

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 June 16, 2014 commencing at 6:00 p.m.

Council Members Present: Mayor Ted Adlem
Councillor Dave Hensman
Councillor Jeff Jewell
Councillor Tony Luck
Councillor Larry Nundal
Councillor Jenny Stevens
Councillor Nelson Tilbury

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Tina Penney, Acting Manager of Corporate Administration
Tina Mooney, Administrative Clerk
Debi Decker, Administrative Assistant

1. CALL TO ORDER

Mayor Adlem called the meeting to order.

2. ADOPTION OF AGENDA

RC14/418
JUN. 16/04

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the agenda for the regular Council meeting of June 16, 2014 be adopted.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

RC14/419
JUN. 16/04

Mayor's Certificate of Recognition – Sharon Fletcher

The Mayor presented Sharon Fletcher with a certificate of recognition for more than 10 years of service with the District of Mission. Council members individually congratulated Ms. Fletcher on her retirement.

RC14/420
JUN. 16/04

Mayor's Certificate of Recognition – Richard Konarski

The Mayor presented Richard Konarski with a certificate of recognition for his years of service with the District of Mission. Council members individually congratulated Inspector Konarski on his retirement.

RC14/421
JUN. 16/04

**Sherry Edmunds-Flett and Glen Flett
Re: Update on Emma's Acres Project**

Sherry Edmunds-Flett and Glen Flett updated council on Emma's Acres Project and showed a video online from their website. Emma's Acres produces vegetables, herbs and fruit grown naturally in Mission by Long-term Inmates Now in the Community (L.I.N.C.) The produce is sold at the Mission City Farmer's Market and the funds support the

L.I.N.C. Society and help survivors of serious crime. The organization is looking to raise \$16,000 by mid-July for an irrigation system and discussed the sponsorship opportunities available for this new system and in addition to seeking funding support from the District.

RC14/422
JUN. 16/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That staff provide Council with a report containing information about how the District can assist with the Emma's Acres irrigation project.

CARRIED

4. ADOPTION OF INFORMATIONAL ITEMS

RC14/423
JUN. 16/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the following items be received as information:

- a. Minutes of the Mission Community Heritage Commission meeting held on December 4, 2013; and
- b. Minutes of the Mission Community Heritage Commission meeting held on January 8, 2014; and
- c. Minutes of the Mission Community Heritage Commission meeting held on February 5, 2014; and
- d. Minutes of the Mission Community Heritage Commission meeting held on April 2, 2014; and

CARRIED

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC14/424
JUN. 16/04

Moved by Councillor Luck, seconded by Councillor Stevens, and

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

CARRIED

6. CORPORATE SERVICES

RC14/425
JUN. 16/04

Presentation of the Canadian Award for Financial Reporting for the 2012 Financial Report

The Manager of Accounting Services accepted the Canadian Award for Financial Report Award on behalf of the Finance Department.

RC14/426
JUN. 16/04

2013 Annual Report

Moved by Councillor Nundal, and

RECOMMENDED: That Council has considered the 2013 District of Mission Annual Report (which includes financial statements for the year ended December 31, 2013), as attached to the Manager of Finance's report dated June 16, 2014 and entitled "2013

Annual Report" pursuant to the requirements of section 99 of the *Community Charter*.

CARRIED

RC14/427
JUN. 16/04

2013 Statement of Financial Information

Moved by Councillor Luck, and

RECOMMENDED:

1. That the District of Mission 2013 Statement of Financial Information be approved for submission to the Ministry of Community, Sport and Cultural Development; and
2. That the Mayor and Manager of Finance be authorized to sign the Statement of Financial Information Approval form.

CARRIED

RC14/428
JUN. 16/04

Communication of Emergent or Time Sensitive District Issues to New Council Members

A report from the Deputy Corporate Officer dated June 16, 2014 regarding communication of emergent or time sensitive District Issues to New Council Members was provided for the Committee's information. A briefing of such important topics will form part of the new Council orientation process.

7. PARKS, RECREATION AND CULTURE

RC14/429
JUN. 16/04

Mission Rotary Sports Park – Slope Stabilization Work

A report from the Director of Parks, Recreation and Culture dated June 16, 2014 regarding the Slope Stabilization Work at the Mission Rotary Sports Park was provided for the Committee's information

RC14/430
JUN. 16/04

Skateboard Park Presentation – Staff Response

A report from the Director of Parks, Recreation and Culture dated June 16, 2014 regarding the staff response to the Skateboard Presentation made at the April 22, 2014 Council Meeting was provided for the Committee's information.

8. ENGINEERING AND PUBLIC WORKS

RC14/431
JUN. 16/04

"Motorcycle only" parking spaces in the 7200 block of Horne Street

Moved by Councillor Luck, and

RECOMMENDED: That the request for the installation of motorcycle parking spaces in the 7200 block of Horne Street be deferred until the option has been reviewed as part of the parking strategy for the MissionCity Downtown Action Plan.

CARRIED

OPPOSED: Councillor Tilbury

9. DEVELOPMENT SERVICES

RC14/432
JUN. 16/04

District of Mission Costs Associated with Amendments to Genstar Titleco Limited (Genstar) / Madison Development Corporation (Madison) and District of Mission Phased Development Agreement (PDA)

A report from the Director of Development Services dated June 16, 2014 responding to Council's request for staff to provide a report containing details of the staff time and legal expenses incurred to date in relation to the renegotiation and preparation of amended phased development agreements with Genstar Titleco Limited and Madison Development Corporation, was provided for the Committee's information.

RC14/433
JUN. 16/04

Proceeding with the Welton Street Plaza

A report from the Director of Long Range Planning and Special Projects dated June 16, 2014 regarding Council's intention to proceed with the Welton Plaza construction project was provided for the Committee's information.

RC14/434
JUN. 16/04

2013 Climate Action Revenue Incentive Program (CARIP) and Reporting of Climate Action Goals-Update

A report from the Director of Development Services dated June 16, 2014 regarding the amount of Carbon Tax being refunded to the District for 2013 and to publically report on Mission's progress towards meeting its climate action goals was provided for the Committee's information.

RC14/435
JUN. 16/04

Public Meeting for Wood Pellet Manufacturing Facility

A report from the Director of Development Services dated June 16, 2014 regarding the upcoming public meeting scheduled for June 25, 2014 at the Mission Public Library regarding a proposed wood pallet manufacturing plant in Mission was provided for the Committee's information.

RC14/436
JUN. 16/04

Development Variance Permit Application DV14-002 (Hoshi) – 32670 Loughheed Highway

Moved by Councillor Hensman, and

RECOMMENDED: That Development Variance Permit Application DV14-002 to vary: Section 804, Part E. Setbacks, Subsection 1., of the District of Mission Zoning Bylaw 5050-2009 by reducing the required minimum front setback for a *Principle Building* located at 32670 Loughheed Highway from 6.0 metres (19.7 feet) to 0.9 metres (3 feet) to allow for an enclosed and covered patio to encroach be approved:

CARRIED

RC14/437
JUN. 16/04

Development Variance Permit Application DV14-008 (Rutledge Construction Ltd.) – 33199 Holman Place

Moved by Councillor Nundal, and

RECOMMENDED: That Development Variance Permit Application DV14-008 to vary: Section 601, Part D. Setbacks, Subsection 1, of the District of Mission Zoning Bylaw

5050-2009 by reducing the required minimum rear setback for a *Principal Building* located at 33199 Holman Place from 7.5 metres (24.6 feet) to 7.2 metres (23.6 feet) be approved.

CARRIED

RC14/438
JUN. 16/04

**Rezoning and OCP Amendment Application R14-007 (D&D Design Ltd.) –
8134 Hyde Street**

Moved by Councillor Luck, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Official Community Plan Bylaw 4052-2008 by re-designating the property located at 8134 Hyde Street from Institutional to Urban Residential, indicated as Area "A" on Appendix 2, attached to the Planner's report dated June 16, 2014;
2. That upon due consideration of Sections 879 and 881 of the *Local Government Act*, and in accordance to Council Policy LAN. 47 Official Community Plan Referral, consultation referrals be forwarded to School District No. 75 (Mission Public Schools);
3. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the three properties located at 8134 Hyde Street from Institutional Assembly Zone (IA) to Urban Residential 558 Zone (R558);
4. That the bylaws be considered for 1st reading at the Regular Council Meeting on June 16, 2014; and
5. That following the reading, the bylaws be forwarded to a Public Hearing on July 7, 2014.
6. That the Final Reading of the amending bylaws be withheld until the following have been satisfied:
 - a. Any requirements received from external agencies regarding the proposed OCP amendment;
 - b. The community amenity contribution in the amount of \$8,445 (\$2,815 per lot) is received;
 - c. The servicing requirements, as outlined in Appendix 5 in the report from the Planner dated June 16, 2014, have been addressed to the satisfaction of the District Engineer;
 - d. A covenant is registered against title of all lot addressing design guidelines for form and character of the future single family dwelling compatible with the neighbouring properties.

CARRIED

RC14/439
JUN. 16/04

Third Reading Report for Rezoning Application R12-031 (Allard Contractors Ltd.) - 31489 Keystone Avenue

A third reading report from the Senior Planner dated June 16, 2014 was provided for the Committee's information regarding Zoning Amending Bylaw 5365-2013-5050(110).

RC14/440
JUN. 16/04

Excerpt from the Minutes of the Public Hearing held on October 24, 2011 and related Staff Reports dated August 22 and September 6, 2011 (R10-025 – N&J Developments)

An excerpt from the Minutes of the Public Hearing held on October 24, 2011 and a copy of the related staff reports dated August 22 and September 6, 2011 (R10-025 – N & J Developments) were provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5229-2011-5050(49), for the property at 32526, 32540 and 32562 Richards Avenue.

10. RESOLUTION TO RISE AND REPORT

RC14/441
JUN. 16/04

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the Committee of the Whole now rise and report.

CARRIED

11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC14/442
JUN. 16/04

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/418 to RC14/440, except items RC14/431 ("Motorcycle only" parking spaces in the 7200 block of Horne Street), be adopted.

CARRIED

RC14/443
JUN. 16/04

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/431, ("Motorcycle only" parking spaces in the 7200 block of Horne Street) be adopted.

OPPOSED: Councillor Tilbury

CARRIED

12. BYLAWS

RC14/444
JUN. 16/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5229-2011-5050(49), a bylaw to rezone property at 32526, 32540 and 32562 Richards Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7), be adopted.

CARRIED

RC14/445
JUN. 16/14

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Street Naming (Verchere Street/Vollans Avenue) Bylaw 5238-2011, a bylaw to name a portion of new road and extension of road, be adopted.

CARRIED

RC14/446
JUN. 16/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5365-2013-5050(110), a bylaw to amend Section 102 definitions and to rezone property at 31489 Keystone Avenue Industrial Resource Extraction Zone (INR) to Industrial Resource Extraction and Processing Zone (INRP), be read a third time.

OPPOSED: Councillor Tilbury
Councillor Stevens
Mayor Adlem
Councillor Jewell
Councillor Luck
Councillor Hensman

DEFEATED

RC14/447
JUN. 16/14

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Council Procedure Amending Bylaw 5426-2014-5345(2), a bylaw to incorporate definitions for 'delegation' and 'presentation' and a process for bringing forward a Notice of Motion, be adopted.

CARRIED

RC14/448
JUN. 16/14

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That Water Amending Bylaw 5440-2014-2196(24), a bylaw to incorporate amended Stage 2 sprinkling restrictions for 2014), be adopted.

OPPOSED: Councillor Hensman

CARRIED

RC14/449
JUN. 16/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That OCP Amending Bylaw 5444-2014-4052(36), a bylaw to redesignate the property at 8134 Hyde Street from *Institutional* to *Urban Residential*, be read a first time.

CARRIED

RC14/450
JUN. 16/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That In accordance with Section 882 of the *Local Government Act*, Council

has considered District of Mission Official Community Plan Amending Bylaw 5444-2014-4052(36) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

RC14/451
JUN. 16/14

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5445-2014-5050(144), a bylaw to rezone the property located at 8134 Hyde Street from Institutional Assembly Zone (IA) to Urban Residential 558 Zone (R558) be read a first time.

CARRIED

13. MINUTES

RC14/452
JUN. 16/04

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the following minutes be adopted:

- a. Regular Council Meeting (for the purposes of going into a Closed meeting) – June 2, 2014;
- b. Regular Council Meeting – June 2, 2014.

CARRIED

14. NEW/OTHER BUSINESS

There was no other business.

15. MAYOR'S REPORT

The Mayor reported on various activities, meetings and events attended since the last regular Council meeting.

16. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Stevens, Tilbury, Luck, Nundal, Jewell and Hensman reported on various activities, meetings and events attended since the last regular Council meeting.

17. QUESTION PERIOD

The following issues were addressed:

- The parking issues raised for motorcycle parking in the downtown core are being held in abeyance until the MissionCity Downtown Action Plan is complete.
- Assessment prices have not decreased in the Keystone area of Mission with the current gravel pit extraction.
- Issues raised by Council for Rezoning Application R12-031 (Allard Contractors) for the property located at 31489 Keystone Avenue were questioned but no new information was brought forward.

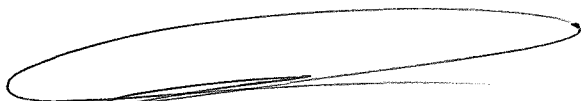
18. ADJOURNMENT

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:10 p.m.



WALTER (TED) ADLEM, MAYOR



KEN BJORGAARD, CHIEF
ADMINISTRATIVE OFFICER
(Interim Corporate Officer)