

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 Monday, February 27, 2012 commencing at 6:30 p.m.

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

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Kelly Ridley, Deputy Director of Corporate Administration
Tracey Takahashi, Administrative Clerk

1. RESOLUTION TO ADD AGENDA ITEMS

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That item 4. Bylaws for Consideration be added to the agenda for the February 27, 2012 regular meeting of Council:
CARRIED

2. DELEGATIONS AND PRESENTATIONS

Paul Horn

Re: Business Licence Fees

Mr. Horn requested that Council:

- consider asking staff to provide Council with a report on options for reviewing business licensing to ensure that fees are reasonable, fair and representative of actual service value, and not a disincentive to local business development and retention; and
- consider a particular focus in any review with respect to Home Businesses.

Mr. Horn stated:

- Economic Development and the Official Community Plan promote home and small businesses, but licensing has remained unchanged since 2005;
- There is low compliance from home businesses and it is often challenging to get renewals;
- After costs, business licensing is a marginal to moderate revenue source (\$250,000 before costs);
- Other communities are innovating by reducing fees for renewals, home businesses / cottage industries; and
- Business licences give Council some oversight and ensures compliance with local bylaws, and offset costs associated with operating a business

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such as additional policing, security, snow removal and local amenities.

Mr. Horn further stated that home businesses should be charged less because:

- Compliance check is not onerous (usually only necessary on first license);
- There is no additional burden on the system or environment, especially when a business doesn't host customers in the home;
- They are far more efficient and cost taxpayers less than conventional businesses;
- There should be no duplication of revenue – currently home business owners are essentially being taxed twice for the same services. The current approach requires a business to license in Mission, even though it may have no Mission clientele. Must also license in the community where client is served.

Mr. Horn asked Council to consider two options:

- Implementing a fee based entirely on cost recovery, reducing the fee to promote renewals, and reducing fees for home businesses significantly; or
- Directing business license dollars to Economic Development and provide marketing and business development value for those dollars, learn from other local neighbours, and be innovative in this area and promote Mission's "open-door" policy to business.

In response to questions from Council, Mr. Horn stated:

- Depending on the business, the \$148 could be onerous; and
- It is important to investigate what is being done in other communities before making any decisions on how the business licensing system should look.

The Mayor thanked Mr. Horn for his presentation.

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Mark Heieis
Re: Sustainability

Mr. Heieis stated:

- The aim is to reduce costs through conservation;
- The Mission Public School District (MPSD) has 23 buildings and demonstrates static growth, while the Municipality has significant infrastructure and few large buildings, demonstrating dynamic growth;
- One facility (Leisure Centre) accounts for approximately 45% of District of Mission electricity consumption, and street lighting infrastructure accounts for approximately 18% of electricity consumption;
- Accumulated avoided electricity cost to date from 2000/01 to present for MPSD has been substantial;
- Consumption is easier to track in MPSD due to legislation requirements, but the District of Mission is in the process of implementing a similar process using the Provincial "SmartTool";

- Increased consumption demand by the District is due to growth, the Leisure Centre, and Firehall 1;
- Cost is expected to begin to rise beyond the rate of increased demand; and
- The top 10 electricity accounts (Leisure Centre, ornamental street lighting, overhead street lighting, Public Works, RCMP, Fire Hall #1, City Hall, Library, Sports Park, and water pumping station) represent approximately 87% of consumption and cost.

Mr. Heieis further stated:

- Conservation – The District’s target was to reduce electricity consumption by 10% (690,000 kWh or better), but the target was not reached due to few supporting processes (e.g. no sustainability policy), no champion, no formal mandate, no budget, budget cycle process;
- Several small projects have been undertaken, including the computer power save project, which saves approximately \$5,000 per year, and the move to automatic double-sided printing;
- The District requested to have the Energy Upgrade Incentive agreement in place before final commitment to the project. A non-binding (30 day, non-binding acceptance period) incentive agreement was received on February 24, 2012 from BC Hydro for the energy upgrade projects; and
- A BC Hydro incentive review reduced incentive from \$260,000 to \$152,000. Some change was anticipated, but not to such a large extent. BC Hydro Engineering validated the savings. With the proposed incentive, the estimated simple payback would be 4.8 years.

In terms of next steps, Mr. Heieis stated:

- There are still conservation opportunities for the District of Mission, including Occupancy Sensors in Public Works;
- Ongoing cultural initiatives include the Sustainability Team and a residential focus; and
- There are other programs that can be looked at which impact “energy”.

In response to questions from Council, Mr. Heieis stated:

- If the District goes through with the project, once it is complete, there will be a verification phase for approximately 12 months to check if the savings were actually realized before paying out the final 10% of the incentive;
- BC Hydro generally gives incentives after the design phase, but in this case, the incentive has been requested prior to the design phase;
- The original Municipal Hall HVAC heating system does not work well with robust constant heating, so the temperature control in older buildings is difficult;
- The Sustainability Team is hoping to deal with “cultural” change within the organization;
- There is no way to accurately predict how much rates will actually go up in the future, which poses a challenge;

- The 30-day non-binding agreement does not require the District to actually build, but it does lock in the incentive; and
- 90% of the incentive would be paid out upon completion of the project, with the remaining 10% held back to be paid upon verification of the actual savings.

The Mayor thanked Mr. Heieis for his presentation.

3. PUBLIC HEARING

Mayor Ted Adlem called the public hearing to order and outlined the procedures to be followed.

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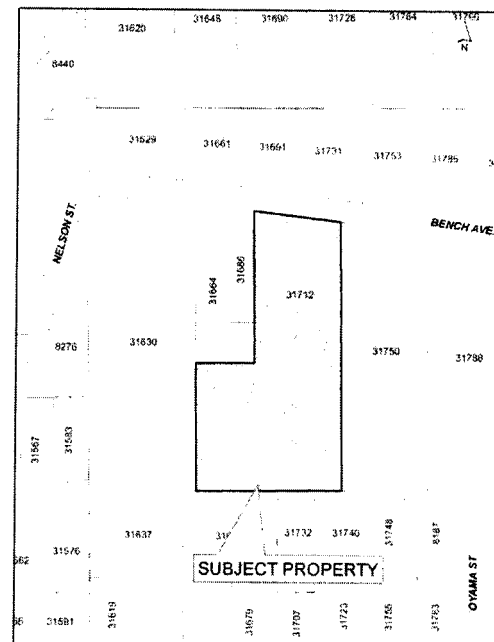
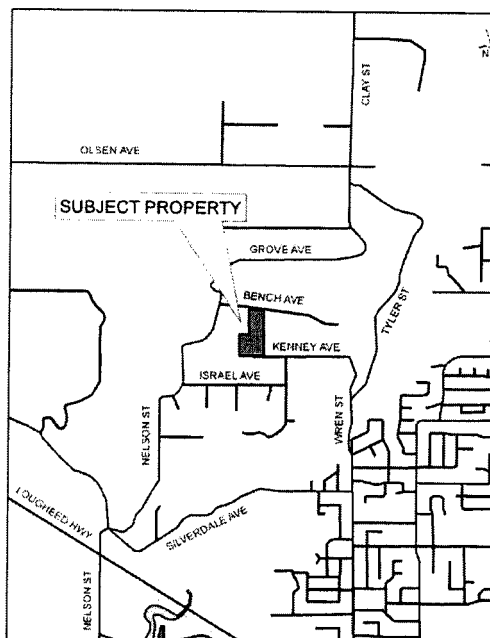
District of Mission Zoning Amending Bylaw 5265-2012-5050(64) (R11-016-Gill) – a bylaw to rezone property at 31712 Bench Avenue from Rural 16 Zone (RU16) to Suburban 36 Zone (S36)

Rupinder Basi, Planner, provided information regarding District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 008-873-704, Lot 2, Except: Parcel "A" (Explanatory Plan 23471), Section 30, Township 17, New Westminster District Plan 20599

from Rural 16 (RU16) zone to Suburban 36 (S36) zone.

Mr. Basi stated that the location of the subject property is 31712 Bench Avenue, as shown on the following maps:



The Planner explained that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into 8 lots of a minimum 0.36 hectare (0.88 ac.) lot size.

Mr. Basi stated that the following requirements would need to be met prior to adoption of the bylaw:

- Receipt of Community Amenity Contribution in the amount of \$19,705.00;
- Engineering requirements for a secured development agreement prior to final adoption of the Zoning Bylaw amendment;
- Any other items that Council may require resulting from the public hearing or Council consideration of the application.

The Deputy Chief Administrative Officer stated that no written submissions were received.

Bob Behnke expressed concern about Kenney Avenue becoming a through street, noting that he hopes it does not.

Councillor Hensman asked whether there are plans for Kenney Avenue to become a through street.

The Director of Engineering and Public Works replied that the intent has been for Kenney Avenue to go through as properties are developed in the area.

Peter Bulla asked what infrastructure would be available for the proposed lots.

The Deputy Director of Planning replied that they would be serviced by municipal water and each lot will be serviced by a septic system.

Jim Hinds suggested that traffic calming measures such as a gate could be implemented once the street goes through if traffic turned out to be a problem.

Councillor Hensman inquired about the purpose of making Kenney Avenue a through street as opposed to implementing cul de sacs in the area.

The Director of Engineering and Public Works said the reason for the road going through is for traffic flow.

Mayor Adlem clarified that Kenney Avenue would not be made a through street with this particular development.

The Deputy Director of Planning clarified that Kenney Avenue will become a through street as the remaining properties develop.

Peter Bulla asked about the possibility of expropriating land for the future roadway from the property owners before they develop.

The Deputy Director of Planning clarified that each developer is required to build their portion of the road as they develop.

Hearing no further questions or comments, the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5265-2012-5050(64) (R11-016-Gill) closed.

4. BYLAWS

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Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the readings of all bylaws listed below be approved as listed following the public hearing.

- (a) District of Mission Zoning Amending Bylaw 5265-2012-5050(64) Third Reading
(R11-016-Gill) – a bylaw to rezone property at 31712 Bench
Avenue from Rural 16 Zone (RU16) to Suburban 36 Zone (S36)
CARRIED

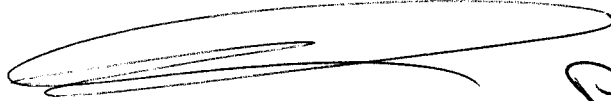
5. ADJOURNMENT

Moved by Councillor Luck, seconded by Councillor Jewell, and

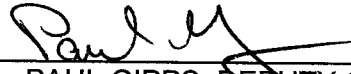
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:36 p.m.



MAYOR WALTER (TED) ADLEM



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER