

**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 September 6, 2011 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe  
Councillor Paul Horn  
Councillor Danny Plecas  
Councillor Jenny Stevens  
Councillor Heather Stewart

Council Members Absent: Councillor Terry Gidda  
Councillor Mike Scudder

Staff Members Present: Glen Robertson, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Kelly Ridley, Deputy Director of Corporate Administration  
Jennifer Russell, Legislative Assistant

## **1. PROCLAMATIONS**

RC11/492  
SEP. 06/11

### **Restorative Justice Week – November 13 to 20, 2011 Correctional Services Canada**

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That November 13 to 20, 2011 be proclaimed as “Restorative Justice Week” within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC11/493  
SEP. 06/11

### **United Way Month – October, 2011 United Way Fraser Valley**

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That October 2011 be proclaimed as “United Way Month” within the District of Mission; the District to assume no costs related thereto.

CARRIED

## **2. DELEGATIONS AND PRESENTATIONS**

RC11/494  
SEP. 06/11

Moved by Councillor Stevens, seconded by Councillor Horn, and

RESOLVED: That Mr. John Pearson be accepted as a late delegation.

CARRIED

RC11/495  
SEP. 06/11

### **Diane Kalen-Sukra, Privatization Coordinator, CUPE and Janet Chalmers, Spokesperson, Water Watch Mission-Abbotsford Re: Future Water Needs**

Janet Chalmers, spokesperson for Water Watch Mission-Abbotsford, and Diane Kalen-Sukra, privatization coordinator for CUPE, appeared before Council to ask them to reaffirm the commitment to keep Mission’s water in public hands by forwarding or

endorsing a resolution to the Union of British Columbia Municipalities that calls upon the federal government to fulfill its responsibility to invest in the renewal and replacement of public water and wastewater infrastructure.

Ms. Chalmers stated that although Mission Council voted to keep the water in public hands, the battle still continues because the City of Abbotsford has voted to proceed to a referendum on the development of the Stave Lake water supply as a public-private partnership.

Ms. Kalen-Sukra provided a summary of some of the experiences other municipalities in Canada, the United States and Europe have had with P3 water and wastewater projects as is proposed for the Stave Lake supply, and quoted several studies and publications where more information could be found.

Ms. Kalen-Sukra further stated:

- Mission Council had made a bold and correct decision to turn down the design, build, finance and operate proposal for the Stave Lake water project;
- municipalities will continue to face budgetary challenges for maintaining and replacing major infrastructure due to the steady decline in federal funding; and
- it has always been the Canadian way to keep water and wastewater infrastructure in public hands.

Mayor Atebe thanked Ms. Chalmers and Ms. Kalen-Sukra for the information.

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That Council write to the Federal Government requesting that funding be made available for non-P3 water infrastructure projects to the same degree as P3 infrastructure projects, and further that a copy be given to Mission's Member of Parliament and Members of the Legislative Assembly.

CARRIED

RC11/496  
SEP. 06/11

**Lloyd John McKimmon**

**Re: Noise Issues Log De-Barker in Hatzic**

Mr. Lloyd McKimmon appeared before Council to ask that they take action to address the level of noise emanating from the Millstream Sorting Ltd. property in the Hatzic industrial area.

Mr. McKimmon stated:

- the noise is from a de-barking machine and started in late June of this year;
- at first the machine started up at 6:00 a.m. and continued all day, and now runs continuously from 7:00 a.m. to 5:00 p.m.
- the noise has had a significant negative impact on his enjoyment of his property and quality of life;
- the Inspection Services department is aware of the neighbourhood concerns about the noise and has been in contact with the property owner, however the result has not been satisfactory;

- there is another log sorting business in the area, as well as a shake and shingle mill that do not cause any noise concerns; and
- if the de-barking machine is necessary for the business operation, then they need to build proper infrastructure to contain the noise to their own property.

Mr. McKimmon asked Council to implement a stop work order or otherwise bring peace back to the neighbourhood.

Mayor Atebe thanked Mr. McKimmon for the information.

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That staff present a report at the regular Council meeting of September 12, 2011 regarding the noise issue at the Millstream Sorting Ltd. property containing the following information:

- (a) the history of events to date;
- (b) what provisions exist in the Noise Bylaw to address the situation; and
- (c) options to minimize or eliminate the neighbourhood noise issues.

CARRIED

RC11/497  
SEP. 06/11

**John Pearson**

**Re: Engineering Department Report "Universal Water Metering System Analysis and Preliminary Cost Implications" – Item 7(d) on Agenda**

Mr. John Pearson appeared before Council to express concern about some of the points raised in the staff report dated August 29, 2011 listed as item 7(d) on this evening's agenda.

Mr. Pearson stated:

- he agrees with the recommendation put forward in the report;
- the average consumption rate of 440 liters per person, per day as set out in the 2010 Water Master Plan is only an estimate based on the provincial average for unmetered communities;
- we now know that water leakage, from a variety of causes, has been ascertained in the Abbotsford region to be approximately 18%, and approximately 25% in Mission;
- the conservation methods used in other municipalities seem to net a universal number of 30% savings, but the fact is no one really knows the actual number;
- the business case presented in the staff report indicates clearly that water costs will go up with implementation of a metered system for hardware, maintenance, staff costs, etc.;
- Council should be careful when using these numbers because costs for large projects always have a way of going up;
- using the Community Works Gas Tax Fund to offset the costs of water metering is basically asking 20% of Mission's population (those not on the water system) to subsidize the rest of Mission's water infrastructure;

- Mission needs a third source of water very soon, as it has been reported that the access road to Norrish Creek is susceptible to landslides and a complete failure;
- if that source is compromised, there will not be enough water in Cannel Lake and the Bevan Wells to sustain both Abbotsford and Mission;
- he is asking Council to make finding another sustainable water source a priority; and
- he encourages Council to endorse the recommendations in the staff report.

Mayor Atebe thanked Mr. Pearson for information.

### **3. ADOPTION OF INFORMATIONAL ITEMS**

RC11/498  
SEP. 06/11

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) Ferndale Institution population profile for August, 2011; and
- (b) Mission Institution report for July, 2011.

CARRIED

### **4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

RC11/499  
SEP. 06/11

Moved by Councillor Stevens, seconded by Councillor Horn, and

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

CARRIED

### **5. PLANNING**

Councillor Stewart assumed the Chair.

RC11/500  
SEP. 06/11

#### **Rezoning Application R10-025 – Amendments to Target Zone**

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the second reading of zone amending bylaw 5229-2011-5050(49) be rescinded and amended to read:

“That, in accordance with Rezoning Application R10-025 (N & J Developments), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 32526, 32540 and 32562 Richards Avenue and legally described as:

Parcel Identifier: 010-073-353 Lot 1, Section 5, Township 18, New Westminster District, Plan 20926

Parcel Identifier: 023-691-794 Lot 2, Section 5, Township 18, New Westminster District, Plan LMP32001

Parcel Identifier: 023-691-786 Lot 1, Section 5, Township 18, New Westminster District, Plan LMP32001

from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s”);

2. That the bylaw be considered for second reading as amended at the Regular Council meeting on September 6, 2011; and
3. That following such reading, the bylaw be forwarded to a Public Hearing on October 24, 2011.

CARRIED

Staff were directed to determine whether the applicant would volunteer to sign a restrictive covenant ensuring that the secondary dwelling would be a suite contained within the principal building, and to provide that information at the Public Hearing.

RC11/501  
SEP. 06/11

**Development Variance Permit Application DV11-010 (Solterra Development (Silver Creek) Corp.) – 7233 and 7238 River Place**

Moved by Councillor Horn, and

RECOMMENDED:

1. That Development Variance Permit Application DV11-010, in the name of Solterra Development (Silver Creek) Corp. to vary:
  - a) District of Mission Zoning Bylaw 5050-2009 Section 1002 Part E Setbacks by reducing the minimum required Setback to the front lot line for a principal building from 4.5 metres to 3.0 metres on proposed Lot 5, and
  - b) District of Mission Subdivision Control Bylaw 1500-1985 by varying the following road work requirements:
    - i) Typical Road Section Collector Standard Drawing R-5:
      - Paved width from 12 metres to 8.5 metres
      - Road dedication width from 20 metres to 13 metres
      - Roll over curb in place of barrier curb
      - Sidewalks to be installed on one side of the road only
      - Increase asphalt thickness from 75 mm to 125 mmas per drawing 30761 C03 from ISL Engineering dated July 7, 2011 and attached as Appendix 1 to the report from the Planner dated September 6, 2011, and
    - ii) Typical Cul-de-Sac Standard Drawing R-7 to an Off Set Cul-de-Sac style as per drawing 30761 C03 from ISL Engineering dated July 7, 2011 and attached as Appendix 1 to the report from the Planner dated September 6, 2011,  
  
in a proposed industrial development located at 7233 and 7238 River Place, be approved; and
2. That the Corporate Officer prepare a bylaw to name the road extension extending south over a portion of Lots 4 and 5 of Section 18 and 19, Township 17, Group 1 New Westminster District Plan BCP15619, from the existing River Place as **“River Place”**.

CARRIED

RC11/502  
SEP. 06/11

### **Bylaw for Third Reading**

A report from the Director of Planning dated August 30, 2011 regarding a bylaw moving forward for third reading was provided for the Committee's information.

## **6. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC11/503  
SEP. 06/11

### **Request to Waive Planning Fees, Building Permit Fees and Development Cost Charges (DCCs)**

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a further report regarding the request from the Fraser Health Authority (FHA) for a donation or grant to offset the cost of the rezoning, development permit and subdivision fees, the building permit fees and/or the development cost charges associated with the residential care component of the Mission Community Health Project containing the following information:

- (a) implications of the scope of the project;
- (b) a detailed explanation of how the project will be funded and the portion that will be paid by Mission; and
- (c) a funding source.

CARRIED

RC11/504  
SEP. 06/11

### **Capital Asset Accounting Policy**

Moved by Councillor Horn, and

RECOMMENDED: That Capital Asset Accounting Policy FIN.46 be amended by:

- (a) removing Appendix A "Capital Asset Inventory Categories" in its entirety; and
- (b) removing the references to Appendix A from the following sections:
  - Thresholds
  - Classification
  - Amortization

CARRIED

RC11/505  
SEP. 06/11

### **Town Square Project**

A report from the Deputy Chief Administrative Officer dated September 6, 2011 regarding the status of the Town Square project was provided for the Committee's information.

Moved by Mayor Atebe, and

RECOMMENDED: That staff cease further work on the Town Square project until a neighbourhood plan that incorporates extensive community consultation has been developed.

CARRIED

RC11/506  
SEP. 06/11

### **Conference Expense Request**

Councillor Stewart declared a conflict of interest and excused herself from the meeting at 8:07 p.m.

Moved by Mayor Atebe, and

RECOMMENDED: That the expenditure of \$536 for Councillor Stewart to attend the Communities in Bloom National Symposium and Awards Ceremony in Quebec City in October 2011 be approved.

CARRIED

Council noted that the approval of this expenditure was due to special circumstances.

Councillor Stewart returned to the meeting at 8:13 p.m.

RC11/507  
SEP. 06/11

### **Repeal of Bylaw 5152-2010 and Amendment of Bylaw 5214-2011**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That District of Mission Repeal Bylaw 5152-2010 be repealed; and
2. That District of Mission Development Cost Charge Bylaw 5214-2011 be amended by inserting the following wording under Part 6 – Repeal of Existing Bylaws:

“(d) District of Mission Development Cost Charge (Horne Street Pedestrian Walkway) Bylaw 2847-1995 and all amendments thereto.”

CARRIED

RC11/508  
SEP. 06/11

### **Amended Development Cost Charges (DCCs) Bylaw**

Moved by Councillor Plecas, and

RECOMMENDED:

1. That third reading of “District of Mission Development Cost Charge Bylaw 5214-2011” be rescinded;
2. That “District of Mission Development Cost Charge Bylaw 5214-2011” be amended by replacing Schedule “B” with the rates set out in the revised Schedule “B” attached to the report from the Director of Finance, Deputy Director of Finance and the Director of Engineering and Public Works dated August 29, 2011; and
3. That “District of Mission Development Cost Charge Bylaw 5214-2011”, as amended, be considered for third reading, and be forwarded to the Ministry of Community, Sport and Cultural Development for approval.

CARRIED

## **7. ENGINEERING AND PUBLIC WORKS**

Councillor Horn assumed the Chair as the alternate for Councillor Gidda.

RC11/509  
SEP. 06/11

### **Resident request for Sidewalk on 14<sup>th</sup> Avenue**

A report from the Director of Engineering and Public Works dated August 18, 2011 regarding a request for a sidewalk on a section of 14<sup>th</sup> Avenue was provided for the Committee's information.

Staff were directed to include options, costs, and an anticipated timeline in the full report that will be brought back before Council.

RC11/510  
SEP. 06/11

### **Improving Transit Service to Mission School District 75**

A report from the Deputy Director of Engineering dated August 25, 2011 regarding improving transit service to Mission School District 75 was provided for the Committee's information.

Moved by Mayor Atebe, and

RECOMMENDED: That the report from BC Transit dated July 28, 2011 regarding the request for improved transit services to Mission School District 75 be sent to Mission School District 75 and added to the next joint meeting agenda to determine a course of action.

CARRIED

RC11/511  
SEP. 06/11

### **Signing 2011/2012 Transit Annual Operating Agreement**

Moved by Mayor Atebe, and

RECOMMENDED: That the 2011/2012 Transit Operational Agreement be signed.

CARRIED

RC11/512  
SEP. 06/11

### **Universal Water Metering System Analysis and Preliminary Cost Implications**

Moved by Councillor Plecas, and

RECOMMENDED:

1. That a decision on implementation of a universal water metering system be deferred until further information regarding securing a future water supply source for Mission is available; and
2. That staff develop a report discussing potential cost effective strategies to aggressively pursue water conservation in the absence of implementing a water metering program at this time.

CARRIED

## **8. RESOLUTION TO RISE AND REPORT**

Mayor Atebe resumed the Chair.

RC11/513  
SEP. 06/11

Moved by Councillor Stevens, seconded by Councillor Horn, and

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

CARRIED

## 9. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC11/514  
SEP. 06/11

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC11/499 to RC11/513 be adopted.

CARRIED

## 10. BYLAWS

RC11/515  
SEP. 06/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the September 6, 2011 regular council agenda be approved as follows:

- |  |                                  |
|--|----------------------------------|
| (a) District of Mission Development Cost Charge Bylaw 5214-2011 – a bylaw to impose development cost charges in certain areas  | Rescind Third Reading            |
| (b) District of Mission Development Cost Charge Bylaw 5214-2011 – a bylaw to impose development cost charges in certain areas  | Third Reading (as amended)       |
| (c) District of Mission Zoning Amending Bylaw 5229-2011-5050(49) (R10-025 – N & J Developments) – a bylaw to rezone property at 32526, 32540 and 32562 Richards Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7)                     | Rescind Second Reading           |
| (d) District of Mission Zoning Amending Bylaw 5229-2011-5050(49) (R10-025 – N & J Developments) – a bylaw to rezone property at 32526, 32540 and 32562 Richards Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s) | Second Reading (as amended)      |
| (e) District of Mission Subdivision Control Amending Bylaw 5234-2010-1500(36) – a bylaw to provide for housekeeping amendments to Schedule "D"   | Adoption                         |
| (f) District of Mission User Fees and Charges Amending Bylaw 5235-2011-4029(2) – a bylaw to provide housekeeping amendments to Section C   | Adoption                         |
| (g) District of Mission Street Naming (River Place) Bylaw 5240-2011 – a bylaw to name a portion of new road and extension of road  | First, Second and Third Readings |
| (h) District of Mission Repeal Bylaw 5241-2011 – a bylaw to repeal District of Mission Repeal Bylaw 5152-2010  | First, Second and Third Readings |

CARRIED

RC11/516  
SEP. 06/11

**District of Mission Zoning Amending Bylaw 5221-2011-5050(43)  
(R11-005 – Mikes) – 30265 Berg Avenue**

Moved by Councillor Horn, seconded by Councillor Stewart, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5221-2011-5050(43) be read a third time.

CARRIED

**11. MINUTES**

RC11/517  
SEP. 06/11

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That the minutes of the following meetings of Council held be adopted:

- (a) Regular Council Meeting – August 15, 2011;
- (b) Special Council Meeting (for the purpose of going into a closed meeting) – August 16, 2011; and
- (c) Regular Council Meeting (for the purpose of going into a closed meeting) – August 22, 2011.

CARRIED

**12. OTHER BUSINESS**

RC11/518  
SEP. 06/11

**Council Strategic Plan**

Mayor Atebe noted that it had been some time since the Council Strategic Plan had been updated.

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That an update on the Council Strategic Plan be brought forward at the regular Council meeting of October 3, 2011.

CARRIED

RC11/519  
SEP. 06/11

**Release from Closed Council on August 22, 2011**

The following resolution was released from the Closed Council meeting of August 22, 2011:

That the street name Charlong Terrace, for a new road running south off Stave Lake Street over a portion of Lot A, Section 3, Township 18, Plan LMP43028, PID 024-577-995, be released from closed council.

**13. CHIEF ADMINISTRATIVE OFFICER'S REPORT**

The Chief Administrative Officer did not report.

**14. MAYOR'S REPORT**

The Mayor did not report.

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

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

**16. QUESTION PERIOD**

Council and staff responded to questions from the following people:

Peter Bulla asked Councillor Stewart how she waters flowers by the litre.

Councillor Stewart responded that she pays for city water, has a holding tank, does not water the lawn, and hand waters her flowers.

Mr. Bulla disrupted the meeting.

Mayor Atebe ruled Mr. Bulla out of order at 8:54 p.m.

**17. ADJOURNMENT**

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:55 p.m.



JAMES ATEBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER