



Regular Meeting of Council Agenda

February 2, 2015

A **Regular Meeting of Council** will be held in the **Council Chambers** of the Municipal Hall at 8645 Stave Lake Street, Mission, B.C.

Commencing at **1:00 p.m.** for **Committee of the Whole**

Immediately followed by a **Closed Council meeting**

Reconvening at **7:00 p.m.** for **Regular Council** proceedings

1. **CALL TO ORDER (1:00 P.M.)**
2. **ADOPTION OF AGENDA**
3. **RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**
4. **DEVELOPMENT SERVICES**

(a) **Rescind Zone Amending Bylaw 5281-2012-5050(73)**

Page 10

This report details the rezoning application for a comprehensive development zone to allow for a mixed use residential and commercial development on the properties located at 31802 Hillcrest Avenue, 31831, 31941 & 31971 Lougheed Highway, 31896 Raven Avenue and 7233 Wren Street, and identifies the need to rescind the readings to Zone Amending Bylaw 5281-2012-5050(73).

Staff support rescinding the readings to the Bylaw and closing the related applications and as such have listed this matter under the "Bylaws for Consideration" section of the agenda.

(b) **2014 Building Statistics**

Page 13

This report provides a summary of the 2014 building permit applications and their value received by the District of Mission and compares the 2014 statistics with previous years. The report is provided for information purposes only and no staff recommendation accompanies this report.

- (c) **Considerations of Compliance and Enforcement of Regulatory Bylaws** Page 16

The report provides some background to assist Council with their discussion regarding the compliance and enforcement process associated with several of the District's regulatory bylaws. The report is provided for information and discussion purposes.

5. **CORPORATE SERVICES**

- (a) **Draft Policy Re Protocol for Council Committees/Boards** Page 19

RECOMMENDATION: Council consider and resolve:

1. That the "District of Mission Protocol for Council Committees Policy No. C-ADM.-02/15" attached as Appendix A to the report from the Acting Manager of Corporate Administration dated January 19, 2015, be approved.
2. That the following listed existing Policies be repealed due to their surplus nature with the adoption of the new policy (# 1 immediately above):
 - COU.20(C) "Commissions";
 - COU.13 "Participation on Boards and Committees"
 - COU.20(B) "Select Committees"
 - COU.09 "Standing Committees"
 - COU 20(A) "Task Force"

- (b) **Audit Planning Communication** Page 50

This report is to provide Council with the 2014 Planning Report to the Mayor and Council from the District's auditor, BDO Canada LLP. This report is provided for information purposes only. No staff recommendation accompanies this report and Council action is not required.

6. **PARKS, RECREATION AND CULTURE**

- (a) **Sports Hall of Fame – Policy Revision** Page 87

RECOMMENDATION: Council consider and resolve:

That the revised Policy AWA.04 Mission Sports Hall of Fame, in the form attached as Appendix B to the February 2, 2015 report from the Deputy Director of Parks, Recreation & Culture, be approved.

(b) **Harm reduction and needle exchange in Mission follow up related to public hearing items**

Page 91

RECOMMENDATIONS: Council consider and resolve:

1. *That an education workshop be coordinated with Mayor and Council on the broad topic of harm reduction and needle exchange prior to a report coming forward from the working group.*
2. *That Mark Goheen (Clinical Specialist in Mental Health and Addictions with Fraser Health) be invited to speak to this subject matter at the proposed workshop.*

(c) **2015 Fees and Charges Parks, Recreation & Culture Department**

Page 93

This report details recommended changes to the District's Parks, Recreation and Culture admission and rental fees as well as its cemetery rates.

Staff support the fee and rate changes and as such have listed amendments to the User Fees and Charges Bylaw and the Cemetery and Crematorium Bylaw under the "Bylaws for Consideration" section of the agenda for first three readings. The new fees and rates would come into effect March 1, 2015, in conjunction with the publication of the new leisure guide.

7. **FIRE/RESCUE SERVICES**

(a) **Synthetic Drug Lab, Horne St. September 6, 2014**

Page 103

This report provides an update on the outcome of the Clandestine Lab Fire that took place on September 6, 2014 and presents a new Bylaw for the District to impose fees in respect of municipal services utilized to mitigate response and recovery related to controlled substances. Staff support the proposed Bylaw and as such have listed it under the "Bylaws for Consideration" section of the agenda.

Additionally, in support of the intent of this proposed Bylaw it is recommended that council apply Section 66 of the Community Charter that allows Council to give to the Fire Chief the authority of the Fire Commissioner under section 25 of the Fire Services Act. As such, an amendment to the Volunteer Fire Department Bylaw No. 2457-1992 is required and this too has been listed later on the agenda for Council's consideration.

8. **RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE**

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

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

RECOMMENDATIONS: Council consider and resolve:

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; and
 - 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.
2. That the public portion of the meeting be recessed until 7:00 p.m.; and
3. That Council immediately resolves into the closed portion of their meeting.

10. **RECONVENE (7:00 P.M.)**

11. **RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE**

(a) **Freestanding Committee of the Whole (Corporate Services – Budget) Meeting January 20, 2015**

1. 2015 Budget Meeting Schedule and Timelines

RECOMMENDED: That staff proceed to the public consultation meeting with presenting their recommended increases for:

- a 2% increase to the water user fee;
- a 2% increase to the sewer user fee;
- a 0% increase to the curbside collection of refuse and recyclables/compost; and
- a 2% increase to the tipping fees at the municipal landfill.

This recommendation was carried unanimously

2. Funding the Pavement Management Program

RECOMMENDED:

1. That the pavement management program budget be increased to \$3,202,910 annually, for years 2019 through 2023, with funding from the Community Works Gas Tax Reserve Fund;
2. That the existing annual funding sources for the pavement management program of \$225,000 from the General Capital Reserve Fund and \$100,000 from the Major Capital Reserve Fund, be replaced with funding from the Community Works Gas Tax Reserve Fund, on an ongoing basis; and,
3. That the District's 2015 financial plan be amended accordingly

This recommendation was carried unanimously

3. Early Approval of Proposed 2015 Capital Projects

RECOMMENDED: That in regards to an artificial sports field, the following points be addressed:

1. Staff to have a conversation with the School District regarding possible locations and cost sharing;
2. That this project be completed within this Council's term;
3. That the artificial turf project be moved from the Unfunded Capital list for 2016 onto the General Capital Plan for 2015 for \$2.9 million with tentative funding from the Community Works Gas Tax Reserve fund; and
4. That staff to report back at a later date with confirmed funding options and project costs.

This recommendation was carried unanimously

3. Early Approval of Proposed 2015 Capital Projects (con't)

RECOMMENDED:

1. a) That the proposed 2015 capital projects, included as Appendix "A" Draft 2015 Capital Plan Summary to the report entitled "Early Approval of Proposed 2015 Capital Projects" from the Manager of Accounting Services dated January 20, 2015, and as amended by including an artificial turf in the amount of \$2.9 million and tentatively funded by the Community Works Gas Tax Reserve fund, be approved as a budget amendment to the 2014 - 2018 Financial Plan Bylaw #5392-2013,
- b) That staff be authorized to proceed with these proposed 2015 capital projects, and
- c) That the 2014 - 2018 Financial Plan be amended accordingly; and
2. That Appendix "B" Draft 2015 - 2019 Capital Plan Summary, as attached to the report entitled "Early Approval of Proposed 2015 Capital Projects" from the Manager of Accounting Services dated January 20, 2015, and as amended by including in 2015 an artificial turf in the amount of \$2.9 million and tentatively funded by Community Works Gas Tax Reserve fund, be approved for inclusion in the 2015 - 2019 Financial Plan.

This recommendation was carried unanimously

4. RCMP Spending Package Update

RECOMMENDED: That option #1a from the Detachment Commander's report dated January 8, 2015 and entitled "RCMP Spending Package Update" be used to update the current spending package for additional RCMP members as follows:

- That Council authorize funding in the amount of \$405,000 for the three regular member positions already listed on the detachment establishment in 2015; and
- That the District increase the current RCMP compliment by one position per year in years 2016, 2017 and 2018.

This recommendation was carried with opposition noted by Councillor Stevens

5. Status of Long-Term Debt and the Debt Retirement Reserve Fund

RECOMMENDED: That the annual amount of \$521,820, that is currently being transferred into the Debt Retirement Reserve fund, be redirected to the 2015 General Operating budget.

This recommendation was carried with opposition noted by Councillor Stevens

(b) **Committee of the Whole report dated February 2, 2015**

Report of recommendations to be circulated at the 7:00 p.m. reconvened public meeting

12. DELEGATIONS

(a) **Business and Professional Women of BC and Yukon**

Page 119

Heather Stewart is seeking Council's support of the Women's Empowerment Principles

13. PRESENTATIONS

(a) **BC Transit & FVRD**

Page 120

The presentation will provide an update on the Fraser Valley Express transit service and also include information on the upcoming service changes to the transit routes in Mission

14. PROCLAMATIONS

None

15. PUBLIC HEARINGS

(a) **Public Hearing Notice for February 2, 2015**

Page 121

For reference

(b) **Zoning Amending Bylaw 5480-2015-5050(165)**

Page 122

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)

16. ADOPTION OF INFORMATIONAL ITEMS

None

17. COUNCIL COMMITTEE REPORTS AND MINUTES

None

18. **CORRESPONDENCE**

None

19. **BYLAWS FOR CONSIDERATION**

- (a) **Zoning Amending Bylaw 5281-2012-5050(73)** *Rescind First, Second and Third Readings*
R12-007 (Carhoun & Sons Enterprises Ltd.) – a bylaw to add a Comprehensive Development 28 Zone and to rezone portions of properties located at 31802 Hillcrest Avenue, 7233 Wren Street, 31896 Raven Avenue and 31831, 31941 and 31971 Lougheed Highway to Comprehensive Development 28 (CD28) Zone
Page 133
See “Development Services” in C.O.W. Section 4(a)
- (b) **Zoning Amending Bylaw 5373-2013-5050(116)** *Adoption*
R13-012 (Pott) – a bylaw to rezone property at 9460 Stave Lake Street from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s)
Page 149
Excerpt from the Public Hearing minutes and previous staff reports included as background information
- (c) **Zoning Amending Bylaw 5477-2014-5050(163)** *Adoption*
R14-031 (Roekel) – a bylaw to rezone property at 31602 Kenney Avenue from Suburban 36 Zone (S36) to Suburban 36 Secondary Dwelling Zone (S36s)
Page 160
Excerpt from the Public Hearing minutes and previous staff reports included as background information
- (d) **Cost Recovery Bylaw 5479-2015** *First, Second and Third Readings*
A bylaw to impose fees in respect of municipal services and the exercise of regulatory authority associated with properties used for the manufacturing and/or processing of controlled substances
Page 169
See “Fire/Rescue Services” in C.O.W. Section 7(a)
- (e) **Zoning Amending Bylaw 5480-2015-5050(165)** *Third Reading*
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)
Page 174
See “Public Hearings” Section 15(b)
- (f) **Fire/Rescue Amending Bylaw 5482-2015-2457(1)** *First, Second and Third Readings*
A bylaw to make amendments to the Volunteer Fire Department Bylaw in support of Cost Recover Bylaw above.
Page 175
See “Fire/Rescue Services” in C.O.W. Section 7(a)

- (g) **User Fees and Charges Amending Bylaw 5483-2015-4029(10)** *First, Second and Third Readings*
A bylaw to amend the user fees and charges for Parks, Recreation and Culture general admission and rental fees, effective March 1, 2015
Page 176
See “Parks, Recreation and Culture” in C.O.W. Section 6(c)
- (h) **Cemetery and Crematorium Amending Bylaw 5484-2015-858(19)** *First, Second and Third Readings*
A bylaw to amend the cemetery and crematorium fees and charges, effective March 1, 2015
Page 181
See “Parks, Recreation and Culture” in C.O.W. Section 6(c)
20. **DEVELOPMENT PERMITS FOR CONSIDERATION**
- (a) **Development Variance Permit Application DV13-010 (9460 Stave Lake St.) – Recommended for approval** Page 185
Development Variance Permit to waive Section 21 of the Subdivision Control Bylaw 1500-1985
See “Bylaws for Consideration” Section 19(b)
21. **COUNCIL MEETING MINUTES FOR APPROVAL**
- (a) Regular Council Meeting – January 19, 2015 Page 186
- (b) Freestanding Committee of the Whole (Corporate Services – Budget) Meeting Minutes – January 20, 2015 Page 204
22. **RESOLUTIONS RELEASED FROM CLOSED**
- (a) **Resolution Released from Closed Council – January 19, 2015** Page 211
This report is in accordance with Council’s direction to release the contents of a Closed Council resolution to conclude the services of the District of Mission’s Chief Negotiator, who was contracted to be the District’s spokesperson in the collective bargaining process. It is provided for information purposes only. No staff recommendation accompanies this report and Council action is not required.
23. **NEW/OTHER BUSINESS**
None
24. **NOTICES OF MOTION**
25. **QUESTION PERIOD**
26. **ADJOURNMENT**