

**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 February 1, 2010 commencing at 6:00 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  
Dennis Clark, director of corporate administration  
Kelly Ridley, deputy director of corporate administration  
Jennifer Russell, legislative assistant

## **1. PUBLIC BUDGET CONSULTATION SESSION**

RC10/051  
FEB. 01/10

### **2010 Financial Plan / Budget Highlights - Powerpoint Presentation by Ken Bjorgaard, Director of Finance**

Ken Bjorgaard, director of finance, presented information and highlights of the proposed 2010 financial plan and budget as follows:

- in 2009 Mission was ranked 11<sup>th</sup> out of 27 communities in terms of property taxes and utilities on an average assessed value home
- approximately 64% of operating fund revenue comes from property taxation and special levies
- the District undertakes an annual review of user fees and charges to help in recovering revenue
- contributions from senior levels of government are way down
- just under 76% of Mission's property taxes are collected from the residential property class – approximately 20% comes from the business/other tax class
- most other municipalities in the lower mainland have a greater mix of business and industrial properties
- Mission's largest tax dollar expenditures are for police services, public works, fiscal services (mostly capital transfers to reserves and debt servicing) and fire/rescue/emergency services
- Mission is part of a regional water and sewer system with Abbotsford, meaning that the regional operating expenses and capital expenditures are shared
- major expenditures are needed for both the water and sewer systems over the next few years, and the District has been trying to put money aside for those projects
- due to growth in both Mission and Abbotsford, another water source will be needed within the next five years (likely Stave Lake), as well as sewage treatment plan upgrades

- water conservation measures will help to defer the major capital expenditure of a second water source
- a metered water system, along with public education, will help with conservation
- Mission's overall utility costs are primarily being driven by the needs of the regional water and sewer system, which amounts to an overall 12% increase in utility rates
- approximately \$1.4 million is transferred annually into the District's general reserve funds
- Mission has utilized only approximately 17% of its legal borrowing limit
- growth of the District's reserves to the optimal levels as set out in the policy is key to the District's long term fiscal health
- reserve levels will become even more important in the future as the true cost of replacing municipal infrastructure is determined
- the historical cost of the District's capital assets is approximately half a billion dollars
- historical infrastructure value (excluding land) is \$430 million
- replacement costs will be far higher than the historic dollar figures, so the District needs to set aside money in the reserves so that the community is not saddled with enormous future debt
- the District must also set aside funds to pay for new infrastructure and public facilities that will be needed as the community grows
- a ten year master plan for the Mission Fire/Rescue service was previously adopted by council, identifying the need to hire 16 full time career fire fighters
- the impact of this master plan is reflected in council's financial plans, including the budget/tax increases presented
- a 1.5% to 2% tax increase is required each year just to maintain current policing services – the cost of providing additional police and security is over and above this amount
- the District, like many other communities in BC, is being constantly challenged to keep up with the cost of fighting crime
- the budget includes an additional 4,000 hours of bus service (1,500 in 2010 and 2,500 in 2011) at a cost of approximately \$106,000
- this additional service does not add any new routes, it increases the frequency of services

Budget/Tax Increases:

**Note:** Property tax increases for 2010 under scenarios A, B and C total 3.48%, 3.99% and 5.01% respectively *before* the major new initiative of hiring full-time fire fighters.

**Scenario A – 5.35% Tax Increase**

- No provision for inflation

- Not hiring second Assistant Fire Chief in 2010
- Not hiring additional police officer in 2010
- Hiring second set of 4 full-time firefighters on July 1, 2010; third set on July 1, 2012
- \$42,087 for 1,500 hours of expanded transit services funded from reserves in 2010; full expanded transit service estimated to cost \$106,000 in 2011 (includes 1,500 hours from 2010 and an additional 2,500 hours in 2011) (funded from taxes)
- New user fees/charges generating revenue of \$88,727 and \$23,686 in 2010 and 2011, respectively
- Efficiencies and reductions in services totaling \$44,920 implemented in 2010

**Scenario B – 5.86% Tax Increase**

- No provision for inflation
- Not hiring second Assistant Fire Chief in 2010
- Hiring additional police officer in 2010
- Hiring second set of 4 full-time fire-fighters on July 1, 2010; third set on July 1, 2012
- \$42,087 for 1,500 hours of expanded transit services funded from reserves in 2010; full expanded transit service estimated to cost \$106,000 in 2011 (includes 1,500 hours from 2010 and an additional 2,500 hours in 2011) (funded from taxes)
- New user fees/charges generating revenue of \$88,727 and \$23,686 in 2010 and 2011, respectively
- Efficiencies and reductions in services totaling \$44,920 implemented in 2010

**Scenario C – 6.88% Tax Increase**

- Provision for inflation
- Hiring second Assistant Fire Chief in 2010
- Hiring additional police officer in 2010
- Hiring second set of 4 full-time firefighters on July 1, 2010; third set on July 1, 2011; fourth set on July 1, 2012
- \$42,087 for 1,500 hours of expanded transit services funded from reserves in 2010; full expanded transit service estimated to cost \$106,000 in 2011 (includes 1,500 hours from 2010 and an additional 2,500 hours in 2011) (funded from taxes)
- New user fees/charges generating revenue of \$88,727 and \$23,686 in 2010 and 2011, respectively
- Efficiencies and reductions in services totaling \$44,920 implemented in 2010

The mayor thanked the director of finance for the information and invited members of the public to provide their comments.

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## Public Feedback and Question and Answer Period

Various members of the public provided comments and questions as follows:

*Mike Diener:*

- (a) The District of Mission granted Genstar the opportunity to apply for farm status on their properties in southwest Mission by adding "small scale agriculture" as a primary use into the zoning bylaw for Neighbourhood 1. If Genstar paid property taxes under the present zoning, how many percentage points would the tax increases for the rest of Mission go down?

The director of finance responded that it would be very speculative to make a comment on that, however there is an understanding that if Genstar was granted farm status they would continue paying taxes as if they were assessed at the same classification they were in 2009, which is mostly residential, and at the same rates as 2009, therefore the District would not be any worse off than they were in 2009.

- (b) Does this budget address the fact that the taxes from Genstar may not be what you are expecting?

Mayor Atebe responded that the BC Assessment Authority sets the assessed values and tax classes, and the District cannot speculate on what that value would be, or on whether Genstar has made an application to BC Assessment.

- (c) If Genstar is awarded farm status or is not awarded farm status will the property taxes for the rest of Mission go up or down?

Mayor Atebe reiterated that this would be speculation, and asked Mr. Diener to make comments on the facts that we have.

- (d) Genstar has promised to reimburse the District for any property tax revenue losses that occur from the farm status designation. When would that reimbursement take place?

The director of finance responded that the District would bill them on a tax notice as if they were classified as they were in 2009, so they would receive a bill that would not reflect farm status, and would be due in July of each year like everyone else. The tax notice would not reflect a reduction to farm status. The bill would reflect what they have always paid in property taxes.

- (e) The pie chart for the general operating fund revenue shows \$2.9 million for forestry operations, was that profit?

The director of finance responded that it is the budgeted revenue for forestry, meaning that they anticipate generating gross revenue of \$2.9 million in 2010.

*Larry Nundal:*

- (a) What would a 1% tax increase bring in revenue?

The director of finance responded it would bring in approximately \$235,000.

(b) What about the capital reserves?

The director responded that we need to see growth in our reserves to pay for our ageing infrastructure.

(c) The budget expenditures of Mission have been outpacing the consumer index price and the rate of real growth in the community for some time now.

(d) Council should undertake a service review similar to the one done by the City of Vancouver, which resulted in only a 2.2% tax increase for Vancouver rather than the 11.2% they initially thought was required.

(e) In 2009 inflation was at the lowest level since 1953 and the estimated real growth in Mission was only \$150,000, which is less than 1% in renewed revenue, is that correct?

The director responded that the adjusted figures for 2009 make it about \$271,000.

The mayor responded that the District did a service review last year for the entire organization, line by line. The reductions mentioned by the director of finance in the presentation are a result of that review.

(f) I suggest you get the director of finance to obtain a copy of the review process from the City of Vancouver.

(g) The revenue from new development that the District has relied on is not there and although the economy is improving, it is not likely those levels will return for some time.

(h) Is approximately 2.68% of the proposed tax increase due to the 4% compensation package provided to staff?

The director of finance responded that is correct, and that number includes any provision adjustments as well.

(i) We will see that kind of increase over the next three years because the collective agreement runs for a further three years at 4% a year.

(j) It is concerning that the general capital reserve fund is at such a low level, far below the recommended minimum, let alone the recommended optimum level. Council should build those reserves up to those recommended levels and do not spend where you do not need to spend.

(k) For the first time in 25 years the building department is going to be subsidized by taxes in the amount of \$260,500, or just over 1%. What is the justification for that and the need for current staffing levels in this department given the development activity level over the last two years.

The director of finance responded that a new policy was adopted late last year in terms of the minimal optimum levels of the reserve funds. The District is trying to

move to those levels, however it will take some time. Approximately \$120,000 of the new construction revenue is being transferred to the reserves to help build them up.

The mayor responded that in previous terms of council, budgets and plans were made for only one year at a time. Council has recently changed to a three year financial plan to help build for the future, just as you are suggesting.

(l) Has the following concerns and suggestions:

- The public safety inspection team function could possibly be done by the inspection services department, and eliminate the need for another building inspector and a manager.
- What are the social development and restorative resolutions departments actually doing in terms of helping the District? Those services were done before by a volunteer committee for far less money.
- Why are there three full time fire inspectors? This is out of line with the size of our community. Council can change policies in terms of frequencies of inspections, etc.
- Why do we need an additional four full time fire fighters? Why can't the current career fire fighters, the inspectors and the chief, attend an emergency and perform the functions until the paid volunteer people are there?
- What is the status of checking on illegal secondary suites? Billing for the extra utilities would be ongoing revenue and help offset the increase in utility fees.

Mayor Atebe asked Mr. Nundal to provide his notes to staff and arrange for a meeting to provide further details of his comments and suggestions.

(m) If council does this review properly, the budget would be altered significantly, perhaps not this year, but certainly in the following years.

Councillor Horn asked the fire chief to clarify the staffing levels of the Mission Fire/Rescue service.

The fire chief stated that there are currently two fire inspectors (a captain and a lieutenant) in the fire prevention division, and four fire fighters that started last year. The budget proposes for additional fire fighters, not inspectors. The chief further clarified that he and the other officers attend emergency calls and support the scene.

Councillor Horn responded further as follows:

- (a) Council will be doing a capital spending review in the near future which will also be looking at the operational impact of every capital item.
- (b) Allocating new construction income can be an artificial process for lowering tax rates because if we use some of that money every year to reduce the impact to the taxpayer, it appears that the taxes are lower, however we still have to pay for capital expenditures later on. This is why council has set the policy to replenish those reserves.

*Ray Johnson:*

- (a) Agrees that money should not be spent where it does not need to be, however there are areas where it is necessary.
- (b) In 1978 the volunteer fire department attended 78 to 80 fires a year. Today our fire department answers approximately 150 to 160 calls a month.
- (c) Volunteer firefighters are now highly trained first responders and often arrive on scene before the ambulance does. They get called out for police assists. They attend training on their own time.
- (d) Volunteer firefighters have to leave their jobs to answer calls, and it is difficult to find an employer who will allow that much absenteeism.
- (e) Public education about fire prevention and safety is great, but it can only go so far. Professional fire fighters are needed to save lives and protect assets.
- (e) Two house fires were stopped already this year because of the new full time day shift. We do not want to risk falling below response time standards. Insurance rates will rise if we do not maintain the minimum call standard times.

*Terry Mortimer:*

- (a) Council cannot keep increasing taxes every year when inflation isn't going up. What happens when inflation does go up?
- (b) I have a suggestion for a future questionnaire which would be "Would you like Mission like to explore creative, innovative ways to deliver the same services for less?"

The mayor responded that council is interested in hearing that, which is the purpose of the meeting tonight.

- (c) Does Mission have the highest tax rate in the Fraser Valley?

The director of finance responded that it depends on where one considers the boundaries of the Fraser Valley to be.

- (d) Does the remuneration for exempt staff noted in the SOFI report include benefits?

The director responded that it does include benefits.

- (e) Does council still believe we need residential growth to keep taxes down? What does council believe?

Mayor Atebe responded that the purpose of the meeting tonight is for people to provide comments and suggestions on the proposed budget and financial statement, and how to keep the taxes down.

- (f) The faster we grow, the more the taxes go up.

- (g) Abbotsford is downsizing their bureaucracy and employees by not filling vacant positions and deferring capital projects. They are proposing a 4.5% tax increase. The province has held back on MLA pay increases. What has Mission done to mitigate the tax increase?

Mayor Atebe responded that there are options setting that out in the budget document, such as a choice for an additional police officer, and fire department positions.

- (h) Mission could have reduced costs by not filling the vacated economic development officer position. Was there ever a cost benefit analysis done for that position? The economic development office is not necessary.

Mayor Atebe responded that a cost benefit analysis was done by council internally, rather than hire a consultant to do it.

- (i) Why would Genstar put up fences and have cattle if they aren't going to ask for farm status from BC Assessment?

The mayor reiterated that council will not speculate on why Genstar is putting fences on their property.

- (j) We need an independent audit of efficiencies and wastes in the public works department. There is wasteful clearing and grass cutting on roadsides and in ditches in rural areas. It causes noise and air pollution, and is a waste of fuel.

- (k) If the crime rate is dropping, why don't we eliminate a police officer position?

Inspector Walsh responded that although the crime rate has been reduced, the other side of that is what level of crime is Mission willing to live with? The historical crime rate in Mission was higher, on a 10 year average, than anywhere else in the Lower Mainland. Mission has been successful in bringing that rate down, and we would like to continue with that success. We have an overall plan to sustain that reduction in crime.

- (l) Would exempt staff members be willing to take a few unpaid days off per year to help keep the budget down and more in line with what we can afford?

*Othmar Kagi:*

- (a) What are the logistics behind and the benefits to Mission taxpayers by giving Genstar/Madison tax relief? This will come out of all taxpayers pockets.

Mayor Atebe responded that council did not give Genstar a tax break. They applied for a rezoning, as is the right of every landowner.

Councillor Horn clarified that it was a zoning issue, and council has already made it's decision. There are individual opinions about that decision, however it does not specifically affect this budget. The director of finance has stated that the numbers in terms of expected revenue have not changed, and council does not anticipate a reduction in what we will receive from those properties. It does not change the



landscape in terms of what we would have normally received in taxes from that area or across the District.

- (b) Many Mission citizens are already struggling to make ends meet, so how can you increase the cost of maintaining existing services? There is a 2.68% tax increase just to cover salary increases. It is a such a huge increase that the Canadian Taxpayers Federation took notice.

The mayor responded that council did make provisions for the collective agreement during the budgeting process, as is always done.

- (c) Council was not frugal with the collective agreement negotiations. It should have been stricter, and people would have understood that we are in a recession. The increase is not necessary.
- (d) What is the "additional revenue" referred to in the document? It is not specific what it is for. It is presented as a 2% tax savings, but whether it is taxes or user fees the money still comes from the taxpayer's pocket. It may look good on paper, but it is misleading.

The mayor responded that the District incorporates user fees so that the cost of certain services are paid for by those people directly using the service, not shared by every individual taxpayer. For example, those people who use the leisure centre are paying for it, those who do not go there are not paying for it.

- (e) Would like to see publication of what fees are being charged for what services.

The mayor responded that there are detailed reports and information available to everyone for every item in the budget document presented.

*Jeanette Smith:*

- (a) Does it cost \$2.9 million to run the forestry department? What does it cost?

The director of finance responded that the \$2.9 million referred to earlier is the anticipated revenue through log sales. The cost to run the forestry department varies depending on the year. Last year there was a small loss of \$100,000, however in prior years the forestry has generated net revenue that has gone into reserve funds to fund capital projects and other District programs. Overall the department has done very well and there is a forestry reserve fund that covers losses during slower economic times. If the forestry department is running at a loss, the reserve fund covers it so the money does not come from the taxpayers. It is a separate, independent business enterprise that normally makes a profit and does not rely on tax money.

- (b) The budget says it costs \$127,000 in wages for the restorative justice program. How many employees is that?

The director of finance responded that the department employs 1.5 people.

Councillor Horn stated that the restorative justice program is not funded from taxpayers, it is funded from gaming revenue.

- (c) Where does the gaming revenue come from, and what is it supposed to be for?

The director of finance responded that the gaming revenue is 10% of the net profits from the gaming centre that gets paid back to the municipality. There is an agreement in place with the Province that states the funds can be used for any municipal purpose.

The mayor stated that the District has chosen to use those funds to help address social needs of the community. The program uses highly trained volunteers who help people through various levels of conflict.

- (d) The document says that \$26,000 is spent on conferences, and \$4,000 on advertising, is that correct?

The mayor responded that the category of "conferences" in this case means the training of the volunteers. The amount for advertising is also to call for volunteers.

- (e) Why is there a \$100,000 capital expenditure for carpet in the library? Will the library be moved to the waterfront once that development gets underway?

The director of finance responded that those capital expenditures are planned for 2010 to 2014, with the carpet for 2012, and we evaluate it every year. If it turns out the expense is not needed, we push the project farther out. There is no current plan to move the library.

- (f) Do the police evaluate how many officers are needed by population?

Inspector Walsh responded that is only one method, typically there is approximately 700 citizens per one officer. The proposal for Mission this year is part of a strategic plan that was put forward five years ago, which is another piece of the puzzle for our overall crime reduction strategy. The ratio of officers to citizens varies by municipality. There are 47 officers for Mission and those officers need to cover shifts every day around the clock.

Councillor Horn stated that the District spends approximately 30% of tax dollars on policing, and Surrey spends approximately 46%.

- (g) Where are the extra bus routes going?

The director of engineering and public works responded that there are not any additional routes. We are keeping the same routes but adding additional service by having certain buses start earlier, and make more connections. There is also additional service out to Hatzic and to the shoppers shuttle.

Mayor Atebe stated that there are more people, particularly senior citizens, who will be relying on the bus service more as time goes on.

*Eleanor Hanlon:*

- (a) All three tax increase options presented need more work.

- (b) The labour contract with CUPE local 1267 is way out of line with the current economic climate.
- (c) While CUPE obviously had very good representation during the contract negotiations, the Mission taxpayer appears to have had no representation at all.
- (d) It appears that far more attention was paid to the relationship between the District and CUPE than to what the cost of benefit improvements was.
- (e) Council has been overly generous with taxpayer money during dire financial times.
- (f) The Mission taxpayer cannot afford new employees at this time. If council wants additional fire fighters right now, then they should decide who needs to be thrown overboard right now. The onus is on council to restructure at city hall so that we can afford to pay for them out of the existing spending from the taxpayers.
- (g) The way council handles our tax dollars causes our trust and confidence to go by the boards.
- (h) The volunteer fire fighters in our community deserve far more praise and appreciation than we give them. Their service is awesome.
- (i) Request that council give these budget considerations a serious second thought.

*Don Mair:*

- (a) What was the population of Abbotsford and Maple Ridge before they went to a paid fire department as opposed to a volunteer fire department?
- (b) There is a cash grab going on in Mission above the property tax in that we now have to pay to register our fire pit every year. People are being fined for cleaning city areas in front of their property by burning cut down trees without a permit.
- (c) Do we have enough water for Mission now? We are spending all this money for water because you have to keep growing, Genstar is coming, Cedar Valley is coming. Why didn't you put meters in Cedar Valley when that was built?
- (d) The increase in taxes year after year is just a way to get money out of us to help pay for water for developers who are supposed to be paying for it in the first place.

*Tracy Lyster:*

- (a) Is it correct that it is \$260 million in capital costs for expanding the water system to accommodate future growth, of which Mission's share is \$24 million now, but could increase if we grow faster?

The director of finance responded that the second water source for both Abbotsford and Mission, including the treatment plant that treats water from our existing source, and includes all the linear infrastructure to bring the water to both communities is \$198 million, of which our share is approximately \$24 million. Water systems are built to handle peak demand that occurs in the summer months, so if our growth in the peak demand is bigger than Abbotsford, then we will end up paying more than the \$24 million. That is why it is important for us to look at ways of reducing peak demands. There are many communities in the east that have instituted water conservation measures that have reduced water consumption by 20 or 30% and that has deferred their capital programs. We are hoping that can be done here as well. Our \$24 million share is also to treat water from the existing water from Cannell Lake.

(b) What proportion of the \$24 million is directly related to future growth?

The director responded that the majority of that is related to future growth.

Mayor Atebe stated that council's initiative right now is to make sure we manage that peak demand by practising conservation.

(c) One big way to conserve water is to not double your population. Mission's current residents are being asked to pay for a water system that is mostly for future development. That is not fair. Why aren't the developers paying for this?

The director of finance stated that most of the \$24 million is going to be subject to development cost charges. Developers will be paying. There are operating costs that will have to be absorbed. If Mission's peak demand rose at a lesser pace than Abbotsford's, our share could be less than the \$24 million. Currently we consume far more water per capita per day than Abbotsford, which actually leaves us more potential to reduce peak demand consumption. If we get systems in place to lower our peak demand, we will pay less than the \$24 million. Further, the majority of that will be picked up by the development community, however it would still be advantageous if that could be deferred through water conservation.

(d) That means, then the faster we grow, the more we pay, and the slower we grow, the less we pay, and also that we need to look at water conservation mechanisms, such as having no-mow zones and cutting down on lawns.

(e) Right now the 2010 increases for residents on city water are 20% and 15% for sewer. What are the projected percentage increases for utilities for 2011 and 2012?

The director of finance responded they are projected at 15% for water and 10% for sewer, and will be re-examined every year prior to implementing any rate increases. It will be dependent partly on our ability to control peak demand, which cannot be translated just to growth. Peak demand also comes from the existing population.

(f) If you are projecting a possible 50% increase in water rates and a possible 35% in sewer rates over the next three years for people in Mission, what does that work out to as the average increase per household?

The director responded that those future rates are preliminary at this point in time. They are projected rates that will be examined prior to implementation and are subject to change. If we are able to lower peak demand and that second water source and treatment plant expenditures are deferred, those rates will not be as high. This year the percentage increases amount to \$65 and \$41 respectively.

- (g) What is the cost to maintain current road infrastructure? Silverdale Avenue is still blocked off and extremely dangerous. Will \$3 million per year be enough money?

The director of finance responded that the rebuilding of Silverdale Avenue is currently not in the capital plan but it is a spending package. Council will be reviewing the capital plan in the next couple of months to see what priority projects, such as Silverdale Avenue, can be inserted into the capital plan.

- (h) Fixing Silverdale Avenue should be taking priority over widening Cedar Street, as it is a public safety issue.
- (i) How will doubling the footprint of the community and presumably doubling our roads solve the problem of the road infrastructure deficit?

Mayor Atebe responded that development cost charges will deal with the new roads. It is a fact that the community, along with most others across the country, has not planned for this deficit in the past. This council is planning ahead and trying to address the issue. Sending our next generations out of this community to buy property will not save us money. We have to plan and make provisions so that the development can pay for the expansion. Council does see the challenge, and we are asking for help and suggestions.

- (j) Concerned about unforeseen consequences such as skyrocketing property taxes and utility rates because you are allowing rapid growth when there isn't the budgetary support in place to finance that or we wouldn't be here today looking at these numbers. We were told that these developments would save us money, but instead year after year we are having to subsidize developers and subsidize growth.

Mayor Atebe thanked the members of the public who attended and who provided their comments. He encouraged those who did not speak this evening or any others with further comments to put them in writing and give them to staff. He further stated District staff would be incorporating all the comments into a further report for council review.

Councillor Horn stated that Silverdale Avenue will be part of the capital review.

## 2. PROCLAMATIONS AND DELEGATIONS

**February 14 through 21, 2010 as "Heritage Week"**  
**Mission District Historical Society**

RC10/053  
FEB. 01/10

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That February 14 through 21, 2010 be proclaimed as "Heritage Week" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC10/054  
FEB. 01/10

**March 2010 as "Kidney Health Month"**  
**The Kidney Foundation of Canada, BC Branch**

Moved by Councillor Plecas, seconded by Councillor Horn, and

RESOLVED: That March 2010 be proclaimed as "Kidney Health Month" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC10/055  
FEB. 01/10

**LATE ITEM – Paul Christensen**  
**Re: 33038 Dewdney Trunk Road**

Paul Christensen, representing the Church of Jesus Christ of the Latter-Day Saints, appeared before council to provide the following information about official community plan and rezoning application R08-207 for the property at 33038 Dewdney Trunk Road:

- (a) There are approximately church 300 members in Mission who have to travel to Abbotsford or Maple Ridge to attend weekly worship services.
- (b) The chapel would be open to all members of the community.
- (c) The new facility would be granted a Scouts Canada charter to sponsor Cubs, Scouts and Venturers.
- (d) The new facility would act as an activity centre for local youth, a community centre, a possible emergency shelter.
- (e) The new facility would be open to the entire community for weddings and funerals.
- (f) The required storm and sanitary service, road works, lighting and sidewalks would benefit the neighbourhood.
- (g) The chapel would assist in providing needed community services such as employment services, addiction services, an outreach program and a family history centre.
- (h) The new facility would host cultural and musical events to enhance community spirit.

Mr. Christensen stated the Church is asking council to waive the development cost charges because they will already be paying significant offsite costs to develop the property.

Mr. Christensen further stated that the Church has made a commitment to the community of Mission, and wants to be a part of it.

Mayor Atebe thanked Mr. Christensen for the information.

### 3. ADOPTION OF INFORMATIONAL ITEMS

RC10/056  
FEB. 01/10

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on December 10, 2009 be received as information.

CARRIED

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

RC10/057  
FEB. 01/10

Moved by Councillor Stevens, seconded by Councillor Scudder, and

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

CARRIED

### 5. PLANNING

Councillor Stewart assumed the Chair.

RC10/058  
FEB. 01/10

**Official Community Plan and Rezoning Application R08-027 (Barry Gowling Architect) – 33038 Dewdney Trunk Road**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That, in accordance with policy 2.2.6. "Development Phasing in Cedar Valley" of District of Mission official community plan bylaw 4052-2008, consideration of application R08-027 (Barry Gowling Architect) in phase 3 of Cedar Valley as identified in the official community plan be allowed;
2. That the proposed development R08-027 (Barry Gowling Architect) be allowed to proceed to a public hearing and staff be directed to review the development cost charge (DCC) bylaw to address displaced DCC revenue in future updates to the DCC bylaw;
3. That, in accordance with application R08-027 (Barry Gowling Architect), the director of corporate administration prepare a bylaw to amend District of Mission official community plan bylaw 4052-2008 'OCP Map 1' and 'OCP Map 1b' to designate the western portion of the property located at 33038 Dewdney Trunk Road and legally described as:  

Parcel Identifier: 000-818-941; North Half of Lot 7 Except: Firstly part subdivided by Plan 14793 Secondly: Part Included in Plan 15485, Section 33, Township 17, New Westminster District Plan 1072

from Urban Residential – Compact to Institutional;
4. That the bylaw be considered for first reading;
5. That following such reading, the bylaw be forwarded to a public hearing on February 22, 2010;
6. That, in accordance with rezoning application R08-027 (Barry Gowling

Architect), the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 to rezone the western portion of the property located at 33038 Dewdney Trunk Road and legally described as:

Parcel Identifier: 000-818-941; North Half of Lot 7 Except: Firstly part subdivided by Plan 14793 Secondly: Part Included in Plan 15485, Section 33, Township 17, New Westminster District Plan 1072

from S36 (Suburban 36 Zone) to IA (Institutional Assembly Zone);

7. That the bylaw be considered for first reading;
8. That following such reading, the bylaw be forwarded to a public hearing on February 22, 2010;
9. That the LAN. 32 tree retention/replanting policy requirement for an arborist report be waived, and that staff be authorized to require the applicant to provide a revised landscape plan and security deposit to ensure landscape works are completed;
10. That, upon due consideration of Sections 879 and 881 of the *Local Government Act*, consultation referrals go forward to the following organizations:
  - Department of Fisheries and Oceans, and
  - School District No. 75; and
11. That, in accordance with Section 882 of the *Local Government Act*, council has considered the District of Mission official community plan amending bylaw in conjunction with the District of Mission's financial plan (includes capital expenditure plan and operating expenditure plan) and waste management plan.

CARRIED

RC10/059  
FEB. 01/10

**Proposed Zoning Bylaw Text Amendment (R10-001) and  
Temporary Commercial Use Permit (TUP10-001)**

Moved by Councillor Horn, and

RECOMMENDED:

1. That the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 to:
  - a) delete "Permit temporary commercial or industrial uses in Industrial or Commercial zones of the District of Mission only" in its entirety from Section 106 (E.) (1.) (a.) and
  - b) insert "Permit temporary commercial or industrial uses in all zones of the District of Mission"; and
2. That the bylaw be considered for first and second readings at the regular council meeting on February 2, 2010, and that the public hearing requirement be waived;
3. That the bylaw be considered for third and fourth readings at the regular council meeting on February 15, 2010;



4. That temporary commercial industrial permit (TUP10-001) be endorsed for consideration of a two-year term so that formal notification requirements as per the *Local Government Act* can be pursued, and
5. That the temporary commercial industrial permit (TUP10-001) application be forwarded to a public input meeting and considered for approval at the regular council meeting on February 15, 2010.

CARRIED

RC10/060  
FEB. 01/10

**Development Variance Permit Application DV10-001 (Bertram) –  
32987 Phelps Avenue**

Moved by Councillor Gidda, and

RECOMMENDED: That development variance permit application DV10-001, in the name of Jarrod Bertram, to vary District of Mission zoning bylaw 5050-2009, Section 601 D. Setbacks 3. by reducing the minimum separation required between the existing dwelling and a proposed detached garage from 5.0 metres (16.4 ft.) to 1.0 metre (3.3 ft.) on the property located at 32987 Phelps Avenue and legally described as:

Parcel Identifier: 025-968-858 Lot 132 Section 28 Township 17 New Westminster District Plan BCP11555

be forwarded to council for public input and consideration of approval on February 22, 2010.

CARRIED

**6. PARKS, RECREATION AND CULTURE**

Councillor Scudder assumed the Chair.

RC10/061  
FEB. 01/10

**2009 Capital Projects**

Moved by Councillor Horn, and

RECOMMENDED:

1. That an additional \$2,000 in funding from the general capital reserve fund (bringing the project total to \$28,383) be approved for completion of the Play Station expansion;
2. That an additional \$5,000 in funding from the general capital reserve fund (bringing the project total to \$26,632) be approved for completion of the Hatzic Park parking lot paving;
3. That the savings available through the general capital reserve fund from the 2009 roofing audit project be utilized as the additional funding source for both projects.

CARRIED

RC10/062  
FEB. 01/10

**Amendment to Parks, Recreation and Culture General Admissions  
Policy FEE.18**

Moved by Councillor Plecas, and

**RECOMMENDED:**

1. That the parks, recreation and culture general admissions policy FEE.18 be amended to increase admission rates;
2. That the new admission rates become effective May 1, 2010; and
3. That the increase to offset the impact of the Harmonized Sales Tax become effective July 1, 2010.

**CARRIED**

RC10/063  
FEB. 01/10

**LATE ITEM – Update and Additional Work Required – East Mission  
Heritage Greenway**

Moved by Mayor Atebe, and

**RECOMMENDED:**

1. That an additional expenditure of \$27,000 to address requirements of the Department of Fisheries & Oceans related to the crossing of D'Herbomez Creek as part of the East Mission Heritage Greenway project be approved; and
2. That the funding be provided from the gaming reserve fund.

**CARRIED**

**7. PUBLIC SAFETY AND HEALTH**

Councillor Horn assumed the Chair.

RC10/064  
FEB. 01/10

**Sto:lo Nation Health Services  
Re: Cultural Ceremony – March 2010**

Moved by Councillor Stewart, and

**RECOMMENDED:** That Tamara Rampanen-Fritzsche, aboriginal primary health care coordinator with Sto:lo Nation Health Services, be invited to make a presentation to council to provide further information about the cultural ceremony in March 2010.

**CARRIED**

**8. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC10/065  
FEB. 01/10

**LATE ITEM – Deferral of Regional Utilities Financial Plans Reports**

Moved by Councillor Gidda, and

RECOMMENDED: That the two reports included on the February 1, 2010 regular council agenda, titled "Regional Utilities 2010 Operating and Capital Financial Plans", and "Regional Utilities Amended 2010 Capital Financial Plans", be deferred to the February 8, 2010 administration and finance committee meeting, at which time a detailed analysis report will be presented for discussion.

CARRIED

RC10/066  
FEB. 01/10

**Municipal Ticket Information Bylaw 2646-1993**

Moved by Councillor Gidda, and

RECOMMENDED: That District of Mission municipal ticket information bylaw 2646-1993 be amended by replacing the words "Zoning Bylaw 3143-1998" with the words "Zoning Bylaw 5050-2009" in Schedule 1, sub-schedule 8.

CARRIED

**9. RESOLUTION TO RISE AND REPORT**

Mayor Atebe resumed the Chair.

RC10/067  
FEB. 01/10

Moved by Councillor Plecas, seconded by Councillor Scudder, and

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

CARRIED

**10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT**

RC10/068  
FEB. 01/10

Moved by Councillor Horn, seconded by Councillor Stewart, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/057 to RC10/067, be adopted.

CARRIED

**11. BYLAWS**

RC10/069  
FEB. 01/10

Moved by Councillor Plecas, seconded by Councillor Gidda, and

RESOLVED: That the readings of all bylaws and the Section 882 consideration included in the Bylaws section of the February 1, 2010 regular council agenda be approved as listed:

- |     |  |                                  |
|-----|--|----------------------------------|
| (a) | District of Mission Official Community Plan Amending Bylaw 5061-2009-4052(6) – a bylaw to redesignate the western portion of the property at 33038 Dewdney Trunk Road from Urban Residential – Compact to Institutional                                | First Reading                    |
| (b) | In accordance with Section 882 of the Local Government Act, council has considered District of Mission official community plan amending bylaw 5061-2009-4052(6) in conjunction with the District of Mission's financial plan and waste management plan | --                               |
| (c) | District of Mission Zoning Amending Bylaw 5047-2009 (R08-027-Gowling) – a bylaw to rezone the western portion of the property at 33038 Dewdney Trunk Road from S36 (Suburban 36 Zone) to IA (Institutional Assembly Zone)                              | First Reading                    |
| (d) | District of Mission Officers Amending Bylaw 5112-2010-3986(10) – a bylaw to reflect the recent restructuring of the engineering department   | Adoption                         |
| (e) | District of Mission Land Use Application Procedures and Fees Amending Bylaw 5113-2010-3612(5) – a bylaw to delete the verbal development inquiry fee   | Adoption                         |
| (f) | District of Mission Zoning Amending Bylaw 5115-2010-5050(4) (R10-001 – District of Mission) – a bylaw to allow temporary commercial or industrial uses in all zones  | First and Second Readings        |
| (g) | District of Mission Municipal Ticket Information Amending Bylaw 5116-2010-2646(17) – a bylaw to make housekeeping amendments to Schedule 1   | First, Second and Third Readings |

CARRIED

## 12. MINUTES

RC10/070  
FEB. 01/10

Moved by Councillor Scudder, seconded by Councillor Stevens, and

RESOLVED: That the minutes of the regular meeting of council held on January 18, 2010 be adopted.

CARRIED

## 13. OTHER BUSINESS

There was no other business.

## 14. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

## 15. MAYOR'S REPORT

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

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

Councillors Plecas, Horn, Stewart and Stevens reported on various activities, meetings and events attended since the last regular council meeting.

**17. QUESTION PERIOD**

Council and staff responded to questions and comments from the following people:

Jim Hinds complimented the traffic safety committee for improving safety at the intersection of Cade Barr Street and Best Avenue.

**18. ADJOURNMENT**

Moved by Councillor Horn, seconded by Councillor Stewart, and

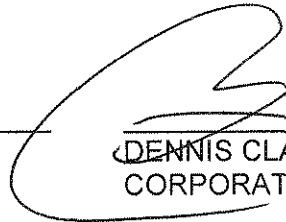
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:04 p.m.



JAMES ATEBE, MAYOR



DENNIS CLARK, DIRECTOR OF  
CORPORATE ADMINISTRATION