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 September 17, 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  
Councillor Jenny Stevens

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Stacey Crawford, Economic Development Officer  
Jennifer Hill, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Rob Racine, Engineering Technologist I - Development  
Jennifer Russell, Deputy Corporate Officer  
Dan Sommer, Director of Development Services  
*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 Hinds, and
   RESOLVED: That the agenda for the Regular Council meeting of September 17, 2018 be adopted.
   CARRIED

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

4. ENGINEERING AND PUBLIC WORKS
   Councillor Hinds assumed the Chair.

Shaw Pit Residents’ Committee Annual Update

A report from the Engineering Technologist I - Development dated September 17, 2018, providing an update on the Shaw Pit Residents’ Committee meetings that have taken place in 2018, was provided for the Committee’s information.
5. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Amendment to Council Procedure Bylaw

A report from the Deputy Corporate Officer dated September 17, 2018, presenting information regarding housekeeping amendments to the Council Procedure Bylaw to bring it into compliance with the new Community Charter requirement for the first regular council meeting date after a general local election, and to address a few numbering and wording discrepancies, was provided for the Committee’s information.

The proposed Council Procedure Amending Bylaw 5791-2018-5345(4) has been listed for first three readings under the ‘Bylaws for Consideration’ section of the agenda.

Royal Canadian Legion Branch 57 Application for Temporary Change to Liquor Primary Club License – 32627 Logan Avenue

A report from the Deputy Corporate Officer dated September 17, 2018, seeking support for the Royal Canadian Legion Branch 57’s application to the LCLB for a Temporary Change to Liquor Primary Club License to allow the use of an outdoor tent for the 2018 Remembrance Day special event, was provided for the Committee’s consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

1. That the application from Royal Canadian Legion Branch 57 to the British Columbia Liquor Control and Licensing Branch for a Temporary Change to Liquor Primary Club License #152527 for the property located at 32627 Logan Avenue to allow the use of an outdoor tent for the following special event in 2018:
   - November 11, 2018, 11:00 am -11:00 pm (Remembrance Day)

   be supported as “no objection” in Part 12 of the application; and

2. That the following comments be included in Part 12 of the application:
   a) With respect to the potential for noise: The Royal Canadian Legion is located in an area that is primarily zoned and designated for commercial land uses. Activities undertaken at this location are such that they would not generate excessive noise, even with the event proposed within a tent. In this regard, no adverse impact is anticipated if the application is approved.
   b) With respect to the potential impact on the community: Given that the change to the existing license is temporary and would only allow the use of a tent for one special event day, no adverse impact on the community is anticipated if the application is approved.
   c) With respect to views expressed by neighbouring residents: The views of residents were not sought as part of this application as it is considered to be minor in nature.

CARRIED

6. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.
Development Variance Permit application (DV18-020) to reduce the western interior side setback requirement for a residential building from 4.5 m to 1.0 m. – 33878 Richards Avenue

A report from the Planning Technician dated September 17, 2018, regarding a development application for 33878 Richards Avenue was provided for the Committee’s information.

Staff supports the Development Variance Permit application moving forward and as such have listed it for approval under the ‘Development Permits for Consideration’ section of the agenda.

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Hamilton, seconded by Councillor Nicholson, 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 Stevens, 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)(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)(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*;

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 1:10 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  
Councillor Jenny Stevens

Staff Members Present:  
Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Jennifer Hill, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the September 17, 2018 Committee of the Whole, as contained in items RC18/545 to RC18/548 be adopted.

CARRIED

11. DELEGATIONS

Valerie Billesberger, Cultural Resources Commission

Valerie Billesberger, Chair of the Cultural Resources Commission, appeared before Council to discuss the new Community Excellence awards. These awards will honour local individuals or groups for achievements in arts and culture, academic pursuits, or humanitarian work that extends beyond Mission to the regional, provincial, national, and international levels. Ms. Billesberger stated that the Cultural Resources Commission has worked with District staff to implement the program, and reviewed the progress made to date. She stated that this program originated with Councillor Stevens, and thanked her for her vision for these awards.

Ms. Billesberger then spoke about the 2018 Culture Days celebration. She stated that the Cultural Resources Commission has scheduled the 9th Annual National Culture Days celebration for September 28th, 29th, and 30th. The free event will include the annual Roots & Blues Festival, tours of the Stave Falls Power house, and aspects of culture, such as arts and craft, dance, music, culinary arts, design, photography, and literary arts. A full schedule of events will be published in the September 21st issue of the Mission Record. Cultural Days will officially be launched at 11:00 a.m. on Friday, September 28th at Edwin S. Richards Elementary school.

Mission Regional Chamber of Commerce

At the request of the applicant, this delegation will be rescheduled.

12. PROCLAMATIONS

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That September 29 to 30, 2018 be proclaimed "Culture Days" within the District of Mission.

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

RESOLVED: That October 10, 2018 be proclaimed “World Mental Health Day” within the District of Mission.

CARRIED

13. PUBLIC HEARINGS

Official Community Plan Amending Bylaw 5726-2018-5670(4)

OCP17-006 (Bowins) – a bylaw to redesignate a portion of 32643 Tunbridge Avenue from Urban Residential to Urban Compact

-AND-

Zoning Amending Bylaw 5786-2018-5050(315)

R17-022 (Bowins) – a bylaw to rezone properties at 32643 Tunbridge Avenue and 32636 Unger Court from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372) and Urban Residential 465 Zone (R465)

The purpose of the proposed Official Community Plan bylaw amendment is to designate a portion of the subject property located at 32643 Tunbridge Avenue from Urban Residential to Urban Compact to facilitate a subsequent subdivision with 2 lots fronting Tunbridge Avenue to be Urban Compact lots.

The purpose of the proposed Zoning bylaw amendment is to rezone the subject properties located at 32643 Tunbridge Avenue and 32636 Unger Court from Suburban 36 (S36) Zone to Residential Compact 372 (RC372) Zone and Urban Residential 465 (R465) Zone to facilitate the subsequent subdivision into eleven single family lots with two lots a minimum of 372 sq.m. (4,004 sq.ft.) lot size and nine lots a minimum of 465 sq.m. (5,005 sq.ft.) lot size.

The subject properties are legally described as:

32643 Tunbridge Avenue
Parcel Identifier: 002-808-170
Lot 19, Section 32, Township 17 New Westminster District Plan 61463

32636 Unger Court
Parcel Identifier: 030-337-518
Lot A, District Lot 32, Township 17, New Westminster District Plan EPP69447

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.
3. Aerial photo of the subject property.

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.
Margaret Whitney, Mission, stated she lives next to the proposed application site, directly adjacent to Lot 7, and asked how the proposed application will affect her property and the specifications for the side yard setback for Lot 7. Staff advised Ms. Whitney that there are no variances proposed for Lot 7, therefore the front setback would be 4 metres, the rear setback 7.5 metres, and the interior side setback would be 1.2 metres.

James Yablonski, Mission, expressed concerns in regards to not receiving adequate notification for the public hearing, a perceived lack of planning for the development, the application being rushed to approval, and the proposed development encroaching on a salmon creek. Council and staff advised Mr. Yablonski that the provincially mandated public hearing process had been adhered to in regards to resident notification and timelines, staff have thoroughly reviewed the application, and there is no identified creek going through the property, rather there is only a roadside ditch.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5726-2018-5670(4) OCP17-006 (Bowins) and Zoning Amending Bylaw 5786-2018-5050(315) R17-022 (Bowins) closed.

14. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That Council Procedure Amending Bylaw 5791-2018-5345(4), a bylaw to amend the changes in election timelines per the Community Charter and to add minor housekeeping amendments, be read a first, second and third time.

2. That Official Community Plan Amending Bylaw 5726-2018-5670(4) (OCP17-006 Bowins), a bylaw to redesignate a portion of 32643 Tunbridge Avenue from Urban Residential to Urban Compact, be read a third time.

3. That Zoning Amending Bylaw 5786-2018-5050(315) (R17-022 Bowins), a bylaw to rezone properties at 32643 Tunbridge Avenue and 32636 Unger Court from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372) and Urban Residential 465 Zone (R465), be read a third time.

4. That Street Naming (Adachi Terrace) Bylaw 5787-2018 (R17-022 Bowins), a bylaw to name a new road, be read a third time.

5. That Zoning Amending Bylaw 5630-2017-5050(237) (R16-051 OTG Development Concepts), a bylaw to rezone property at 32811 – 4th Avenue from Residential Two Unit (RT465) Zone to Residential Compact 372 Secondary Dwelling (RC372s) Zone, be adopted.

6. That Highway Closing and Undedication (Marsh Avenue) Bylaw 5749-2018, a bylaw to close and undedicate a partially constructed road, be adopted.


CARRIED
15. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Variance Permit DV18-020 (33878 Richards Avenue) – Recommended for approval

Moved by Councillor Hamilton, seconded by Councillor Hinds, and

RESOLVED: That Development Variance Permit D18-020 (33878 Richards Avenue) to amend Zoning Bylaw 5050-2009, as amended, to facilitate the construction of a front porch on the existing residential building that would be located 1.0 m away from the western interior side property line, by:

- varying Section 201 Rural Zones; Part D. Setbacks, subsection 1 a. – All Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum Setbacks: Principal and/or Accessory Building/Structure Interior Side: from 4.5 m to 1.0 m.

be approved.

CARRIED

16. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Nicholson, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting – August 20, 2018

(b) Special Council Meeting (for the purpose of going into a closed meeting) – August 27, 2018

(c) Special Council Meeting (for the purpose of going into a closed meeting) – August 31, 2018

(d) Regular Council Meeting – September 4, 2018

(e) Special Council Meeting (for the purpose of going into a closed meeting) – September 7, 2018

CARRIED

17. RESOLUTIONS RELEASED FROM CLOSED

Resolutions Released from Closed Council – September 4, 2018 Closed Meeting

The following resolution was released from the Closed Council meeting held on September 4, 2018:

Municipal Grants Select Committee Appointments

1. That Rebecca Simpson be appointed to the Municipal Grants Select Committee for a 4 year term commencing on September 4, 2018; and

2. That Ed Betterton, Glen Kask and Shirley Mitchell be reappointed to the Municipal Grants Select Committee for a 4 year term commencing on September 4, 2018.

18. NEW/OTHER BUSINESS

There was no new/other business.
19. NOTICES OF MOTION

There were no notices of motion.

20. QUESTION PERIOD

There were no questions from the public.

21. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Stevens, and
RESOLVED: That the meeting be adjourned.
CARried

The meeting was adjourned at 7:25 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER