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 October 17, 2016 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 Randy Hawes  
Councillor Carol Hamilton  
Councillor Jim Hinds  
Councillor Rhett Nicholson  
Councillor Danny Pecas

Council Members Absent: Councillor Pam Alexis  
Councillor Jenny Stevens

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
* Barry Azevedo, Manager of Environmental Services  
Stacey Crawford, Economic Development Officer  
* Ted De Jager, Officer in Charge, Mission RCMP Detachment  
* Hirod Gill, Manager of Engineering Design and Planning  
Haylee Gould, Administrative Assistant  
Tracy Kyle, Director of Engineering and Public Works  
Kerri Onken, Deputy Treasurer/Collector  
Scott Ross, Manager of Accounting Services  
Jennifer Russell, Deputy Corporate Officer  
* Brent Schmitt, Manager of Business Services  
Maureen Sinclair, Director of Parks, Recreation and Culture  
Dan Sommer, Director of Development Services  
Dale Unrau, Fire Chief  
*Present for a portion of the meeting

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

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

RESOLVED:

1. That a verbal item, “Fire Underwriters Survey Superior Tanker Shuttle Service Accreditation”, be added to the agenda right before Council resolves into Committee of the Whole; and

2. That the agenda for the regular Council meeting of October 17, 2016 be adopted, as amended.

CARRIED
VERBAL ITEM – Fire Underwriters Survey Superior Tanker Shuttle Service Accreditation

The Fire Chief presented a verbal report regarding Superior Tanker Shuttle Service accreditation from the Fire Underwriters Survey. Mission Fire/Rescue Service passed the accreditation after a thorough evaluation which proved that they have the ability to provide a water supply at a specific flow rate for an equivalent length of time to a hydrant supply. This accreditation means that property owners within 5km by road of a recognized alternative water supply point and within 8km of a fire hall will be able to notify their insurance companies that they have fire flow equivalency, and may qualify for lower home fire insurance premiums. Property owners may inquire with Mission Fire/Rescue Service to see if their property is within the boundary.

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

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

CARRIED

4. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Development Variance Permits for properties located at 32977 3rd Avenue (DV16-016) and 32975 3rd Avenue (DV16-017)

A report from the Planner dated October 17, 2016 detailing development variance permit applications for two lots located at 32975 and 32977 3rd Avenue was provided for the Committee’s information. Staff support the applications moving forward and as such have listed the development variance permits under the “Development Permits for Consideration” section of the agenda.

The Committee discussed the proposed building envelope, tree retention and fire separation requirements for houses built on lots with reduced setbacks.

5. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

Traffic Safety Improvements at Cade Barr Street and Best Avenue Intersection

A report from the Manager of Engineering Planning and Design dated October 17, 2016 which outlined three options for improving road safety at the intersection of Cade Barr Street and Best Avenue was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That staff proceed with Option 3, as outlined in the Manager of Engineering Planning and Design’s report dated October 17, 2016, to improve traffic safety at Cade Barr Street and Best Avenue Intersection;

2. That the requested budget of $25,000 be funded from the Pavement Management Program; and

3. That the District’s financial plan be updated accordingly.

CARRIED
7th Avenue Bike Lanes

A report from the Manager of Civic Engagement and Corporate Initiatives and the Manager of Engineering Planning and Design dated October 17, 2016 with a summary of public feedback from the 7th Avenue Bike Lane Open House held September 15, 2016 and proposing solutions to implement the high priority bike lane project was provided for the Committee’s consideration.

Moved by Mayor Hawes, and

RECOMMENDED:

That staff be directed to engage with a range of cyclists and citizens to review the proposed bike lanes and develop recommendations for Council.

The Committee discussed moving forward with painting the traffic lines and referring the issue of bike lanes on 7th Avenue to the Parks, Recreation and Culture Advisory Committee for consideration with the Parks, Recreation and Culture Master Plan in 2017. The Committee expressed a desire to explore alternate bike routes as well as a bike lane on 7th Avenue, and for staff to seek out grant funding for future bicycle transit infrastructure.

The Chair called the question on the main motion and it was CARRIED.

Moved by Councillor Plecas, and

RECOMMENDED: That painting of traffic line markings along 7th Avenue proceed without consideration of dedicated bike lanes at this time.

CARRIED

6. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

Parks, Recreation, Arts and Culture Master Plan

A report from the Director of Parks, Recreation and Culture dated October 17, 2016 detailing the process to develop a new Parks, Recreation, Arts and Culture Master Plan was provided for the Committee’s information. The Committee discussed the timeline for the Plan, which is anticipated to be complete in 2017.

Heritage Park Administration Building – Furnace Replacement and Hydro Upgrades

A report from the Director of Parks, Recreation and Culture dated October 17, 2016 to advise of two funding issues related to Fraser River Heritage Park (FRHP) and to request a budget to replace the furnace and install air conditioning in FRHP’s administration building was provided for the Committee’s consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

1. That a budget of up to $15,000 be established to replace the boiler and install air conditioning in the Administration Office in Fraser River Heritage Park to be drawn from the General Capital Reserve fund; and

2. That the additional costs of approximately $10,000 to upgrade the electrical service at Fraser River Heritage Park/Norma Kenney House Renovations be drawn from the General Capital Reserve fund; and
3. That the District's 2016 Financial Plan be amended accordingly.

CARRIED

Staff were directed to investigate if any rebates or grants are available from BC Hydro or FortisBC for the installation of the boiler and air conditioning units.

7. CORPORATE ADMINISTRATION AND FINANCE

Mayor Hawes resumed the Chair.

Council's 2016-2018 Strategic Plan – Progress Report

A report from the Chief Administrative Officer dated October 17, 2016 with a summary of the progress made on the objectives contained within Council's 2016-2018 Strategic Plan was provided for the Committee's information.

Discussion ensued regarding various priorities, including:

- the Cedar Valley Comprehensive Development Plan and the projected budget;
- the Seniors Activity Centre;
- future plans for transit connections once Train Bus services are discontinued;
- the habitat for Humanity project on Cedar Valley Connector;
- parking expansion at Mission Memorial Hospital;
- waterfront development strategy and budget;
- engagement of land owners for future waterfront development;
- improved British Columbia Ambulance Service (BCAS) response times; and
- expanding the film industry in Mission.

2016 Property Tax Sale

A report from the Deputy Treasurer/Collector dated October 17, 2016 regarding the results of the 2016 property tax sale held September 26, 2016 was provided for the Committee's information.

Crime Prevention Office Lease

A report from the Administrative Clerk dated October 17, 2016 seeking approval to enter into a five year lease to continue operating the Crime Prevention Office at 33131 1st Avenue was provided for the Committee's consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

That the lease agreement as attached to the Administrative Clerk's report dated October 17, 2016, between the District of Mission and Canadian Diagnostic Imaging Corp. be approved for up to a five year term commencing September 19, 2016 and executed by the Mayor and the Deputy Chief Administrative Officer.

CARRIED

Conference Table and Chairs for Council Chambers

A report from the Manager of Civic Engagement and Corporate Initiatives dated October 17, 2016 requesting approval to replace the existing conference table and office chairs in the Council Chambers was provided for the Committee's consideration.
Moved by Councillor Plecas, and

RECOMMENDED:

1. That staff be directed to replace the existing conference table and office chairs in the Council Chambers at a cost of up to $18,000 with funding from the general capital reserve; and

2. That the 2016 financial plan be amended accordingly.

CARRIED

8. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the meeting be recessed until 7:00 p.m.

CARRIED

The meeting recessed at 2:22 p.m.

10. RECONVENE

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

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

Council Members Absent: Councillor Pam Alexis  
Councillor Jenny Stevens

Staff Members Present:  Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Haylee Gould, Administrative Assistant  
* Jay Jackman, Manager of Assets, Infrastructure and Projects  
Tracy Kyle, Director of Engineering and Public Works  
Jennifer Russell, Deputy Corporate Officer  
Dan Sommer, Director of Development Services  
*Present for a portion of the meeting
11. REMEMBRANCE DAY CEREMONY

Royal Canadian Legion Branch 57

Mayor Hawes 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 5 to 11, 2016 as “Veteran’s Week”, noting that the Legion’s poppy flag will be raised at Municipal Hall and would 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 and Reveille were played.

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

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

Veterans’ Week Proclamation

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED: That November 5 to 11, 2016 be proclaimed “Veterans’ Week” within the District of Mission.

CARRIED

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED:

1. That the recommendations of the October 5, 2016 Freestanding Committee of the Whole (Corporate Administration and Finance – Budget) meeting, as contained in items COW16/048 to COW16/056, be adopted.

2. That the recommendations of the October 17, 2016 Committee of the Whole meeting, as contained in items RC16/563 to RC16/572, be adopted

CARRIED

13. DELEGATIONS

Bert Hick, Rising Tide Consultants

Bert Hick from Rising Tide Consultants appeared before Council to discuss the provincial government initiative to permit the sale of wine on grocery store shelves. Mr. Hick advised that allowing grocery retailers to sell wine will increase the social costs to the municipality, as well as drive away business from small and medium size wineries and private liquor stores. He further noted that the City of Maple Ridge, City of Pitt Meadows, and City of North Vancouver gave consideration to the proposal to sell wine in grocery stores and after their respective public hearings voted not to permit it. Mr. Hick requested Council not support the initiative to sell wine on grocery store shelves.
Moved by Councillor Hinds, seconded by Councillor Hamilton, and

RESOLVED: That staff be directed to bring forward a zoning bylaw amendment implementing a minimum 1.0 km distance requirement between all retailers of beverage alcohol.

CARRIED

Jeff Guignard, The Alliance of Beverage Licensees (ABLE BC)

This delegation did not appear.

14. PROCLAMATIONS

RC16/581
OCT. 17/16

Foster Family Month

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED: That the month of October, 2016 be proclaimed “Foster Family Month” within the District of Mission.

CARRIED

15. COUNCIL COMMITTEE REPORTS AND MINUTES

RC16/582
OCT. 17/16

Moved by Councillor Hinds, seconded by Councillor Nicholson, and

RESOLVED: That the following minutes be received as information:
(a) Mission Traffic and Transit Committee meeting – June 2, 2016
(b) Cultural Resource Commission meeting – September 9, 2016

CARRIED

16. BYLAWS FOR CONSIDERATION

RC16/583
OCT. 17/16

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED:

1. That Late Item 16(h), “Zoning Amending Bylaw 5554-2016-5050(193)”, be added to the agenda for consideration of adoption;

2. That Late Item 16(i), “Street Naming Bylaw 5555-2016 (Kennedy Terrace)”, be added to the agenda for consideration of adoption;

3. That Zoning Amending Bylaw 5435-2014-5050(140) (R14-005 – Pavlov) – a bylaw to rezone property at 12699 Cardinal Street from the Rural 36 (RU36) Zone to the Rural 16 Secondary Dwelling (RU16s) Zone, be adopted.

4. That Zoning Amending Bylaw 5591-2016-5050(217) R18-029 (Carr) – a bylaw to rezone the property at 33286 13th Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be adopted.

5. That Permissive Tax Exemption Bylaw 5596-2016, a bylaw to provide for permissive exemption from taxation of certain properties for the 2017 tax year, be adopted.

6. That Permissive Tax Exemption Bylaw 5597-2016, a bylaw to provide for permissive exemption from taxation of certain properties for the 2017 to 2020 tax years, be adopted.

7. That Street Naming (Harper Terrace and Gilmour Terrace) Bylaw 5598-2016, a bylaw to name two cul-de-sacs in a new subdivision, be adopted.
8. That Zoning Amending Bylaw 5554-2016-5050(193) R15-028 (Orca Pacific Developments) – a bylaw to add a new Comprehensive Development Zone (CD38) to the zoning bylaw and to rezone the property at 11445 Wilson Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone and Comprehensive Development 38 (CD38) Zone, be adopted.

9. That Street Naming Bylaw 5555-2016 (Kennedy Terrace), a bylaw to name a street running southwest over a portion of 11445 Wilson Street as "Kennedy Terrace", be adopted.

CARRIED

Council discussed the Official Community Plan Amending Bylaw 5547-2016-4052(44) and Zoning Amending Bylaw 5548-2016-5050(190) applications for the property located at 31322 Caswell Avenue and directed staff to provide a third reading report with recommendations and options for requiring conditions as follows:

- set limits on the hours of operation;
- require dust and noise mitigation strategies, independent dust and noise studies and installation of a berm between Caswell Road and Shaw Pit;
- register a covenant on the properties owned by the proponent in Steelhead to restrict gravel operations for a set period of time;
- apply conditions to the operation of Shaw Pit by amending the Shaw Pit agreement;
- provide road improvements to Shaw Street south of Caswell Road;
- reconvene the Shaw Pit Neighbourhood Committee and open a dialogue with Council;
- provide a hydrogeological report for nearby wells and water sources;
- limit crushing operations to one mobile crusher for both the Caswell and Shaw pits;
- ensure contractors and independent truckers are aware of and adhere to all requirements in the agreement;
- restrict queuing of gravel trucks on Shaw Street; and
- impose consequences for non-compliance of the conditions.

17. DEVELOPMENT PERMITS FOR CONSIDERATION

The Director of Development Services noted that an email dated October 7, 2016 in opposition to the Development Variance Permits for 32977 and 32975 3rd Avenue was received and was previously distributed to Council.

Development Variance Permit Application  DV16-016 (32977 3rd Avenue)

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That Development Variance Permit DV16-016 (32977 3rd Avenue) to vary Zoning Bylaw 5050-2009, Section 603, Part D, Subsection 1 – Interior Side Setback to Principal Building by reducing the total combined interior side setback from 4.5 m (14.76 ft) to 3.0 m (9.8 ft), be approved.

OPPOSED: Councillor Hinds

CARRIED
Development Variance Permit DV16-017 (32975 3rd Avenue)

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That Development Variance Permit DV16-017 (32975 3rd Avenue) to vary Zoning Bylaw 5050-2009, Section 603, Part D, Subsection 1 – Interior Side Setback to Principal Building by reducing the total combined interior side setback from 4.5 m (14.76 ft) to 3.0 m (9.8 ft), be approved.

OPPOSED: Councillor Hinds

CARRIED

18. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Nicholson, seconded by Councillor Plecas, and

RESOLVED:
1. That the following minutes be adopted:
   (a) Regular Council Meeting – October 3, 2016
   (b) Freestanding Committee of the Whole (Corporate Administration and Finance – Budget) Meeting – October 5, 2016
   (c) Freestanding Committee of the Whole (Engineering Committee – Urban Local Residential Road Widths) Meeting – October 6, 2016

2. That the minutes of the Public Hearing held on September 20, 2016 be amended on page 3 to include the following correspondence received in opposition to the application:
   • Email dated September 20, 2016 from Tracy Lyster and Don Mair
   • Email dated September 20, 2016 from Val Pack

3. That the minutes of the Public Hearing held on September 20, 2016 be adopted, as amended.

CARRIED

19. RESOLUTIONS RELEASED FROM CLOSED

Municipal Grants Select Committee Appointments

The following resolution was released from the Closed Council meeting held on October 3, 2016:

Municipal Grants Select Committee Appointments

The following community members have been appointed to the Municipal Grants Select Committee:

   a) Ed Betterton;
   b) Glen Kask;
   c) Shirley Mitchell; and
   d) Jo Priestley.

20. NEW/OTHER BUSINESS

There was no new/other business.
21. NOTICES OF MOTION
There were no notices of motion.

22. QUESTION PERIOD
There were no questions from the public.

23. ADJOURNMENT
Moved by Councillor Plecas, seconded by Councillor Nicholson, and
RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 7:52 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER