

**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 4, 2012 commencing at 6:30 p.m.

Council Members Present: Mayor Ted Adlem  
Councillor Dave Hensman  
Councillor Jeff Jewell  
Councillor Tony Luck  
Councillor Jenny Stevens  
Councillor Nelson Tilbury

Council Members Absent: Councillor Larry Nundal

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

### **1. CALL TO ORDER**

Mayor Adlem called the meeting to order.

### **2. ADOPTION OF AGENDA**

RC12/521  
SEP. 04/12

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That the agenda for the regular Council meeting of September 4, 2012 be adopted.

CARRIED

### **3. DELEGATIONS AND PRESENTATIONS**

RC12/522  
SEP. 04/12

**Mission Seniors' Centre Association – Bob Ingram, President**  
**Re: Joint Use Agreement**

Bob Ingram, President of the Mission Seniors' Centre Association (MSCA), appeared before Council to provide an overview of the MSCA's involvement in the community and the process that resulted in the draft Joint Use Agreement brought before Council this evening.

Mr. Ingram stated the Association believes the agreement will serve Mission's senior citizens well, and will not put undue financial burden on either the MSCA or the District of Mission.

Mr. Ingram thanked Maureen Sinclair and Stephanie Key for their assistance and cooperation, and thanked Council for appointing the Task Force and looking at the long term needs of seniors and the community at large.

Mayor Adlem thanked Mr. Ingram for the presentation.

**4. ADOPTION OF INFORMATIONAL ITEMS**

RC12/523  
SEP. 04/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the following items be received as information:

- (a) Mission Institution Report – July 2012;
- (b) minutes of the Traffic Safety Committee meeting held on May 10, 2012; and
- (c) minutes of the Oyama Sister City Committee meeting held on June 27, 2012.

CARRIED

**5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

RC12/524  
SEP. 04/12

Moved by Councillor Stevens, seconded by Councillor Luck, and

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

CARRIED

**6. PLANNING (DEVELOPMENT SERVICES)**

Councillor Hensman assumed the Chair.

RC12/525  
SEP. 04/12

**Amendment to Land Use Application Procedures and Fees Bylaw to Reduce Development Variance Permit fees**

Moved by Mayor Adlem, and

RECOMMENDED:

That Land Use Application Procedures and Fees Bylaw 3612-2003, Schedule A be amended by deleting the following sections:

<b>Application Type</b>	<b>Effective January 1, 2012</b>	<b>Effective January 1, 2013</b>
Development Variance - basic (Zoning Bylaw)	\$1809.00	\$1881.00
- plus per 2 <sup>nd</sup> & subsequent requests	\$241.00	\$251.00

and replacing them with new sections as follows:

<b>Application Type</b>	<b>Effective September 1, 2012</b>	<b>Effective January 1, 2013</b>
Development Variance Permit:		
Single Family Residential zones on an existing lot	\$250.00	\$250.00
All other zones	\$1200.00	\$1200.00
To facilitate a subdivision	\$1809.00	\$1880.00
Construction initiated without Building Permit issuance	\$1809.00	\$1880.00
- plus per 2 <sup>nd</sup> & subsequent requests	\$241.00	\$250.00

CARRIED

RC12/526  
SEP. 04/12

### **Inter-municipal Business License Program**

Moved by Mayor Adlem, and

RECOMMENDED: That the District of Mission enter into a one year trial agreement with the District of Hope, City of Chilliwack, City of Abbotsford, Township of Langley, City of Langley, City of Surrey, District of Maple Ridge, and City of Pitt Meadows to have an inter-municipal business license program for contractors as part of an overall customer service program.

CARRIED

## **7. PARKS, RECREATION AND CULTURE**

Councillor Tilbury assumed the Chair.

RC12/527  
SEP. 04/12

### **Mission Seniors' Centre Association Agreement**

Moved by Councillor Stevens, and

RECOMMENDED: That the District of Mission enter into a two year Joint Use Agreement with the Mission Seniors' Centre Association for the use of the Mission Activity Centre.

OPPOSED: Mayor Adlem  
Councillor Hensman  
Councillor Jewell  
Councillor Luck  
Councillor Tilbury

DEFEATED

RC12/528  
SEP. 04/12

Moved by Mayor Adlem, and

RECOMMENDED: That the District of Mission enter into a five year Joint Use Agreement with the Mission Seniors' Centre Association for the use of the Mission Activity Centre.

CARRIED

RC12/529  
SEP. 04/12

### **User Fees - Update**

A report from the Director of Parks, Recreation and Culture dated September 4, 2012 regarding three possible new user fees was provided for the Committee's information.

RC12/530  
SEP. 04/12

### **2012 Capital Budget Amendment – BC Safety Authority Compliance**

Moved by Councillor Stevens, and

RECOMMENDED: That \$25,000 be redirected from the approved 2012 Parks, Recreation & Culture Energy Savings capital project to complete the necessary upgrades to the ventilation system at the Mission Leisure Centre as required by the BC Safety Authority.

CARRIED

## 8. ENGINEERING AND PUBLIC WORKS

Councillor Jewell assumed the Chair.

RC12/531  
SEP. 04/12

### **BC Transit Review Panel Final Report**

A report from the Deputy Director of Engineering dated September 4, 2012 regarding the recommendations contained in the BC Transit Review Panel final report was provided for the Committee's information.

RC12/532  
SEP. 04/12

### **Regulation of Heavy Truck Traffic**

A report from the Deputy Director of Engineering dated September 4, 2012 regarding the regulation of heavy truck traffic on District roads was provided for the Committee's information.

RC12/533  
SEP. 04/12

### **Proposed Cost Neutral Transit Changes**

Moved by Councillor Stevens, and

RECOMMENDED:

1. That the following cost neutral transit changes to be implemented in early January, 2013 be approved:
  - a) add one return trip on the #31 Abbotsford-Mission Connector,
  - b) add stops at Walmart and the Seniors' Centre on the #39 Shopper Shuttle route,
  - c) reduce the East Mission night service, route 40, to end at 8:30 pm rather than the current 10:15 pm Monday to Saturday;
2. That the transit changes be implemented in early January 2013 in conjunction with other changes occurring in Abbotsford; and
3. Further, that the recommendation on fare structure as set out in the Mission Abbotsford Transit Committee Fare Review Report MATC 06-2012 be approved and implemented in early January 2013.

CARRIED

RC12/534  
SEP. 04/12

### **Traffic Safety Committee Terms of Reference**

Moved by Councillor Stevens, and

RECOMMENDED: That the Traffic Safety Committee (TSC) Terms of Reference be amended to state when the committee should meet, to "The Committee meet quarterly or as required", from "The Committee meets quarterly on the Wednesday of that month at 8:00 a.m. in the District of Mission Conference Room".

CARRIED

RC12/535  
SEP. 04/12

**District of Mission Strategic Long Term Water Supply and Demand Management Study Report, and  
District of Mission Strategic Long Term Water Supply and Demand Management Study**

The Acting Deputy Director of Engineering presented the following information about the District of Mission Strategic Long Term Water Supply and Demand Management Study:

Study Objectives

- assess the potential for water conservation and system optimization to reduce maximum day consumption (MDC) and delay the requirement for major system expansion;
- develop a plan for the next 10-15 years based on Wise Water Management principles, using actual consumption data and growth projections;
- responsibly plan infrastructure investments to meet real needs and balance the goals of minimizing both short and long term costs;
- identify future (40 years) water supply needs given various water conservation and community growth scenarios;
- identify options related to infrastructure investment funding and water pricing strategies to balance our short and long term requirements;
- determine the implications for the District's financial plan;
- highlight changes that would improve oversight of the water system; and
- consider the BC Living Water Smart Strategy goal of being 33% more efficient by 2020 and 50% of growth from conservation.

Annual Consumption Patterns

- 74% more water is used in summer than winter;
- Mission's share of the sewer use is 19.5%, but water is 25.5%

Existing Water Supply System

- only 90% of the system is available (155 megalitres/day, or MLD) and likely only for 3-4 days at a time, then it impacts City of Abbotsford's reservoirs;
- additional capacity of 50 MLD could be drawn from Cannell Lake for about 2 weeks during emergencies; and
- Mission's theoretical share could range from 20.8% based on asset ownership to 25.0% based on consumption.

Mission's Consumption

- Mission uses 60% more water than Abbotsford, which costs more and puts stress on the partnership;
- 2012 Abbotsford consumption is approaching 220 l/pc/day – they have universal meters;
- there is no incentive to conserve with Mission's flat rate;
- the results are consistent with federal statistics that metered communities use 39% less water than non-metered; and
- there are three conservation scenarios for future consumption:
  - Low - status quo (rebates, education, sprinkling rules, bans when required),

- Moderate - voluntary water meters (80% metered after 8 years, 19% less consumption),
- High - universal water meters (100% metered, 37% less consumption after 3 years, could be as much as 50%).

#### Wise Water Management (WWM) Principles

- recognizes that water and water supply infrastructure are valuable assets and important for Mission's community well-being and growth;
- opportunities for innovative cost effective efficiency improvements in the supply system must be exhausted prior to developing new sources;
- measures must be implemented to reduce MDC and delay the need for developing new sources;
- sustainable water stewardship; and
- long term fiscal responsibility and financial sustainability to fulfill our commitment to inter-generation equity.

#### Water Crisis in Mission?

- the highest peak demand recorded was 139 MLD in 2006;
- 2011 peak demand for the same temperatures was 90 MLD;
- available capacity is 155 MLD allowing for 10% inefficiency loss; 3-4 days at a time, and 135 MLD for all day, every day, all year;
- Cannell Lake management could meet peak demands with 50 MLD for a couple of weeks; and
- using WWM, there is enough water for about 10-20 years.

#### Universal Water Metering

- there is a need to reduce consumption, and the best way is through water meters;
- Mission will not subsidize Abbotsford anymore;
- water savings is basically a new water source at a much lower cost
- it will delay the need for new water source for 10-20 years, and allows the reserves to be built up;
- it reduces risk for Abbotsford and their need for more water;
- the user pay philosophy equals equity;
- responsible fiscal management re: future generations; and
- it meets provincial goals, sustainable water stewardship and aligns Mission with other leading Canadian cities.

In conclusion, the Acting Deputy Director of Engineering stated that at this point staff does not feel there is a strong need for another water source if Mission goes ahead with universal water meters.

Moved by Councillor Luck, and

#### RECOMMENDED:

1. That the Strategic Long Term Water Supply and Demand Management Study be presented at the September 13, 2012 Abbotsford Mission Water and Sewer Commission (AMWSC) meeting;
2. That the Study be released to the public as part of an overall communication plan

- regarding water supply, demand and the need to adopt a Wise Water Management approach and request the public's input on this report and how to best serve their interests. This could be done in concert with the planned AMWSC public consultation program, Council's Community Dialogue session in October 2012, presentations to community groups and by using the City Page and District website;
3. That Council support a universal water meter program, phased in over 3 years, in principle pending the outcome of the public input noted in (2) above;
  4. That Council and staff explore opportunities to improve Mission's oversight within the AMWSC;
  5. That staff and Council, in conjunction with the AMWSC, ensure that Mission will not be expected to make significant investments in a new water source within a reasonable time after implementing a universal water metering program;
  6. That staff and Council, in conjunction with the AMWSC, implement the Wise Water Management principles throughout both Mission and Abbotsford by developing a comprehensive communication plan and developing measurable actions that can be implemented to measure progress towards implementing the principles; and
  7. That staff and Council, in conjunction with the AMWSC, decide what is the best solution for increasing existing system capacity and/or reducing maximum day consumption and when a new source may be truly required. Any decision on a new source must include an evaluation of the ability to add value to the current system, in particular, the best use of Cannell Lake.

CARRIED

## 9. ADMINISTRATION AND FINANCE

Councillor Luck assumed the Chair.

RC12/536  
SEP. 04/12

### **Municipal Ban on Shark Fin Trade**

Moved by Councillor Stevens, and

RECOMMENDED: That staff investigate and report on the possibility of imposing a municipal ban on the possession, sale, trade and distribution of shark fins, including a draft bylaw for consideration.

CARRIED

RC12/537  
SEP. 04/12

### **Adoption of Recommendations Committee of the Whole – Administration and Finance Committee Meeting**

Moved by Mayor Adlem, and

RECOMMENDED: That the recommendations of the Committee of the Whole, as contained in items AF 12/55 through AF 12/61 of the minutes of the Administration and Finance Committee meeting held on August 8 and 9, 2012, be adopted.

CARRIED

## 10. RESOLUTION TO RISE AND REPORT

Mayor Adlem resumed the Chair.

RC12/538  
SEP. 04/12

Moved by Councillor Hensman, seconded by Councillor Jewell, and

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

CARRIED

## 11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC12/539  
SEP. 04/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC12/525 to RC12/537, be adopted.

CARRIED

## 12. BYLAWS

RC12/540  
SEP. 04/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the readings of the bylaw included in the Bylaws section of the September 4, 2012 regular Council agenda be approved as listed:

- |  |                                     |
|--|-------------------------------------|
| (a) <b>Land Use Application Procedures and Fees<br/>Amending Bylaw 5313-2012-3612(11)</b> – a bylaw to<br>amend Development Variance Permit fees | First, Second and<br>Third Readings |
|--|-------------------------------------|

CARRIED

## 13. MINUTES

RC12/541  
SEP. 04/12

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That the following minutes be adopted:

- (a) Special Council Meeting (for the purpose of going into a closed meeting) – August 8, 2012;
- (b) Committee of the Whole (Administration and Finance Committee – Budget) Meeting – August 8 and 9, 2012;
- (c) Special Meeting of Council – August 9, 2012; and
- (d) Regular Council Meeting (for the purpose of going into a closed meeting) – August 20, 2012.

CARRIED

## 14. OTHER BUSINESS

RC12/542  
SEP. 04/12

### Resolutions Released from Closed Council Meeting of August 20, 2012

The following resolution was released from the Closed Council meeting of August 20, 2012:

That the following individuals have been reappointed to a two year term on the Economic Development Select Committee:



- a) Carlo Billinger;
- b) Rex Blaine;
- c) Sean Melia; and
- d) Ann Senae.

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

The Deputy Chief Administrative Officer did not report.

**16. MAYOR'S REPORT**

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

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

Councillors Stevens, Luck and Jewell reported on various activities, meetings and events attended since the last regular Council meeting.

**18. QUESTION PERIOD**

Council and staff responded to questions from the following people:

Janet Chalmers, Mission Abbotsford Water Watch, asked how she could help with public information meetings regarding the Strategic Long Term Water Supply and Demand Management Study.

Jim Hinds asked if a water use comparison has been made between metered businesses in Mission and Abbotsford.

The Acting Deputy Director of Engineering stated that study has not been done yet, however Water/Sewer Commission staff are currently working on how to come up with savings with larger business consumers in Mission. He further stated that any direct comparison needs to be done with care to ensure the two businesses are exactly alike.

**19. ADJOURNMENT**

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:08 p.m.



WALTER (TED) ADLEM, MAYOR



PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER