

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 March 2, 2009 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe
Councillor Terry Gidda
Councillor Paul Horn
Councillor Plecas
Councillor 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, administrative clerk

1. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC09/108
MAR. 2/09

Moved by Councillor Stevens, seconded by Councillor Scudder, and

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

2. PROCLAMATIONS

RC09/109
MAR. 2/09

**March, 2009 as "Community Social Services Awareness Month"
BC Government and Service Employees' Union,
Hospital Employees' Union, Canadian Union of Public
Employees BC, and Health Sciences Association**

Moved by Councillor Stevens, and

RESOLVED: That March, 2009 be proclaimed as "Community Social Services Awareness Month" within the District of Mission; the District to assume no costs related thereto.
CARRIED

RC09/110
MAR. 2/09

**April, 2009 as "Oral Health Month"
British Columbia Dental Association**

Moved by Councillor Scudder, and

RESOLVED: That April, 2009 be proclaimed as "Oral Health Month" within the District of Mission; the District to assume no costs related thereto.
CARRIED

3. DELEGATIONS AND PRESENTATIONS

RC09/111
MAR. 2/09

Val Billesberger, Mission Community Heritage Commission Re: Heritage Register

Ms. Val Billesberger appeared before council to present the Mission Community Heritage Register project, and to introduce the properties recommended for inclusion in our local register.

Ms. Billesberger stated that the purpose of the heritage register is to have a list of heritage properties specific to the community which have been identified as having heritage value or heritage character. Creation of the heritage register ensures the inclusion of the District's historic places on the British Columbia Register of Historic Places, which is the official provincial listing of formally recognized heritage properties.

Ms. Billesberger described the following properties that will be included in the community heritage register:

- Mission Museum
- Powerhouse at Stave Falls
- Silverhill Hall
- Mission Memorial Centre (the "old hospital")

Ms. Billesberger noted that a recommendation to include Fraser River Heritage Park would be forwarded to council after further public consultation and research.

The mayor thanked Ms. Billesberger for the presentation, and thanked all the volunteers for their dedication and hard work.

4. PLANNING

Councillor Stewart assumed the Chair.

RC09/112
MAR. 2/09

Mission Community Heritage Register and LAN.57 – Identification and Protection of Heritage Resources

Moved by Councillor Scudder, and

RECOMMENDED:

1. That the Community Heritage Register be adopted; and
2. That Land Use Policy LAN.57 - IDENTIFICATION AND PROTECTION OF HERITAGE RESOURCES is adopted as follows:

OBJECTIVE

1. To establish a policy pursuant to Part 27 Heritage Conservation of the *Local Government Act* and the District of Mission Heritage Strategic Plan that protects the Heritage Resources within the District of Mission.

2. To establish a framework for Council, staff, and the public to easily identify Heritage Resources within the District of Mission.

BACKGROUND

There are three categories included in this policy: i) **Inventory of Heritage Resources**, ii) **Heritage Register**, and iii) **Provincial Heritage Designation**.

As the Mission Community Heritage Commission works through the goals and objectives of the Heritage Strategic Plan each of these categories will be updated to include more heritage resources as they need to be added, criteria and may include protection mechanisms.

This policy provides a basic framework of how heritage resources within the District of Mission will be protected through a classification based on specific criteria for each category.

The three categories of this policy include:

1. Establish an **Heritage Resource Inventory** of heritage resources within the District of Mission and the criteria as to how each resourced qualifies for the inventory;
2. Identify those properties listed on the **Community Heritage Register** and the criteria as to how each resource qualifies for the registry;
3. Identify those properties that have a **Heritage Designation** under a Municipal Bylaw and the criteria as to how each resource qualifies for the designation.

1. HERITAGE RESOURCE INVENTORY

The Mission District Historical Society – Heritage Places group is preparing an inventory of all places in Mission suggested as having heritage value. This inventory has been compiled from lists going back over 12 years. To date the Society has done research on 30 sites in Mission.

The purpose of establishing a Heritage Resource Inventory is to identify all of the heritage resources in Mission, which have significant heritage value to the community, and which may or may not be considered for inclusion on the Community Heritage Register and/or become listed as a Heritage Designation, under a Municipal Bylaw.

The important of the inventory is to alert the community that there is a historic value that should be considered. Resources on the inventory are not protected in any way.

Criteria for Inclusion on the Heritage Resources Inventory

The criteria of how the heritage resources on this inventory will be selected, will be determined as work progresses on the Heritage Strategic Action Plan, with amendments to this policy forwarded to Council.

2. COMMUNITY HERITAGE REGISTRY

A community Heritage Register is an official list of heritage properties within a community which have been identified by the community and recognized by the Local Government through a policy. In addition to officially listing heritage resources it is intended to give notice to property owners of the heritage value of their property. It also enables the local government to monitor heritage properties for proposed changes.

The following heritage resources have been included in the Community Heritage Register as they have significant heritage values to the community of Mission.

These Heritage Resources include:

1. Stave Falls Powerhouse
2. Mission Memorial Centre
3. Mission Museum
4. Silverhill Hall

A description of why the site is important and its location, the location map and photograph of each of the Register Sites are attached as **Appendix 1**.

Criteria

To create a heritage register, a community must identify its community heritage values and identify the types of places where those values might be found. Values may be expressed in a number of ways. [NOTE: following establishment of the Community Heritage Register with four (4) well recognized and established sites, as identified in the District of Mission Heritage Strategic Plan, a list of criteria will be added to this policy to be used when adding more resources to the Heritage Register.]

3. PROVINCIAL HERITAGE DESIGNATION

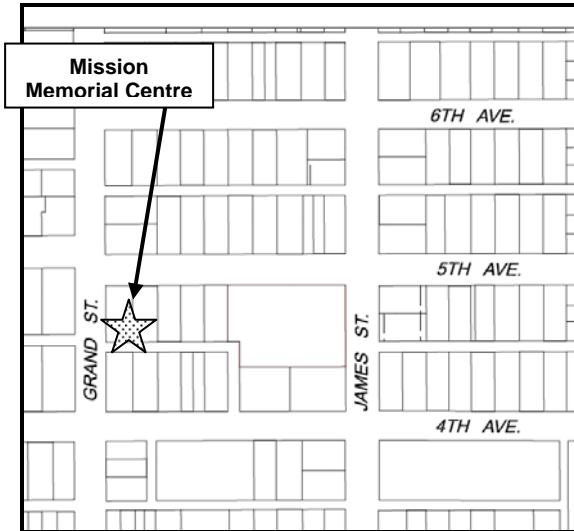
Properties which have a Heritage Designation are those that have been protected by a Municipal Bylaw pursuant to Section 967 of the *Local Government Act*.

These are properties within the District of Mission that have significant historical value to the Community and that require protection. A municipal bylaw is required to protect heritage resources that would benefit from the protection of Designation.

MISSION MEMORIAL CENTRE

The Mission Memorial Centre is important for its cultural and historical significance.

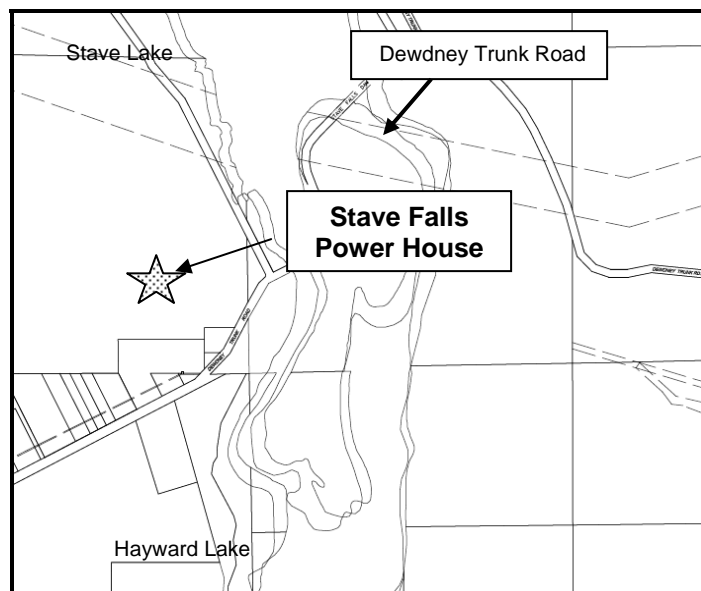
Description: The Mission Memorial Centre, also known as the Old Hospital, is a one storey building located on the corner of Fifth Street and James Street in Mission, British Columbia. It is easily identified by its symmetrical brick façade, hi-style roof, and formal driveway entry.



STAVE FALLS POWER HOUSE

Built in phases over a period of time from 1909 – 1925, the Stave Falls Power House is valued for its historic, architectural and cultural significance.

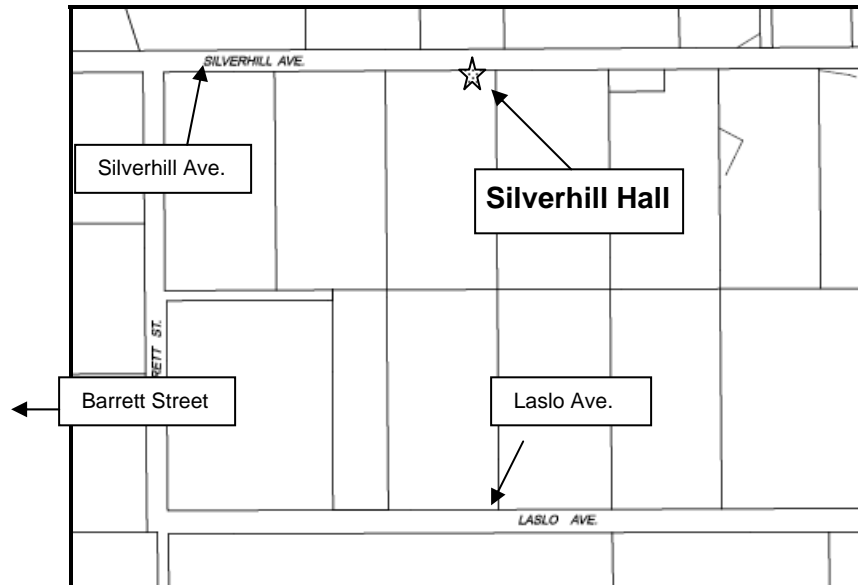
Description: The Stave Falls Power House is a large rectangular building constructed of reinforced concrete and steel and located in Mission British Columbia. Its south elevation has three rows of paired windows; its north elevation only on row. The building site wedged between the steeply banked gorges of Stave Falls on a switchyard tailrace deck.



SILVERHILL HALL

Silverhill Hall is important for its historic and cultural values.

Description: Silverhill Hall is a modest and rustic wooden structure with a simple gable roof. It is located on Silverhill Avenue, surrounded by trees, about 8 kilometres west of downtown Mission, British Columbia.



MISSION MUSEUM

The Mission Museum is valued for its historic and cultural significance.

Description: the Mission Museum is a two-storey wood –frame building with multiple dormers and a full-width covered front porch. A set of full width stairs leads up to the porch where there are three pair of Doric columns. It is located on Second Avenue at the intersection of Welton Street in Mission, British Columbia.



CARRIED

RC09/113
MAR. 2/09

Bylaw for Consideration of Adoption: Zoning Amending Bylaw 3356-2001-3143(44) (R00-023 – Chifan), 29560 Dewdney Trunk Road, from RU-1 Rural One zone to RS-2A One Unit Residential zone

Excerpts from the minutes of the public hearing held on March 5, 2001 and the related staff report dated February 8, 2001 were provided for the committee's information as background information to assist in the consideration of adoption of zone amending bylaw 3356-2001-3143(44).

RC09/114
MAR. 2/09

Summary of Public Information Meeting – Mission Elks Lodge at 33336 – 2nd Avenue

Moved by Mayor Atebe, and

RECOMMENDED:

1. That the amendment of the current liquor license to include a new outdoor patio at the Mission Elks Lodge as proposed is approved; and
2. That the following resolution be forwarded to the Ministry of Public Safety and Solicitor General, Liquor Control and Licensing Branch (LCLB):

“Be it resolved that:

1. Council recommends the amendment of the license for the following reasons:
 - (a) The extended hours would create additional employment; and
 - (b) No objections from the neighbourhood residents were submitted.
2. Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved is minimal;
 - (b) The impact on the community if the application is approved is seen as positive; and
 - (c) The amendment would not result in the establishment being operated in a manner contrary to its primary purpose.
3. Council instructed staff to hold a public information meeting. The local residents were informed about the public information meeting via mail. Responses from the local residents were in support of the application. No objections were received.”

CARRIED

RC09/115
MAR. 2/09

**Office of the Inspector of Municipalities
Re: Phased Development Agreement for Southwest Mission**

Correspondence from Dale Wall, Inspector of Municipalities, dated February 12, 2009 regarding the phased development agreement for Southwest Mission was provided for the committee's information as background information to assist in the consideration of adoption of official community plan amending bylaw 4069-2008-4052(2), zone amending bylaw 4070-2008-3143(311) and phased development agreement bylaw 4071-2008.

RC09/116
MAR. 2/09

**Minutes of the Downtown Coalition Meeting held on
December 9, 2008**

The minutes of the downtown coalition meeting held on December 9, 2008 were provided for the committee's information.

5. PUBLIC SAFETY AND HEALTH

Councillor Horn assumed the Chair.

RC09/117
MAR. 2/09

**West Nile Virus (WNV) – Updated Strategy and Recommendations
for 2009 (Fraser Health)**

Correspondence from Gillian Arsenault, medical health officer at Fraser Health, dated February 10, 2009 regarding an updated strategy and recommendations for management of the West Nile Virus was provided for the committee's information.

Staff were directed to invite a representative from the Fraser Valley Regional District to appear as a delegation to explain the mosquito control program in greater detail.

RC09/118
MAR. 2/09

**Ministry of Public Safety and Solicitor General
Re: Guns and Gangs Initiative**

Correspondence from John van Dongen, solicitor general, dated February 19, 2009 regarding the guns and gangs initiative, a comprehensive strategy proposed by the Province to strengthen the fight against illegal guns and gangs, was provided for the committee's information.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That a letter be sent to the Ministry of Public Safety and the Solicitor General in support of the provincial initiatives, as long as the costs are not downloaded to local governments; and
2. That the letter also include a request that more police officers be assigned to the Fraser Valley.

CARRIED

Staff were directed to arrange a meeting with the City of Abbotsford and with Randy Hawes, MLA, to discuss a cohesive and collaborative strategy.

6. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

Councillor Stevens announced that the Fraser Valley Regional Library Board had chosen "option 1", which includes a 5.11% increase for Mission, a contingency for contract negotiations and inflation for supplies, a 3% budget increase for new library materials, and a full-time technician for the information technology department.

RC09/119
MAR. 2/09

Spending Authority – Council Appointed Commissions – Policy FIN.24A

Moved by Councillor Horn, and

RECOMMENDED: That further discussion of proposed policy FIN.24A is deferred pending receipt of further detail and clarification of the policy wording from staff.
CARRIED

RC09/120
MAR. 2/09

Licence for Use Renewal – Raydar Auto Body – Lane behind Mershon Street

Moved by Mayor Atebe, and

RECOMMENDED: That the District of Mission renew the current licence for use agreement with Raydar Auto Body for the lane located behind 7083 and 7085 Mershon Street, and legally described as:

A portion of lane adjacent to and contiguous with Lot 8 and Lot 9, Block 57, District Lot 411, Group 1, Plan 594 except Highway Plan 43417;

for a further term of 5 years at a fee of \$449.80 per annum.

CARRIED

RC09/121
MAR. 2/09

Business Improvement Area Bylaw

Moved by Councillor Horn, and

RECOMMENDED: That the director of corporate administration be directed to prepare a bylaw and take all necessary steps to re-establish the Business Improvement Area, as shown on the attached plan, for the period of 2009 through 2013, and that the annual business improvement levy for the Business Improvement Area will be collected as follows:

2009 = \$64,050

2010 = \$67,252

2011 = \$70,613

2012 = \$74,146

2013 = \$77,852

CARRIED

RC09/122
MAR. 2/09

Infrastructure Grants

Moved by Councillor Gidda, and

RECOMMENDED: That the District of Mission resubmit the water metering program, and submit the Cedar Street upgrade between Cherry Avenue and Tunbridge Avenue to the *Building Canada Fund – Communities Component* program.

CARRIED

RC09/123
MAR. 2/09

Statistics Canada

Re: Census Metropolitan Area (CMA) Naming Convention

Correspondence from Statistics Canada dated January 30, 2009 regarding a proposed new naming convention for the census metropolitan area was provided for the committee's information.

Moved by Mayor Atebe, and

RECOMMENDED: That a letter be sent to Statistics Canada stating the District's preference that the title of the Abbotsford Census Metropolitan Area be changed to the "Abbotsford-Mission Census Metropolitan Area".

CARRIED

RC09/124
MAR. 2/09

Ipsos Reid Public Affairs

Re: Municipal Quality of Life and Financial Planning

Correspondence from Ipsos Reid Public Affairs dated February 11, 2009 regarding an upcoming syndicated study called "Municipal Quality of Life and Financial Planning" was provided for the committee's information.

RC09/125
MAR. 2/09

Minutes of the Economic Development Select Committee Meeting held on January 15, 2009

The minutes of the economic development select committee meeting held on January 15, 2009 were provided for the committee's information.

7. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC09/126
MAR. 2/09

Approval of Transit Service Expansion

LATE ITEM – Letter from BC Transit dated February 26, 2008

Correspondence from BC Transit dated February 26, 2009 regarding the deferral of the March 2009 Mission transit service expansion was provided for the committee's information.

RC09/127
MAR. 2/09

Earth Hour 2009

Moved by Councillor Stewart, and

RECOMMENDED:

1. That the District register with the Earth Hour program to promote energy conservation;
2. That staff turns off all unnecessary lights, appliances, computers etc. for an hour starting at 8:30 p.m. to 9:30 p.m. on March 28, 2009; and
3. That staff advertise the program using the website, City Page and coupons.

CARRIED

RC09/128
MAR. 2/09

Market Prices for Recycled Materials

A report from Mike Younie, manager of environmental services, dated February 16, 2009 regarding the impacts on the Abbotsford Mission Recycling Program because of market prices for recycled materials was provided for the committee's information.

RC09/129
MAR. 2/09

Development Cost Charges and Environmental Concerns of Green Place Residents

A report from Mike Younie, manager of environmental services, dated February 19, 2009 regarding the development cost charges and environmental concerns of Greene Place residents was provided for the committee's information.

RC09/130
MAR. 2/09

Aggregate Pilot Project – Fraser Valley Regional District

A report from Mike Younie, manager of environmental services, dated February 23, 2009 regarding the status of the aggregate pilot project currently underway in the Fraser Valley Regional District was provided for the committee's information.

RC09/131
MAR. 2/09

Clarification of Traffic Calming Policy Warrants

A report from Rick Bomhof, director of engineering and public works, dated February 4, 2009 regarding the warrant criteria in use by the District for the traffic calming policy was provided for the committee's information.

Moved by Councillor Horn, and

RECOMMENDED: That the traffic calming policy warrants be referred to the traffic safety committee for discussion and that recommendations be brought back to council.

CARRIED

RC09/132
MAR. 2/09

Minutes of the Abbotsford/Mission Water & Sewer Commission Meeting held on January 15, 2009

The minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on January 15, 2009 were provided for the committee's information.

8. PARKS, RECREATION AND CULTURE

Councillor Scudder assumed the Chair.

RC09/133
MAR. 2/09

Leisure Centre Sports Shop

Moved by Mayor Atebe, and

RECOMMENDED: That an expression of interest process to determine the availability of an experienced operator to lease the sports shop/skate shop at the leisure centre be initiated.

CARRIED

RC09/134
MAR. 2/09

Minutes of the Cultural Resources Commission Meeting held on January 13, 2009

The minutes of the Cultural Resources Commission meeting held on January 13, 2009 were provided for the committee's information.

RC09/135
MAR. 2/09

Minutes of the Cultural Resources Commission Meeting held on February 10, 2009

The minutes of the Cultural Resources Commission meeting held on February 10, 2009 were provided for the committee's information.

RC09/136
MAR. 2/09

LATE ITEM – Bike to Work Week

Correspondence from Terri-Lynn Gifford dated February 23, 2009 regarding the Bike to Work Week Fraser Valley events being held May 11 to 17, 2009 was provided for the committee's information.

Staff were directed to provide a report to council with details of how the District may be able to participate in Bike to Work Week 2009.

9. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC09/137
MAR. 2/09

Moved by Councillor Scudder, seconded by Councillor Stewart, and

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

CARRIED

10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC09/138
MAR. 2/09

Moved by Councillor Gidda, seconded by Councillor Stevens, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC09/108 to RC09/137 be adopted.
CARRIED

11. MINUTES

RC09/139
MAR. 2/09

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That the minutes of the regular meeting of council held on February 2, 2009 and the minutes of the special meetings of council held on February 9, 2009 and February 11, 2009 be adopted.
CARRIED

12. BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes.

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

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

Staff were directed to invite the Mission Secondary Boys' and Girls' basketball teams and the Mission Muddawgs lacrosse team to receive special recognition awards from council.

16. BYLAWS

RC09/140
MAR. 2/09

District of Mission Zoning Amending Bylaw 3356-2001-3143(44) (R00-023 - Chifan) – 29560 Dewdney Trunk Road

Moved by Councillor Scudder, seconded by Councillor Horn, and

RESOLVED: That District of Mission zoning amending bylaw 3356-2001-3143(44) be adopted.
CARRIED

Councillor Scudder declared a conflict of interest and excused himself from the meeting at 8:48 p.m.

RC09/141
MAR. 2/09

District of Mission Official Community Plan Amending Bylaw 4069-2008-4052(2) (R08-016 and R08-017 – Jordan Cook Associates) – 30798 Olson Avenue, portion of 8691 and 30000 Law Avenue, 30165, 30233, 30331, 30363, portion of 30405, 30450, 30473, 30523, portion of 30655 and 30728 Gunn Avenue; portions of 30751 and 30849 Olson Avenue, portion of LS 7 Section 36, Township 14, New Westminster District

Moved by Councillor Stewart, seconded by Councillor Gidda, and

RESOLVED: That District of Mission official community plan amending bylaw 4069-2008-4052(2) be adopted.

OPPOSED: Councillor Horn

CARRIED

Councillor Scudder returned to the meeting at 8:49 p.m.

RC09/142
MAR. 2/09

District of Mission Zoning Amending Bylaw 4070-2008-3143(311) – (R08-016 and R08-017 – Jordan Cook Associates) – 30798 Olson Avenue, portion of 8691 and 30000 Law Avenue, 30165, 30233, 30331, 30363, portion of 30405, 30450, 30473, 30523, portion of 30655 and 30728 Gunn Avenue; portions of 30751 and 30849 Olson Avenue, portion of LS 7 Section 36, Township 14, New Westminster District

Moved by Councillor Plecas, seconded by Councillor Stewart, and

RESOLVED: That District of Mission zoning amending bylaw 4070-2008-3143(311) be adopted.

OPPOSED: Councillor Horn

CARRIED

RC09/143
MAR. 2/09

District of Mission Phased Development Agreement Bylaw 4071-2008

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That District of Mission phased development agreement bylaw 4071-2008 be adopted.

CARRIED

RC09/144
MAR. 2/09

District of Mission Official Community Plan Amending Bylaw 5004-2008-4052(3) (R08-019 – Alpa Farms Ltd.) – 7900 Oyama Street

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That District of Mission official community plan amending bylaw 5004-2008-4052(3) be read a third time.

CARRIED

RC09/145
MAR. 2/09

District of Mission Zoning Amending Bylaw 5005-2008-3143(317) (R08-019 – Alpa Farms Ltd.) – 7900 Oyama Street

Moved by Councillor Scudder, seconded by Councillor Horn, and

RESOLVED: That District of Mission zoning amending bylaw 5005-2008-3143(317) read a third time.
CARRIED

RC09/146
MAR. 2/09

**District of Mission Zoning Amending Bylaw 5006-2008-3143(318)
(R07-020-Cowhig) - 33079 Cameron Avenue**

Moved by Councillor Stewart, seconded by Councillor Gidda, and

RESOLVED: That District of Mission zoning amending bylaw 5006-2008-3143(318) be read a third time.
CARRIED

RC09/147
MAR. 2/09

**District of Mission Business Improvement Area Establishment
Bylaw 5015-2009**

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That District of Mission business improvement area establishment bylaw 5015-2009 be read a first, second and third time.
CARRIED

RC09/148
MAR. 2/09

**District of Mission Refuse Collection and Disposal Amending Bylaw
5017-2009-1387(43) – to update the list of properties outside the refuse
collection area and serviced by the refuse collection system**

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That District of Mission refuse collection and disposal amending bylaw 5017-2009-1387(43) be adopted.
CARRIED

17. CORRESPONDENCE

RC09/149
MAR. 2/09

**Minister of Finance and Minister Responsible for the Olympics
Re: Plaque for 2010 Olympic and Paralympic Games**

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That all the applicable forms and agreements be completed to participate in the host province mark program to promote the 2010 Olympic and Paralympic games.
CARRIED

18. OTHER BUSINESS

RC09/150
MAR. 2/09

Release of Information from Closed Council

A report from Carmelle Jullion, executive assistant, dated February 23, 2009 regarding the release of information from the closed council meeting held on February 16, 2009 was provided for council's information.

19. QUESTION PERIOD

There were no questions from the public.

20. ADJOURNMENT

Moved by Councillor Stevens, seconded by Councillor Scudder, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:53 p.m.

JAMES ATEBE, MAYOR

DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION