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 June 4, 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: 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
*Rogine Battel, Manager of RCMP Administration
Kris Boland, Director of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
*Mike Dickinson, Planner
*Annette Fellner, 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
Chris Knowles, Manager of Information Services
Tracy Kyle, Director of Engineering and Public Works
*Bob O’Neal, Director of Forestry
Robert Publow, Manager of Planning
*Scott Ross, Manager of Accounting Services
Jennifer Russell, Deputy Corporate Officer
Brent Schmitt, Manager of Business Services
Peter Lyon, Health and Safety Advisor
Dan Sommer, Director of Development Services
Rick Kuzonski, Fleet Supervisor
*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 Plecas, seconded by Councillor Alexis, and

RESOLVED: That the agenda for the regular Council meeting of June 4, 2018 be adopted.

CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

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

CARRIED

4. PUBLIC SAFETY AND HEALTH

Councillor Plecas assumed the Chair.

Request for Approval to Purchase Duty Lockers

A report from the Mission RCMP Inspector dated June 4, 2018 requesting approval to purchase new personal duty lockers for the storage of police uniform and kit for members working within the Mission RCMP Detachment, was provided for the Committee's consideration.

Staff were directed to follow up with the province to seek cost recovery.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That a budget in the amount of $125,000 be established for the purchase of personal duty lockers for the Mission RCMP Detachment, with funding from the Policing Reserve Fund;

2. That a single-source direct award to Hi-Cube Storage Products be approved for the acquisition of the duty lockers; and

3. That the financial plan be amended accordingly.

CARRIED

5. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

Engaged Community Guide (ECG Update)

A report from the Manager of Social Development dated June 4, 2018 requesting support for funding continuation of the Engaged Community Guide Program through to the end of 2018 as well as share our outcomes from the pilot, was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Council support additional one-time funding in the amount of $10,000 for the continuation of the Engaged Community Guide Program through to the end of 2018, with funding from the Gaming Reserve Fund; and

2. That the financial plan be amended accordingly.

CARRIED

6. FORESTRY

Councillor Hamilton assumed the Chair on behalf of Councillor Stevens.
Forestry Operations 2018 Quarter 1 (Q1) Report

A report from the Manager of Forestry Business dated June 4, 2018 providing a summary of the first quarter financial results for the forestry operation together with additional information on forestry reserves, strategies, plans, activities, and challenges for the next year, was provided for the Committee's information.

Discussion ensued in regards to logging operations and emergency fire protocols. It was noted that staff will follow up with the Ministry of Forests, Lancs and Natural Resource Operations with respect to emergency road closures.

7. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Termination of Land Use Contract (LUC) 515-1976 for a property located at 29989 Dewdney Trunk Road

A report from the Planner dated June 4, 2018 regarding a development application to terminate the Land Use Contract (LUC) for the property located at 29989 Dewdney Trunk Road, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for June 18, 2018 subject to Council granting first and second readings to the land use contract repeal bylaw.

Termination of Land Use Contract (LUC) 365-1974 and Rezoning of the property located at 33260 - 11th Avenue to Multiple Family 30 Townhouse (MT30) Zone

A report from the Planner dated June 4, 2018 regarding a development application to terminate the Land Use Contract (LUC) and rezone the property located at 33260 - 11th Avenue, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for June 18, 2018 subject to Council granting first and second readings to the land use contract repeal bylaw and related zoning amending bylaw.

Rezoning of the property located at 33260 - 11th Avenue to Multiple Family 30 Townhouse (MT30) Zone

A report from the Planner dated June 4, 2018 regarding the rezoning of the property located at 33260 - 11th Avenue to Multiple Family 30 Townhouse (MT30) Zone, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for June 18, 2018 subject to Council granting first and second readings to the land use contract repeal bylaw and related zoning amending bylaw.

Termination of Land Use Contract (LUC) 376-1974, Rezoning 35 Duplex lots (70 units) located on Kite Street, Brant Avenue, Grebe Crescent, and Swift Drive to Residential Two Unit (RT465) Zone, and allowing 9 Single Family lots located on McRae Avenue to have their underlying zone of Urban Residential 558 (R558) Zone come into effect.

A report from the Planner dated June 4, 2018 regarding a development application to terminate the Land Use Contract (LUC) and rezone several properties located on Kite Street, Brant Avenue, Grebe Crescent, and Swift Drive, and to allow 9 single family lots located on McRae Avenue to terminate the Land Use Contract (LUC) have their underlying zone come into effect, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for June 18, 2018 subject to Council granting first and second readings to the land use contract repeal bylaw and related zoning amending bylaw.

