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 November 5, 2018 commenced at 1:00 p.m. for COMMITTEE OF THE WHOLE, and reconvened at 7:00 p.m. for REGULAR COUNCIL proceedings.

Council Members Present: Mayor Pam Alexis
Councillor Cal Crawford
Councillor Mark Davies
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Kris Boland, Director of Finance
Ken Bourdeau, Manager of Long Range Planning and Special Projects
Tim Henry, Assistant Operations Manager, Utilities
Jennifer Hill, Administrative Assistant
Jay Jackman, Manager of Development Engineering and Projects
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
Dale Unrau, Fire Chief

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

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

RESOLVED: That the agenda for the Regular Council meeting of November 5, 2018 be adopted.
CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE
Moved by Councillor Herar, seconded by Councillor Davies, and

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

4. ENGINEERING AND PUBLIC WORKS

Master Infrastructure Strategy Presentation by EKISTICS
Paul Fenske, Principal of EKISTICS, provided a presentation on the 'Master Infrastructure Strategy (MIS) Phase I – Development Potential Analysis' for southwest Mission. The presentation covered the reason for the study, identified the District's development policy gap and suggestions to address this issue, reviewed timelines, outlined project
resources, and provided information about the detailed land analysis, geomorphology review, geotechnical study, environmental study, archaeological study, technical studies summary, conservation value summary, and recommendations for next steps.

Mr. Fenske and other representatives from EKISTICS answered Council’s questions in regards to the environmentally sensitive areas identified in the analysis, appropriate areas for development, timelines, and infrastructure planning.

**Procurement Plan for Combination Truck**

A report from the Assistant Operations Manager, Utilities, dated November 5, 2018, seeking Council’s approval to start the procurement process for a combination hydro excavation and flushing truck, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

That staff start the procurement process for a combination hydro excavation and flushing truck in November, 2018 for delivery in 2019.

CARRIED

**Keystone Avenue Bridge Replacement Project Update**

A report from the Manager of Development Engineering & Projects, dated November 5, 2018, updating Council on the Keystone Avenue Bridge Replacement Project, presenting the Conceptual Design Report, and seeking approval to increase the project budget, was provided for the Committee’s information and consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the existing 2018 budget for design related to the Keystone Avenue Bridge Replacement Project be increased by $110,000, from $70,000 to $180,000;

2. That the existing 2018 construction budget for the Keystone Avenue Bridge Replacement Project be increased by $460,000, from $430,000 to $890,000, and postponed from 2018 to 2019;

3. That the overall recommended budget increase of $570,000 be funded from the Roads Capital Reserve Fund; and

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

CARRIED

**Imposition of Latecomer Charges on Cherry Avenue and Nottman Street**

A report from the Engineering Technologist I – Development, dated November 5, 2018, seeking approval to establish latecomer charges for those who connect to or use the designated services within a ten year period, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That latecomer charges be imposed on the parcels having benefitted from the extended services installed in conjunction with subdivision S16-026, and rezoning application R16-031 for the development at 33209 Cherry Avenue; and
2. That the Mayor and Corporate Officer be authorized to enter into a latecomer agreement with the owner of 33209 Cherry Avenue.

CARRIED

5. DEVELOPMENT SERVICES

Rezoning Application (R18-020) to allow a secondary dwelling unit at the property located at 34960 Douglas Avenue

A report from the Planner, dated November 5, 2018, regarding a development application for 34960 Douglas Avenue, was provided for the Committee's information.

Staff support the application moving forward and will schedule the Public Hearing for November 19, 2018 subject to Council granting first and second readings to the related Zoning Amending Bylaw.

Rezoning Application (R18-026) to allow a secondary dwelling use in the form of a secondary suite – 33733 Bowie Drive

A report from the Planning Technician, dated November 5, 2018, regarding a development application for 33733 Bowie Drive, was provided for the Committee's information.

Staff support the application moving forward and will schedule the Public Hearing for November 19, 2018 subject to Council granting first and second readings to the related Zoning Amending Bylaw.

6. CORPORATE ADMINISTRATION AND FINANCE

2018 General Local Election

A report from the Chief Election Officer, dated November 5, 2018, summarizing the District's election results as required by the Local Government Act, was provided for the Committee's information.

Public Information Session for Gateway Casinos Ltd. Re-location and Expansion

A report from the Deputy Chief Administrative Officer, dated November 5, 2018, seeking Council's approval to was provided for the Committee's consideration.

Moved by Councillor Crawford, and

RECOMMENDED:

That a public information session be scheduled for 6:30 p.m. on December 12, 2018 in Council Chambers to hear from the community regarding Gateway Casinos and Entertainment Ltd.'s application to the BC Lottery Corporation to relocate Chances Mission to 31831 Lougheed Highway and to expand the gaming opportunities.

CARRIED

Amendments to Council Procedure Bylaw 5345-2013

Moved by Councillor Plecas, and
RECOMMENDED:
That staff bring forward recommendations to amend Council Procedure Bylaw 5345-2013 to allow for a change in the start time of the Regular Council meetings to 6:00 p.m. and to have Question Period pertain only to matters arising from the meeting's agenda.
CARRIED

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Moved by Councillor Crawford, and
RESOLVED: That Council rise from Committee of the Whole.
CARRIED

8. RESOLUTION TO RECESS THE PUBLIC MEETING UNTIL 7:00 P.M.

Moved by Councillor Davies, seconded by Councillor Gill, and
RESOLVED:
That the meeting be recessed until 7:00 p.m.
CARRIED
The meeting recessed at 2:29 p.m.

9. RECONVENE

Mayor Alexis reconvened the meeting at 7:00 p.m.
Council Members Present: Mayor Pam Alexis
                                      Councillor Cal Crawford
                                      Councillor Mark Davies
                                      Councillor Jag Gill
                                      Councillor Carol Hamilton
                                      Councillor Ken Herar
                                      Councillor Danny Plecas

Staff Members Present: Ron Poole, Chief Administrative Officer
                                      Mike Younie, Deputy Chief Administrative Officer
                                      Krista De Sousa, Administrative Assistant
                                      Jennifer Hill, Administrative Assistant
                                      Jay Jackman, Manager of Development Engineering and Projects
                                      Tracy Kyle, Director of Engineering and Public Works
                                      Robert Publow, Manager of Planning
                                      Jennifer Russell, Deputy Corporate Officer
                                      Dan Sommer, Director of Development Services

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Davies, and
RESOLVED: That the recommendations of the November 5, 2018 Committee of the Whole, as contained in items RC18/614 to RC18/622 be adopted.
CARRIED
11. PRESENTATIONS

Remembrance Day Ceremony

Mayor Alexis extended a welcome to members of the Royal Canadian Legion Branch 57.

The Mayor stated that the District of Mission will proclaim the week of November 5th to 11th, 2018 as “Veterans’ Week”, noting that the Legion’s poppy flag has been raised at Municipal Hall and will be flown during Veterans’ Week.

The Mayor conveyed Mission’s gratitude to those who served Canada and for the sacrifices they made to keep our country a safe place for future generations. The Last Post was played, a moment of silence was observed, and Reveille was played.

The Legion President, Pauline Mann, recited the Act of Remembrance and presented poppies to Mayor and Council.

On behalf of Council, Mayor Alexis thanked the members of Royal Canadian Legion Branch 57 for attending and assisting in the Tribute.

12. PROCLAMATIONS

Moved by Councillor Gill, seconded by Councillor Herar, and

RESOLVED: That November 5th to 11th, 2018 be proclaimed “Veterans’ Week” within the District of Mission.

CARRIED

13. PUBLIC HEARINGS

Zoning Amending Bylaw 5792-2018-5050(317)

R18-032 (Ajia Canadian Building Systems Inc.) – a bylaw to rezone property at 29811 Donatelli Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s)

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 29811 Donatelli Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s) to allow a secondary dwelling use. The subject property is legally described as:

Parcel Identifier: 023-529-962
Lot A District Lot 457 Group 1 New Westminster District Plan LMP29949

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. Proposed site plan.
4. Aerial photograph of the site.

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 5792-2018-5050(317) R18-032 (Ajia Canadian Building Systems Inc.) closed.

14. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED: That the following minutes be received as information:
(a) Mission Community Wellness Committee Meeting – March 13, 2018
(b) Parks and Recreation Advisory Committee Meeting – September 11, 2018
(c) Cultural Resources Commission Meeting – September 12, 2018
(d) Mission Community Wellness Committee Meeting (Draft) – October 16, 2018
CARRIED

15. BYLAWS FOR CONSIDERATION

Moved by Councillor Hamilton, seconded by Councillor Gill, and

RESOLVED:
That Zoning Amending Bylaw 5796-2018-5050(319) (R18-020 Legault), a bylaw to rezone property at 34960 Douglas Avenue from Urban Residential 930 Zone (R930) to Urban Residential 930 Secondary Dwelling Zone (R930s), be read a first and second time.
CARRIED

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:
That Zoning Amending Bylaw 5797-2018-5050(320) (R18-026 Luo), a bylaw to rezone property at 33733 Bowie Drive from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s), be read a first and second time.
CARRIED

Moved by Councillor Crawford, seconded by Councillor Gill, and

RESOLVED:
That Zoning Amending Bylaw 5792-2018-5050(317) (R18-032 Ajia Canadian Building Systems Inc.), a bylaw to rezone property at 29811 Donatelli Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s), be read a third time.
CARRIED

16. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Crawford, seconded by Councillor Davies, and

RESOLVED: That the following minutes be adopted:
Regular Council Meeting – October 15, 2018
CARRIED

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

18. NOTICES OF MOTION

There were no notices of motion.

19. QUESTION PERIOD

There were no questions from the public.

20. ADJOURNMENT

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:15 p.m.

PAMELA ALEXIS, MAYOR

MIKE YOUNIE, CORPORATE OFFICER