

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 December 17, 2012 commencing at 6:30 p.m.

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

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Jennifer Russell, Legislative Assistant
Tina Mooney, Administrative Assistant

1. CALL TO ORDER

Mayor Adlem called the meeting to order and announced that consideration of a motion concerning the Back to Health... for Good 2013 health fair would be added to the agenda as Administration and Finance item 7(h).

2. ADOPTION OF AGENDA

RC12/735
DEC. 17/12

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the agenda for the regular Council meeting of December 17, 2012 be adopted, as amended.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

RC12/736
DEC. 17/12

Fraser House (Jennifer Guitard)

Re: Challenge Day Events – February 5 – 7, 2013

Jennifer Guitard of the Fraser House Society appeared before Council to present information about the Challenge Day events scheduled for February 5, 6, and 7, 2013 in each of Mission's three secondary schools.

Moved by Councillor Jewell, seconded by Councillor Tilbury, and

RESOLVED: That \$1,500 from the Council Contingency Fund be provided to the Fraser House Society to support the Challenge Day 2013 events.

CARRIED

4. ADOPTION OF INFORMATIONAL ITEMS

RC12/737
DEC. 17/12

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That the following items be received as information:

- (a) Minutes of the Mission Abbotsford Transit Committee meeting held October 25, 2012;
- (b) Minutes of the Emergency Planning Committee meeting held on November 22, 2012;
- (c) Ferndale Institution Report – December 2012; and
- (d) Mission Institution Report – November 2012.

CARRIED

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC12/738
DEC. 17/12

Moved by Councillor Nundal, seconded by Councillor Stevens, and

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

CARRIED

6. DEVELOPMENT SERVICES

Councillor Hensman assumed the Chair.

RC12/739
DEC. 17/12

Major Development Project Update – Current to December 10, 2012

A report from the Planning Technician dated December 17, 2012 summarizing the residential, commercial, industrial, institutional, and comprehensive development in the District up to December 10, 2012 was provided for the Committee's information.

RC12/740
DEC. 17/12

Measures to Provide Interim Development Opportunities on the Waterfront (Staff Presentation)

The Senior Policy Planner presented Council with information regarding:

- a. the impact of provincial floodplain guidelines on redevelopment and building improvement proposals on the waterfront;
- b. measures that the District has implemented to date to accommodate interim business opportunities on the waterfront ahead of waterfront planning; and
- c. an option to establish a municipal flood risk tolerance criteria that would facilitate interim development on the waterfront.

Moved by Councillor Nundal, and

RECOMMENDED:

- 1. That the various measures the District has implemented to date to facilitate interim development opportunities on the waterfront satisfy Council's objective of providing practical strategies for interim waterfront development opportunities and that the current floodplain management requirements, exemptions and building approval processes be maintained in the short-term; and
- 2. That staff prepare a communication document apprising all businesses and property owners within the waterfront area of the options available to them when considering

to expand their existing businesses or redevelop their lands to accommodate new business opportunities.

CARRIED

RC12/741
DEC. 17/12

**Rezoning Application R12-025 (Prime One Property Corp/Scot Bianco) –
7111 Beatty Street**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend the text of District of Mission Zoning Bylaw 5050-2009 Section 1003 "Industrial Light Impact Zones" Subsection B, 1. b., by inserting:
 - a. "iv. Mini-Storage"
2. That the bylaw be considered for first and second readings at the regular Council meeting on December 17, 2012.
3. That following these readings, the bylaw be forwarded to a Public Hearing on January 7, 2013.
4. That the final reading of the amending bylaw be held until the following have been satisfied:
 - a. Ministry of Transportation and Infrastructure signature to approve zoning bylaw text amendment, and
 - b. The servicing requirements, as outlined in Appendix 4, have been addressed to the satisfaction of the District Engineer.

CARRIED

RC12/742
DEC. 17/12

**Rezoning Application R12-027 and Development Variance Permit
Application DV12-015 (Jacobsen) – 10415 Jacobsen Street**

Moved by Councillor Luck, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 10415 Jacobsen Street from the Rural 80 (RU80) zone to the Rural 80 Secondary Dwelling (RU80s) zone.
2. That the bylaw be considered for 1st and 2nd readings at the Regular Council meeting on December 17, 2012.
3. That following these readings, the bylaw be forwarded to a Public Hearing on January 7, 2013.
4. That Development Variance Permit Application DV12-015 to vary District of Mission Zoning Bylaw 5050-2009:
 - a. Section 106 F. Secondary Dwelling Units 2. a. by increasing the setback of the garden cottage from the principal building:

from 25 metres (82 feet) to 134 metres (439.6 feet); and

- b. Section 106 F. Secondary Dwelling Units 2. H. Rural, as referenced in Table 104.1, by increasing the maximum floor space of the garden cottage:
 - from 110 square metres (1,184 square feet) to 140 square metres (1506.9 square feet)
- be forwarded for public input on January 7, 2013.
5. That adoption of the zone amendment bylaw be withheld until the following have been satisfied:
- a. Confirmation that an area for a new septic system for the proposed garden cottage has been approved or confirmation that the existing septic system has been upgraded to service both the existing dwelling and proposed garden cottage.
 - b. A well report, prepared by a professional engineer with expertise in ground water supply, has been received and that the subject well(s) meets the provisions of the Subdivision Control Bylaw and Council Policy WAT. 19 – Well Water Quality – Aesthetic Parameters.
 - c. All engineering requirements noted in Appendix 3.

CARRIED

RC12/743
DEC. 17/12

Downtown Planning Process Update

A report from the Director of Long Range Planning and Special Projects dated December 17, 2013 providing a summary of the issues, opportunities and “big ideas” generated at the November 15th Downtown Planning workshop was provided for the Committee’s information.

RC12/744
DEC. 17/12

Waterfront Phase IV - Implementation Strategy: Status Report

A report from the Senior Policy Planner dated December 17, 2012 regarding the status of the final component of the Waterfront Market Analysis and Feasibility Study (Phase IV – Implementation Strategy), was provided for the Committee’s information.

RC12/745
DEC. 17/12

Amend the Public Hearing and public input date for R12-030/DV12-019 (Bush) at 13324 Sabo Street to reflect the revised Council Agenda for 2013

Moved by Mayor Adlem, and

RECOMMENDED: That Council Resolution RC12/710 be amended by changing the date for the Public Hearing and public input session from “January 28, 2013” to “January 7, 2013”.

CARRIED

RC12/746
DEC. 17/12

Development Variance Permit Application DV12-017 (Tundra Development Inc. – Paul Woods) – 7555 Sharpe Street

Moved by Councillor Luck, and

RECOMMENDED: That Development Variance Permit Application DV12-017 to vary District of Mission Zoning Bylaw 5050-2009 Section 603 D. Setbacks (1) Residential Buildings and Structures by:

- a. Reducing the rear yard setback from 7.5 m (19.7 ft.) to 1.25 m (4.10 ft.);
- b. Reducing interior side setback from 1.5 m (4.92 ft.) to 1.25 m (4.10 ft.)

to allow for an addition to an existing single-family dwelling, be approved.

CARRIED

RC12/747
DEC. 17/12

Excerpt from the Minutes of the Public Hearing held on December 12, 2011 and related Staff Report dated November 21, 2011

Moved by Councillor Nundal, and

RECOMMENDED: That the excerpt from the Minutes of the Public Hearing held on December 12, 2011 and copy of the related staff report dated November 21, 2011 provided to assist in the consideration of adoption of Zoning Amending Bylaw 5255-2011-5050(59) for 12476 Powell Street, be received as information.

CARRIED

7. ADMINISTRATION AND FINANCE

Councillor Luck assumed the Chair.

RC12/748
DEC. 17/12

Appointment of Council Representatives to the Fraser Valley Regional Library (FVRL) Board

Moved by Mayor Adlem, and

RECOMMENDED: That Councillor Jenny Stevens be appointed as Mission's representative to the Board of the Fraser Valley Regional Library for 2013, and that Councillor Jeff Jewell be appointed as the alternate.

CARRIED

RC12/749
DEC. 17/12

Repeal of Bylaw 5044-2009 Controlled Substance Property Bylaw

Moved by Councillor Stevens, and

RECOMMENDED: That Controlled Substance Property Bylaw 5044-2009 be repealed.

CARRIED

RC12/750
DEC. 17/12

Fraser Valley Regional Library (FVRL) Operating and Services Agreement

Moved by Councillor Hensman, and

RECOMMENDED: That consideration of the Fraser Valley Regional Library (FVRL) Operating and Services Agreement be tabled.

OPPOSED: Councillor Nundal
Councillor Stevens

CARRIED

RC12/751
DEC. 17/12

**Mission Highway Closing and Undedication (Briskham Street)
Bylaw 5336-2012**

A report from the Deputy Director of Corporate Administration dated December 17, 2012 regarding the closing and undedication of an unconstructed portion of road at the end of Briskham Street was provided to the Committee as background information to assist in the consideration of granting first three readings to Highway Closing and Undedication (Briskham Street) Bylaw 5336-2012.

RC12/752
DEC. 17/12

Web Streaming Statistics for Council Meetings

A report from the Legislative Assistant dated December 17, 2012 regarding website viewing statistics for Council meetings was provided for the Committee's information.

RC12/753
DEC. 17/12

Boundary Extension Alternate Approval Process

Moved by Councillor Nundal, and

RECOMMENDED:

1. That the following items regarding the proposed Boundary Extension Alternate Approval Process be approved:
 - a. the determination of the number of eligible electors – 25,391
 - b. the determination of the ten percent threshold – 2,539
 - c. the elector response form
 - d. the notice of alternative approval process; and
2. That staff publish notice of the Alternate Approval Process.

CARRIED

RC12/754
DEC. 17/12

**Correspondence from Polaris Institute
Re: Municipal P3 projects and PPP Canada Inc.**

Correspondence from the Polaris Institute dated October 12, 2012 regarding Public Private Partnerships Canada Inc. was provided for the Committee's information.

RC12/755
DEC. 17/12

LATE ITEM – Healthy Community Council

Moved by Mayor Adlem, and

RECOMMENDED: That \$1,000 from the Council Contingency Fund be provided to the Mission Healthy Community Council in support of the Back to Health... for Good 2013 event, with \$500 allocated to KidSport Mission and \$500 allocated as the keynote speaker honorarium.

CARRIED

8. PARKS, RECREATION AND CULTURE

Councillor Tilbury assumed the Chair.

RC12/756
DEC. 17/12

Funding Transfer Request for Tree Planting

Moved by Councillor Luck, and

RECOMMENDED: That \$10,000 be transferred from tree planting deposits to allow the Parks Division to undertake tree planting activities within the urban area of Mission, and that the District's financial plan be amended accordingly.

CARRIED

RC12/757
DEC. 17/12

Moved by Councillor Hensman, and

RECOMMENDED: That staff provide a report containing options for the beautification of the Cedar Valley stormwater detention pond, including costs.

CARRIED

RC12/758
DEC. 17/12

Cultural Resources Commission Terms of Reference

Moved by Councillor Stevens, and

RECOMMENDED: That the revised Cultural Resources Commission Terms of Reference be approved with the changes noted in Appendix A of the report dated December 17, 2012 from the Deputy Director of Parks, Recreation & Culture.

CARRIED

9. PUBLIC SAFETY AND HEALTH

Councillor Nundal assumed the Chair.

RC12/759
DEC. 17/12

Follow Up Report on Backyard Fire Pit Permits

Moved by Councillor Hensman, and

RECOMMENDED: That the Mission Fire/Rescue Service continue with the current practice of issuing backyard fire pit permits for an initial, one-time registration fee of \$20.00.

CARRIED

RC12/760
DEC. 17/12

Correspondence from Royal Canadian Mounted Police dated November 28, 2012 regarding visit to RCMP's Pacific Region Training Centre and Depot Division

Correspondence from the RCMP 'E' Division dated November 28, 2012 regarding the invitation for Council to visit the Pacific Region Training Centre in Chilliwack was provided for the Committee's information.

10. RESOLUTION TO RISE AND REPORT

Mayor Adlem resumed the Chair.

RC12/761
DEC. 17/12

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

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

CARRIED

11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC12/762
DEC. 17/12

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC12/739 to RC12/760, except item RC12/750 (tabling of FVRL operating agreement), be adopted.

CARRIED

RC12/763
DEC. 17/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC12/750 (tabling of FVRL operating agreement), be adopted.

OPPOSED: Councillor Nundal
Councillor Stevens

CARRIED

12. BYLAWS

RC12/764
DEC. 17/12

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the following bylaws be adopted:

- (a) **District of Mission Zoning Amending Bylaw 5255-2011-5050(59)** (R11-023 - Mikes) – a bylaw to rezone property at 12476 Powell Street from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7)
- (b) **Financial Plan (2013-2017) Bylaw 5329-2012** – a bylaw to establish the Financial Plan for the years 2013 to 2017
- (c) **Water Rates Amending Bylaw 5330-2012-2197(21)** – a bylaw to increase water rates by 2% for 2013
- (d) **Sewer User Rates Amending Bylaw 5331-2012-1922(19)** – a bylaw to increase sewer user rates by 2% for 2013
- (e) **Refuse Collection and Disposal Amending Bylaw 5332-2012-1387(52)** – a bylaw to increase refuse collection rates by 2% for 2013

- (f) **Collection, Removal and Marketing of Recyclables Amending Bylaw 5333-2012-2639(16)** – a bylaw to increase curbside recycling rates by 2% for 2013
- (g) **Intermunicipal Business Licence Bylaw 5334-2012** – a bylaw to establish an intermunicipal business licence scheme

CARRIED

RC12/765
DEC. 17/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED:

1. That District of Mission Highway Closing and Undedication (Briskham Street) Bylaw 5336-2012 – a bylaw to close, undedicate and dispose of a highway (Briskham Street) to traffic of all kinds, be read a first, second and third time; and
2. That District of Mission Repeal Bylaw 5339-2012 – a bylaw to repeal Controlled Substance Property Bylaw 5044-2009, be read a first, second and third time.

CARRIED

RC12/766
DEC. 17/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED:

1. That Zoning Amending Bylaw 5337-2012-5050(96) – (R12-025 (Prime One Property Corp/Scot Bianco) – a bylaw to amend the text in Section 1003, Subsection B, 1.b of Zoning Bylaw 5050-2009, be read a first and second time; and
2. That Zoning Amending Bylaw 5338-2012-5050(97) (R12-027 – Jacobsen) – a bylaw to rezone property located at 10415 Jacobsen Street from Rural 80 (RU80) zone to Rural 80 Secondary Dwelling (RU80s) zone, be read a first and second time.

CARRIED

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The Chief Administrative Officer commended staff for the positive attitude toward changes in 2012 and looks forward to 2013.

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

16. QUESTION PERIOD

There were no questions from the public.

17. ADJOURNMENT

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:26 p.m.



WALTER (TED) ADLEM, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER