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 December 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 Pam Alexis  
Councillor Cal Crawford  
Councillor Mark Davies  
Councillor Jag Gill  
Councillor Carol Hamilton  
Councillor Ken Herar  
Councillor Danny Plecas

Staff Members Present: Mike Younie, Deputy Chief Administrative Officer  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Mike Dickinson, Planner  
*Michele Fernie, Engineering Technologist III  
Chris Gruenwald, Manager of Forestry Business  
Jennifer Hill, Administrative Assistant  
Jay Jackman, Manager of Development Engineering and Projects  
*Jason Kinch, Engineering Technologist II – Asset Management  
Tracy Kyle, Director of Engineering and Public Works  
*Bob O’Neal, Director of Forestry  
Robert Pudlaw, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer  
*Clare Seeley, Manager of Tourism  
*Maureen Sinclair, Director of Parks, Recreation and Culture  
Dan Sommer, Director of Development Services  
*Present for a portion of the meeting

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by Councillor Herar, seconded by Councillor Hamilton, and

RESOLVED: That the agenda for the Regular Council meeting of December 17, 2018, be adopted.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Plecas, seconded by Councillor Crawford, and

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

CARRIED
4. FORESTRY

Approval for Direct Award Purchase of a 2012 Hitachi 270 Excavator

A report from the Manager of Forestry Business and the Director of Forestry dated December 17, 2018, seeking approval to purchase a used Hitachi 270 Road Builder for use in constructing forestry roads, was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That the Direct Award of the purchase of a 2012 Hitachi 270 Excavator from Taseko Timber Ltd. in the amount of $150,000, funded by the Forestry Reserve, be approved.

CARRIED

5. ENGINEERING AND PUBLIC WORKS

14th Avenue Upgrading Report

A report from the Engineering Technologist III – Traffic and Transportation dated December 17, 2018, informing Council on the state of the 14th Avenue upgrading project and requesting funding for detailed design of 14th Avenue upgrading from Hurd Street to Cade Barr Street, was provided for the Committee's information and consideration.

Discussion ensued and staff answered the Committee's questions in regards to project coordination and timelines, traffic circles, project funding assistance, and potential upgrades to Stave Lake Street north of 11th Avenue.

Moved by Councillor Davies, and

RECOMMENDED:

1. That existing budgets in the Roads (All Areas) DCC Program and the Cedar Valley Roads DCC Program totaling $250,000 be advanced to 2019, for the detailed design of upgrading 14th Avenue to a collector standard;

2. That funding be from the following sources, apportioned based on the length of road within each DCC program:
   a. $186,400 from the Roads (All Areas) DCC Reserve Fund;
   b. $61,100 from the Cedar Valley Roads DCC Reserve Fund; and
   c. $2,500 from the Roads Capital Reserve Fund; and

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

CARRIED

Tender Award for Construction Work at the Welton Common Building

A report from the Engineering Technologist II – Assets and the GIS Technician dated December 17, 2018, seeking approval to complete the tender award for construction work at the Welton Common building as part of the Renovations for Relocation of Staff project, was provided for the Committee's consideration.
Moved by Councillor Hamilton, and

RECOMMENDED:

That the Tender for the Welton Common Construction be awarded to Tikal Construction Ltd. in the amount of $393,750, including PST, subject to satisfying the mandatory requirements specified in the Tender documents.

CARRIED

6. DEVELOPMENT SERVICES

Economic Development Select Committee – Terms of Reference

A report from the Economic Development Officer dated December 17, 2018, seeking approval to amend the Economic Development Select Committee (EDSC) Terms of Reference, was provided for the Committee’s consideration.

Moved by Councillor Gill, and

RECOMMENDED:

That the proposed changes to the Economic Development Select Committee (EDSC) Terms of Reference, as presented in the report from the Economic Development Officer dated December 17, 2018, be adopted.

CARRIED

Renewal of Temporary Use Permit TP15-003 (Hope for Freedom Society) to allow the use of a supportive recovery facility, for up to 15 persons, with an existing single family dwelling – 34641 Lougheed Highway

A report from the Planner dated December 17, 2018, proposing deferral of a Temporary Use Permit Renewal Application for the property located at 34641 Lougheed Highway, was provided for the Committee’s consideration.

The Committee noted concerns in regards to timeline expectations, compliance for unmet safety issues, and outstanding business licence requirements.

Moved by Councillor Plecas, and

RECOMMENDED:

That consideration of Temporary Use Permit Renewal Application TP15-003 be deferred until April 1, 2019 to allow the applicant time to complete the outstanding building, licensing and documentation requirements and any bylaw enforcement action be held in abeyance until April 2, 2019.

CARRIED

Consideration of Adoption of Rezoning Application (R05-005) and Approval Development Permit (DP05-002) to allow for a gas station and convenience store – 33430 and 33420 Dewdney Trunk Road

A report from the Senior Planner dated December 17, 2018, regarding a development application for 33430 and 33420 Dewdney Trunk Road, was provided for the Committee’s information.

Discussion ensued and the Committee noted concerns in regards to increased traffic and traffic flow issues due to growth in the area over time, delayed timelines, neighbourhood notification, and changes to several regulations and standards.
Rezoning Application (R18-041) from IA to RR7s to allow a secondary dwelling unit at the property located at 29873 Dewdney Trunk Road

A report from the Planner dated December 17, 2018, regarding a development application for 29873 Dewdney Trunk Road, was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for January 7, 2019 subject to Council granting first and second readings to the related zoning amending bylaw.

Rezoning Application from RU80 to R930s Zone to facilitate a seven lot subdivision, each with a secondary dwelling unit, at 35043 Lougheed Highway

A report from the Planner dated December 17, 2018, regarding a development application for 35043 Lougheed Highway, was provided for the Committee's information.

Staff supports the application moving forward and will schedule the Public Hearing for January 7, 2019 subject to Council granting first and second readings to the related zoning amending bylaw.

Discussion ensued and staff confirmed that the proposed development's driveways would not connect to Lougheed Highway, but rather would be accessed from the north on Sunnyside Drive.

Council expressed concerns in regards to the potential loss of the house on the proposed development site due to its historical value. Staff confirmed that arrangement are being made with the applicant to grant Mission Community Archives access to the property before the proposed demolition to obtain photographs and salvage any historically significant items.

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Moved by Councillor Davies, 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 Davies, seconded by Councillor Gill, 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)(c) of the Community Charter – labour relations or other employee relations;
   • Section 90(1)(d) of the Community Charter – the security of the property of 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;

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 1:54 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: Mike Younie, Deputy Chief Administrative Officer
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Annette Fellner, Officer in Charge, Mission RCMP Detachment
Kirsten Hargreaves, Manager of Social Development
Jennifer Hill, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the December 17, 2018 Committee of the Whole, as contained in items RC18/708 to RC18/715, be adopted.

CARRIED

11. PRESENTATIONS

Recognition of the Mission Outreach Services Team

Kirsten Hargreaves, Manager of Social Development, Inspector Fellner, Mission RCMP Detachment, and Chief Superintendent Mann, RCMP Operations Officer for the Lower Mainland District, recognized the Mission Outreach Support Team (MOST) for receiving the 2018 Premier’s Award. MOST was formed in 2015 and works within homeless communities to provide coordinated and informed service delivery and to improve access to those services.
12. DELEGATIONS

RC18/721
DEC. 17/18
Bert Pulles

Bert Pulles of Mission Communities in Bloom presented Mayor Alexis with a certificate recognizing the District for participation as a Membership Community. Mr. Pulles summarized the Communities in Bloom program, noted that volunteers are always welcome, and requested Council appoint a liaison to the society.

13. PROCLAMATIONS

RC18/722
DEC. 17/18
Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That January, 2019 be proclaimed "Alzheimer's Awareness Month" within the District of Mission.
CARRIED

14. COUNCIL COMMITTEE REPORTS AND MINUTES

RC18/723
DEC. 17/18
Moved by Councillor Crawford, seconded by Councillor Plecas, and

RESOLVED: That the following minutes be received as information:
Joint Shared Services Committee meeting – September 20, 2018
CARRIED

15. BYLAWS FOR CONSIDERATION

RC18/724
DEC. 17/18
Moved by Councillor Hamilton, seconded by Councillor Plecas, and

RESOLVED:
That Zoning Amending Bylaw 5805-2018-5050(324) R18-041 (Poirier), a bylaw to rezone property at 29873 Dewdney Trunk Road from Institutional Assembly (IA) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be read a first and second time.
CARRIED

RC18/725
DEC. 17/18
Moved by Councillor Gill, seconded by Councillor Crawford, and

RESOLVED:
That Zoning Amending Bylaw 5806-2018-5050(325) R18-024 (Thomas), a bylaw to rezone the property at 35043 Lougheed Highway from Rural 80 (RU80) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone, be read a first and second time.
CARRIED

RC18/726
DEC. 17/18
Moved by Councillor Gill, seconded by Councillor Hamilton, and

RESOLVED:
That Filming Regulation Bylaw 5750-2018, a bylaw to regulate commercial film production within the District of Mission, be adopted.
CARRIED
Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:

That Development and Subdivision Control Amending Bylaw 5772-2018-5650(1), a bylaw to amend the District of Mission Development and Subdivision Control Bylaw 5650-2017 to clarify design requirements and ensure consistency with the District’s Official Community Plan, be adopted.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Plecas, 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 (R465) Zone to Urban Residential 465 Secondary Dwelling (R465s) Zone, be adopted.

CARRIED

Moved by Councillor Crawford, seconded by Councillor Gill, and

RESOLVED:

That 2019 Fee Revision Bylaw 5800-2018, a bylaw to amend user fees and charges within various District of Mission bylaws, be adopted.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED:


CARRIED

Discussion ensued in regards to Zoning Amending Bylaw 3809-2005-3143(212) for the property located at 33430 Dewdney Trunk Road. Concerns were noted in regards to the significant amount of time that has elapsed since the initial application, further public consultation, traffic implications, and changes to various legislation, regulations and building standards.

Staff advised that they support the land use change as it remains consistent with the Official Community Plan and the Cedar Valley Plan. In response to Council’s concerns, staff recommended denial of the current Development Permit Application (DP05-002), as a new permit would require the proposed development to meet current standards and regulations, and would enable staff to facilitate additional public consultation.

Moved by Councillor Plecas, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 3809-2005-3143(212) R05-005 (Dhillon), a bylaw to rezone property at 33430 Dewdney Trunk Road from Suburban 36 (S36) Zone (formerly the RS-2 One Unit Suburban Residential Zone under 3143-1998) to Commercial Neighbourhood Centre One (CNC1) Zone (formerly the C-5 General Commercial Zone under 3143-1998), be adopted.

CARRIED
16. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Permit DP05-002 (33430 and 33420 Dewdney Trunk Road) – Recommended for approval

Moved by Councillor Crawford, and

RESOLVED: That Development Permit DP05-002 (33430 and 33420 Dewdney Trunk Road) to supplement Zoning Bylaw 5050-2009, as amended, in respect to the above-noted properties as follows:

- building design, siting and landscaping plans to be as shown on drawings numbered 1, 2 and 3 inclusive, and landscape drawings 1 and 2 as attached to draft Development Permit DP05-002; and

- minor changes to the aforesaid drawings that do not affect the intent of this Development Permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

be approved.

Resolution failed for lack of a seconder.

17. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the following minutes be adopted:

(a) Freestanding Committee of the Whole (Corporate Administration and Finance Committee – Budget) Meeting – November 20, 2018

(b) Freestanding Committee of the Whole (Corporate Administration and Finance Committee – Budget) Meeting – November 21, 2018

(c) Freestanding Committee of the Whole (Corporate Administration and Finance Committee – Budget) Meeting – November 27, 2018

(d) Regular Council Meeting – December 3, 2018

CARRIED

18. RESOLUTIONS RELEASED FROM CLOSED

Resolutions Released from Closed Council – December 3, 2018 Closed Meeting

The following resolution was released from the Closed Council meeting held on December 3, 2018:

2018-2019 Annual Operating Agreement for Transit Services provided by BC Transit

The District has signed the 2018-2019 Annual Operating Agreement with BC Transit for Transit Services.

19. NEW/OTHER BUSINESS

There was no new/other business.

20. NOTICES OF MOTION

There were no notices of motion.
21. QUESTION PERIOD

Jim Hinds, speaking on behalf of the Mission District Historical Society, requested the Historical Society be granted access to the property at 35043 Lougheed Highway to obtain photographs and memorabilia from the house before its potential demolition. Mr. Hinds noted that the house was built in 1911 and has historical value. Council confirmed that staff are aware of this issue and suggested he speak with the applicant directly.

22. ADJOURNMENT

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:50 p.m.

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PAMELA ALEXIS, MAYOR      MIKE YOUNIE, CORPORATE OFFICER