

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 March 21, 2011 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe
Councillor Terry Gidda
Councillor Danny Plecas
Councillor Mike Scudder
Councillor Heather Stewart

Council Members Absent: Councillor Paul Horn
Councillor Jenny Stevens

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Kelly Ridley, Deputy Director Corporate Administration
Tina Mooney, Administrative Clerk

1. PROCLAMATIONS

RC11/154
MAR. 21/11

April 2011 as “Daffodil Month” and April 27, 2011 as “Daffodil Day” Canadian Cancer Society (BC and Yukon)

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That April 2011 be proclaimed as “Daffodil Month” and that April 27, 2011 be proclaimed as “Daffodil Day” within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC11/155
MAR. 21/11

April 24 through 30, 2011 as “Mission Community Services Week” Mission Community Services Society

Moved by Councillor Stewart, seconded by Councillor Plecas, and

RESOLVED: That the week of April 24 - 30, 2011 be proclaimed as “Mission Community Services Week” within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC11/156
MAR. 21/11

May 7, 2011 as “Ukrainian Festival Day” BC Ukrainian Cultural Festival Society

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That May 7, 2011 be proclaimed as “Ukrainian Festival Day” within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC11/157
MAR. 21/11

**May 15 through 21, 2011 as “National Public Works Week” and
May 15 through 21, 2011 as “Local Government Awareness Week”
Union of British Columbia Municipalities**

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That May 15 – 21, 2011 be proclaimed as “National Public Works Week” and that May 15 - 21, 2011 be proclaimed as “Local Government Awareness Week” within the District of Mission; the District to assume no costs related thereto.

CARRIED

Mayor Atebe, on behalf of the District of Mission, announced that on March 11, 2011 the country of Japan suffered from a massive earthquake and tsunami which devastated the northern part of their country.

He noted that the Red Cross is accepting donations until April 15 at various locations in our community.

On March 16, 2011 a new association was formed within our community called Mission International Friendship Association or MIFA. A rice/curry dinner and silent auction fundraising event is being planned for April 8, 2011 at All Saints Anglican Church on Second Avenue.

2. DELEGATIONS AND PRESENTATIONS

RC11/158
MAR. 21/11

**Arnold Muir
Re: Zoning Bylaw 5050-2009**

Arnold Muir appeared before Council asking that Zoning Bylaw 5050-2009 be repealed as it currently does not allow new drive-thru restaurants in our community. Mr. Muir made the following comments:

- Expressed concerned that the zoning bylaw did not have adequate public consultation and some members of council are not in favour of new drive-thru restaurants as they are both a safety hazard and environmentally unfriendly;
- Questioned how many injuries or fatalities have there been at drive-thru restaurants in Mission and are current drive thru restaurants not responsible to keep the public safe while using their establishments;
- He stated that the motivation for the current bylaw is based on the assumption that because cars are idling in drive-thrus they are not be good for the environment and this is false;
- He noted that other contributing factors like greenhouse gas emissions and individuals commuting to work affect the environmental more than a restaurant drive-thrus;
- Drive-thru restaurants are a necessary service in our community especially to elderly individuals, families with small children and individuals with disabilities;
- Drive-thru restaurants allow businesses to serve double the patrons as they allow service both outside and inside;
- Instead of banning drive-thru restaurants completely, he notes that it would be beneficial to work with the business community to assist in developing drive-thru restaurants that operate more efficiently; and

- He expressed concern about the upcoming tax increase and the proposed Development Cost charges and the effects on new development and businesses.

Mayor Atebe thanked Mr. Muir for his comments and encouraged him to speak to staff regarding his concerns.

RC11/159
MAR. 21/11

Urban Systems

Re: Development Cost Charges Review

Fraser Smith from Urban Systems appeared before Council to provide an update on the 2011 Development Cost Charges. Mr. Smith stated:

- The development cost charges are a very specific set of regulations that are included in the *Local Government Act* and development pays this charge at either subdivision or building permit;
- The development cost charges are used to fund significant infrastructure including sewer, water, drainage, roads, parkland development and parkland acquisition;
- New master plans for regional sewer and water and have been prepared;
- Growth projections have been refined subsequent to the last review in 2007;
- The new rates reflect 2011 capital and land costs;
- A percentage of the development cost charges have been reduced in various areas in the community with the completion of number of project. However, new development cost charges have been increased because of new works. They reflect the current reserves and the internal loans;
- Development Cost Charges are calculated by estimating the growth over a specific periods of time that match the capital program. The projects are reviewed to determine if they benefit existing residents or if it is solely for the benefit of growth as it occurs. The District of Mission assist factor for most of the development cost charges is 1%;
- The growth projections are calculated to match the different capital programs. The regional growth projections are less than areas A, B and C because the regional growth is a 25 year period which matches the regional water and sewer master plan that has been completed. Areas A, B and C residential are considerably more because the residential reflects a build out condition to about 2061 in Cedar Valley. The Commercial/Industrial and Institutional reflect a smaller period of time. This is based on work to be completed such as the long term employment land strategy and waterfront development. It is based mostly on the larger growth potential in Cedar Valley and Southwest Mission.
- Development Capital Programs:
 - Transportation - new items have been added including the new Silverdale bridge, signals, widening of roads, upgrading intersections and other bridge upgrades;
 - Water – within Cedar Valley there have not been any changes to the programs except for refinements and some removals due to their completion but the major capital cost increase is related to the major second water source, new reservoir and water main upgrades;
 - Drainage – costs include culvert crossings, detention ponds, channel improvements and storm sewers;

- Sewer – increases include sewer treatment upgrades, new river crossing, gravity trunk sewers, force main and pump stations; and
- Park acquisition and development – include parkland acquisition, park upgrades and trails.
- The most significant increases to the capital programs include the water supply, sewage treatment and transportation;
- In the proposed development cost charges the single family and single family compact/duplex will be charged per unit, townhouses/apartments are charged per square meter which was previously charged per unit. The commercial/industrial/institutional is charged by floor area;
- Bill 27 was introduced to allow councils to waive and reduce development cost charges. Council must consider, when waiving development cost charges, that these charges would be paid through other revenues;
- Prior to Bill 27 council was only permitted to waive development cost charges on places for worship;
- With the introduction of Bill 27 council can define:
 - not-for-profit house rental housing, including supportive living house;
 - for-profit affordable rental housing;
 - small lot subdivisions designed for low greenhouse gas emissions; and
 - development designated to result in low environmental impact;
- Changes that are being considered is a municipal assist factor set at 1%, collection of development cost charges on less than 4 units at building permit, grace period for in-stream building permits, development cost charges levied on multi-family on area rather than number of units;
- Next steps:
 - public open house April 5, 2011;
 - inform council of the comments there were received from public open house and any refinements to the development cost charges program and rates;
 - introduce an amended development cost charges bylaw for councils consideration for three readings (April 26, 2011);
 - send the bylaw to the inspector of municipalities for approval (May 2, 2011);
 - council adopts bylaw (June 6, 2011); and
 - implement new Development Cost Charges Bylaw (no grace period);

In response to questions from council, Mr. Smith responded:

- If an existing property had subdivided into a duplex or triplex the development cost charges would then be collected at the building permit stage as they may have been missed at the subdivision stage; and
- The capital program is driving the rate with Cedar Valley due to the size of the regional water, sewer and road development cost charge programs.

In response to questions from council, the Director of Finance noted:

- Cedar Valley has area specific development cost charges that add to the general development cost charges including the sewer extension, specific water, drainage and roads;
- there are legislative incentive programs to minimize the rates which include property tax incentives which waive property taxes for a period on forms of development;
- the cost of the treatment plan is included in the second water source caption; and
- the reference to the Silvercreek Bridge means the connector road and bridge.

In response to questions from council, Fraser Smith responded:

- the grant that was given for the widening of Cedar Street from Cherry to Tunbridge Street was taken into account and the road development cost charges for Cedar Valley decreased due to this grant;
- Providing grants to non-profits to offset Development Cost Charges is different than the Development Cost Charge assist factors. If municipalities use Bill 27 to waive Development Cost Charges then they have to allocate monies from another source to cover the dollar value of Development Cost Charges waived; therefore, some municipalities do not use Bill 27 to provide support for instance for not-for-profit housing. Instead, for example, the City of Victoria collects amenity contributions and these are put into a fund and if a not-for-profit housing application is received and there are monies remaining in this fund, those monies will be used to assist the not-for-profit housing application with the same value as the amount of DCCs paid;
- Bill 27 was enacted May 2008;
- Abbotsford does not include any provisions for Bill 27 in their current bylaw;
- Cedar Valley offers more challenges as when the comprehensive development plan was created for Cedar Valley there were unique infrastructure needs that just surfaced in that geographic location;
- The Ministry allows council to define what low environmental impact is and this would be set out in a District of Mission bylaw;
- The development cost charges are predicated on projected build out as opposed to the current status;
- The development cost charges for all utilities in the Cedar Valley area have be reduced due the grant being obtained for the expansion of Cedar Street and work completed on the storm water;
- The bigger impact to reduce the development cost charges would be to reduce the regional issues or the major roads but future growth is anticipated and these projects need to be considered;
- the sooner that a municipality can save for long term projects like the Silvercreek Bridge, the better financially the municipality will be;
- the need for the Silvercreek Bridge was identified as part of the Silverdale planning; and
- the development cost charges levied on multi-family on area rather than number of units is an option not a requirement.

The director of engineering and public works responded that the there are two options for the bridge, one was a high elevation and the other was lower. The budget for these two options was 18 million or 27 million and the District has based their costs on 18 million. A

study will need to be performed to refine the alignment and based on future development the District is preparing for the future need by including these costs in the development cost charges program.

Councillor Scudder asked that when the development cost charges are presented for public input that a non-bridge option be put forward in the presentation to provide further clarification on what is being discussed.

Mayor Atebe noted that P3 grant monies may be available in excess of 70 million dollars and questioned if these monies will impact the future development cost charges.

The director of finance responded that the potential increase in cost related to the second water source project or the grant monies have not been factored in.

Mayor Atebe thanked Mr. Smith for his presentation.

3. ADOPTION OF INFORMATIONAL ITEMS

RC11/160
MAR. 21/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) Ferndale Institution Population Profile – December 2010;
- (b) Ferndale Institution Population Profile – January 2011;
- (c) Ferndale Institution Population Profile – February 2011;
- (d) Mission Institution Report – February 2011
- (e) Minutes of the Mission Abbotsford Transit Committee Meeting held on January 27, 2011;
- (f) Draft Minutes of the Economic Development Select Committee Meeting dated February 17, 2011.

CARRIED

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC11/161
MAR. 21/11

Moved by Councillor Plecas, seconded by Councillor Gidda, and

RESOLVED: That council now resolve itself into committee of the whole.

CARRIED

5. ADMINISTRATION AND FINANCE

Councillor Plecas assumed the Chair.

RC11/162
MAR. 21/11

Development Cost Charge Review and Update

Moved by Councillor Stewart, and

RECOMMENDED:

That the proposed Development Cost Charge (DCC) rates from Urban Systems' DCC review report which is attached to the report dated March 9, 2011 from the Deputy Director of Finance be forwarded to a public open house.

CARRIED

RC11/163
MAR. 21/11

Business Licence Bylaw 3964-2007

Moved by Councillor Scudder, and

RECOMMENDED:

The current Business Licence Bylaw 3964-2007 is adequate in addressing compliance requirements and that no amendments be made to the bylaw.

CARRIED

RC11/164
MAR. 21/11

Ticket Information Bylaw 2646-1993

Moved by Mayor Atebe, and

RECOMMENDED:

That Ticket Information Bylaw 2646-1993 Schedule 10 (Water Bylaw 2196-1990) be amended by changing Section 5.1(a) to read 5.1.

CARRIED

RC11/165
MAR. 21/11

2010/2011 Regionally Significant Gas Tax Grant Program

Moved by Councillor Scudder, and

RECOMMENDED:

That council endorse the selection of the JAMES Plant Stage VII Secondary Treatment Expansion – Phase 1 project as the priority application for the 2010/2011 Regionally Significant Gas Tax Grant Program.

CARRIED

RC11/166
MAR. 21/11

Public/Stakeholder Presentation for Proposed Sewer Use Bylaw Codes of Practice for Abbotsford and Mission

Moved by Mayor Atebe, and

RECOMMENDED:

That the proposed Codes of Practice presentation for the Public/Stakeholder review which is attached to the report dated March 15, 2011 from the Deputy Director of Finance, be

held on Monday, March 28, 2011, at the Mission Leisure Centre between 6:00 and 8:00 p.m. be approved.

CARRIED

RC11/167
MAR. 21/11

Annual Investment Performance Report

A report from the deputy director of finance dated February 4, 2011 regarding the District's investment holdings was provided for the committee's information.

RC11/168
MAR. 21/11

Smoking Cessation – “Quit Now

A report from the deputy director of corporate administration dated March 4, 2011 regarding the Smoking cessation “QUITNOW” program was provided for the committee's information.

Councillor Scudder noted that if Fraser Health promotes the “QuitNow” initiative next year that this program should be promoted within the District of Mission to everyone.

6. PLANNING

Councillor Stewart assumed the Chair.

RC11/169
MAR. 21/11

Development Variance Permit Application DV10-017 (Easton) 8254 Manson Street

Moved by Mayor Atebe, and

RECOMMENDED: That Development Variance Permit application DV10-017, in the name of Mary and Brad Easton, to vary District of Mission Zoning Bylaw 5050-2009, Section 501 Urban Residential Zones C. 1. Lot Depth by reducing the minimum required lot depth for proposed Lot B from 30 metres (98.42 ft.) to 23 metres (75.45 ft.), on the property located at 8254 Manson Street and legally described as:

Parcel Identifier: 005-312-507 Lot 20 District Lot 6 Group 3 New Westminster District Plan 21684

be approved.

CARRIED

RC11/170
MAR. 21/11

Temporary Commercial Use Permit Application TP11-002 (676517 B.C. Limited) – 32818 – 7th Avenue

Moved by Councillor Scudder, and

RECOMMENDED: That Council forward Temporary Commercial Use Permit TP11-002 (676517 B.C. Limited) for the properties located at 32818 7th Avenue to a Public Input Meeting on March 28, 2011 and be considered for approval after the Public Input Meeting on March 28, 2011.

CARRIED

Council asked that traffic safety issues be addressed to ensure the safe and efficient traffic movements from the southern parking lot and provide this information at the public input meeting.

Staff are to confirm that the applicant is the current owner of the property.

7. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC11/171
MAR. 21/11

BC Hydro Sponsorship of a Shared Energy Manager between Mission Public Schools and the District of Mission

Moved by Councillor Plecas, and

RECOMMENDED: That should BC Hydro confirm full funding for the 2011-2012 year, the District renew the agreement with Mission Public Schools and BC Hydro to engage the services of an Energy Manager who will be under contract to Mission Public Schools, but who will also assist the District with improving energy efficiency throughout the organization and community

CARRIED

RC11/172
MAR. 21/11

Community Energy and Emissions Plan (CEEP) Initiation

Moved by Mayor Atebe; and

RECOMMENDED:

1. That staff advertise for potential Stakeholders to sit on the CEEP Task Force;
2. That staff develop a list of potential stakeholders for council's review; and
3. That staff identify key milestones following input from the task force and then meet with council as a collective for input

CARRIED

RC11/173
MAR. 21/11

Results of Energy Efficiency and Lighting Studies

Moved by Councillor Scudder, and

RECOMMENDED: that this item be deferred to the next regular council meeting;

CARRIED

RC11/174
MAR. 21/11

Cedar Valley Environmental Management Plan – Fish Habitat Compensation

Moved by Mayor Atebe, and

RECOMMENDED:

1. That up to \$50,000 be spent on a restoration project for Gaudin Creek 'A';

2. That funds are allocated from the Cedar Valley ESA Enhancements account and that the District's Financial Plan be amended accordingly.

CARRIED

RC11/175
MAR. 21/11

Cost Benefit Analysis of Part Time Woodwaste Inspector at the Landfill

A report from the manager of environmental services dated March 15, 2011 regarding details for the addition of a part-time woodwaste inspector to the landfill operating contract, including a cost/benefit analysis of the wage was provided for the committee's information.

8. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC11/176
MAR. 21/11

Moved by Councillor Plecas, seconded by Councillor Stewart; and

RESOLVED: That the committee of the whole now rise and report.

CARRIED

9. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC11/177
MAR. 21/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC11/154 to RC11/176, be adopted.

CARRIED

10. BYLAWS

RC11/178
MAR. 21/11

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the March 21, 2011 regular council agenda be approved as listed:

- (a) District of Mission Zoning Amending Bylaw 5146-2010-5050(14) Third Reading
(R10-010 – Cheema) – a bylaw to rezone property at 32620 Cherry Avenue from Suburban 36 zone (S36) to Residential Compact 465 Secondary Dwelling zone (RC465s)
- (b) District of Mission 2011 – 2015 Financial Plan Bylaw 5198-2011 Adoption
– a bylaw to establish the Financial Plan for the years 2011 to 2015
- (c) District of Mission Street Naming (Oyama Street Extension/ Oyama Place) Bylaw 5200-2011 – a bylaw to name new portions of road Adoption

- | | |
|--|----------------------------------|
| (d) District of Mission Penitentiary Sewage Lift Station Catchment Area Fee Amending Bylaw 5203-2011-5040(1) – a bylaw to amend the fee for 2011 | Adoption |
| (e) District of Mission Refuse Collection and Disposal Amending Bylaw 5204-2011-1387(51) – a bylaw to add a tipping fee for asbestos containing material | Adoption |
| (f) District of Mission Dog Licensing and Animal Control and Impounding Amending Bylaw 5205-2011-1782(24) – a bylaw to add a definition for “dangerous dog” | Adoption |
| (g) District of Mission Ticket Information Amending Bylaw 5206-2011-2646(21) – a bylaw to add a fine for a dog attack | Adoption |
| (h) District of Mission Ticket Information Amending Bylaw 5207-2011-2646(22) – a bylaw to make a housekeeping change to be consistent with Water Bylaw 2196-1990 | First, Second and Third Readings |

CARRIED

11. MINUTES

RC11/179
MAR. 21/11

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That the following minutes be adopted:

- (a) Regular Council Meeting – February 21, 2011
- (b) Regular Council Meeting (Public Hearing) – February 28, 2011
- (c) Special Council Meeting (Community Amenities) – March 3, 2011
- (d) Regular Council Meeting – March 7, 2011

RC11/180
MAR. 21/11

Moved by Mayor Atebe, seconded by Councillor Scudder, and

RESOLVED: That the answers to the questions posed in the March 7, 2011 minutes, where possible and practical, be incorporated into the report dealing with the proposed amendments to the Control Substance Property Bylaw 5044-2009.

CARRIED

12. OTHER BUSINESS

RC11/181
MAR. 21/11

Release from Closed Council – March 7, 2011

The following resolution was released from the closed Council meeting held on March 7, 2011:

RESOLVED: That council support in principle the proposal by Mr. Raphael Silver for public art in Fraser River Heritage Park with the provision that Mr. Silver consult with the Fraser River Heritage Park staff/board, the Cultural Resources Commission, First Nations stakeholders and District of Mission

Parks, Recreation and Culture Department staff on the project and that he meet with District of Mission staff and the Chair of the Cultural Resources Commission prior to March 18, 2011

RESOLVED: That Pam Alexis, Diana Muntigl and Sharon Syrette be reappointed retroactive to January 2010 to the Cultural Resources Commission, with their terms to expire in January 2012.

RESOLVED: That Nancy Arcand, Kusum Soni and Bronwen Sutherland be appointed to the Cultural Resources Commission

RESOLVED: That the new members appointed to the Cultural Resources Commission (Nancy Arcand, Kusum Soni and Bronwen Sutherland) have terms to expire in January 2013.

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

14. MAYOR'S REPORT

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

15. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Stewart and Scudder reported on various activities, meetings and events attended since the last regular council meeting

16. QUESTION PERIOD

Shelly Clarkson asked if Mission will be paying more than Abbotsford for the proposed Stave Lake water source and the expanded sewer services.

Mayor Atebe responded that the development cost charges vary from community to community and the cost are driven by the volume. There are a number of meters that determine the amount of flow that we consume as a community and based on that system the allocation is provided.

Mayor Atebe responded that the District of Mission needs to install water meters in every residence as Abbotsford has already done to detect if there is any leakage. A request for proposal has gone out and this project should be completed in the next couple of years. These meters will be beneficial to reduce costs in the future.

Jim Hinds asked if a delayed left hand turn on Cedar Street or a driveway off of Maple Street was considered in the Temporary Commercial Use Permit Application (TP11-002).

Robert Demers questioned if development cost charges will be charged to Silverdale applicants when this area does not have water and sewer. He was a committee member on the NPAC committee and does not recall the Silvercreek Bridge being a recommendation made by the committee.

The chief administrative officer responded that Mr. Demers should contact the director of engineering and public works regarding his concerns.

Mayor Atebe responded that a study was completed which formed part of the neighbourhood one planning on how to connect the Silverdale neighbourhood with Mission. One of the options was the Silvercreek Bridge.

Robert Demers commented that collecting development cost charges for the Silvercreek Bridge may be premature.

The chief administrative officer noted that the basic foundation for the development cost charges is for future planning for projects that may not be used for 20 years. The development cost charges contains a list of projects and they may change over time and be modified but the importance of the development cost charges is to collect the monies for future planning.

Mayor Atebe noted that the P3 Stave Lake second water source presentation will be presented to council on April 4.

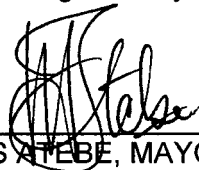
17. ADJOURNMENT

Moved by Councillor Gidda; seconded by Councillor Stewart and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:40 p.m.



JAMES ATEBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER