28 p.m.

The Manager of Inspection Services noted that staff have begun work on the business licence regulation and fee review project with the goal to protect the community interest, improve the standards of health and safety, maintain the quality of the public realm, and enhance the protection of the natural environment. Detailed research will be done to benchmark business licence fees to determine equitable and appropriate business fee schedules.

4. BYLAWS FOR CONSIDERATION

SC17/041
AUG. 14/17

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That Official Community Plan Bylaw 5670-2017, a bylaw to provide policy statements on managing the District of Mission's current and future growth and development, be **read a first time**.

CARRIED

5. ADJOURNMENT


SC17/042
AUG. 14/17

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 2:34 p.m.



RANDY HAWES
MAYOR



JENNIFER RUSSELL
DEPUTY CORPORATE OFFICER