

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 October 17, 2011 commencing at 6:30 p.m.

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

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. DELEGATIONS AND PRESENTATIONS

Frank Sleigh, President, Mission Seniors Centre Association
Re: Future Premises for Activity Centre for Mission Seniors

Mr. Frank Sleigh, President of the Mission Seniors Centre Association, appeared before Council to ask that the Community Activity Centre be designated as the "Mission Seniors Activity Centre" until another permanent facility is provided.

Mr. Sleigh provided a brief overview of the formation of the Mission Seniors Centre Association (MSCA) and stated that:

- in 2008 Council set in motion careful steps leading toward a permanent Seniors Centre;
- in 2009 Council allowed priority use of Community Activity Centre and provided support for several improvements to the facility;
- the MSCA has brought together diverse but detached organizations already active in the community;
- the MSCA continues to work with municipal staff to jointly coordinate programs and to contribute thousands of volunteer hours; and
- the MSCA has demonstrated the ability to coordinate health and recreational services for seniors, and is therefore asking that their present home be unambiguously designated as the "Mission Seniors Activity Centre", and that greater responsibility for administration of the centre be given through a funded operating agreement.

The Mayor and Council thanked Mr. Sleigh for the information, and commended the Mission Seniors Centre Association for its strong community dedication and work done so far.

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That staff coordinate with the Mission Seniors Centre Association and provide a report with options for the interim use of the Community Activity Centre as a designated seniors centre, and for delegating the management of the facility to the Mission Seniors Centre Association.

CARRIED

2. RESOLUTION TO ADD PUBLIC INPUT SESSION

RC11/586
OCT. 17/11

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That a public input session for Development Permit Application DP11-014 be added to the agenda for the October 17, 2011 regular meeting of Council.

CARRIED

3. PUBLIC INPUT SESSION

RC11/587
OCT. 17/11

Development Permit Application DP11-014 (Mission Outreach Society) – 33067 – 6th Avenue

- (i) presentation by Deputy Director of Planning**
- (ii) public input session**

Barclay Pitkethly, Deputy Director of Planning, provided information regarding Development Permit Application DP11-014, in the name of the Mission Outreach Society, for a proposed compact single family residential development on the property located at 33067 – 6th Avenue to:

- (a) provide conformity to the Official Community Plan guidelines respecting building form and character;
- (b) reduce the side yard setback requirements from 1.5 and 3.0 metres to 1.2 metres; and
- (c) allow off-street parking to occupy more than 30% of the front yard.

The Deputy Director stated that the design of the new home must meet the intensive residential development permit (DP) area guidelines. The requested variances to reduce the side yard setback and off street parking requirements are to facilitate the proposed house design on an existing legal, but undersized (narrow) lot.

As a condition of development permit approval, the applicant would be required to:

- (a) remove all existing structures/encroachments within the subject property prior to Building Permit issuance;
- (b) provide a letter of undertaking from a lawyer or notary public to register:
 - a Section 219 Restrictive Covenant that no secondary suites are developed on the property unless there is additional off-street parking provided on-site,
 - a Section 219 Restrictive Covenant that the proposed home is constructed so that it is “suite ready” to accommodate a future basement suite if parking can be achieved;

- (c) provide security in the amount of \$500.00 for the planting of two replacement trees; and
- (d) any other items that Council may require in consideration of the application.

The Deputy Chief Administrative Officer stated that no written submissions had been received regarding this application.

There were no comments from the public.

Councillor Horn expressed concern that having one restrictive covenant stating that no secondary suite is to be built without additional off street parking, and a second restrictive covenant stating that the home is to be "suite ready" would be sending a mixed message.

The Deputy Director of Planning stated that the restrictive covenant requirements were presented to Council as options, and that Council could stipulate that there be no secondary suite. He further stated that even if a home was built to be "suite ready", an owner would still need to apply for a Building Permit for a secondary suite, no matter when it was constructed.

In response to questions from Council, the Deputy Chief Administrative Officer stated that putting a restrictive covenant in place stipulating that there would be no secondary suite would be redundant because there is already a bylaw in place setting out the process one must go through to have a legal secondary suite.

Councillor Scudder expressed concern about the scope of the public input notification, the actual percentage of front yard space that will be used for parking, and the proximity of the existing houses.

In response to questions from Council, the Deputy Director stated:

- it is possible to meet the parking requirement for a secondary suite on this lot because there is an unconstructed lane at the back of the property that could be built up to provide adequate parking on the site;
- the other lots in the neighbourhood are zoned RT465 which allows secondary suites as a legal use;
- there is available street parking because there is a gravel boulevard in front of the property; and
- if anyone was to build a secondary suite on their property despite having a restrictive covenant on title, it would become a bylaw enforcement issue.

Hearing no further questions or comments from the public, the Mayor declared the public input session on District of Mission Development Permit Application DP11-014 closed.

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That Development Permit Application DP11-014, in the name of the Mission Outreach Society, to provide conformity to the Official Community Plan guidelines respecting building form and character for a proposed compact single family residential development on the property located at 33067 – 6th Avenue, be approved, PROVIDED THAT a Section 219 Restrictive Covenant that no secondary suites are developed on the

property unless there is additional off-street parking provided on-site be registered on the title to the property.

OPPOSED: Councillor Plecas
Councillor Scudder
Councillor Stevens

CARRIED

4. ADOPTION OF INFORMATIONAL ITEMS

RC11/588
OCT. 17/11

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the following items be received as information:

- (a) Inspection Services Department Report – 3rd Quarter 2011;
- (b) minutes of the Cultural Resources Commission meeting held on June 16, 2011;
- (c) minutes of the Cultural Resources Commission meeting held on July 20, 2011; and
- (d) draft minutes of the Mission Healthy Community Council meeting held on September 20, 2011.

CARRIED

RC11/589
OCT. 17/11

LATE ITEM – Letter from Scott Resource Services Inc. dated October 14, 2011 regarding Proposed Commercial and Residential Development at Wren Street and Lougheed Highway

Correspondence from Scott Resource Services Inc. dated October 14, 2011 regarding the proposed commercial and residential development at Wren Street and Lougheed Highway was provided for Council's information.

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED:

1. That a letter from the Mayor be sent to the Ministers responsible for the Department of Fisheries and Oceans, and federal and provincial Ministry of Environment:
 - (a) asking for a reasonable timeline for completion of the *Canadian Environmental Assessment Act (CEAA) Screening and CEAA Screening Report*, and
 - (b) stating Council's concerns about the lack of a timely response and the potential negative economic impacts to the community if developers are left waiting; and
2. That a copy of the letter be sent to Mission's Member of Parliament and Members of the Legislative Assembly.

CARRIED

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC11/590
OCT. 17/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That Council now resolve itself into Committee of the Whole.

CARRIED

6. PUBLIC SAFETY AND HEALTH

Councillor Horn assumed the Chair.

RC11/591
OCT. 17/11

Kirsten Hargreaves, Manager of Social Development and Ron Plowright, Fraser Health

- (i) Presentation of Mental Health and Substance Use Strategy**
- (ii) "Pulling Together" – Mental Health and Substance Use Strategy**

Kirsten Hargreaves, Manager of Social Development, Ron Plowright, Community Health Specialist for Fraser Health, and Gail Franklin, Consultant, appeared before Council to present an overview of Mission's Mental Health and Substance Use Strategy.

Mr. Plowright and Ms. Hargreaves provided the following information:

- the criteria for prioritizing the final recommendations in the strategy were: ease and practicality, deepest foundational impact, and capturing the imagination and motivating/inspiring people;
- the strategy involves continuous progress on four themes:
 1. Improve access for the public and community service providers to information about mental health and community resources.
 2. Support healthy life balance through community access, housing stability and recreation.
 3. Effectively connect all components of care and service, including the client and the family.
 4. Improve coordination and increase shared knowledge among community organizations.
- the strategy is a turning point for Mission's mental health substance use (MHSU) stakeholders, and signals the joint intention to improve understanding and support of community needs, resources and opportunities; and
- based on that intention, the strategy will support further study of:
 - the location and configuration of MHSU services,
 - planning/capacity-building between non-traditional partners,
 - increased community awareness of MHSU challenges/services, and
 - integration of all social service work in Mission.

Ms. Hargreaves and Mr. Plowright thanked Council for the ongoing support for the important work of the Mission Healthy Community Council, its member agencies and community service providers within the District of Mission.

Mayor and Council thanked Ms. Franklin, Mr. Plowright and Ms. Hargreaves for the presentation, and commended the Mission Healthy Community Council and its member agencies for the work and community dedication to date.

RC11/592
OCT. 17/11

Back to Health... For Good 2012 Event

Moved by Mayor Atebe, and

RECOMMENDED:

1. That a budget of \$2,500.00 for the Back to Health... For Good 2012 event be approved, with funding to come from the Council Contingency;
2. That staff report back during the next budget cycle on a dedicated funding source for this annual event; and
3. That there be free public access to the Leisure Centre on the day of the Back to Health... For Good 2012 event.

CARRIED

RC11/593
OCT. 17/11

Recommendation for Replacement of Unit 5190, Ford Pumper

Moved by Councillor Plecas, and

RECOMMENDED: That the District of Mission purchase the 2012 Freightliner M2 4X4 Wildland Apparatus as quoted by Hub Fire Engines for the amount of \$331,096.00 plus applicable taxes, well under the budgeted \$531,711.10, to be funded from the Fleet Capital Reserve.

CARRIED

7. PARKS, RECREATION AND CULTURE

Councillor Scudder assumed the Chair.

RC11/594
OCT. 17/11

Rick Hansen 25th Anniversary Relay

Moved by Councillor Horn, and

RECOMMENDED:

1. That a Community Planning Team be established to plan a celebration on May 16, 2012 to coordinate with the Rick Hansen 25th Anniversary Relay stop in Mission;
2. That Stephanie Key, Deputy Director of Parks, Recreation and Culture, be designated as the municipal liaison to the Rick Hansen Relay Team;
3. That the Community Planning Team select one Medal-Bearer and two alternates, based on the criteria set out in the report from the Deputy Director of Parks, Recreation and Culture dated September 29, 2011;
4. That the Community Planning Team participate in the general promotion of the additional Medal-Bearer contest administered by the Rick Hansen Relay Team;
5. That a budget of \$3,500.00 funded from the Council Contingency be approved; and
6. That funding for the Rick Hansen 25th Anniversary Relay stop in Mission be forwarded by staff as a budget item in 2012.

CARRIED

8. FORESTRY

Councillor Plecas assumed the Chair.

RC11/595
OCT. 17/11

High Speed Wireless Internet Proposal for Steelhead

Moved by Councillor Scudder, and

RECOMMENDED: That Lookieloo.net Sales Ltd. be authorized to construct a communications tower and hut on District of Mission land within Tree Farm Licence 26, for the primary purpose of providing high speed wireless internet service to the Steelhead area.

CARRIED

9. PLANNING

Councillor Stewart assumed the Chair.

RC11/596
OCT. 17/11

Exploring Options for a Mission Seniors' Centre Location and Model of Service

Moved by Mayor Atebe, and

RECOMMENDED: That a public meeting be held to gather input for a proposed concept for a partnership with St. Andrew's United Church that includes a seniors' centre, and that this be a collective effort between the Planning, Finance and Parks, Recreation and Culture Departments.

CARRIED

RC11/597
OCT. 17/11

Request for Extension – Rezoning Application R05-005 (Dhillon) – 33420 and 33430 Dewdney Trunk Road

Moved by Councillor Horn, and

RECOMMENDED: That a twelve month extension be granted to Rezoning Application R05-005 (Dhillon) for the properties located at 33420 and 33430 Dewdney Trunk Road to enable the applicant to complete the outstanding rezoning requirements.

CARRIED

RC11/598
OCT. 17/11

Temporary Industrial Use Permit Application Extension – TP09-001 (Anglo American Cedar Products Ltd.) – 33307 Glasgow Street

Moved by Mayor Atebe, and

RECOMMENDED: That an extension to December 16, 2013 for Temporary Use Permit Application TP09-001, issued December 16, 2009 in the name of Anglo American Cedar Products Ltd., for a post and beam dry storage shed located at 33307 Glasgow Street, be approved.

CARRIED

RC11/599
OCT. 17/11

Moved by Councillor Horn, and

RECOMMENDED: That staff reconsider the fee for a renewal of or reapplication for a Temporary Industrial Use Permit for an existing and already extended permit holder as part of the annual fees and charges review.

CARRIED

RC11/600
OCT. 17/11

**Development Permit Minor Amendment DPM11-020 –
32792 Lightbody Court**

Moved by Councillor Gidda, and

RECOMMENDED: That Development Permit Minor Amendment Application DPM11-020, in the name of 0746492 BC Ltd., to vary the requirement for 'a level children's play area with play equipment' as determined by Section 701 Part J(3) of District of Mission Zoning Bylaw 5050-2009 by removing the play area from the landscape plan for the development at 32792 Lightbody Court, be approved.

CARRIED

RC11/601
OCT. 17/11

**Excerpt from the Minutes of the Public Hearing held on January 25, 2010
and Staff Report dated December 7, 2009**

Background for consideration of adoption of bylaw 5071-2009-5050(1)

An excerpt from the minutes of the Public Hearing held on January 25, 2010 and a copy of the related staff report dated December 7, 2009 was provided for the Committee as background information for consideration of adoption of Zoning Amending Bylaw 5071-2009-5050(1).

10. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC11/602
OCT. 17/11

Corporate Greenhouse Gas (GHG) Emissions and Carbon Neutrality

A report from the Manager of Environmental Services dated October 6, 2011 regarding corporate greenhouse gas (GHG) emissions and carbon neutrality was provided for the Committee's information.

Moved by Councillor Horn, and

RECOMMENDED:

1. That staff send a letter to the Ministry of Environment and to the Union of British Columbia Municipalities regarding:
 - (a) clarification of the expectations from the Province around the BC Climate Action Charter policy to be carbon neutral by the end of 2012,
 - (b) what will happen if the municipality does not meet its pledge to be carbon neutral in its corporate operations by the end of 2012, and
 - (c) the status of proposed changes to the BC Building Code that encourage "green" buildings;
2. That staff provide a report prior to the end of the budgeting process containing information on the financial implications of the District's pledge to become carbon neutral, as well as options for establishing a reserve fund; and
3. That staff provide a report prior to the end of the budgeting process containing information on the memorandum of understanding with the private tree planting firm and how the tree planting program in Tree Farm Licence 26 has contributed to

reducing greenhouse gas emissions in the District.

CARRIED

RC11/603
OCT. 17/11

Community Energy and Emissions Plan (CEEP) Update

An update report from the Manager of Environmental Services dated October 6, 2011 regarding the Community Energy and Emissions Plan (CEEP) was provided for the Committee's information.

11. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC11/604
OCT. 17/11

Update on Noise Complaints Regarding Millstream Log Sorting Ltd.

A report from the Manager of Inspection Services dated October 12, 2011 regarding the status of noise mitigation at the Millstream Log Sorting Ltd. property was provided for the Committee's information.

Moved by Mayor Atebe, and

RECOMMENDED: That staff send letters to the residents of Hatzic providing an update of how the manufacturing noise issue is being addressed by District staff and by Millstream Log Sorting Ltd.

CARRIED

RC11/605
OCT. 17/11

Parking Permit System

A report from the Director of Engineering and Public Works and the Bylaw Enforcement Officer dated September 29, 2011 regarding the logistics and estimated costs of implementing a resident permit parking system was provided for the Committee's information.

Moved by Councillor Horn, and

RECOMMENDED:

1. That staff provide a report setting out a procedure for a specific area-wide parking permit system;
2. That the capital portion of a specific parking permit area be cost neutral; and
3. That a public consultation component be built into the development application process.

CARRIED

RC11/606
OCT. 17/11

Clarification of Council Remuneration and Expense Policies

A report from the Deputy Chief Administrative Officer dated October 17, 2011 regarding the clarification of the District's Council remuneration and expense policies was provided for the Committee's information.

RC11/607
OCT. 17/11

Moved by Councillor Plecas, and

RECOMMENDED: That the meeting be extended until all items of business on the agenda have been concluded.

CARRIED

RC11/608
OCT. 17/11

Council Remuneration 2012

A report from the Chief Administrative Officer dated October 11, 2011 regarding Council remuneration levels was provided for the Committee's information.

Moved by Councillor Scudder, and

RECOMMENDED: That Council remuneration be reviewed in 2012 by the next Council complement.

CARRIED

RC11/609
OCT. 17/11

Permissive Tax Exemption Applications for the 2012 Taxation Year

Moved by Mayor Atebe, and

RECOMMENDED: That District of Mission Permissive Tax Exemption Bylaw 5170-2010 be amended to exempt the following properties from taxation for both 2012 and 2013 to coincide with the current term of the bylaw:

- (a) 32113 Olson Avenue, owned by the Vancouver Estonian Society for use as a community hall, and
- (b) 33150 – 1st Avenue, owned by the Mission Friendship Centre Society for use as their counseling/referral services.

CARRIED

RC11/610
OCT. 17/11

Moved by Councillor Horn, and

RECOMMENDED:

1. That the Seventh-day Adventist Church (BC) be advised that their proposed use of a private daycare at 9224 Stave Lake Street does not fit under the legislative requirements for receiving a permissive tax exemption; and
2. That 9224 Stave Lake Street be severed from District of Mission Permissive Tax Exemption Bylaw 5170-2010 until it conforms to the requirements for exemption.

CARRIED

12. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC11/611
OCT. 17/11

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That the Committee of the Whole now rise and report.

CARRIED

13. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC11/612
OCT. 17/11

Moved by Councillor Stevens, seconded by Councillor Scudder, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC11/590 to RC11/611.

CARRIED

14. BYLAWS

RC11/613
OCT. 17/11

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the October 17, 2011 regular Council agenda be approved as follows:

- (a) District of Mission Highway Closing and Undedication (Janzen Avenue) Bylaw 5212-2011 – a bylaw to stop up and close Janzen Avenue to traffic of all kinds forever Adoption
- (b) District of Mission Permissive Tax Exemption Amending Bylaw 5249-2011-5170(1) – a bylaw to exempt certain properties from taxation for the 2012 taxation year First, Second and Third Reading

CARRIED

RC11/614
OCT. 17/11

Moved by Councillor Horn, seconded by Councillor Stewart, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5071-2009-5050(1) be adopted.

CARRIED

15. MINUTES

RC11/615
OCT. 17/11

Moved by Councillor Stevens, seconded by Councillor Stewart, and

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

- (a) Regular Council Meeting – August 8, 2011;
- (b) Regular Council Meeting (Public Hearing) – September 12, 2011;
- (c) Regular Council Meeting (for the purpose of going into a closed meeting) – October 3, 2011;
- (d) Regular Council Meeting – October 3, 2011; and

- (e) Regular Council Meeting (for the purpose of going into a closed meeting) – October 11, 2011.

CARRIED

16. OTHER BUSINESS

There was no other business.

17. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The Chief Administrative Officer did not report.

18. MAYOR'S REPORT

The Mayor did not report.

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

RC11/616
OCT. 17/11

Moved by Councillor Horn, seconded by Councillor Stewart, and

RESOLVED: That the Councillors' reports on committees, boards and activities be deferred.

OPPOSED: Councillor Gidda
CARRIED

20. QUESTION PERIOD

Council and staff responded to questions from the following people:

Dave Hensman:

- (a) Is the mayor's job full time?

The Mayor responded that it is.

- (b) Do you also have a part time job with the Fraser Valley Regional District? Do you get a salary or any other income from any other committee?

Mayor Atebe responded that his representation at the FVRD is not a part time job, and there is no other salary or income from any other committee.

The Deputy Chief Administrative Officer clarified that there is remuneration paid by the Fraser Valley Regional District to the two members of Council that attend. It does not matter whether it is the mayor or a councillor, and it is the same with every member municipality.

- (c) What does Councillor Stewart think a "substantial increase" to the mayor's remuneration would be?

Councillor Stewart responded that when she made that comment, she was putting forth an idea, not a specific proposal.

Jeff Jewell:

- (a) Will Mayor Atebe be attending the public meeting for the seniors centre proposal to advise the public that there were four options to consider, not just the partnership with St. Andrew's United Church?

Mayor Atebe responded that the preferred option will be presented to the public, however the purpose of a public input meeting is to consider all the options available, including those that might be brought forward by members of the public.

- (b) Why are you going to the public in what seems to be a hasty process when you have other alternatives that staff have considered, that the report did not say had been rejected or had been found to be inferior to the one you want to present to the public?

Mayor Atebe responded that staff were encouraged to explore all the options.

Councillor Horn responded that the staff report does state why the preferred option is coming forward at this time, and also identifies each of the four options.

- (c) Will this public meeting be before the election?

Mayor Atebe responded that Council had just given staff direction to proceed with that meeting, and they will proceed with planning it with the stakeholders and scheduling it when they can.

Councillor Horn added that no timeline whatsoever was set by Council. Staff generated this initiative, and suggested that the meeting go forward. Council agreed that it was a good idea and did not stipulate any time frame or how the meeting would go forward.

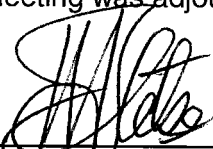
21. ADJOURNMENT

Moved by Councillor Gidda, seconded by Councillor Plecas, and

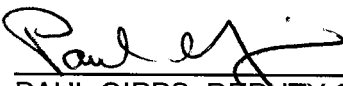
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 10:17 p.m.



JAMES ATEBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER