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 06, 2014 commencing at 6:00 p.m.

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

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

1. CALL TO ORDER

Mayor Adlem called the meeting to order.

2. MOMENT OF SILENCE

Mayor Adlem announced the recent passing of Ray Johnston, Freeman of the District of Mission, and Valerie Hundert, Freeman of the District of Mission. A moment of silence was observed in respect.

3. ADOPTION OF AGENDA

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That the agenda for the regular Council meeting of October 6, 2014 be adopted.
CARRIED

4. PRESENTATION

Special Olympics Soccer Team

Mission’s Special Olympics Soccer Team was presented with certificates, in recognition of their achievement of winning gold at the Special Olympic Canada National Games this past July and for being selected to represent Canada at the Special Olympics International World Games in Los Angeles in 2015.
5. DELEGATION

Mission Arts Council
Re: Update and Request for Information

Nancy Arcand appeared on behalf of the Mission Arts Council to present a vision and a dream for the Mission Arts Council.

A brief history was given on the Arts Council from when and how the Arts Council started, their various locations, and the programs they support.

Ms Arcand explained that the current location is not large enough to accommodate all the programs that are offered nor conducive to supporting the programs that the Arts Council would like to offer. She thanked Council for all their support over the years, and was here tonight to request District Land to house a new Arts Centre, that the Arts Council is looking into constructing using shipping containers. Ms Arcand explained that this sustainable form of structure is used in many parts of the world.

Moved by Councillor Stevens, seconded by Councillor Hensman and

RESOLVED: That staff provide a report to Council on the feasibility of using District land, specifically those lands surrounding the existing Leisure Centre site (bordered by Taulbut Street, 7th Avenue and Grand Street), and to check whether a shipping container structure is possible within the District’s Building Bylaw.

CARRIED

The Mayor thanked Ms. Arcand for her presentation.

6. ADOPTION OF INFORMATIONAL ITEMS

Moved by Councillor Jewell, seconded by Councillor Hensman and

RESOLVED: That the following items be received as information:
(a) Minutes of the Mission Healthy Community Council meeting held on May 13, 2014

(b) Minutes of the Mission Healthy Community Council meeting held on June 17, 2014

7. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Luck, seconded by Councillor Tilbury and

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

CARRIED
8. DEVELOPMENT SERVICES

Zoning Bylaw Text Amendment to allow increased lot coverage for existing undersized lots with rural zoning

Moved by Councillor Nundal, and

RECOMMENDED:

1. That notwithstanding Council resolution RC10/650 dated December 6, 2010, Zoning Amending Bylaw 5159-2010-2014-5050(18) be considered for 1st and 2nd readings at the Regular Council meeting on October 6, 2014, the result of which would be to add the following to the noted sections to Zoning Bylaw 5050-2009:

a. Section 201, Part D, Setbacks; the following provision:

"1. b. Notwithstanding Section 201, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

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<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
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<td>Principle Building</td>
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b. Section 201, Part E. Lot Coverage; the following provision:

"2. Notwithstanding Section 201, Part E. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), the Lot Coverage may be increased to 30%.

b. Section 201, Part G. Impervious Surfaces; the following provision:

"2. Notwithstanding Section 201, Part G. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), the Impervious Surfaces may be increased to 45%.

d. Section 202, Part D. Setbacks; the following provision:

"1. B. Notwithstanding Section 202, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

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e. Section 202, Part E. Lot Coverage; the following provision:

"2. Notwithstanding Section 202, Part E. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m. (20,020 sq. ft.), the Lot Coverage may be increased to 35%.”

f. Section 202, Part G. Impervious Surfaces; the following provision:

"2. Notwithstanding Section 202, Part G. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m. (20,020 sq. ft.) the Impervious Surfaces may be increased to 50%.”

2. That following these readings, the bylaw be forwarded to a Public Hearing on October 20, 2014.

CARRIED

Rezoning from Industrial General (ING) to Industrial General Two (ING2) to legalize five legally non-conforming barge loading operations along the riverfront

Moved by Councillor Hensman, and

RECOMMENDED:

1. That Zoning Amending Bylaw 5458-2014-5050(151) which proposes to rezone the property located at 8421 Mclean Street from INDUSTRIAL GENERAL (ING) ZONE to INDUSTRIAL GENERAL TWO (ING2) ZONE be considered for 1st and 2nd Readings at the Regular Council meeting on October 6, 2014;

2. That Zoning Amending Bylaw 5459-2014-5050(152) which proposes to rezone the property located at 8449 Mclean Street from INDUSTRIAL GENERAL (ING) ZONE to INDUSTRIAL GENERAL TWO (ING2) ZONE be considered for 1st and 2nd Readings at the Regular Council meeting on October 6, 2014;

3. That Zoning Amending Bylaw 5460-2014-5050(153) which proposes to rezone the property located at 35232 Dyke Road from INDUSTRIAL GENERAL (ING) ZONE to INDUSTRIAL GENERAL TWO (ING2) ZONE be considered for 1st and 2nd Readings at the Regular Council meeting on October 6, 2014;

4. That Zone Amending Bylaw 5461-2014-5050(154) which proposes to rezone the property located at 33610 Broadway Avenue from INDUSTRIAL GENERAL (ING) ZONE to INDUSTRIAL GENERAL TWO (ING2) ZONE be considered for 1st and 2nd Readings at the Regular Council meeting on October 6, 2014;

5. That Zone Amending Bylaw 5462-2014-5050(155) which proposes to rezone the property located at 34980 Lougheed Highway from INDUSTRIAL GENERAL (ING) ZONE to INDUSTRIAL GENERAL TWO (ING2) ZONE be considered for 1st and 2nd Readings at the Regular Council meeting on October 6, 2014; and

6. That following these readings, the Bylaws be forwarded to a Public Hearing on November 3, 2014;

CARRIED
Rezoning Application (R14-012) to allow a secondary dwelling use in the form of a secondary suite

Moved by Councillor Nundal, and

RECOMMENDED:

1. That District of Mission Zoning Amending Bylaw 5456-2014-5050(149) to rezone the property located at 7876 Taullbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s) be considered for 1st and 2nd readings at the Regular Council meeting on October 6, 2014; and

2. That following these readings, the bylaw be forwarded to a Public Hearing on October 20, 2014.

CARRIED

Rezoning application (R14-018) to allow a secondary dwelling use in the form of a secondary suite

Moved by Councillor Hensman, and

RECOMMENDED:

1. That District of Mission Zoning Amending Bylaw 5457-2014-5050(150) to rezone the property located at 33735 3rd Avenue from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s) be considered for 1st and 2nd readings at the Regular Council meeting on October 6, 2014; and

2. That following these readings, the bylaw be forwarded to a Public Hearing on October 20, 2014.

CARRIED

Development Variance Permit application DV14-018 (Kruger) to reduce the front and rear property line setbacks to allow for larger building footprints on two new suburban lots

Moved by Councillor Luck, and

RECOMMENDED:

That Development Variance Permit DV14-018, to vary District of Mission Zoning Bylaw 5050-2009, Section 401, Part D. Setbacks, paragraph 1, by:

a) Reducing the front setback on Lot 6 from 7.5 metres (24.6 ft.) to 3.0 metres (9.8 ft.);

b) Reducing the rear setback on Lot 6 from 7.5 metres (24.6 ft.) to 3.0 metres (9.8 ft.); and

c) Reducing the front setback on Lot 7 from 7.5 metres (24.6 ft.) to 3.0 metres (9.8 ft.), be approved.

CARRIED
Imposition of Latecomer Charges on Terepoki Crescent

Moved by Councillor Hensman, and

RECOMMENDED:

1. That Latecomer Charges, as outlined in the Engineering Technologist’s report dated October 6, 2014, be imposed on the parcels having benefitted from the extended services installed in conjunction with subdivision S13-010; and

2. That the Mayor and Chief Administrative Officer be authorized to enter into a Latecomer Agreement with the owner of the land that is being subdivided or developed.

CARRIED

Imposition of Latecomer Charges on Cherry Avenue

Moved by Councillor Luck, and

RECOMMENDED:

1. That Latecomer Charges, as outlined in the Engineering Technologist’s report dated October 6, 2014, be imposed for a collection period of 10 years on the parcels having benefitted from the extended services installed to service 32787 Cherry Avenue; and

2. That the Mayor and Chief Administrative Officer be authorized to enter into a Latecomer Agreement with the owner of the land that is being subdivided or developed.

CARRIED

Excerpt from the Minutes of the Public Hearing held on December 10, 2012 related Staff Report dated November 19, 2012 (R12-034 – Nasiib Holdings Limited)

An excerpt from the Minutes of the Public Hearing held on December 10, 2012 and a copy of the related staff report dated November 19, 2012 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amendment Bylaw 5325-2012-5050(94).

Excerpt from the Minutes of the Public Hearing held on January 7, 2013 related Staff Report dated December 3, 2012 (R12-030 – Bush)

An excerpt from the Minutes of the Public Hearing held on January 7, 2013 and a copy of the related staff report dated December 3, 2012 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amendment Bylaw 5335-2012-5050(95).

9. CORPORATE SERVICES

Resolution Released from Closed Council (September 15, 2014)

The following resolution was released from the Closed Council meeting of September 15, 2014:
Mission Community Heritage Commission Membership
That Mr. Michael Smith has been reappointed to the Mission Community Heritage Commission for a two year term commencing September 15, 2014.

Mission Community 2015 Budget Status Document
A report from the Manager of Finance and the Chief Administrative Officer dated October 6, 2014 regarding the Mission Community 2015 Budget Status document was provided for the Committee’s information.

2015 Permissive Tax Exemption Applications
A report from the Acting Manager of Corporate Administration and the Deputy Treasurer/Collector dated October 6, 2014 regarding the permissive tax exemption applications for the 2015 taxation year was provided for the Committee’s information in advance of Council’s consideration of the first three readings to the Permissive Tax Exemption Bylaw.

10. ENGINEERING AND PUBLIC WORKS

Transportation Master Plan
A report from the Director of Engineering and Public Works dated October 6, 2014 regarding the transportation master plan was provided for the Committee’s information.

Highway 7 Relocation
A report from the Director of Engineering and Public Works dated October 6, 2014 regarding the Highway #7 relocation was provided for the Committee’s information.

11. RESOLUTION TO RISE AND REPORT

Moved by Councillor Hensman, seconded by Councillor Tilbury, and
RESOLVED: That the Committee of the Whole now rise and report.
CARRIED

12. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Stevens, seconded by Councillor Hensman, and
RESOLVED: That recommendations of the Committee of the Whole dated October 6, 2014, as contained in items RC 14/623 to RC 14/640, be adopted.
CARRIED
Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED:

That the recommendations of the Committee of the Whole dated September 17, 2014 (Corporate Services – Budget), as contained in items 12 (a) (i) of the Agenda, be adopted as follows:

1) That the 2015 water utility financial plan (draft) as attached to the report dated September 17, 2014 entitled “2015 Water Utility Financial Plan (Draft)” from the Manager of Finance, be approved for inclusion in the District 2015 financial plan;

2) That a proposed water user rate increase of 2% for 2015 be approved in principle and presented for feedback at the upcoming public budget consultation meeting;

3) That the 2015 sewer utility financial plan (draft), as attached to the report dated September 17, 2014 entitled “2015 Sewer Utility Financial Plan (Draft)” from the Manager of Finance, be approved for inclusion in the District’s 2015 financial plan;

4) That a proposed sewer user rate increase of 2% for 2015 be approved in principle, and presented at the upcoming public budget consultation meeting;

5) That the 2015 waste management utility financial plan (draft), as attached as Appendix A to the report dated September 17, 2014 entitled “2015 Waste Management Utility Financial Plan (Draft)” from the Manager of Finance, be approved for inclusion in the District’s 2015 financial plan; and

6) That proposed increases of:
   a. 0% to curbside garbage collection rates, and curbside recycling/composting collections rates, and
   b. A 2% increase to landfill tipping fees, for 2015,

be approved in principle and presented for feedback at the upcoming public budget consultation meeting.

CARRIED

13. BYLAWS

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5159-2010-2014-5050(18) R10-016 (DoM) – a text amendment to amend Section 201 and 202 of District of Mission Zoning Bylaw 5050-2009 be read a first and second time.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That Zoning Amending Bylaw 5325-2012-5050(94) R12-034 (Nasiib Holdings Ltd) – a bylaw to rezone property at 7740 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Zone (RC465) be adopted.

CARRIED
Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That Zoning Amending Bylaw 5335-2012-5050(95) R12-030 (Bush) – a bylaw to rezone property at 13324 Sabo Street from Rural 38 Zone (S36) to Rural 16 Secondary Dwelling Zone (RU16s) be adopted.

CARRIED

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That Zoning Amending Bylaw 5456-2014-5050(149) R14-012 (Buttar) – a bylaw to rezone property at 7876 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC435s) be read a first and second time.

CARRIED

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5457-2014-5050(150) R14-018 (Clifton) – a bylaw to rezone property at 33735 3rd Avenue from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s) be read a first and second time.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That Zoning Amending Bylaw 5458-2014-5050(151) R14-020 (DoM) – a bylaw to rezone property at 8421 Mclean Street from the Industrial General (ING) Zone to the Industrial General Two (ING2) Zone be read a first and second time.

CARRIED

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That Zoning Amending Bylaw 5459-2014-5050(152) R14-021 (DoM) – a bylaw to rezone property at 8449 Mclean Street from the Industrial General (ING) Zone to the Industrial General Two (ING2) Zone be read a first and second time.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That Zoning Amending Bylaw 5460-2014-5050(153) R14-022 (DoM) – a bylaw to rezone property at 35232 Dyke Road from the Industrial General (ING) Zone to the Industrial General Two (ING2) Zone be read a first and second time.

CARRIED

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5461-2014-5050(154) R14-023 (DoM) – a bylaw to rezone property at 33610 Broadway Avenue from the Industrial General (ING) Zone to the Industrial General Two (ING2) Zone be read a first and second time.

CARRIED
Moved by Councillor Nundal, seconded by Councillor Luck, and
RESOLVED: That Zoning Amending Bylaw 5462-2014-5050(155) R14-024 (DoM) – a bylaw to rezone property at 34980 Lougheed Highway from the Industrial General (ING) Zone to the Industrial General Two (ING2) Zone be read a first and second time.
CARRIED

Moved by Councillor Luck, seconded by Councillor Hensman, and
RESOLVED: That Highway Closing and Undedication (Cherry Avenue) Bylaw 5450-2014 – a bylaw to close an unconstructed road right-of-way be read a third time.
CARRIED

Moved by Councillor Stevens, seconded by Councillor Hensman, and
RESOLVED: That Permissive Tax Exemption 5455-2014 – a bylaw to exempt certain properties from municipal taxation for the 2015 taxation year be read a first, second and third time.
CARRIED

14. MINUTES

Moved by Councillor Stevens, seconded by Councillor Hensman, and
RESOLVED: That the following minutes be adopted:

1. Regular Council Meeting (for the purposes of going into a Closed Meeting – September 15, 2014);
2. Regular Council Meeting – September 15, 2014; and
3. Freestanding Committee of the Whole (Corporate Services – Budget) Meeting – September 17, 2014.
CARRIED

15. NEW/OTHER BUSINESS

Ministry of Community, Sport and Cultural Development
Re: Expression of Interest for reclassification of Mission as a City

Council discussed the letter provided from the Ministry of Community, Sport and Cultural Development and it was:

Moved by Councillor Stevens, seconded by Councillor Luck, and
RESOLVED: That staff report back on the pros and cons, including costs of having the District of Mission reclassified to City status.
CARRIED
Youth Parliament of British Columbia Alumni Society
Re: Youth Parliament Session

The letter from the Youth Parliament of British Columbia Alumni Society was provided for Council’s information. A brief discussion ensued wherein Council expressed its desire to know how it may encourage youth in Mission to participate.

Letter from Alexandra Robson dated September 18, 2014
Re: Wren Street Cross walk (Mayor Verbal)

Council discussed the request from an 11 year old girl to have a crosswalk installed on Wren Street and Hillcrest Avenue for safety reasons, and it was:

Moved by Councillor Tilbury, seconded by Councillor Stevens, and
RESOLVED: That staff report back with information and recommendations on installing a crosswalk on Wren Street at Hillcrest Avenue.
CARRIED

16. NOTICE OF MOTION

There were no notices of motion.

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

Some of the Council members reported on various activities, meetings and events attended since the last regular Council meeting.

17. QUESTION PERIOD

The following issues were addressed:

Mr. Randy Hawes had questions regarding the moving of Highway #7.
In response:
The first round on the conceptual plan is complete and there will be a report to Council on the findings. These findings will dictate when and where the next round of consultations will take place.

Mr. Scott Geisser spoke regarding legal matters that are presently before the courts, naming the District as a defendant. He was advised that due to these matters being before the courts, Council cannot comment.

Mr. Mike Scudder questioned the location of the site that is referred to in the social media as "Welton Common" and requested that a press release be issued to help alleviate any confusion that the general public might have.
Staff thanked Mr. Scudder for his comments.

Moved by Councillor I lensman, seconded by Councillor Nundal, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:06 p.m.

WALTER (TED) ADLEM, MAYOR

KEN BJORGAAARD, CHIEF
ADMINISTRATIVE OFFICER
(Interim Corporate Officer)