

**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 July 19, 2010 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe  
Councillor Terry Gidda  
Councillor Danny Plecas  
Councillor Mike Scudder  
Councillor Jenny Stevens  
Councillor Heather Stewart

Council Members Absent: Councillor Paul Horn

Staff Members Present: Glen Robertson, chief administrative officer  
Kelly Ridley, deputy director of corporate administration  
Jennifer Russell, legislative assistant  
Christine Brough, administrative clerk

## **1. DELEGATIONS AND PRESENTATIONS**

RC10/375  
JUL 19/10

**Council Recognition Award – Inspector Pat Walsh and the Mission Detachment, Royal Canadian Mounted Police**  
**Re: Crime Reduction**

Mayor Atebe presented Inspector Pat Walsh and the Mission RCMP detachment with a council recognition award for the outstanding job they have done in reducing crime in the District of Mission.

In addition to Inspector Walsh, the following team members were present to accept the award:

Staff Sergeant Major Dave Field (Operations NCO)  
Corporal Sharon Siluch (Community Response Unit)  
Corporal Paul Grewal (General Investigations Section)  
Corporal Jeff Scott (Street Crime Unit)  
Civilian Member Andrew Snow (Crime Analyst)  
Civilian Member Margie Laue (Detachment Office Manager)

RC10/376  
JUL 19/10

**Russ Roadhouse**  
**Re: Taxation and Services**

Mr. Roadhouse did not appear.

RC10/377  
JUL 19/10

**Keith Creasey**  
**Re: Dispute of Inspection Fee**

Mr. Keith Creasey appeared before council to request that the inspection fee levied against his property be waived.

Mr. Creasey verbally provided council with information about his property and the

remediation work that has been done.

The mayor thanked Mr. Creasey for the information.

Staff were directed to provide a report to council that details the rationale for the inspection, and takes Mr. Creasey's information into consideration.

RC10/378  
JUL 19/10

**Stacy Gowanlock**  
**Re: Dispute of Inspection Fee**

Mr. Stacy Gowanlock appeared before council to request that the inspection fee levied against his property be waived.

Mr. Gowanlock verbally provided council with information about his property and his family's power consumption.

The mayor thanked Mr. Gowanlock for the information.

Staff were directed to provide a report to council that details the rationale for the inspection, and takes Mr. Gowanlock's information into consideration.

**2. ADOPTION OF INFORMATIONAL ITEMS**

RC10/379  
JUL 19/10

Moved by Councillor Stewart, seconded by Councillor Scudder, and

RESOLVED: That the following items be received as information:

- (a) Ferndale Institution population profile for July 2010;
- (b) minutes of the Mission Abbotsford Transit Committee meeting held on April 22, 2010; and
- (c) minutes of the Traffic Safety Committee meeting held on May 12, 2010.

CARRIED

RC10/380  
JUL 19/10

Moved by Councillor Plecas, seconded by Councillor Stewart, and

RESOLVED: That the letter from the Mission Regional Chamber of Commerce dated June 22, 2010 regarding the Oyama Sister City Committee be received as information.

CARRIED

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

RC10/381  
JUL 19/10

Moved by Councillor Scudder, seconded by Councillor Stevens, and

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

CARRIED

#### 4. PLANNING

Councillor Stewart assumed the Chair.

RC10/382  
JUL 19/10

**Financial Implications of Proposed Official Community Plan Amendment Bylaw for Portions of the Property located at 34059, 34081 and 34094 Dewdney Trunk Road, at 34051, 34058, 34069, 34072, 34085 and 34088 York Avenue, and at 8738 Stave Lake Street (otherwise known as Meadowlands)**

Moved by Mayor Atebe, and

RECOMMENDED: That the report from the director of finance dated July 12, 2010 regarding the financial implications of proposed official community plan amending bylaw 5064-2009-4052(7) be received as information.

CARRIED

RC10/383  
JUL 19/10

**Zoning Bylaw Text Amendment (R09-012 – District of Mission)**

A report from the deputy director of planning dated July 19, 2010 regarding zone amending bylaw 5105-2001-5050(2) was provided for the committee's information.

RC10/384  
JUL 19/10

**Development Variance Permit Application DV10-012 (District of Mission) – 8463 Fennel Street**

Moved by Mayor Atebe, and

RECOMMENDED: That development variance permit application DV10-012, in the name of Steele, to vary District of Mission zoning bylaw 5050-2009 Section 502, Part D. Paragraph 1. by reducing the minimum required rear yard setback from 7.5 metres (24.6 feet) to 3.73 metres (12.24 feet) for a proposed home located at 8463 Fennel Street, be denied.

CARRIED

RC10/385  
JUL 19/10

**Minutes of the Regular Meeting of Council (Public Hearing) held on June 28, 2010**

The minutes of the regular meeting of council (public hearing) held on June 28, 2010 were provided for the committee's information.

RC10/386  
JUL 19/10

**Excerpt from the Minutes of the Public Hearing held on March 22, 2010 and Staff Report dated March 1, 2010 – Background for consideration of adoption of bylaw 5124-2010-5050(7)**

An excerpt from the minutes of the public hearing held on March 22, 2010 and the related staff report dated March 1, 2010 were provided to the committee as background information for the consideration of adoption of zoning amending bylaw 5124-2010-5050(7).

## 5. PARKS, RECREATION AND CULTURE

Councillor Scudder assumed the Chair.

RC10/387  
JUL 19/10

### **Paving of Sports Park Parking Lot**

Moved by Councillor Stewart, and

#### RECOMMENDED:

1. That District staff work with the paving contractor to establish a price to pave the Sports Park parking lot in 2010;
2. That staff provide a further report detailing the 2010 project(s) that would need to be deferred to accommodate funding for paving the Sports Park;
3. That the paving be funded from the general capital reserve, subject to council approving the project; and
4. That the financial plan be amended accordingly.

CARRIED

RC10/388  
JUL 19/10

### **Mission Heritage Association – Additional Operating Cost Information**

Moved by Councillor Stevens, and

RECOMMENDED: That the Mission Heritage Association 2010 Work Plan for Fraser River Heritage Park dated April 29, 2010 be approved, with additional funding of \$5,500.00 being provided for the maintenance of the East Heritage Greenway Trail commencing in 2011.

CARRIED

RC10/389  
JUL 19/10

### **LATE ITEM – Replacement of Electrical Feed to Grotto**

Moved by Mayor Atebe, and

#### RECOMMENDED:

1. That approval be granted to conduct repairs to the electrical line feeding the grotto at a cost of up to \$16,000.00;
2. That the financial stabilization reserve fund be utilized as the funding source; and
3. That the financial plan be amended accordingly.

CARRIED

## 6. FORESTRY

Councillor Plecas assumed the Chair.

RC10/390  
JUL 19/10

**Management Plan 9 for Mission Tree Farm Licence 26**

A report from the director of forest management dated July 6, 2010 regarding Management Plan 9 for Mission Tree Farm Licence 26 was provided for the committee's information.

**7. ENGINEERING AND PUBLIC WORKS**

Councillor Gidda assumed the Chair.

RC10/391  
JUL 19/10

**Cedar Valley Environmental Management Plan – Fish Habitat Compensation**

Moved by Councillor Plecas, and

**RECOMMENDED:**

1. That up to \$7,000 be spent on a Habitat Enhancement Feasibility Study for Gaudin Creek 'A'; and
2. That funds be allocated from the Cedar Valley ESA Enhancements account and that the District's financial plan be amended accordingly.

CARRIED

RC10/392  
JUL 19/10

**Update on Mission Landfill Leachate Control Works**

Moved by Councillor Scudder, and

**RECOMMENDED:** That, notwithstanding the District's purchasing policy, Conestoga-Rovers & Associates current purchase order be increased from \$3,943,176.21 (excluding taxes) to \$4,776,909.21 (excluding taxes) to complete revised leachate control works at the District's landfill.

CARRIED

**8. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC10/393  
JUL 19/10

**Social Development Program Update**

A social development program update report from the manager of social development dated June 30, 2010 was provided for the committee's information.

RC10/394  
JUL 19/10

**Solar Hot Water Ready Regulations**

Moved by Councillor Gidda, and

RECOMMENDED: That the District of Mission be included in the Provincial Building and Safety Policy Branch *Solar Hot Water Ready Regulation* which would require all new single family houses to be constructed as "Solar Hot Water Ready".

OPPOSED: Mayor Atebe  
Councillor Plecas  
Councillor Scudder  
Councillor Stevens

DEFEATED

RC10/395  
JUL 19/10

**Strategic Community Investment Funds Progress Report  
(Traffic Fine Revenue Sharing)**

A strategic community investment funds progress report from the deputy director of finance dated July 6, 2010 was provided for the committee's information.

RC10/396  
JUL 19/10

**Purchase of New Office Equipment**

Moved by Councillor Stewart, and

RECOMMENDED:

1. That the District of Mission purchase a new folder/stuffer machine (Secap SI 1000) from Distinct Mailing Solutions at a cost of \$5,082.39 (including trade-in of old machine and impact of HST);
2. That funding of \$5,082.39 for the new folder/stuffer machine come from the stabilization fund; and
3. That the financial plan be amended accordingly.

CARRIED

RC10/397  
JUL 19/10

**Administration and Finance Committee Recommendations – June 21, 2010**

Moved by Councillor Scudder, and

RECOMMENDED: That recommendation AF10/33 contained within the minutes of the administrative and finance committee meeting held on June 21, 2010 be formally adopted.

CARRIED

AF 10/33  
JUNE 21/10 **Report from the Auditor**

Moved by Councillor Horn, and

RECOMMENDED: That staff report back to council either verbally or a written report, the feasibility of costing the upcoming trends for accounting standards that relate to the auditing of financial statements.

CARRIED

RC10/398  
JUL 19/10

### **Update on RCMP Budget**

A report from the deputy treasurer/collector dated July 12, 2010 regarding an update on the RCMP budget was provided for the committee's information.

RC10/399  
JUL 19/10

### **Letter of Approval in Principle for RCMP 2011/2012 Budget Estimates**

Moved by Mayor Atebe, and

RECOMMENDED: That the "Letter of Approval in Principle" for the RCMP 2011/2012 budget estimates attached to the report from the director of finance dated July 8, 2010 be approved and forwarded to the Ministry of Public Safety and Solicitor General and the Royal Canadian Mounted Police.

OPPOSED: Councillor Stevens

CARRIED

## **9. RESOLUTION TO RISE AND REPORT**

Mayor Atebe resumed the Chair.

RC10/400  
JUL 19/10

Moved by Councillor Stewart, seconded by Councillor Stevens, and

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

CARRIED

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

RC10/401  
JUL 19/10

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/381 to RC10/400, except item RC10/399 (letter of approval in principle) be adopted.

CARRIED

RC10/402  
JUL 19/10

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/399 (letter of approval in principle), be adopted.

OPPOSED: Councillor Stevens

CARRIED

## **11. BYLAWS**

RC10/403  
JUL 19/10

Moved by Councillor Stevens, seconded by Councillor Scudder, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the July 19, 2010 regular council agenda be approved as listed:

- (a) In accordance with Section 882 of the *Local Government Act*, council has considered District of Mission official community plan amending bylaw 5064-2009-4052(7) in conjunction with the District of Mission's financial plan and waste management plan --
- (b) District of Mission Zoning Amending Bylaw 5105-2009-5050(2) (R09-012 – District of Mission) – a bylaw to add clarity and update the Zoning Bylaw Third Reading
- (c) District of Mission Zoning Amending Bylaw 5124-2010-5050(7) (R09-017 – McPherson and Toor) – a bylaw to rezone property at 32600 Tunbridge Avenue from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372) and Residential Compact 465 Secondary Dwelling Zone (RC465s) Adoption
- (d) District of Mission Zoning Amending Bylaw 5140-2010-5050(11) (R10-007 – Hall) – a bylaw to rezone property at 32635 Bobcat Drive from R558 (Urban Residential 558 zone) to RT465 (Residential Two Unit zone) Third Reading
- (e) District of Mission Land Use Application Procedures and Fees Amending Bylaw 5142-2010-3612(6) – a bylaw to add new sections for delegation of authority and notification requirements Adoption
- (f) District of Mission Zoning Amending Bylaw 5148-2010-5050(16) (R10-015 – Clarkson) – a bylaw to rezone property at 34353 White Avenue from Rural Residential 7 zone (RR7) to Rural Residential 7 Secondary Dwelling zone (RR7s) Third Reading
- (g) District of Mission Sign Amending Bylaw 5156-2010-1662(7) – a bylaw to add a provision for "council approved special event signs" Adoption
- (h) District of Mission Business Licence Amending Bylaw 5157-2010-3964(5) – a bylaw to add a requirement for non-profit organizations to obtain a business licence at a reduced rate Adoption

CARRIED

## 12. MINUTES

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the minutes of the regular meetings of council held on June 28, 2010 (public hearing) and July 5, 2010 be adopted.

CARRIED



### **13. OTHER BUSINESS**

RC10/405  
JUL 19/10

#### **Development Permit Application DP09-005 and Development Variance Permit Application DV10-002 (McPherson/Toor) – 32600 Tunbridge Avenue**

Moved by Councillor Plecas, seconded by Councillor Gidda, and

#### **RESOLVED:**

1. That development permit application DP09-005, in the name of McPherson and Toor, to provide conformity to the official community plan guidelines respecting building form and character for a proposed compact single-family residential development on the property located at 32600 Tunbridge Avenue, be approved; and
2. That development variance permit application DV10-002, in the name of McPherson and Toor, to vary Section 8 Highway - Dedication, Schedule A - Required Road Widths of District of Mission subdivision control bylaw 1500-1985 by reducing the minimum required Urban Local Residential Road width from 18.0 metres (59.055 feet) to 15.0 metres (49.21 feet), be approved.

CARRIED

### **14. CHIEF ADMINISTRATIVE OFFICER'S REPORT**

The chief administrative officer thanked the staff members who volunteered their time to weed the "living wall" at the Sprit Square this past weekend.

### **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 Stevens, Scudder, Stewart, and Gidda 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, Mission, asked if the public safety inspection fee would either be not charged or returned to property owners if there was no criminal activity found.

The chief administrative officer responded that the inspection fee is not related to criminal activity, it is related to public safety. He further stated the fees collected only go toward funding the public safety program; none of those funds are redirected to any other part of the District.

Mayor Atebe added that the public safety program is being monitored by council.

**18. ADJOURNMENT**


Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:33 p.m.

  
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JAMES ATEBE, MAYOR

  
\_\_\_\_\_  
KELLY RIDLEY, DEPUTY DIRECTOR  
OF CORPORATE ADMINISTRATION