



MINUTES - SPECIAL COUNCIL MEETING

**March 10, 2025, 2:00 p.m.
Council Chambers
8645 Stave Lake Street, Mission, BC**

Council Present: Mayor Paul Horn
Councillor Mark Davies
Councillor Angel Elias
Councillor Carol Hamilton
Councillor Ken Herar
Councillor Danny Plecas

Council Absent: Councillor Jag Gill

Staff Present: Mike Younie, Chief Administrative Officer
Jennifer Russell, Corporate Officer
Taryn Hubbard, Manager of Communications and Public Engagement
Tracy Kyle, Director of Engineering & Public Works
Barclay Pitkethly, Deputy Chief Administrative Officer
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Christine Brough, Executive Assistant

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ADOPTION OF AGENDA

SC25-004

Moved by Councillor Davies

Seconded by Councillor Plecas

RESOLVED: That the March 10, 2025 Special Council Meeting agenda be adopted.

CARRIED

3. NEW BUSINESS

a. DCC and ACC Bylaws for Consideration

A report dated March 10, 2025 from the Director of Finance regarding the proposed Development Cost Charge (DCC) Bylaw and the Amenity Cost Charge (ACC) Bylaw was provided for Council's consideration.

The Director of Finance gave a presentation on DCCs and ACCs, the proposed bylaws, the consultation process undertaken, the impact going forward, and next steps.

The Director of Engineering and Public Works left the meeting at 2:57 p.m. and the Manager of Communications and Public Engagement joined the meeting at 3:01 p.m.

Discussion ensued and it was:

MAIN MOTION

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED:

1. That Council consider the Development Cost Charge (DCC) Bylaw attached to the March 10, 2025, Director of Finance's report titled DCC and ACC Bylaws for Consideration for three readings;
2. That Council approve including allowable interest from long-term debt and front-end agreements in the DCC levy calculations;
3. That Council consider the Amenity Cost Charge (ACC) Bylaw attached to the March 10, 2025, Director of Finance's report titled DCC and ACC Bylaws for Consideration for three readings; and
4. That Council delay adopting the ACC Bylaw until the DCC bylaw receives approval from the Inspector of Municipalities and is ready for adoption.

SC25-005

Moved by Councillor Elias

Seconded by Councillor Davies

RESOLVED: That the Main Motion be amended as follows:

That Industrial, Commercial and Institution (ICI) receive a 50% rather than a 100% exemption on ACC rates.

OPPOSED (4): Mayor Horn, Councillor Hamilton, Councillor Herar, and Councillor Plecas

DEFEATED (2 to 4)

Council requested that each portion of the Main Motion be voted on separately, and it was:

SC25-006

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED: That Council consider the Development Cost Charge (DCC) Bylaw attached to the March 10, 2025, Director of Finance's report titled DCC and ACC Bylaws for Consideration for three readings.

OPPOSED (1): Mayor Horn

CARRIED (5 to 1)

SC25-007

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED: That Council approve including allowable interest from long-term debt and front-ender agreements in the DCC levy calculations.

CARRIED

SC25-008

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED: That Council consider the Amenity Cost Charge (ACC) Bylaw attached to the March 10, 2025, Director of Finance's report titled DCC and ACC Bylaws for Consideration for three readings.

CARRIED

SC25-009

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED That Council delay adopting the ACC Bylaw until the DCC bylaw receives approval from the Inspector of Municipalities and is ready for adoption.

OPPOSED (2): Mayor Horn, and Councillor Elias

CARRIED (4 to 2)

SC25-010

Moved by Councillor Davies
Seconded by Councillor Elias

RESOLVED: That the Director of Finance provide an annual update on the Development Cost Charges and Amenity Cost Charges collected.

CARRIED

b. Development Cost Charges and Amenity Cost Charges Waivers and Reductions Options

A report dated March 10, 2025 from the Director of Finance regarding Development Cost Charge and Amenity Cost Charge waiver and reduction options.

The Director of Finance gave a presentation on the waiver and reduction options available to Council, and it was:

SC25-011

Moved by Councillor Plecas
Seconded by Councillor Davies

RESOLVED:

That the City not enact a Development Costs Charge (DCC) and Amenity Cost Charge (ACC) Waiver and Reduction Bylaw but provide waivers and reductions for non-market rental housing on a case-by-case basis through a grant application process as detailed in Option #1 in the Discussion and Analysis section of the Director of Finance's report dated March 10, 2025.

CARRIED

SC25-012

Moved by Councillor Elias
Seconded by Councillor Davies

RESOLVED: That, beginning in the third year when the phasing assist ends, the Consumer Price Index be applied to Development Cost Charge rates.

CARRIED

SC25-013

Moved by Councillor Elias
Seconded by Councillor Plecas

RESOLVED: That Amenity Cost Charge rates be increased annually by the Consumer Price Index.

CARRIED

4. BYLAWS FOR CONSIDERATION

a. **Development Cost Charge Bylaw 6348-2025 – FIRST, SECOND AND THIRD READINGS**

SC25-014

Moved by Councillor Elias
Seconded by Councillor Plecas

RESOLVED:

That Development Cost Charge Bylaw 6348-2025, a bylaw to impose Development Cost Charges pursuant to the provisions of the *Local Government Act*, be **read a first, second, and third time**.

OPPOSED (1): Mayor Horn

CARRIED (5 to 1)

b. **Amenity Cost Charge Bylaw 6349-2025 – FIRST, SECOND AND THIRD READINGS**

SC25-015

Moved by Councillor Plecas
Seconded by Councillor Davies

RESOLVED:

That Amenity Cost Charge Bylaw 6349-2025, a bylaw to impose Amenity Cost Charges pursuant to the provisions of the *Local Government Act*, be **read a first, second, and third time**.

CARRIED

5. RESOLUTION TO EXCLUDE THE PUBLIC

SC25-016

Moved by Councillor Davies
Seconded by Councillor Herar

RESOLVED: That, pursuant to Sections 90 and 92 of the *Community Charter*, this Special Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(c) of the *Community Charter* – labour relations or other employee relations; and
- 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.

CARRIED

6. ADJOURN TO CLOSED COUNCIL MEETING

SC25-017

Moved by Councillor Davies

Seconded by Councillor Herar

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 4:03 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER