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 January 19, 2015 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 Carol Hamilton
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Kris Boland, Manager of Finance
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Debi Decker, Administrative Assistant
Haylee Gould, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
*Gina MacKay, Manager of Long Range Planning
*Jennifer Meier, Environmental Coordinator
Kerri Onken, Deputy Treasurer/Collector
Tina Penney, Acting Manager of Corporate Administration
Scott Ross, Manager of Accounting Services
Maureen Sinclair, Director of Parks, Recreation and Culture
*Dan Sommer, Manager of Planning
Mike Younie, Director of Development Services
*Present for a portion of the meeting

Members of the Public: ± 5
Members of the Press: Carol Aun, Mission City Record

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 Nicholson, and

RESOLVED: That the agenda for the regular Council meeting of January 19, 2015 be adopted.
CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Hinds, seconded by Councillor Alexis, and

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

CARRIED

4. DEVELOPMENT SERVICES

Councillor Alexis, Chair of the Development Services Committee Chair, assumed the Chair.

Update of Private Heritage Residences on the Community Heritage Register

A report from the Senior Planner dated January 19, 2015 was provided in response to a previous request from Council for a list of private residences currently on the Community Heritage Register. Council briefly discussed the process for private residences to be added to the Community Heritage Register and what is required of the property owner once a residence is placed on the Register.

Rezoning application for the property located on 7883 Cedar Street to facilitate a 4 lot residential compact subdivision

A report from the Planner dated January 19, 2015 regarding the rezoning application for a four-lot residential subdivision at 7883 Cedar Street was provided to Council as background information for the consideration of first and second readings of the associated bylaw later in the meeting.

Confirmation of the Scope of the Review of the Official Community Plan

A report from the Manager of Long Range Planning and Special Projects dated January 19, 2015 was provided to Council with general information regarding the need for an Official Community Plan (OCP) review and seeking direction in terms of the scope of the proposed review.

Council and staff discussed the following:

- Potential implications for current and future development projects should an OCP review be approved.
- Benefits and drawbacks of reviewing neighbourhoods individually versus an overarching community review.
- Timeline for the project and for status update reports to Council.
- Collaborating with the Mission School District.
- Holding Council meetings in various community locations to increase public input on the proposed OCP changes in their neighbourhoods.

Council AGREED to move forward with a comprehensive OCP review and asked staff to provide a report with options for the next steps.
Application to re-designate properties located at 29550 & 29560 Lougheed Highway to allow for commercial development consisting of a gas service station and drive-through restaurant

A report from the Planner dated January 19, 2015 regarding the proposed Official Community Plan amendments for the properties located at 29550 and 29560 Lougheed Highway to allow for a gas station and drive-through restaurant was provided for Council’s information for consideration of first reading of the associated bylaw later in the meeting.

Council discussed the limitations of amenities for the prospective development and the possibilities of well water and septic facilities.

5. CORPORATE SERVICES

Councillor Hamilton, Chair of the Corporate Services Committee, assumed the Chair.

Fraser Valley Regional Library 2015 Budget Approval

A report from the Deputy Treasurer/Collector dated January 19, 2015 was provided, advising Council of the budget recommendations from the Fraser Valley Regional Library (FVRL) and requesting Council’s direction in regard to voting on the 2015 draft budget at the February 25, 2015 FVRL Board meeting.

Moved by Mayor Hawes, and

RECOMMENDED:

That Council supports Option #3 (see below) as its preferred option when the District of Mission’s Council representative on the Fraser Valley Regional Library Board (FVRL) votes on the 2015 draft budget proposal at the upcoming FVRL Board meeting; and,

That in addition, the FVRL assessment also includes costs for an actuarial on post-retirement and related benefits for $20,000 which is proposed to be funded by reserves.

Option 3:

1. An increase in wages (2%) and benefits (7%) impacting the budget by $298,980;
2. A decrease in fine revenue estimated at $256,872;
3. A decrease in the Province of BC Operating grant of $24,100;
4. An increase in capital lease payments for the new computer system of $104,543;
5. Net reduction to other area’s as a result of restricting and fine tuning based on historical trends estimated saving of $64,660. This includes a 2% increase for library materials.
6. Increase library materials beyond the 2% inflation by an additional 5.5 %

CARRIED

Council Appointments – Lifetime Learning Centre Board

A report from the Executive Assistant dated January 19, 2015 regarding the Lifetime Learning Centre Board’s request for a Council Liaison appointment was provided for
Council's consideration. Council discussed its role in regard to outside Boards and Societies, noting that the District has representation on the Lifetime Learning Centre Board via a Staff Liaison, and that a Council Liaison would be a non-voting member of the Board, therefore it was AGREED that Council will not be appointing a Council Liaison to the Lifetime Learning Centre Board. Mayor Hawes to contact Diane Muntigl, Executive Director of the Lifetime Learning Centre, to advise that the District will be sufficiently represented by its Staff Liaison.

Town Hall / Community Dialogue Forums

A report from the Manager of Civic Engagement and Corporate Initiatives dated January 19, 2015 regarding the District's Town Hall and public dialogue forums was provided for Council's information. Council discussed continuing the Town Hall meetings and directed staff to inquire with the Members of the Legislative Assembly (MLAs) and the Member of Parliament (MP) representing Mission to set up a Town Hall meeting before summer, which would allow the residents of Mission to interact with all three levels of government. Council noted that a Council-only Town Hall meeting will be considered later in the year.

Mission Community Service Awards Ceremony

Moved by Councillor Hinds, and

RECOMMENDED:

That the District of Mission Community Service Awards Ceremony be held in the second and fourth year of each term of Council and that District of Mission policies ADM.01 (Community Service Award) and ADM.03 (Freeman Award) be amended accordingly.

CARRIED

Council discussed developing a Student Community Service Award to be presented to High School age youth on an annual basis. Staff will investigate this possibility.

6. PARKS, RECREATION AND CULTURE

Councillor Nicholson, Chair of the Parks, Recreation and Culture Committee, assumed the Chair.

Energy Conservation Project

Moved by Councillor Alexis, and

RECOMMENDED:

1. That $33,140 be made available from the General Capital Reserve Fund, to offset a funding shortfall from BCHydro for the Energy Conservation Project undertaken by the District of Mission; and

2. That the 2014 Financial Plan be amended accordingly, as noted in the report from the Director of Parks, Recreation and Culture dated January 19, 2015.

CARRIED
7. ENGINEERING AND PUBLIC WORKS

Councillor Plecas, Chair of the Engineering and Public Works Committee, assumed the Chair.

Gas Tax Strategic Priorities Fund Grant Applications

Moved by Councillor Hawes, and

RECOMMENDED:

1. That the following projects be supported for the Gas Tax Strategic Priorities Fund Grant as outlined in the Manager of Engineering Design and Planning report dated January 19, 2015:
   a. Fraser River Sanitary Crossing project at the Class D cost estimate of $6,456,000 (excluding the required land acquisition at the estimated cost of $349,000, GST and the District’s 5% administration fees);
   b. A joint application, with the City of Abbotsford, for the JAMES Plant UV Disinfection project at the Class D cost estimate of $4,273,000; and
   c. Official Community Plan Review (2015);

2. That staff report back to Council on the Gas Tax Fund grant contribution results and the District’s required commitment to fund the remaining balance of these projects;

3. That the required funding for engaging the services of a consultant to assist the District in preparing item 1.a application, at the cost of $35,000, be funded from the Sewer Capital Reserve Fund; and

4. That the District’s 2015 financial plan be amended accordingly.

CARRIED

Multi-Material British Columbia

A report from the Environmental Coordinator dated January 19, 2015 providing background information about the Multi-Material BC (MMBC) Extended Producer Responsibility program was provided for Council’s information. Council requested that the Shared Service Committee for Abbotsford and Mission review the MMBC proposal as well as other recycling options, with resultant information reported back to Council in due course.
8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Alexis, and

RECOMMENDED: That Council consider and resolve to rise from Committee of the Whole

CARRIED

9. RESOLUTION TO EXCLUDE PUBLIC, RECESS THE PUBLIC MEETING UNTIL 7:00 P.M. AND IMMEDIATELY CONVENE INTO CLOSED SESSION

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED:

1. That pursuant to Sections 90 and 92 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)(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)(k) of the Community Charter – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and
   - Section 90(2)(b) of the Community Charter – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

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 2:31 p.m.

10. RECONVENE
Mayor Hawes reconvened the meeting at 7:00 p.m.

Council Members Present: Mayor Randy Hawes
Councillor Carol Hamilton
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Debi Decker, Administrative Assistant
Haylee Gould, Administrative Assistant
*Kirsten Hargreaves, Manager of Social Development
*Tracy Kyle, Director of Engineering and Public Works
*Gina MacKay, Manager of Long Range Planning
*Kerri Onken, Deputy Treasurer/Collector
Tina Penney, Acting Manager of Corporate Administration
*Dan Sommer, Manager of Planning
*Mike Younie, Director of Development Services

*Present for a portion of the meeting
Members of the Public: ± 65
Members of the Press: Carol Aun, Mission City Record

11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORT
Reference was made to the Committee of the Whole report, copies made available to the public for convenience.

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That the Committee of the Whole report dated January 19, 2015, as contained in items RC15/018 to RC15/028, be adopted.
CARRIED

12. DELEGATIONS
There were no delegations.
13. PRESENTATIONS

Presentation by Allan Main, Community Futures North Fraser

Allan Main of Community Futures North Fraser appeared before Council to provide an update to the community branding initiative. Community Futures has been using various methods, including social media, to speak to members of the Mission community as well as non-residents to determine how Mission is currently perceived. Mr. Main is putting together a committee of interested stakeholders to continue developing a brand for the community. Projects derived from this committee may be brought before Council for consideration of endorsement as the projects develop.

The Mayor thanked Mr. Main for his presentation.

Presentation by BC Assessment Authority

Harp Bhullar from the BC Assessment Authority appeared before Council to provide an overview of the 2015 Property Assessments. Mission has shown a change in assessment values ranging from -5% to +5%, which reflects a stable market. Resources for property owners can be found at www.bcasessment.ca or by calling 1-866-825-8322. The deadline to appeal an assessment is February 2, 2015.

The Government Finance Officers Association of the United States and Canada

On behalf of the Government Finance Officers Association of the United States and Canada, The Mayor presented the Canadian Award for Financial Reporting to the Finance Department of the District of Mission, and provided his congratulations on behalf of all Council.

14. PROCLAMATIONS

There were no proclamations.

15. PUBLIC HEARINGS

Official Community Plan Amending Bylaw 5465-2014-4052(37)

R14-025 (DOM) – a bylaw to re-designate a portion of 8850 Cedar Street from Mixed Use Commercial / Residential to Environmentally Sensitive Area

Official Community Plan Amending Bylaw 5469-2014-4052(39)

R14-025 (DOM) – a bylaw to re-designate 32881 Tunbridge Avenue from Environmentally Sensitive Area to Townhouse (12-21 units/acre)

The purpose of the proposed Official Community Plan Bylaw amendment is to re-designate a portion of the property at 8850 Cedar Street and legally described as:

Parcel Identifier: 000-684-724
Lot 24 Section 33 Township 17 New Westminster District Plan 40460

from Mixed Use Commercial/Residential to Environmentally Sensitive Area.
The purpose of the proposed Official Community Plan Bylaw amendment is to re-designate the property at 32881 Tunbridge Avenue and legally described as:

Parcel Identifier: 000-767-441
Lot 25 Section 33 Township 17 New Westminster District Plan 40460

from Environmentally Sensitive Area to Townhouse.

The Mayor opened the public hearing at 7:26 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information; and
4. development requirements.

The Acting Manager of Corporate Administration stated that two (2) written submissions pertaining to the subject applications had been received:

- A letter dated January 16, 2015 from Alan and Margo Palmer expressing concerns with the process of the bylaw amendment, the property suitability and negative effects going forward.
- A letter dated January 16, 2015 from Diane McCulloch stating opposition to the applications.

The Mayor opened the floor to the public for questions and comments.

Naomi Vautier questioned if the property to the north of the subject properties would remain designated as Environmentally Sensitive. Staff responded that no changes will be made to other property designations as a result of this Official Community Plan (OCP) amendment. Ms. Vautier further questioned what changes to the watercourse would be made during the development of the property. Staff sited the Environmental Management Plan which requires the existing watercourse to remain unchanged. A review of the Environmental Management Plan will be considered during the OCP review scheduled for this year.

Alan Palmer expressed concern with adding additional townhouses to the neighbourhood with a number of townhome developments currently underway. Mr. Palmer requested that Council defer the subject applications pending the OCP review to allow public input on how the neighbourhood should be developed.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearings for District of Mission Official Community Plan Amending Bylaw 5465-2014-4052(37) R14-025 (DOM) and the District of Mission Official Community Plan Amending Bylaw 5469-2014-4052(39) R14-025 (DOM) closed at 7:44 p.m.
Zoning Amending Bylaw 5473-2014-5050(160)

R14-027 (Dhaliwal) – a bylaw to rezone the properties at 32910 and 32928 Sylvia Avenue from Suburban 36 Zone (S36) to Urban Residential 465 Zone (R465)

The purpose of the proposed Zoning Bylaw amendment is to rezone the properties at 32910 and 32928 Sylvia Avenue and legally described as:

- Parcel Identifier: 005-472-091
  Lot 41 Section 28 Township 17 New Westminster District Plan 56771; and
- Parcel Identifier: 005-467-985
  Lot 42 Section 28 Township 17 New Westminster District Plan 56771

from Suburban 36 (S36) Zone to Urban Residential 465 (R465) Zone.

The Mayor opened the public hearing at 7:44 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information;
4. proposed site plan; and
5. development requirements.

The Acting Manager of Corporate Administration 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 5473-2014-5050(160) R14-027 (Dhaliwal) closed at 7:48 p.m.

Zoning Amending Bylaw 5475-2014-5050(161)

R14-029 (Shamei) – a bylaw to rezone the properties at 32818 and 32830 7th Avenue from Residential Two Unit Zone (RT465) to Commercial Neighbourhood Centre One Zone (CNC1)

The purpose of the proposed Zoning Bylaw amendment is to rezone the properties at 32818 and 32830 7th Avenue and legally described as:

- Parcel Identifier: 011-602-601
  Lot 1 Block 1 Section 21 Township 17 New Westminster District Plan 332; and
- Parcel Identifier: 011-602-619
  Lot 2 Block 1 Section 21 Township 17 New Westminster District Plan 332; and
- Parcel Identifier: 011-602-627
  Lot 3 Block 1 Section 21 Township 17 New Westminster District Plan 332; and
- Parcel Identifier: 011-602-635
Lot 4 Block 1 Section 21 Township 17 New Westminster District Plan 332.

from Residential Two Unit (RT465) Zone to Commercial Neighbourhood Centre One (CNC1) Zone.

The Mayor opened the public hearing at 7:48 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information;
4. proposed site plan; and
5. development requirements.

The Acting Manager of Corporate Administration 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.

Kenny Braich stated that he is in opposition to the application as he is currently engaged in a legal matter with the applicant in regard to the ownership of the subject property. Mr. Braich requested Council defer the application until after their February 19, 2015 court date, at which time it is expected that the Court of Appeals will determine the legal owner of the property.

Ali Shamei, the applicant, while acknowledging and confirming the previous speaker's comment on the current legal matter, requested Council to allow the application to continue.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5475-2014-5050(161) R14-029 (Shamei) closed at 7:57 p.m.

**Zoning Amending Bylaw 5476-2014-5050(162)**

R14-030 (Morris) – a bylaw to rezone property at 30711 Keystone Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 30711 Keystone Avenue and legally described as:

- Parcel Identifier: 009-258-175
- Lot 21 Section 1 Township 15 New Westminster District Plan 22610

from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone.

The Mayor opened the public hearing at 7:58 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information;
4. proposed site plan; and
5. development requirements.

As this residential development imposes a unique financial burden on the community by creating a need for new or upgraded public amenities, the applicant has volunteered to contribute $14,075 ($2,815 per new residential unit) to the District’s Community Amenity Reserve Fund in accordance with Council Policy LAN. 40 (Community Amenity Contributions).

The Acting Manager of Corporate Administration stated that two (2) written submissions pertaining to the subject application had been received:

- A letter dated January 14, 2015 from Danielle Leifsson expressing concern with access to her property, whether the application is for four or six subdivided lots, and if the drinking water and septic fields can accommodate the additional developments.

- An email received January 18, 2015 from Jeanette Smith requesting a public trail between the proposed Lot E and Lot F, and expressing concern regarding adherence to environmental codes for access to the proposed lots.

The Mayor opened the floor to the public for questions and comments.

Danielle Leifsson stated that she is not in opposition to the proposed development and requested clarification as to the number of lots this application allows. Staff responded that the application is for a four lot subdivision, with the additional two lots (Lots E and F) shown as potential future subdivisions. A number of measures, including larger than required panhandles, are included in this four lot application to allow for future subdivision.

Ms. Leifsson requested information regarding water quality reporting and whether the current aquifer can support the addition of four to six new developments with secondary residences. Staff responded that a biologist report was included with the application and that amenity servicing is reviewed as part of the subdivision application.

Henry Lehmann stated that he has no objection to the proposed development and that Ms. Leifsson had covered his questions regarding water use and road access. Mr. Lehmann inquired if the owner of the property could provide a portion of the costs related to clean-up from an earlier meth lab related fire incident on the property. Council responded that at this time there are no means by which to bill property owners for drug related clean-up costs, however in future Council will be discussing options for recouping a portion of these costs from the responsible parties.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5476-2014-5050(162) R14-030 (Morris) closed at 8:15 p.m.
Zoning Amending Bylaw 5477-2014-5050(163)

R14-031 (Roekel) – a bylaw to rezone property at 31602 Kenney 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 31602 Kenney Avenue and legally described as:

Parcel Identifier: 029-221-480
Lot C Section 30 Township 17 New Westminster District Plan EPP32521

from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone.

The Mayor opened the public hearing at 8:15 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information; and
4. development requirements.

The Acting Manager of Corporate Administration 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 5477-2014-5050(163) R14-031 (Roekel) closed at 8:18 p.m.

Zoning Amending Bylaw 5478-2015-5050(164)

R14-033 (Mission Community Services Society) – a bylaw to rezone property at 7368 Proctor Street from Multiple Family 52 Apartment Zone (MA52) to Core Commercial Downtown One Zone (CCD1)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 7368 Proctor Street and legally described as:

Parcel Identifier: 011-901-071
Lot 14 Block 79 District Lot 411 Group 1 New Westminster District Plan 664; and

Parcel Identifier: 011-901-101
Lot 15 Block 79 District Lot 411 Group 1 New Westminster District Plan 664

from Multiple Family 52 Apartment (MA52) Zone to Core Commercial Downtown One (CCD1) Zone.

The Mayor opened the public hearing at 8:18 p.m.

Dan Sommer, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information;
4. proposed site plan; and
5. development requirements.

The Acting Manager of Corporate Administration 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.

Joe Camara expressed concerns in regard to the following topics:

- Insufficient street lighting.
- Overgrowth extending from the property into the adjacent alley.
- Inadequate parking from the development.
- Potential increase in loitering after development is complete.

Council responded to Mr. Camara that the My House initiative is aimed to alleviate many of the issues in the neighbourhood as discussed. Staff noted that the property was zoned commercial despite being residential in nature, for which a variance was supported to allow parking directly off the street.

Mayor Hawes commended the youth present at the meeting who have been working hard on the My House initiative.

Peter Bulla spoke in appreciation of the work Mission Community Services Society has done.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5478-2015-5050(164) R14-033 (Mission Community Services Society) closed at 8:31 p.m.

16. ADOPTION OF INFORMATIONAL ITEMS

There were no informational items.

17. COUNCIL COMMITTEE REPORTS AND MINUTES

There were no Council committee reports or minutes.

18. CORRESPONDENCE

There was no correspondence.
19. BYLAWS FOR CONSIDERATION

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That the following Bylaws be approved as listed:

- District of Mission Official Community Plan Amending Bylaw 5465-2014-4052(37) R14-025 (DOM) – a bylaw to re-designate a portion of 8850 Cedar Street from Mixed Use Commercial / Residential to Environmentally Sensitive Area, be read a second and third time.
  - In accordance with Section 882 of the Local Government Act, Council has considered District of Mission Official Community Plan Amending Bylaw 5465-2014-4052(37) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

- District of Mission Official Community Plan Amending Bylaw 5469-2014-4052(39) R14-025 (DOM) – a bylaw to re-designate 32881 Tunbridge Avenue from Environmentally Sensitive Area to Townhouse (12-21 units/acre), be read a second and third time.
  - In accordance with Section 882 of the Local Government Act, Council has considered District of Mission Official Community Plan Amending Bylaw 5469-2014-4052(39) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

- District of Mission Zoning Amending Bylaw 5473-2014-5050(160) R14-027 (Dhaliwal) – a bylaw to rezone the properties at 32910 and 32928 Sylvia Avenue from Suburban 36 Zone (S36) to Urban Residential 465 Zone (R465), be read a third time.

- District of Mission Street Naming Bylaw 5474-2014 - a bylaw to name a street, "Peebles Drive", be read a third time.

- District of Mission Zoning Amending Bylaw 5476-2014-5050(162) R14-030 (Morris) – a bylaw to rezone property at 30711 Keystone Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be read a third time.

- District of Mission Zoning Amending Bylaw 5477-2014-5050(163) R14-031 (Roekel) – a bylaw to rezone property at 31602 Kenney Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s), be read a third time.

- District of Mission Zoning Amending Bylaw 5478-2015-5050(164) R14-033 (Mission Community Services Society) – a bylaw to rezone property at 7368 Proctor Street from Multiple Family 52 Apartment Zone (MA52) to Core Commercial Downtown One Zone (CCD1), be read a third time.

- District of Mission Zoning Amending Bylaw 5480-2015-5050(165) R13-031 (D & D Design Ltd.) – a bylaw to rezone property at 7883 Cedar Street from Urban Residential 558 Zone (R558) to Residential Compact 372 Secondary Dwelling Zone (RC372s), be read a first and second time.
• District of Mission Official Community Plan Amending Bylaw 5481-2015-4052(41) R14-019 (Singh/OTG Development Concepts) – a bylaw to re-designate properties located at 29550 and 29560 Lougheed Highway from Suburban Residential to Commercial, be read first time.
  o In accordance with Section 882 of the Local Government Act, Council has considered District of Mission Official Community Plan Amending Bylaw 5481-2015-4052(41) in conjunction with the District’s Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

Moved by Councillor Hinds, seconded by Councillor Nicholson, and

RESOLVED: That the third reading of District of Mission Zoning Amending Bylaw 5475-2014-5050(161) R14-029 (Shamei) – a bylaw to rezone the properties at 32818 and 32830 7th Avenue from Residential Two Unit Zone (RT465) to Commercial Neighbourhood Centre One Zone (CNC1), be deferred until the legal ownership dispute is resolved.

CARRIED

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That Temporary Use Permit TP11-002 be extended until the legal ownership dispute over the properties located at 32818 and 32830 7th Avenue is resolved, not to exceed three (3) years pursuant to the Local Government Act.

CARRIED

20. DEVELOPMENT PERMITS FOR CONSIDERATION

There were no development permits for consideration.

21. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Hinds, and

RESOLVED: That the following minutes be adopted:
1) Regular Council Meeting (for the purpose of going into a Closed meeting) – January 5, 2015; and


CARRIED

22. RESOLUTIONS RELEASED FROM CLOSED

Resolution Released from Closed Council

A report from the Executive Assistant dated January 19, 2015 releasing the resolution
from Closed Council regarding the Mission Heritage Association and Fraser River Heritage Parks Update was provided at Council’s request. The resolution, as noted in the minutes of the Closed meeting, is as follows:

Mission Heritage Association and Fraser River Heritage Parks Update

RESOLVED:

1. That staff provide a report to Council on the cost of completing the unfinished Fraser River Heritage Park buildings to the following stages:
   a. Observatory - to the lock-up stage (secure and winter proof);
   b. Clayburn Maintenance Building – to the lock-up stage (secure and winter proof) and also to the point of washroom functionality;
   c. the original washroom building/caretaker’s suite - to the lock-up stage (secure and winter proof); and
   d. the Blackberry Kitchen – to completion, fully permitted.

2. That written notice be provided to the Mission Heritage Association (MHA) Board that the District of Mission will not be renewing the existing Operating and Maintenance Agreement but will work with the MHA with the objective to accelerate a new agreement with a new governance model;

3. That Councillor Alexis, Councillor Hamilton, Councillor Plecas, the Director of Parks, Recreation and Culture, along with other staff members, as deemed appropriate, meet with the MHA Board to notify them of Council's position.

CARRIED

LATE ITEM

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That the following item be added to the agenda:

- Cultural Resources Committee Appointments Late Report

CARRIED

Resolution Released from Closed Council

A report from the Executive Assistant dated January 19, 2015 releasing the resolution from Closed Council regarding the Cultural Resources Commission Appointments was provided at Council’s request. The resolution, as noted in the minutes of the Closed meeting, is as follows:

Cultural Resources Commission Appointments

That the following individuals be appointed to the Cultural Resources Commission for a 2 year term commencing January 2015:

a. Bronwen Sutherland
b. Diana Marshall  
c. Jo Priestley  
d. Michelle Gauthier

23. NEW/OTHER BUSINESS
No new or other business was brought forth.

24. NOTICES OF MOTION
There were no notices of motion.

25. QUESTION PERIOD
Rob Demers requested a synopsis of Council’s discussion on the Official Community Plan amendment applications for 29550 and 29560 Lougheed Highway at the Committee of the Whole meeting. The Chair noted that Council had considered the application at its meeting earlier in the day and had granted first reading of the proposed amendment tonight.

Alan Palmer questioned if Council had considered an advisory committee for the Cedar Valley development. Council responded that the OCP review will be initiated this year and that an advisory committee is considered premature at this stage.

Peter Bulla posed a question regarding the development of greenspaces. Mayor Hawes extended an invitation to talk about this issue with Mr. Bulla, to which he agreed.

26. ADJOURNMENT
Moved by Councillor Alexis, and
RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 8:55 p.m.

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RANDY HAWES, MAYOR          KEN BJORGAARD, CHIEF  
                           ADMINISTRATIVE OFFICER  
                           (Interim Corporate Officer)