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 January 22, 2018 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: Acting Mayor Carol Hamilton
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Absent: Mayor Randy Hawes
Councillor Rhett Nicholson

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Kris Boland, Director of Finance
*Marcy Bond, Senior Planner
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
*Stacey Crawford, Economic Development Officer
Mike Dickinson, Planner
Allyssa Fischer, Administrative Assistant
*Kirsten Hargreaves, Manager of Social Development
Jay Jackman, Manager of Development Engineering and Projects
Jason Kinch, Engineering Technologist II - Asset Management
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Maureen Sinclair, Director of Parks, Recreation and Culture
Brent Schmitt, Manager of Business Services
Dan Sommer, Director of Development Services
* Dale Unrua, Fire Chief
*Wesley Woo, Planner

*Present for a portion of the meeting

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

2. ADOPTION OF AGENDA
Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED:
1. That Late Item 4(f) "Infrastructure Planning Grant Program Applications" be added to the agenda under Development Services;

2. That the agenda for the regular Council meeting of January 22, 2018 be adopted, as amended.

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

Acting Mayor Hamilton assumed the Chair.

Official Community Plan Amendment, Rezoning and Development Permit
Applications for the properties located at 32661 Egglestone Avenue and
8653, 8677, and 8689 Cedar Street

A report from the Senior Planner dated January 22, 2018 regarding the Official
Community Plan amendment and zoning amendment for four properties located at
32661 Egglestone Avenue, 8653, 8677, and 8689 Cedar Street to allow for the
development of up to seventy-nine dwelling units was provided for the Committee's
consideration.

Staff supports the application moving forward and will schedule a Public Hearing, subject
to Council granting second reading to the related zoning amending and street naming
bylaws.

Discussion ensued regarding the proposed development and the Committee expressed
the following comments and concerns:

- Why staff were proposing an amendment to the Official Community Plan (OCP) so
close to its adoption and why the proposed new designations had not been
considered during the OCP review process;
- Why the developer was able to decrease the size of the Environmentally Sensitive
Area (ESA);
- Whether staff were requiring the developer to register restrictive covenants on the
properties not zoned for secondary units in order to further prohibit illegal suites;
- If visitor parking had been considered in the row house complex; and
- Parking and traffic congestion in the area due to the proposed row house complex
and homes with secondary dwelling units.

The Manager of Planning provided the following information in response:

- The properties had already been redesignated as Attached Multi-Unit Residential
and Environmentally Sensitive Area (ESA) under the new Official Community
Plan, however the developer was also proposing single-family homes for a portion
of the development, which required a proposal to redesignate a portion of the
property to Urban Compact. The developer felt the inclusion of single-family
homes in the proposed development was appropriate as it complemented the
character of the neighbourhoods to the west and northwest of the proposed
development.

- The existing ESA designation was a result of past provincial legislation for
watercourse protection. Under current regulations, the majority of the property
was no longer considered environmentally sensitive, which was why the developer
was seeking a redesignation to portions of the property. He stated that staff had
worked with the developer to maintain the spirit of the ESA throughout the property through the use of green space and pedestrian corridors.

- The developer was providing financial compensation for the loss of greenspace in the form of a pedestrian bridge that would connect the proposed new development to Tunbridge Common Park.

- There was no requirement for the developer to provide visitor parking for the row house complex as row homes are individually owned and not treated as common properties.

- Staff were not requiring the developer to register restrictive covenants to prevent illegal secondary suites on the single-family lots without the Residential Compact 465 Secondary Dwelling zoning.

- In an effort to ease parking congestion, all properties zoned for secondary dwelling units within the development would be required to provide off-street parking regardless of whether the owner intended to rent out the suite. He noted that the developer had also chosen to space out the homes with proposed secondary units in order to further reduce any potential parking congestion issues.

The Director of Development Services further noted:

- The Official Community Plan Bylaw was intended for broader land use, not specific parcels of property and that a portion of the property had already been redesignated as Attached Multi-Unit Residential and Environmentally Sensitive Area under the new Official Community Plan. Going through the amendment process allowed Mayor and Council to hear comments and concerns from residents on individual properties and also provided Council with the opportunity to support or deny specific applications.

- The best method of preventing illegal secondary dwelling units was through the enforcement of the Zoning Bylaw. He noted that staff had already received direction from Council to enforce the Zoning Bylaw with respect to secondary suites in new development projects and that, if approved, resources would be put in place to monitor secondary units within the new development.

Moved by Councillor Hinds, and

RECOMMENDED:

1. That, upon due consideration of Section 475 of the Local Government Act, consultations go forward in accordance with Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of that section of the Act.

2. That no cash in lieu contribution for parkland applicable to the subdivision of the properties located at 32661 Egglesone Avenue, 8653, 8677 and 8689 Cedar Street be taken as per allowances under Section 510 of the Local Government Act and that instead the developers’ volunteered contribution be accepted and applied toward park improvements in Tunbridge Park.

CARRIED

Rezoning Application to allow a secondary dwelling unit at the property located at 32920 Boothby Avenue

A report from the Planning Technician dated January 22, 2018 regarding a development application to rezone 32920 Boothby Avenue to allow for the construction of a secondary dwelling unit was provided for the Committee’s information.
Staff supports the application moving forward and will schedule the Public Hearing for February 5, 2018, subject to Council granting second reading to the related zoning amending bylaw.

The Committee expressed concern that the addition of the secondary suite may add to parking congestion on Boothby Avenue. The Manager of Planning stated that all properties zoned for secondary dwelling were required to provide off street parking.

Development Variance Permits for the property located at 12913 Pilgrim Street (DV17-031 & DV 17-032)

A report from the Planning Technician dated January 22, 2018 regarding development variance permit applications that would allow for an additional storey to be constructed within an accessory building at 12913 Pilgrim Street was provided for the Committee’s information.

Staff supports the applications moving forward and as such have listed the Development Variance Permits for approval under the “Development Permits for Consideration” section of the agenda.

Renewal of Temporary Use Permit TP14-003 for a Heavy Equipment Operator School to Continue Operating at the Property Located at 11750 Dewdney Trunk Road

A report from the Planner dated January 22, 2018 regarding the renewal of a Temporary Use Permit to allow the continued operation of a trade school for an additional three years was provided for the Committee’s information.

Staff support the application for a Temporary Use Permit renewal for a three year term and as such, have listed the Temporary Use Permit TP14-003 for approval under the “Development Permits for Consideration” section of the Council agenda.

Update to Financial Contributions for Community Amenities Policy LAN. 40 relating to District of Mission Downtown Incentive Program

A report from the Manager of Long Range Planning and Special Projects dated January 22, 2018 regarding proposed amendments to the Financial Contributions for Community Amenities Policy LAN. 40 was provided for the Committee’s consideration.

Council expressed concern regarding the small number of business owners that had taken advantage of the Incentive Program to date. Staff were directed to research alternative methods of promotion to encourage more property owners to take advantage of the incentive program.

Moved by Councillor Hinds, and

RECOMMENDED:

That the Financial Contributions for Community Amenities Policy LAN. 40 be updated by:

1. Amending the provision identified on page 2 by changing the date by which a complete Building Permit application is received from December 31, 2016 to December 31, 2019; and

2. By replacing the following text on page 2:

In place of the Community Amenity Contribution, a Section 219 of the Land Title Act covenant shall be registered on title stating that the zone amending bylaw is in place until December 31, 2018 and that if the residential units have not received a final occupancy permit by December 31, 2018, Council may consider rescinding the zone amending bylaw
with the following text:

In place of any community amenity contributions volunteered as part of rezoning, a restrictive covenant shall be registered on the title of the subject development lands stipulating that “unless the building receives a final occupancy permit from the District of Mission Building Inspector on or before December 31, 2021, the developer and/or property owner shall not construct or continue the construction of, and shall not occupy or use for any purpose, any building or other improvement on the lands unless contributions towards the District’s Community Amenity Contribution fund as agreed to as part of rezoning approval, which permitted the development, have been made.

CARRIED

LATE ITEM - Infrastructure Planning Grant Program Applications

A report from the Planner and Engineering Technologist II dated January 22, 2018 requesting Council’s endorsement for two Infrastructure Planning Grant Program (IPGP) applications was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

That the Provincial Infrastructure Planning Grant applications for the Cedar Valley Local Area Plan – Environmental Protection and Natural Infrastructure Collaboration and the Soils Database and Pilot Project for Better Watermain Asset Service Life projects be endorsed.

CARRIED

5. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Award of Contract – Norrish Creek Slow Sand Filter Re-Sanding

A report from the Director of Finance dated January 22, 2018 requesting an increase to the budget on the Norrish Creek Slow Sand Filter Re-Sanding project was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Mission’s share of the 2017 budget increase in the amount of $90,620 (total regional budget increase is $374,000), for the Norrish Creek Slow Sand Filter Re-Sanding project, be approved to be reallocated from the following available capital budgets: $46,279 from the 2017 water supply contingency budget; $16,961 from the 2017 Dickson Lake Raft Modifications; and $27,380 from the 2017 Eastern Wells Hydrogeological Studies; and

2. That the District’s Financial Plan be amended accordingly.

CARRIED

6. PARKS, RECREATION AND CULTURE

Acting Mayor Hamilton assumed the Chair.
License for Use Agreement Renewal – Mission Granite Curling Club

A report from the Director of Parks, Recreation and Culture dated January 22, 2018 regarding the License for Use Agreement between the Mission Granite Club and the District of Mission was provided for the Committee’s consideration.

Moved by Councillor Stevens, and

RECOMMENDED:

1. That the License for Use Agreement between the Mission Granite Club and the District of Mission be approved for a five year period ending March 31, 2023; and

2. That Council direct execution of the License for Use Agreement.

CARRIED

Engaged Community Guide Overview and Request for Funding

A report from the Manager of Social Development dated January 22, 2018 regarding Mission’s Engaged Community Guide (ECG) pilot project was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That Council support the Engaged Community Guide pilot project in Mission;

2. That a budget be established in the amount of $5,000 for this project, with funding from the Gaming Reserve Fund; and

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

CARRIED

7. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

BC Hydro Beautification Fund Application Result

A report from the Manager of Engineering Planning & Design dated January 22, 2018 regarding the status of the District’s BC Hydro Beautification Fund Application was provided for the Committee’s information.

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Acting Mayor Hamilton resumed the Chair.

Moved by Councillor Alexis, seconded by Councillor Plecas, 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 Alexis, 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)(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)(b) of the Community Charter – personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
   
   - 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)(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 1:59 p.m.

10. RECONVENE

Acting Mayor Hamilton reconvened the meeting at 7:00 p.m.

Council Members Present: Acting Mayor Carol Hamilton
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Absent: Mayor Randy Hawes

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Allyssa Fischer, Administrative Assistant
Jennifer Hill, Administrative Assistant
Robert Publow, Manager of Planning
Dan Sommer, Director of Development Services
11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the recommendations of the January 22, 2018 Committee of the Whole, as contained in items RC18/024 to RC18/033 be adopted.

CARRIED

12. PRESENTATIONS

Certificate of Appreciation

Acting Mayor Hamilton presented the Fraser Valley Mountain Bike Association (FVMBA) with a certificate of appreciation in recognition of their hard work and dedication maintaining mountain bike trails throughout Mission and their cleanup efforts following the recent ice storm.

Rocky Blondin, Mission representative for the FVMBA, thanked Mayor and Council for acknowledging the hard work the FVMBA had put into maintaining the trails. He stated that the organization had already put in approximately 350 hours in cleanup time since the ice storm and noted that the efforts of the organization would not have been possible without the help of countless volunteers.

13. DELEGATIONS

Re: Access to 29950 and 29960 Lougheed Highway

Ryan Anderson, Project Manager at OTG Development Concepts appeared before Council to discuss the possibility of secondary access to the properties located at 29950 and 29960 Lougheed Highway. He stated that the properties had gone through a rezoning and redesignation process a few years ago to allow for the development of a gas station and restaurant facility, which had since been constructed and were in operation. He noted that the developer would now like to move forward with the planned second phase of the properties’ development, which included the possibility of creating a secondary access point located off the Lougheed Highway. He stated that the developer was requesting written endorsement from Council regarding the secondary access as the Ministry of Transportation and Infrastructure had indicated that support from the District would be taken into serious consideration during the decision-making process.

Discussion ensued, and Council expressed concern regarding the speed at which vehicles would be entering and exiting the Lougheed Highway and from the development. It was noted that the developer had included 30 metre acceleration and deceleration lanes as part of the development plans, which was in excess of the Ministry of Transportation and Infrastructure’s requirements.

Mr. Anderson noted that without the secondary access, the development would still move forward, but with a significantly modified second phase of development.

Moved by Councillor Plecas, seconded by Councillor Alexis, and

1. That Council strongly support a second access to 29550 and 29960 Lougheed Highway via the Lougheed Highway and that a letter be sent to the Ministry of Transportation and Infrastructure stating Council's support; and

2. That the Mayor and Corporate Officer be authorized to discharge the existing covenant at 29550 and 29960 Lougheed Highway should the Ministry of Transportation and Infrastructure support secondary access from the Lougheed Highway.

CARRIED
14. PUBLIC HEARINGS

Zoning Amending Bylaw 5695-2017-5050(272)

R17-035 (Murdoch) – a bylaw to rezone property at 12162 Rolley Lake Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 12162 Rolley Lake Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to facilitate a three lot subdivision and to allow for a secondary dwelling use on each lot. The subject property is legally described as:

Parcel Identifier: 008-721-742
Lot 19 Section 23 Township 15 New Westminster District Plan NWP25563

The Acting 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.
3. Orthophoto of the subject property.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

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

Hearing no questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5695-2017-5050(272) R17-035 (Murdoch) closed.

Zoning Amending Bylaw 5696-2017-5050(273)

R17-027 (OTG Development Concepts) – a bylaw to rezone property at 33020 Richards Avenue from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 33020 Richards Avenue from from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to facilitate a two-lot subdivision and to allow for a secondary dwelling use on each lot. The subject property is legally described as:

Parcel Identifier: 018-416-314
Lot 1 Section 4 Township 18 New Westminster District Plan LMP12027

The Acting 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.
4. Orthophoto of the subject property.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

The Acting Mayor opened the floor to the public for questions and comments.
Bob Hafer, Mission, questioned whether the property was connected to the municipal sewer system and whether a separate well or septic system was required for secondary dwelling units that were not connected to the municipal sewer system.

The Manager of Planning stated that the subject property was not connected to the municipal sewer system. He noted that the installation of wells and septic systems was under the jurisdiction of the Fraser Health Authority and that it would be up to the Authority to determine whether or not a second septic system or well would be required.

Hearing no further questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5697-2017-5050(273) R17-027 (OTG Development Concepts) closed.

Zoning Amending Bylaw 5697-2017-5050(274)

R17-032 (Dhalwal) – a bylaw to rezone property at 8597 Thorpe Street from Urban Residential 465 (R465) Zone to Urban Residential 465 Secondary Dwelling (R465s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 8597 Thorpe Street from the Urban Residential 465 (R465) Zone to Urban Residential 465 Secondary Dwelling (R465s) Zone to allow a secondary dwelling use in the form of a secondary suite. The subject property is legally described as:

Parcel Identifier: 026-786-401
Lot 11 Section 29 Township 17 New Westminster District Plan BCP25499

The Acting 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.
3. Orthophoto of the subject property.

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

1. Email from Kim Johnstone dated January 22, 2018 expressing concern that allowing the secondary unit would lead to parking congestion on Egglestone Avenue.

Council briefly discussed parking congestion on Egglestone Avenue. Engineering staff were directed to look into potential parking issues on Egglestone Avenue and Fairbanks Street and determine if No Parking signs were necessary.

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

Aaron Galo, Mission, stated that he was not opposed to the rezoning proposal, but expressed concern that more than one suite would be operating out of the property as had been the case in the past. He stated that at one point, the property had a total of 3 suites, but noted one had recently been removed due to several complaints to the Bylaw Enforcement Division.

Hearing no further questions or comments, the Acting Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5697-2017-5050(274) R17-032 (Dhalwal) closed.

15. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Alexis, seconded by Councillor Nicholson, and
RESOLVED: That the following minutes be received as information:

(a) Economic Development Select Committee Meeting – September 12, 2017
(b) Joint Shared Services Committee Meeting – November 9, 2017
(c) Mission Community Heritage Commission (draft) – November 15, 2017
(d) Cultural Resources Commission Meeting – November 29, 2017
(e) Mission Traffic and Transit Committee Meeting (draft) – December 7, 2017
CARRIED

16. BYLAWS FOR CONSIDERATION

Moved by Councillor Stevens, seconded by Councillor Hinds, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5701-2018-5670(1) (OCP17-005 Skrzyniarz & Omega Engineering), a bylaw to redesignate portions of property located at 32661 Eggleston Avenue, 8653, 8677, and 8689 Cedar Street from Attached Multi Unit Residential and Environmentally Sensitive Area to Urban Compact and Environmentally Sensitive Area, be read a first time.

2. That Zoning Amending Bylaw 5702-2018-5050(276) (R17-020 Skrzyniarz & Omega Engineering), a bylaw to rezone properties located at 32661 Eggleston Avenue, 8653, 8677, and 8689 Cedar Street from Suburban 36 (S36) Zone to Multiple Family 52 Rowhouse (MR52), Residential Compact 465 (RC465), Residential Compact 465 Secondary Dwelling (RC465s) and Residential Compact 372 (RC372) zones, be read a first time.

3. That Street Naming (Machell and Carter Street Extensions, and Cunningham Avenue) Bylaw 5703-2018, a bylaw to name two road extensions and one new road, be read a first time.


5. That Zoning Amending Bylaw 5695-2017-5050(272) (R17-035 Murdoch), a bylaw to rezone property at 12162 Rolley Lake Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be read a third time.

6. That Zoning Amending Bylaw 5696-2017-5050(273) (R17-027 OTG Development Concepts), a bylaw to rezone property at 33020 Richards Avenue from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be read a third time.

7. That Zoning Amending Bylaw 5697-2017-5050(274) (R17-032 Dhaliwal), a bylaw to rezone property at 8597 Thorpe Street from Urban Residential 465 (R465) Zone to Urban Residential 465 Secondary Dwelling (R465s) Zone, be read a third time.

8. That Zoning Amending Bylaw 5387-2013-5050(124) (R13-018 Hodgson a bylaw to rezone property at 32645 Richards Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be adopted.

9. That Street Naming (Lindsay Terrace) Bylaw 5389-2013, a bylaw to name a new cul-de-sac over a portion of the property located at 32645 Richards Avenue, be adopted.
CARRIED
17. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Variance Permit DV17-031 (12913 Pilgrim Street)

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED: That Development Variance Permit DV17-031 (12913 Pilgrim Street) to vary Section 201 Rural Zone; Part I. Height of Buildings, Subsection 2 to increase the maximum allowable building height of an Accessory Building from a maximum of 6.0 m (19.7 ft.) to a maximum of 7.46 m (24.48 ft.) be approved.

CARRIED

Development Variance Permit DV17-032 (12913 Pilgrim Street)

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED: That Development Variance Permit DV17-032 (12913 Pilgrim Street) to vary Section 201 Rural Zone; Part I. Height of Buildings, Subsection 2 to allow for an additional floor within an Accessory Building be approved.

CARRIED

Temporary Use Permit TP14-003 (11750 Dewdney Trunk Road)

Moved by Councillor Alexis, seconded by Councillor Hinds

RESOLVED: That Temporary Use Permit TP14-003 (11750 Dewdney Trunk Road) to allow for the operation of a trade school at 11750 Dewdney Trunk Road be approved.

CARRIED

18. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be adopted:

Regular Council Meeting – January 8, 2018

CARRIED

19. RESOLUTIONS RELEASED FROM CLOSED

Cultural Resources Commission Appointments & Termination of Replaceable Logging Agreement

The following information was released from the Closed Council meeting held on January 8, 2018:

Cultural Resources Commission Appointments

Ms. Valerie Billlesberger was reappointed to a two year term on the Cultural Resources Commission, commencing January 2018 and ending January 2020;

Ms. Deborah Handley was reappointed to a two year term on the Cultural Resources Commission, commencing January 2018 and ending January 2020;

Ms. Tara Gibson was appointed to a two year term on the Cultural Resources Commission, commencing January 2018 and ending January 2020; and

Ms. Marilyn Davidson was appointed to a two year term on the Cultural Resources Commission, commencing January 2018 and ending January 2020.
Termination of Replaceable Logging Agreement

The District of Mission has entered into a Termination of Replaceable Logging Agreement with H&C Logging Ltd.

20. NEW/OTHER BUSINESS

There was no new/other business.

21. NOTICES OF MOTION

There were no notices of motion.

22. QUESTION PERIOD

Rod Tulett, Mission, expressed his appreciation for Mission’s emergency first responders. He stated that his house had recently been damaged in a fire and commended Mission Fire Rescue Service for their prompt response. He noted that the majority of the home and irreplaceable contents had been saved due to their immediate assistance. He also praised the work of Mission RCMP’s Victim Services unit, whose staff had provided him and his wife with invaluable assistance during their time of need.

Joel Kealey, Mission, appeared before Council to convey his disappointment in the recent awarding of the District of Mission Towing and Storage Contract to Jack’s Towing (2010) Ltd. He expressed concern that the contract had not been awarded to a local company and that the contract could potentially take away jobs from local Mission residents. He questioned the fairness of the District’s Request for Proposals (RFP) process.

In response to Mr. Kealey’s concerns, Acting Mayor Hamilton stated that the District had issued a public Request for Proposals for towing and storage and had received responses from three organizations. She noted that a team of professionals, including representatives from the Mission RCMP, Mission Fire/Rescue Service, Parks, Recreation and Culture, and Public Works had reviewed the submissions and determined that Jack’s Towing (2010) Ltd. was the most qualified candidate. She clarified that Mayor and Council were not involved in the RFP process, but trusted District staff to thoroughly evaluate each proposal that had been received.

The Chief Administrative Officer noted that the unsuccessful proponents had been contacted and invited to Municipal Hall for a debriefing meeting. He stated that the District had posted a statement on their website in an effort to clarify the RFP process and that the storage and towing contract had been vetted through the District’s legal team.

Mr. Kealey expressed concern that the proponent who had offered the highest bid was the one that had been awarded the contract and that the contract should have been awarded to a local towing company.

Acting Mayor Hamilton clarified that price was just one of the many criteria considered during the RFP review process. She stated that when staff had taken the full list of criteria into consideration, Jack’s Towing (2010) Ltd. had been the highest scoring proponent and was accordingly awarded the contract.

The Chief Administrative Officer stated that it was not possible for the District to close the RFP to entities from other municipalities, since in order to remain competitive, the RFP must be open to everyone.
Samantha Greenwood, Mission, stated that she worked for Mission Towing. She questioned whether the property Jack's Towing (2010) Ltd. would be using as their vehicle storage yard in Mission was properly zoned for its intended use. She noted that the property was currently zoned as Core Commercial Waterfront, which limited automotive uses to parking lot or car rental facility. She also expressed concern that leaking oil from vehicles could contaminate the waterfront property.

The Chief Administrative Officer stated that the District would be closely monitoring the property to ensure no contamination was occurring. He also noted that storage was an acceptable use within the Core Commercial Waterfront zone.

23. ADJOURNMENT

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:53 p.m.

[Signatures]

CAROL HAMILTON
ACTING MAYOR

MIKE YOUNIE
CORPORATE OFFICER