



MINUTES - REGULAR COUNCIL MEETING

**March 17, 2025, 6:00 p.m.
Council Chambers
8645 Stave Lake Street, Mission, BC**

Council Present: Mayor Paul Horn
Councillor Jag Gill
Councillor Carol Hamilton
Councillor Danny Plecas

Council Absent: Councillor Mark Davies
Councillor Angel Elias
Councillor Ken Herar

Staff Present: Mike Younie, Chief Administrative Officer
Barclay Pitkethly, Deputy Chief Administrative Officer
Jennifer Russell, Corporate Officer
Bhupinder Bharaj, Engineering Technologist – Traffic & Transportation
Erin Blaney, Manager of Environmental Services
Andrew Crowe, Director of Parks, Recreation & Culture
Ellen Croy, Manager of Transportation
Kyle D'Appolonia, Environmental Coordinator
Chris Gruenwald, Director of Forestry
Mark Haney, Manager of Arts & Culture
Jason Horton, Manager of Parks & Facilities
Sharel Isabella, Senior Planner - Policy
Jay Jackman, Manager of Development Engineering
Stephanie Key, Acting Director of Parks, Recreation & Culture
Tracy Kyle, Director of Engineering and Public Works
Lee Lundren, Manager of Building Inspections
Tracy Pagenhardt, Environmental Coordinator
Robert Publow, Manager of Planning
Dan Sommer, Director of Development Services
Doug Stewart, Director of Finance
Amanda Tesluck, Program Coordinator
Connie Cooper, Administrative Assistant

1. CALL TO ORDER

Mayor Horn called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA

RC25-084

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

1. That the late Item 5(f) "Provincial Housing Target Progress Report for Mission BC" under **Development Services** be added to this agenda; and
2. That the agenda for the Regular Council meeting of March 17, 2025 be adopted as amended.

CARRIED

3. DELEGATIONS

a. Tore Jacobsen, Fraser Valley Real Estate Board

Tore Jacobsen, Fraser Valley Real Estate Board, appeared before Council to discuss possible opportunities of providing assistance with tackling the housing crisis in Mission and offered to be a resource for Council. A PowerPoint presentation was provided which reviewed details about the Fraser Valley Real Estate Board, advocacy work with stakeholders and government relations, and sales data over the recent years.

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC25-085

Moved by Councillor Hamilton

Seconded by Councillor Plecas

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

5. DEVELOPMENT SERVICES

a. Official Community Plan Bylaw 6350-2025 – INTRODUCTION, FIRST, AND SECOND READINGS

A report from the Manager of Long Range Planning and Special Projects dated March 17, 2025, regarding Official Community Plan (OCP) Bylaw 6350-2025 was provided for the Committee's consideration. A PowerPoint presentation was

provided which reviewed details and background of the OCP including a project timeline, a summary of various engagement activities, and an overview of the draft OCP.

Discussion ensued, and the following summarized feedback was provided:

- the importance of prioritizing business retention, expansion, and attraction through measures such as advocating for commercial rent control;
- the need to plan with a neighbourhood-wide lens focused on the completeness of the community;
- the value in including a policy statement regarding protection of property views;
- all aspects of the plan must be consistent with Council's Strategic Plan, and economic growth and safety priorities; and
- the importance of not duplicating areas of provincial responsibility.

RC25-086

Moved by Councillor Plecas

RECOMMENDED:

1. That Official Community Plan Bylaw 6350-2025 be considered for first reading;
2. That Council confirm they have considered the Official Community Plan in conjunction with the City's Financial and Waste Management Plans as per section 477(3)(a) of *the Local Government Act*;
3. That the Official Community Plan Bylaw 6350-2025 be referred to the Agricultural Land Commission for comment;
4. That Official Community Plan Bylaw 6350-2025 be considered for second reading;
5. That, upon due consideration of Section 475 of the *Local Government Act*, referrals have been forwarded for Official Community Plan Bylaw 6350-2025 in accordance with Council Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of this Section; and
6. That, subject to the Bylaw receiving second reading, a Public Hearing be scheduled for April 22, 2025.

CARRIED

b. Development Application 33616 Dewdney Trunk Road – Introduction Report

A report from the Planner III dated March 17, 2025, regarding a development application for the property located at 33616 Dewdney Trunk Road was provided for the Committee's information.

Discussion ensued, and staff were directed to provide the following information in the staff presentation with the bylaw reading report:

- consideration of a controlled intersection; and
- parking configuration, including visitor parking.

c. Development Application at 9099, 9107, and 9111 Cedar Street – Rezoning Report

A report from the Planner III dated March 17, 2025, regarding a development application for the properties located at 9099, 9107, and 9111 Cedar Street was provided for the Committee's consideration.

Discussion ensued, and staff answered questions regarding:

- school district feedback;
- roadways meeting current design standards set out in the Development and Subdivision Control Bylaw;
- on-site parking configurations that are compliant with the Zoning Bylaw;
- the only parking variance being the bank of parking located within the side setback; and
- the strata road turning movements meeting the Development and Subdivision Control Bylaw standards.

RC25-087

Moved by Mayor Horn

RECOMMENDED:

1. That draft bylaw 6332-2024-5949(178) to rezone 9099, 9107 and 9111 Cedar Street from Suburban 20 (S20) Zone to Multi-unit Townhouse 1 (MT1) Zone be considered for first and second reading;
2. That draft bylaw 6332-2024-5949(178) be considered for third reading;
3. That prior to the adoption of Zoning Amending Bylaw 6332-2024-5949(178), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Collection of any volunteered contributions to the City's community amenity reserve;
 - b. Completion of the Engineering requirements dated March 18, 2024 as provided in this report; and

- c. Completion of any other requirements resulting from Council's consideration of the Bylaw;
- 4. That Street Naming Bylaw 6333-2024 receive first, second, and third reading and that upon adoption of the bylaw, Street Naming Policy STR.28 be amended accordingly; and
- 5. That Development Permit DP22-127 be approved at the same time Zoning Amending Bylaw 6332-2024-5949(178) is approved.

OPPOSED (2): Councillor Gill, and Councillor Plecas

DEFEATED (2 to 2)

The Mayor noted he would be bringing this matter back for reconsideration under Section 131 of the *Community Charter* when there is a full or odd-numbered Council representation.

d. Development Application – 32876 Tunbridge Avenue – 3rd Reading

A report from the Planner II dated March 17, 2025, regarding a development application for the property located at 32876 Tunbridge Avenue was provided for the Committee's consideration.

Discussion ensued, and staff answered the Committee's questions regarding the rules for variance requests and collecting volunteered cash contributions.

RC25-088

Moved by Councillor Plecas

RECOMMENDED:

- 1. That draft bylaw 6199-2023-5949(124) to rezone 32876 Tunbridge Avenue from Suburban 20 Zone (S20) to Multi-unit Townhouse One Zone (MT1) be considered for third reading;
- 2. That prior to the adoption of Zoning Amending Bylaw 6199-2023-5949(124), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Collection of any volunteered contributions to the City's community amenity reserve;
 - b. Completion of the Engineering requirements, as in Attachment A;
 - c. Collection of the \$51,150 voluntary contribution in-lieu of constructing the Gaudin Creek pathway adjacent to the property;
 - d. Collection of the \$7,500 voluntary contribution for the community's benefit;
 - e. Construction of a walking pathway along Tunbridge Avenue from the subject site to the commercial area at the corner of Tunbridge Avenue and Cedar Street; and

- f. Completion of any other requirements resulting from Council's consideration of the Bylaw; and
3. That Development Permit DP19-152 is considered for approval at the same time Zoning Amending Bylaw 6199-2023-5949(124) is considered for approval.

OPPOSED (2): Councillor Gill, and Councillor Hamilton

DEFEATED (2 to 2)

The Mayor noted he would be bringing this matter back for reconsideration under Section 131 of the *Community Charter* when there is a full or odd-numbered Council representation.

e. Planning Cost Recovery Fees

A report from the Deputy Chief Administrative Officer dated March 17, 2025, regarding Planning Cost Recovery Fees was provided for the Committee's consideration.

RC25-089

Moved by Councillor Plecas

RECOMMENDED:

That Council refers to the Planning Cost Recovery Fee Policy, as attached to a report by the Deputy Chief Administrative Officer, dated March 17, 2025 to the Development Liaison Committee (DLC) for comment, refinement, and endorsement.

CARRIED

f. Provincial Housing Target Progress Report for Mission BC

A report from the Director of Development Services dated March 17, 2025, regarding Provincial Housing Target Progress Report for Mission BC was provided for the Committee's consideration. Staff noted revised numbers in Attachment A to the report.

RC25-090

Moved by Councillor Hamilton

RECOMMENDED:

That Council receive the Provincial Housing Target Progress Report for Mission, BC, as required under the provincial *Housing Supply Act*.

CARRIED

6. PARKS, RECREATION AND CULTURE

a. Parks, Recreation and Culture Update

A report from the Acting Director Parks, Recreation and Culture dated March 17, 2025, regarding a Parks, Recreation and Culture update was provided for the Committee's information. A PowerPoint presentation was provided which reviewed program and facility statistics, various 2025 administration projects, community highlights, projects, and challenges with parks and facilities, arts and culture, and sports programs, and partnerships with various community organizations.

Discussion ensued, and staff answered various questions regarding project updates, public engagement activities, the procurement process for equipment, and upcoming community events.

Staff were directed to draft a letter from the City to the Federal and Provincial governments requesting investment in parks and facility infrastructure.

b. Terms of Reference – Parks and Recreation Advisory Committee, Cultural Resources Committee

A report from the Acting Director Parks, Recreation and Culture dated March 17, 2025, regarding Terms of Reference for the Parks and Recreation Advisory Committee and the Cultural Resources Committee was provided for the Committee's consideration.

Discussion ensued, and staff advised of the following amendments to the Terms of Reference for both the Parks and Recreation Advisory Committee and the Cultural Resources Committee:

- Section 5.b. should be "The Chair and the alternate Chair will be the Council representative and the alternate Council representative."; and
- Section 6.c. should be "The Chair can call a special meeting if necessary."

RC25-091

Moved by Councillor Plecas

RECOMMENDED:

1. That the Parks and Recreation Advisory Committee Terms of Reference as shown in Attachment A to the report from the Acting Director of Parks, Recreation and Culture dated March 17, 2025, be approved as amended; and
2. That the Cultural Resources Committee Terms of Reference as shown in Attachment B to the report from the Acting Director of Parks, Recreation and Culture dated March 17, 2025, be approved as amended.

CARRIED

7. FORESTRY

a. Forestry Operations 2024 Quarter 4 (Q4) Report

A report from the Director of Forestry dated March 17, 2025, providing a summary of the 4th quarter financial results for the forestry operation, was provided for the Committee's information.

The Director of Forestry provided an overview of the City's forestry operations during the fourth quarter of 2024 and answered the Committee's questions regarding the potential impact from tariffs, possible new market opportunities, and the Forestry Legacy Reserve Fund.

8. ENGINEERING AND PUBLIC WORKS

a. Transportation Public Inquiry Update – 2024 Q4

A report from the Engineering Technologist – Traffic & Transportation dated March 17, 2025, regarding the 2024 Q4 update on the transportation public inquiry was provided for the Committee's information.

Discussion ensued, and staff answered questions about traffic calming in various areas.

RC25-092

Moved by Councillor Plecas

RECOMMENDED:

That staff report back with a rationale or formula to determine a fair developer contribution to traffic safety improvements.

CARRIED

b. Private Water Systems Bylaw Update

A report from the Engineering Technologist II - Development dated March 17, 2025, regarding an update to the Private Water Systems Bylaw was provided for the Committee's consideration.

The Manager of Development Engineering provided additional explanation of the *Water Sustainability Act* jurisdiction and requirements and how the bylaw amendment will bring it into alignment with provincial requirements and industry standards without overstepping into the provincial area of responsibility.

RC25-093

Moved by Councillor Plecas

RECOMMENDED:

That the Development and Subdivision Control Bylaw 5650-2017 be amended as per Attachment A – Section 3.15 edits to the Subdivision Control Bylaw 5650-

2017 and Attachment B – Updated Form F-3 as attached to the Engineering Technologist's report dated March 17, 2025.

CARRIED

c. Stream Mapping Update

A report from the Environmental Coordinator dated March 17, 2025, regarding a stream mapping update was provided for the Committee's information. A PowerPoint presentation was provided which reviewed the purpose, funding, and partnerships involved in completing the stream mapping update, the process of mapping, and community participation involved.

Discussion ensued, and staff answered the Committee's questions regarding how the stream mapping update will assist Qualified Environmental Professionals (QEP) with more thorough data of watercourses.

d. Contamination Remediation Program Update

A report from the Environmental Coordinator dated March 17, 2025, regarding an update on the Contamination Remediation Program was provided for the Committee's information. A PowerPoint presentation was provided which reviewed the background of the program, various advertising efforts, and ongoing initiatives to lower the recycling contamination rate.

9. CORPORATE ADMINISTRATION AND FINANCE

a. City of Mission Accessibility Plan

A report from the Corporate Officer dated March 17, 2025, regarding the City of Mission's Accessibility Plan was provided for the Committee's consideration.

Discussion ensued, and the Committee requested the following amendments to the Accessibility Plan under Actions:

- Item # 3 - following 'Prioritize timely snow' add the words 'and ice'; and
- Item #17 - remove the words 'for staff'.

RC25-094

Moved by Councillor Gill

RECOMMENDED:

1. That the City of Mission Accessibility Plan, developed by the Accessibility, Inclusion and Diversity Committee and attached to the report from the Corporate Officer dated March 17, 2025, be approved as amended; and
2. That staff develop a scope of work, budget, and communications plan to implement Action Item #1 in the Accessibility Plan: Ensure all City of Mission buildings and facilities are accessible by conducting a building and facilities audit.

CARRIED

b. Youth Voice Committee Terms of Reference

A report from the Chief Administrative Officer dated March 17, 2025, regarding the Youth Voice Committee Terms of Reference was provided for the Committee's consideration.

Discussion ensued, and the Committee requested the following amendment to the Youth Voice Committee Terms of Reference:

- In Section 6.b., the words 'or other suitable location' be added at the end.

RC25-095

Moved by Mayor Horn

RECOMMENDED:

1. That the Youth Voice Committee Terms of Reference as shown in Attachment A to the report from the Chief Administrative Officer dated March 17, 2025 be approved as amended;
2. That \$5,000 from the Unappropriated Accumulated Surplus be used for 2025;
3. That a core increase of \$5,000 be added to the 2026 Financial Plan and beyond; and
4. That the City's existing Financial Plan be amended accordingly.

CARRIED

RC25-096

Moved by Councillor Plecas

RECOMMENDED:

That Councillor Davies be named as the Chair of the Youth Voice Committee.

CARRIED

c. Housekeeping Amendments Related to new Water Bylaw

A report from the Corporate Officer dated March 17, 2025, regarding housekeeping amendments related to new Water Bylaw 6244-2023 was provided for the Committee's consideration.

RC25-097

Moved by Councillor Hamilton

RECOMMENDED:

That Water Bylaw Reference Revision Bylaw 6351-2025 receive first, second, and third readings.

CARRIED

10. RESOLUTION TO RISE AND REPORT

RC25-098

Moved by Councillor Plecas
Seconded by Councillor Hamilton

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

11. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC25-099

Moved by Councillor Gill
Seconded by Councillor Plecas

RESOLVED:

That the recommendations of the March 17, 2025 Committee of the Whole, as contained in items RC25-086 to RC25-097 be adopted.

CARRIED

12. COUNCIL COMMITTEE REPORTS & MINUTES

The following minutes were received as information:

- a. **Joint Shared Services Committee Open Meeting Draft Minutes - January 30, 2025**

13. COUNCIL MEETING MINUTES FOR APPROVAL

- a. **Special Council Meeting (for the purpose of going into a closed meeting) - February 24, 2025**
- b. **Special Council Meeting - February 24, 2025**
- c. **Regular Council Meeting (for the purpose of going into a closed meeting) – March 3, 2025**
- d. **Regular Council Meeting - March 3, 2025**

RC25-100

Moved by Councillor Hamilton
Seconded by Councillor Plecas

RESOLVED:

That the minutes contained in Items 13 a - d be adopted.

CARRIED

14. BYLAWS FOR CONSIDERATION

a. Official Community Plan Bylaw 6350-2025 - FIRST READING

RC25-101

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED:

That Official Community Plan Bylaw 6350-2025, a bylaw to provide policy statements on managing the City of Mission's current and future growth and development, be **read a first time**.

CARRIED

b. Official Community Plan Bylaw 6350-2025 - CONSIDERATION OF SECTION 477

RC25-102

Moved by Councillor Gill

Seconded by Councillor Plecas

RESOLVED:

That in accordance with Section 477 of the *Local Government Act*, Council has considered Official Community Plan Bylaw 6350-2025 in conjunction with the City's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

c. Official Community Plan Bylaw 6350-2025 - SECOND READING

RC25-103

Moved by Councillor Hamilton

Seconded by Councillor Gill

RESOLVED:

That Official Community Plan Bylaw 6350-2025, a bylaw to provide policy statements on managing the City of Mission's current and future growth and development, be **read a second time**.

CARRIED

d. Zoning Amending Bylaw 6332-2024-5949(178) - FIRST AND SECOND READINGS

This item was not considered.

e. Zoning Amending Bylaw 6332-2024-5949(178) - THIRD READING

This item was not considered.

f. Street Naming (Laminman Court) Bylaw 6333-2024 - FIRST, SECOND, AND THIRD READINGS

This item was not considered.

g. Zoning Amending Bylaw 6199-2023-5949(124) - THIRD READING

This item was not considered.

h. Development and Subdivision Control Amending Bylaw 6344-2025-5650(7) - FIRST, SECOND, AND THIRD READINGS

RC25-104

Moved by Councillor Plecas

Seconded by Councillor Hamilton

RESOLVED:

That Development and Subdivision Control Amending Bylaw 6344-2025-5650(7), a bylaw to update the Private Water Systems section, be **read a first, second, and third time.**

CARRIED

i. Water Bylaw Reference Revision Bylaw 6351-2025 - FIRST, SECOND, AND THIRD READINGS

RC25-105

Moved by Councillor Gill

Seconded by Councillor Hamilton

RESOLVED:

That Water Bylaw Reference Revision Bylaw 6351-2025, a bylaw to facilitate minor housekeeping amendments, be **read a first, second, and third time.**

CARRIED

j. Water Bylaw 6244-2023 - ADOPTION

RC25-106

Moved by Councillor Plecas

Seconded by Councillor Gill

RESOLVED:

That Water Bylaw 6244-2023, a bylaw for the regulation of the waterworks system and the supply of water, be **adopted**.

CARRIED

15. CORRESPONDENCE

a. Dawn Styran, President, Mission Downtown Business Association

Re: Appreciation for the City of Mission's Continued Support

This item was received as information.

b. Paul Horn, Mayor, City of Mission

Re: Request for Revision of Property Assessment Methodology in Silverdale and Southwest Mission

This item was received as information.

c. Ross Siemens, Mayor, City of Abbotsford

Re: Support for Resolution

This item was received as information.

d. Cathy Peters

Re: Request to Repeal Hard Drug Decriminalization in BC

This item was received as information.

e. Matt Pitcairn, President, BC Road Builders and Heavy Construction Association

Re: BC Road Builders' 2025 Strategic Plan and P.R.E.P. Book

This item was received as information.

16. NEW/OTHER BUSINESS

a. Council Member Updates

Council provided updates on recent events, committee and association meetings.

17. NOTICES OF MOTION

There were no notices of motion.

18. QUESTION PERIOD

There were no questions from the public.

19. ADJOURNMENT

RC25-107

Moved by Councillor Gill

Seconded by Councillor Hamilton

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:08 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER