



## MINUTES - REGULAR COUNCIL MEETING

June 1, 2020, 6:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

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

Staff Present: Mike Younie, Chief Administrative Officer  
Barclay Pitkethly, Deputy Chief Administrative Officer  
Jennifer Russell, Corporate Officer  
Barry Azevedo, Manager of Environmental Services  
Mark Goddard, Fire Chief  
Chris Gruenwald, Director of Forestry  
Jason Kinch, Engineering Technologist III - Asset Management  
Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Dan Sommer, Director of Development Services  
Doug Stewart, Director of Finance  
Allyssa Fischer, Administrative Assistant

### 1. CALL TO ORDER

Mayor Alexis called the meeting to order at 6:00 p.m.

### 2. ADOPTION OF AGENDA

#### RC20/291

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That the agenda for the Regular Council meeting of June 1, 2020 be adopted.

CARRIED

**3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

**RC20/292**

Moved by Councillor Plecas  
Seconded by Councillor Crawford

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

**4. PUBLIC SAFETY AND HEALTH**

**a. Yard Waste Management Options During a Burning Ban**

A report from the Fire Chief and the Engineering Technologist III dated June 1, 2020, regarding options for residents living outside of the waste collection area to dispose of yard waste during an open burning ban, was provided for the Committee's consideration.

Discussion ensued, and the Fire Chief answered the Committee's questions in regards to options for safely storing yard waste and how yard waste and compost are currently processed at the landfill.

**RC20/293**

Moved by Councillor Plecas

RECOMMENDED:

That a communication plan be prepared to advise residents not receiving curbside collection how to manage yard waste either on-site or by paid drop-off, until burning is allowed again in the District.

OPPOSED (1): Councillor Gill

CARRIED (6 to 1)

**5. FORESTRY**

**a. Forestry Operations 2020 Quarter 1 (Q1) Report**

A report from the Director of Forestry dated June 1, 2020, providing a summary of the first quarter financial results for the forestry operation, was provided for the Committee's information.

The Director of Forestry provided an overview of the District's forestry operations during the first quarter of 2020. Discussion ensued, and the Director of Forestry answered the Committee's questions in regards to current timber market conditions, minimum harvest levels, and signage at popular recreation trails.

## 6. ENGINEERING AND PUBLIC WORKS

### a. Asset Management Program Update

A report from the Engineering Technologist III – Asset Management dated June 1, 2020, providing an update on the Asset Management Program, was provided for the Committee's information.

The Engineering Technologist III – Asset Management provided a presentation detailing the District's Asset Management Leadership Team's progress, challenges the team has faced, and the team's goals moving forward. Discussion ensued, and staff answered the Committee's questions in regards to inflationary costs, software programs for work management, and future needs.

### b. Welton Common Building Improvements

A report from the Engineering Technologist III – Asset Management and the GIS Technician/Draftsperson III dated June 1, 2020, regarding proposed improvements to the District owned building at 7337 Welton Street, was provided for the Committee's consideration.

Discussion ensued, and the Director of Engineering & Public Works answered the Committee's questions in regards to the urgency of the project in light of the current pandemic, staff's ability to maintain appropriate physical distance at the Welton location, and staffing levels at the Welton Common location and Municipal Hall.

#### **RC20/294**

Moved by Councillor Crawford

RECOMMENDED:

1. That \$50,000 (not including GST) be allocated from the General Capital Reserve for the purpose of completing some improvements to 7337 Welton Street to accommodate staff working in the recently vacated Unit C; and
2. That the District's Financial Plan be amended accordingly.

OPPOSED (3): Councillor Davies, Councillor Gill, and Councillor Plecas

CARRIED (4 to 3)

## 7. DEVELOPMENT SERVICES

### a. Development Application (P2019-095) - 34048 & 34054 Parr Avenue

A report from the Senior Planner dated June 1, 2020, regarding a development application for the properties located at 34048 and 34054 Parr Avenue was provided for the Committee's consideration.

The Committee noted staff concerns in regards to the proposed land use of portions of the properties. The Manager of Planning clarified that the applicant's proposal complied with the existing Official Community Plan designation of the properties, but that staff were requesting the opportunity to determine the highest

and best use of the land through a neighbourhood planning process. Staff answered the Committee's questions in regards to the area to be encompassed in the proposed neighbourhood plan, the timeline for completing the plan, and the manner in which the plan would be funded.

Further discussion ensued, and staff answered the Committee's questions in regards to future improvements to Stave Lake Road and Knight Avenue, traffic calming measures in the proposed development, and updates on the development applications of surrounding parcels.

**RC20/295**

Moved by Councillor Hamilton

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 purpose of that section of the *Act*;
2. That, the proposed trail corridor be required as a component of the related subdivision S19-014; and,
3. That, future development applications within the proposed Parr to Prentis Avenue area be deferred until the Neighbourhood Plan is completed.

CARRIED

**b. Rezoning Application (R19-023) - 34219 Laxton Avenue**

A report from the Planner dated June 1, 2020, regarding a rezoning application for the property located at 34219 Laxton Avenue, was provided for the Committee's consideration.

**RC20/296**

Moved by Councillor Gill

RECOMMENDED:

That the Public Hearing for Zoning Amending Bylaw 5948-2020-5050(383) for the property located at 34219 Laxton Avenue be waived.

CARRIED

**c. Applications for Retail Cannabis Sales Licences**

A report from the Planner dated June 1, 2020, regarding the applications the District had received to date for Retail Cannabis sales licences, was provided for the Committee's consideration.

The Manager of Planning provided a presentation that detailed the location, current land use, and proposed community benefits of each application, as well as any location conflicts due to the required 150 metre buffer zone between Retail Cannabis businesses.

Discussion ensued, and the Committee raised questions in regards to proposed community benefits, building improvements, business hours, and capital investment for several applications.

**RC20/297**

Moved by Councillor Plecas

RESOLVED:

1. That the Public Input Session for Retail Cannabis Sales Licence Applications RC20-001, RC20-002, RC20-003, RC20-004, RC20-005 be waived; and
2. That all Public Input for these applications be provided to staff in written format by June 19, 2020.

CARRIED

**8. RESOLUTION TO RISE AND REPORT**

**RC20/298**

Moved by Councillor Crawford

Seconded by Councillor Gill

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

**9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE**

**RC20/299**

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That the recommendation of the June 1, 2020 Committee of the Whole, as contained in item RC20/293 (Yard Waste Management Options During a Burning Ban) be adopted.

OPPOSED (1): Councillor Gill

CARRIED (6 to 1)

**RC20/300**

Moved by Councillor Crawford  
Seconded by Councillor Hamilton

RESOLVED:

That the recommendation of the June 1, 2020 Committee of the Whole, as contained in item RC20/294 (Welton Common Building Improvements) be adopted.

OPPOSED (3): Councillor Davies, Councillor Gill, and Councillor Plecas  
CARRIED (4 to 3)

**RC20/301**

Moved by Councillor Crawford  
Seconded by Councillor Hamilton

RESOLVED:

That the recommendations of the June 1, 2020 Committee of the Whole, as contained in items RC20/293 to RC20/297 (except item RC20/293 (Yard Waste Management Options During a Burning Ban) and item RC20/294 (Welton Common Building Improvements)) be adopted.

CARRIED

**10. COUNCIL COMMITTEE REPORTS**

Council provided updates on recent committee and association meetings.

**11. COUNCIL MEETING MINUTES FOR APPROVAL**

- a. **Regular Council Meeting (for the purpose of going into a closed meeting) – May 19, 2020**
- b. **Regular Council Meeting - May 19, 2020**

**RC20/302**

Moved by Councillor Plecas  
Seconded by Councillor Gill

RESOLVED:

That the minutes contained in **Items 11 a - b** be adopted.

CARRIED

12. **BYLAWS FOR CONSIDERATION**

a. **Official Community Plan Amending Bylaw 5944-2020-5670(21) - FIRST & SECOND READINGS**

**RC20/303**

Moved by Councillor Crawford

Seconded by Councillor Gill

RESOLVED:

That Official Community Plan Amending Bylaw 5944-2020-5670(21) OCP20-005 (Toor), a bylaw to redesignate portions of the properties located at 34048 and 34054 Parr Avenue from *Attached Multi-unit Residential* to *Environmentally Sensitive Area* and *Parks and Open Space*, be **read a first and second time**.

CARRIED

b. **Zoning Amending Bylaw 5945-2020-5050(382) - FIRST & SECOND READINGS**

Council discussed amending the proposed Zoning Amending Bylaw to defer rezoning portions of the property until such as time as a neighbourhood plan had been completed for the area.

**RC20/304**

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 5945-2020-5050(382) R19-029 (Toor) be amended by deleting the rezoning of the property south of the future proposed extension of Best Avenue to Residential Two-Unit (RT465) Zone until such a time as a neighbourhood plan has been completed for the area.

OPPOSED (5): Mayor Alexis, Councillor Davies, Councillor Gill, Councillor Hamilton, and Councillor Herar

DEFEATED (2 to 5)

**RC20/305**

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 5945-2020-5050(382) R19-029 (Toor), a bylaw to rezone the properties at 34048 and 34054 Parr Avenue from Rural 16 (RU16) Zone to the Residential Compact 465 (RC465), Residential Compact 465 Secondary Dwelling (RC465s), Residential Two Unit (RT465), and Institutional Parks, Recreation and Civic (IPRC) zones, be **read a first and second time**.

CARRIED

c. **Street Naming (Hanson Drive, Barker Court Extension, and Best Avenue Extension) Bylaw 5946-2020 - FIRST & SECOND READINGS**

**RC20/306**

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Street Naming (Hanson Drive, Barker Court Extension, and Best Avenue Extension) Bylaw 5946-2020, a bylaw to name a new street and two street extensions, be **read a first and second time**.

CARRIED

d. **Zoning Amending Bylaw 5948-2020-5050(383) - FIRST & SECOND READINGS**

**RC20/307**

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 5948-2020-5050(383) R19-023 (McPherson), a bylaw to rezone property at 34219 Laxton Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone be **read a first and second time**.

CARRIED

e. **Zoning Amending Bylaw 5918-2020-5050(373) - THIRD READING**

**RC20/308**

Moved by Councillor Hamilton

Seconded by Councillor Plecas

RESOLVED:

That Zoning Amending Bylaw 5918-2020-5050(373) R19-019 (Dhanju), a bylaw to rezone property at 7607 Wren Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a third time**.

CARRIED



**f. Zoning Amending Bylaw 5922-2020-5050(375) - THIRD READING**

**RC20/309**

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw Zoning Amending Bylaw 5922-2020-5050(375) R18-037 (RAM Engineering) – a bylaw to rezone property at 7632 Hurd Street from Urban Residential 558 (R558) Zone to Multiple Family 52 Rowhouse (MR52) Zone, be **read a third time**.

CARRIED

**g. Zoning Amending Bylaw 5924-2020-5050(376) - THIRD READING**

**RC20/310**

Moved by Councillor Plecas

Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 5924-2020-5050(376) LUC18-023 (District of Mission), a bylaw to rezone property at multiple addresses on Cedar Street, 14th Avenue, Orchid Crescent, and 12th Avenue from Urban Residential 558 (R558) Zone to Multiple Family 30 Townhouse (MT30) Zone, Multiple Family 52 Apartment (MA52) Zone, and Residential Two Unit (RT465) Zone, be **read a third time**.

CARRIED

**h. Zoning Amending Bylaw 5925-2020-5050(377) - THIRD READING**

Discussion ensued in regards to Zoning Amending Bylaw 5925-2020-5050(377) and the following concerns and questions were noted by Council:

- that the design of the development didn't suit the form and character of neighbourhood;
- the number of parking spaces that would be required to be provided for each lot;
- the average width of a driveway for a residential development, as the driveways on several of the lots appeared to be narrow;
- setback requirements for a driveway on the edge of a property; and
- Council's ability to permit the construction of secondary dwellings on the properties, but prohibit the construction of specific types of secondary dwellings, such as coach homes.

**RC20/311**

Moved by Councillor Plecas  
Seconded by Councillor Hamilton

RESOLVED:

That **third reading** of Zoning Amending Bylaw 5925-2020-5050(377) R19-016 (Deol), a bylaw to rezone the properties at 34915 Dewdney Trunk Road, 34902 Douglas Avenue, and 34914 Douglas Avenue from Urban Residential 930 (R930) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone, be **deferred pending receipt of a third reading report** from staff with further information as outlined in the minutes.

CARRIED

**i. Zoning Amending Bylaw 5940-2020-5050(281) - THIRD READING**

Discussion ensued, and Council expressed concerns in regards to the information included on the notification sign at the property and the dimensions of the lot and proposed garden cottage.

**RC20/312**

Moved by Councillor Gill  
Seconded by Councillor Crawford

RESOLVED:

That Zoning Amending Bylaw 5940-2020-5050(281) R19-039 (Dillabough & Koch), a bylaw to rezone property at 7707 Pintail Street from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be **read a third time**.

OPPOSED (1): Councillor Plecas  
CARRIED (6 to 1)

**13. NEW/OTHER BUSINESS**

There was no new/other business.

**14. NOTICES OF MOTION**

**a. Agricultural Committee**

Councillor Gill introduced his motion to Council and provided his rationale.

**RC20/313**

Moved by Councillor Gill

Seconded by Councillor Davies

RESOLVED:

That a new agricultural committee be formed to provide advice to Council on considering small-scale urban agriculture in the Zoning Bylaw, and on expanding opportunities for agri-tourism in Mission.

Discussion ensued in regards to food security, the costs associated with the creation of a new committee, and the longevity of the committee. Councillor Plecas noted the existence of the Mission Food Access Network, a local organization with the goal of increasing food security in Mission.

The Director of Development Services noted that the topic of small-scale agriculture would be included in the comprehensive zoning bylaw review workshop that would be presented to Council in June.

Councillor Gill withdrew the motion.

**b. Tax Relief Grant**

Councillor Gill introduced his motion to Council and provided his rationale.

**RC20/314**

Moved by Councillor Gill

That staff provide a report to Council detailing the financial implications of offering a property tax relief grant of either 4.39% or 2.19% to all residential property owners in Mission.

The motion failed for lack of a seconder.

**c. Temporary Expanded Service Area Authorization for LCRB**

Councillor Davies introduced his motion to Council and provided his rationale.

Discussion ensued in regards to approving applications on a case-by-case basis vs. blanket approval and the timeline to approve a typical liquor licence application. Staff noted that the LCRB was offering this temporary expansion until October 31, 2020.

**RC20/315**

Moved by Councillor Davies  
Seconded by Councillor Gill

RESOLVED:

That, in accordance with Liquor and Cannabis Regulation Branch Policy Directive No. 20-13, all applications from liquor primary and manufacturer establishments within District of Mission jurisdiction for a Temporary Expanded Service Area Authorization be approved.

OPPOSED (1): Councillor Crawford  
CARRIED (6 to 1)

**15. ADJOURNMENT**

**RC20/316**

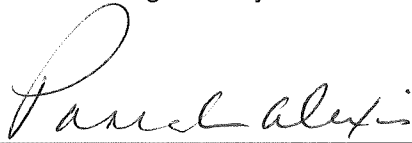
Moved by Councillor Plecas  
Seconded by Councillor Gill

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:24 p.m.



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PAMELA ALEXIS  
MAYOR



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JENNIFER RUSSELL  
CORPORATE OFFICER