

Minutes of the **Committee of the Whole (Engineering Committee – Sewer Bylaw / Planning Committee – Secondary Suites)** meeting of the **DISTRICT OF MISSION** held in the Conference Room of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Thursday, March 22, 2012 commencing at 1:00 p.m.

Council Members Present: Councillor Jeff Jewell (Chair)
Mayor Ted Adlem
Councillor Tony Luck
Councillor Larry Nundal
Councillor Jenny Stevens
Councillor Nelson Tilbury

Council Members Absent: Councillor Dave Hensman

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Ken Bjorgaard, Director of Finance
Rick Bomhof, Director of Engineering and Public Works
Pat Northup, Senior Bylaw Officer
Mike Rhode, Senior Building Inspector
Mike Younie, Manager of Environmental Services
Christine Brough, Executive Assistant

Guests Present: Len Stein, Director of Utility Operations
City of Abbotsford

1. CALL TO ORDER

The meeting was called to order.

2. ADOPTION OF AGENDA

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

RESOLVED: That the March 22, 2012 Committee of the Whole (Engineering/Planning committee) agenda be adopted.

CARRIED

3. ENGINEERING

Sewer Bylaw

Councillor Jewell assumed the Chair.

A report dated March 13, 2012 from the Manager of Environmental Services containing a follow-up to proposed amendments to District of Mission Sewer Bylaw 5033-2009 was provided for the committee's consideration. A report on the proposed amendments to the sewer bylaw dated December 9, 2011, which originally went to Council on January 9, 2012, was also provided to the committee as background information.

COW12/015
MAR 22/12

COW 12/016
MAR 22/12

The Director of Finance, the Director of Engineering and Public Works, the Manager of Environmental Services and Len Stein, the Director of Operations from the City of Abbotsford, were in attendance to address questions from the committee.

Discussion ensued and it was:

Moved by Councillor Tilbury, and

RECOMMENDED: That amendments to, and discussion of amendments to, District of Mission Sewer Bylaw 5033-2009 (excluding the fee structure) be held in abeyance until such a time as Council deems such amendments necessary.

OPPOSED Councillor Jeff Jewell (Chair)
 Mayor Ted Adlem
 Councillor Tony Luck
 Councillor Larry Nundal
 Councillor Jenny Stevens

DEFEATED

Further discussion ensued and it was:

Moved by Councillor Stevens, and

RECOMMENDED: That staff bring forward for Council's consideration amendments to the District of Mission Sewer Bylaw 5033-2009 as contained in the December 9, 2012 and March 13, 2012 reports from the Manager of Environmental Service, ensuring that there is a 5 year phase in on the codes of practice.

OPPOSED Councillor Tilbury

CARRIED

The Manager of Environmental Services and Mr. Stein left the meeting at 1:43 p.m.

4. RESOLUTION TO EXCLUDE PUBLIC

The committee elected not to resolve into a closed meeting.

The Director of Planning, the Senior Building Inspector and Erik Wilhem, District of Mission Planner, joined the meeting at 1:45 p.m.

5. PLANNING

Secondary Suites

Councillor Jewell assumed the Chair as the alternate for Councillor Hensman.

Mr. Wilhelm provided an overview of the current secondary suites policy and outlined potential changes.

The Senior Bylaw Officer joined the meeting at 1:59 p.m.

The committee discussed the issue and it was:

Moved by Councillor Tilbury, and

RECOMMENDED:

1. That staff be directed to proceed with a report outlining proposed changes to secondary suite policy and bylaws in order to achieve the following:

COW12/017
MAR 22/12

COW12/018
MAR 22/12

COW 12/019
MAR 22/12

- a) allow a secondary suite as a permitted accessory use in all Rural, Rural Residential, Suburban, Urban and Residential Compact Zones; and
 - b) formally request all new single family homes be built 'secondary suite ready';
2. That the staff report include the following:
- a) clarification on how many secondary suites have been identified in the last 6 years and how many secondary suites are currently being billed;
 - b) a proposed date for compliance and a recommended penalty for non-compliance; and
 - c) additional information on basic life safety improvements to be required for all known unauthorized suites;
3. That the staff report be brought back in the next month for further discussion.

CARRIED

6. ADJOURNMENT

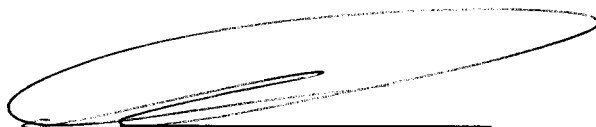
COW12/020
MAR 22/12

Moved by Councillor Stevens, seconded by Councillor Nundal, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 2:46 p.m.



WALTER (TED) ADLEM
MAYOR



PAUL GIPPS
DEPUTY CHIEF ADMINISTRATIVE OFFICER