Termination of Land Use Contract (LUC) 376-1974, Rezoning 35 Duplex lots (70 units) located on Kite Street, Brant Avenue, Grebe Crescent, and Swift Drive to Residential Two Unit (RT465) Zone, and allowing 9 Single Family lots located on McRae Avenue to have their underlying zone of Urban Residential 558 (R558) Zone come into effect.

A report from the Planner dated June 4, 2018 regarding a development application to terminate the Land Use Contract (LUC) and rezone several properties located on Kite Street, Brant Avenue, Grebe Crescent, and Swift Drive, and to allow 9 single family lots located on McRae Avenue to terminate the Land Use Contract (LUC) have their underlying zone come into effect, was provided for the Committee’s information.

Staff supports the application moving forward and will schedule the Public Hearing for June 18, 2018 subject to Council granting first and second readings to the land use contract repeal bylaw and related zoning amending bylaw.

Rezoning Application to facilitate a 5 lot subdivision for the property located at 29609 Hudson Avenue

A report from the Planner dated June 4, 2018 regarding a development application for 29609 Hudson Avenue was provided for the Committee’s information.
Staff support the application moving forward and will schedule the Public Hearing for June 18, 2018 subject to Council granting first and second readings to the related Zoning Amending Bylaw.

Discussion ensued and concerns were noted in regards to the forest interface and buildable areas on the proposed lots. It was noted that staff typically provides advice for rural property developments.

**Official Community Plan Amendment OCP2018-002 to amend the Official Community Plan (OCP) to allow the development of single-family lots under an Urban Compact designation and townhouses under an Attached Multi-Unit Residential designation – 8455, 8279, 8387, 8289 and Lot A Nelson Street**

A report from the Senior Planner dated June 4, 2018 seeking a resolution to initiate referrals to outside agencies with respect to the development application for 8455, 8279, 8387, 8289 and Lot A Nelson Street, was provided for the Committee’s consideration.

Discussion ensued in regards to conformity with neighbourhood character and density. Staff noted that the application is currently in the preliminary stages, and more details will be available at a later date.

Moved by Mayor Hawes, and

**RECOMMENDED:**

That upon due consideration of Section 475 of the *Local Government Act*, consultations go forward for development application file P2018-015 (8455, 8279, 8387, 8289 and Lot A Nelson Street) in accordance with Official Community Plan Referral Policy LAN. 47, that the persons, organizations and authorities receiving those consultations referrals are considered to be those affected for the purposes of this Section.

**CARRIED**

**Cedar Valley Local Area Plan Project Update**

A report from the Planner dated June 4, 2018 providing a progress update regarding work currently underway for preparation of the Cedar Valley Local Area Plan (CVLAP), was provided for the Committee’s information.

**8. CORPORATE ADMINISTRATION AND FINANCE**

Councillor Alexis assumed the Chair.

**Purchase of Access Hatch and Roof Guardrail Systems for Municipal Facilities**

A report from the Health and Safety Advisor dated June 4, 2018 requesting approval for the purchase of roof guardrail system to protect the health and safety of workers when working at height, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

**RECOMMENDED:**

1. That a budget in the amount of $41,000 be established to purchase, install, and engineer roof hatch and guardrails on the following buildings:
   a. Council Chambers;
   b. Municipal Hall;
   c. Annex;
   d. Public Works Complex;
e. Mission Community Archives; and
f. Welton Commons;

2. That funding be provided from General Fund Accumulated Surplus; and
3. That the District’s financial plan be amended accordingly.
CARRIED

Council Remuneration Policy ADM.06(C)

A report from the Deputy Chief Administrative Officer dated June 4, 2018 requesting approval for a revised version of the Council Remuneration and Expenses Policy ADM.06(C) that includes the changes agreed to at Council’s May 7, 2018 regular meeting, was provided for the Committee’s consideration.

Discussion ensued in regards to an appropriate percentage of the Mayor’s salary for Councillor compensation.

Moved by Councillor Pecas, and
RECOMMENDED:
That Council Remuneration and Expenses Policy ADM.06(C), as attached to the Deputy Chief Administrative Officer’s report dated June 4, 2018, be approved.
OPPOSED: Councillor Hinds
CARRIED

Enterprise Application Systems Request for Proposals

A report from the Manager of Information Services and Deputy Chief Administrative Officer dated June 4, 2018 seeking approval for completing a comprehensive review of the District’s existing Enterprise Application Systems (EAS) and EAS needs going forward, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and
RECOMMENDED:
1. That staff issue a Request for Proposals to retain an independent consultant to assess existing corporate software platforms and recommend potential solutions to meet existing and future needs;
2. That a budget of $40,000, funded from the Gaming Reserve Fund, be established; and
3. That the District’s Financial Plan be amended accordingly.
CARRIED

9. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

Abbotsford Mission Recycling Depot Commercial Tipping Fee Update

A report from the Manager of Environmental Services dated June 4, 2018 recommending changes to the Abbotsford Mission Recycling Depot (AMRD) tipping fee on mixed commercial recycling to reflect increased processing costs due to current recycling market conditions, was provided for the Committee’s consideration.
Moved by Councillor Plecas, and

RECOMMENDED:

1. That the Abbotsford Mission Recycling Depot tipping fee on mixed commercial recycling be increased to $95 per tonne for loads with greater than 50% OCC (Cardboard), and $160 per tonne for loads with less than 50% OCC, to reflect increased processing costs due to current recycling market conditions; and

2. That District of Mission Solid Waste Management Bylaw 5526-2015 be amended to reflect the increased tipping fees, as presented in Appendix B of this report.

CARRIED

Purchase of Truck-Mounted Crane for Water & Sewer Operations

A report from the Fleet Supervisor dated June 4, 2018 seeking approval for the purchase of a 900-kg capacity, truck-mounted crane for the removal of pumps and valves at the various water and sewer stations throughout the District, was provided for the Committee’s consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

1. That a budget in the amount of $34,000 be established to purchase a new truck-mounted crane;

2. That funding be provided from the following sources:
   a. Vehicle and Equipment Reserve Fund: $2,000;
   b. Water Capital Reserve Fund: $8,000;
   c. Sewer Capital Reserve Fund: $24,000; and

3. That the District’s financial plan be amended accordingly.

CARRIED

10. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Hamilton, 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 Nicholson, seconded by Councillor Plecas, 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)(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;

• 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 2:29 p.m.

12. RECONVENE

RC18/315
JUN. 04/18

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
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
*Steve Crawford, Staff Sergeant, Mission RCMP Detachment
Brenda Formosa, Administrative Assistant
Jennifer Hill, Administrative Assistant
Robert Pbufaw, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Maureen Sinclair, Director of Parks, Recreation & Culture
Dan Sommer, Director of Development Services

*Present for a portion of the meeting

13. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC18/316
JUN. 04/18

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the June 4, 2018 Committee of the Whole, as contained in items RC18/299 to RC18/312, except item RC18/309 (Council Remuneration Policy ADM.06(C), be adopted.

CARRIED
Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That the recommendation of the June 4, 2018 Committee of the Whole, as contained in item RC18/309 (Council Remuneration Policy ADM.06(C), be adopted.

OPPOSED: Councillor Hinds

CARRIED

14. PRESENTATIONS

Student Leadership Awards

Mayor Hawes presented the Student Leadership Awards to the following Mission students:

From Hatzic Middle School:
Taylor Crowdis (grade 7)
Riley Richardson (grade 8)
Niya MacKay (grade 9)

From Ecole Heritage Park Middle School:
Lucas Goudsblom (grade 7)
Aurelia McKinnon (grade 8)
Casey McAvay (grade 9)

From Mission Senior Secondary:
Gordon Gill (grade 10)
Rebekah Bauman (grade 11)
Billie Brown (grade 12)

Aboriginal Student Leader:
Chelsea Isbister (grade 12)

15. DELEGATIONS

Paul Horn, Stone Soup ECGs

Paul Horn, of the Stone Soup initiative, appeared before Council and provided an update on the Engaged Community Guides (ECGs) pilot project. Mr. Horn then introduced the Engaged Community Guide volunteers.

Scott Petrie, Smokin’ Jack Productions

Scott Petrie of Smokin’ Jack Productions appeared before Council to provide information in regards to the Iron Mountain Music Festival that is planned to take place on July 14th and 15th, 2018. Mr. Petrie outlined the details and preparations for the event, and advised his contact information is available on his website, https://ironmountainmusicfestival.com/, for anyone who may have further questions. Mr. Petrie is currently working with District staff to ensure the appropriate safety protocols are in place for the festival.

16. PROCLAMATIONS

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That June 19, 2018 be proclaimed "Mission Regional Chamber of Commerce Day" within the District of Mission.

CARRIED
17. PUBLIC HEARINGS

Zoning Amending Bylaw 5735-2018-5050(291)

R18-008 (Stroh) – a bylaw to rezone property at 10502 Shaw Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 10502 Shaw Street from the Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone to allow for a secondary dwelling unit. The subject property is legally described as:

Parcel Identifier: 003-515-869
Lot 12 Section 12 Township 15 New Westminster District Plan 64519

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

• Purpose and outline of the proposal.
• Subject property map.
• Proposed Site Plan.

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 5735-2018-5050(291) R18-008 (Stroh) closed.

18. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be received as information:
(a) Joint Shared Services Committee meeting – March 22, 2018
(b) Parks and Recreation Advisory Committee meeting – April 10, 2018
CARRIED

19. CORRESPONDENCE

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the letter dated May 23, 2018 from the Citizens Against Urban Sprawl Society (CAUSS) regarding concerns about logging activities on Silvermere Island be received as information.
CARRIED

Discussion ensued in regards to land assembly, the current tree bylaw for Silverdale, Tree Retention/Replanting Policy LAN.32, and the need for a bylaw that regulates tree clearing for the District as a whole. Staff were directed to review the current applicable policies and provide recommendations for a fair, enforceable and consistent bylaw for tree clearing for all of Mission.
20. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED:

1. That Land Use Contract Repeal Bylaw 5736-2018 (LUC18-009 DOM), a bylaw to terminate the Land Use Contract 515-1976 for the property located at 29989 Dewdney Trunk Road, be read a first and second time.

2. That Land Use Contract Repeal Bylaw 5737-2018 (LUC18-010 DOM), a bylaw to terminate the Land Use Contract 365-1974 for the property located at 33260 – 11th Avenue, be read a first and second time.

3. That Zoning Amending Bylaw 5738-2018-5050(292) (LUC18-010 DOM), a bylaw to rezone property at 33260 – 11th Avenue from Urban Residential 558 Zone (R558) to Multiple Family 30 Townhouse Zone (MT30), be read a first and second time.

4. That Land Use Contract Repeal Bylaw 5739-2018 (LUC18-011 DOM), a bylaw to terminate the Land Use Contract 376-1974 for properties located on Kite Street, Brant Avenue, Grebe Crescent and Swift Drive, be read a first and second time.

5. That Zoning Amending Bylaw 5740-2018-5050(293) (LUC18-011 DOM), a bylaw to rezone properties on Kite Street, Brant Avenue, Grebe Crescent and Swift Drive from Urban Residential 558 Zone (R558) to Residential Two Unit Zone (RT465), be read a first and second time.

6. That Zoning Amending Bylaw 5741-2018-5050(294) (R17-042 Hellofs/Gillespie), a bylaw to rezone property at 29609 Hudson Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be read a first and second time.

7. That Official Community Plan Amending Bylaw 5743-2018-5670(5) (OCP18-002 Polygon Homes Ltd.), a bylaw to redesignate 8455, 8279, 8387, 8289 and Lot A Nelson Street from Suburban Residential and Silverdale Comprehensive Planning Area to Urban Compact, Attached Multi-unit Residential and Parks and Open Space, be read a first time.

8. That Solid Waste Management Amending Bylaw 5744-2018-5526(3), a bylaw to amend Solid Waste Management Bylaw 5526-2015 to reflect increased tipping fees for mixed commercial recycling, be read a first, second and third time.

9. That Zoning Amending Bylaw 5735-2018-5050(291) (R18-008 Stroh), a bylaw to rezone property at 10502 Shaw Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be read a third time.

CARRIED

21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting (for the purpose of going into a closed meeting) – April 30, 2018

(b) Special Council Meeting (for the purpose of going into a closed meeting) – May 2, 2018
(c) Special Council Meeting – May 14, 2018
(d) Regular Council Meeting – May 22, 2018
CARRIED

22. NEW/OTHER BUSINESS
There was no new/other business.

23. NOTICE OF MOTION
There were no notices of motion.

24. QUESTION PERIOD

Alexa Ross and Sherry Blackmore brought forward concerns in regards to tree removal on Silvermere, enforceability of the tree bylaw, and interactions with the representative for the developer.

Council advised Ms. Ross and Ms. Blackmore that they will be reviewing the situation and will be speaking with the representative for the developer in regards to these concerns.

25. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Alexis, and
RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 8:22 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER