

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 17, 2014 commencing at 6:00 p.m.

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

Council Members Absent: Councillor Dave Hensman
Councillor Jenny Stevens

Staff Members Present: Tina Penney, Acting Chief Administrative Officer
Jennifer Russell, Legislative Assistant
Debi Decker, Administrative Assistant

1. CALL TO ORDER

Mayor Adlem called the meeting to order and announced that Mission's new Assistant Fire Chief, Rob Collins, had started with the District today.

2. ADOPTION OF AGENDA

RC14/203
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That the agenda for the regular Council meeting of March 17, 2014 be adopted.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

RC14/204
MAR. 17/14

David Marshall, Fraser Basin Council
Re: Regional Flood Management Strategy

David Marshall, Executive Director, and Steve Litke, Senior Program Manager, both of the Fraser Basin Council, appeared before Council to present further information related to the previous invitation to the District to become a partner in the development and implementation of a regional flood management strategy for the Lower Mainland.

Staff were directed to provide further information to Council regarding the possibility of District involvement in the Fraser Basin Council's regional flood management strategy.

RC14/205
MAR. 17/14

Wendy Bales
Re: Environmental Concerns

Wendy Bales, Area C FVRD Director, appeared before Council to provide information about the environmental impacts of fossil fuel shipments through the Fraser Valley, and to

ask Council to support the control of escalating fossil fuel shipments and the movement toward conservation and alternative energy sources.

4. PUBLIC HEARING

RC14/206
MAR. 17/14

OCP Amending Bylaw 5421-2014-4052(32)

(R13-015 – Slade Dyer & Assoc.) – a bylaw to redesignate a portion of the property at 31798 Silverdale Avenue from *Urban Residential* to *Suburban Residential*

Zoning Amending Bylaw 5422-2014-5050(134)

(R13-015 – Slade Dyer & Assoc.) – a bylaw to rezone portions of the property located at 31798 Silverdale Avenue from the Rural 16 Zone (RU 16) and Urban Residential 558 Zone (R558) to the Suburban 36 Zone (S36)

The purpose of the proposed Official Community Plan Bylaw amendment is to redesignate a portion of property at 31798 Silverdale Avenue and legally described as:

Parcel Identifier: 028-932-471

Lot 2 Section 19 Township 17 New Westminster District Plan BCP51501

from *Urban Residential* to *Suburban Residential* to accommodate the subsequent subdivision of the subject property into 4 (four) bare land strata lots of a minimum of 0.27 hectare (0.67 acre) lot size.

The purpose of the proposed Zoning Bylaw amendment is to rezone portions of the above described property:

- (a) from the Rural 16 (RU16) Zone to the Suburban 36 (S36) Zone, and
- (b) from the Urban Residential 558 (R558) Zone to the Suburban 36 (S36) Zone,

to accommodate the subsequent subdivision of the subject property into 4 (four) bare land strata lots of a minimum of 0.27 hectare (0.67 acre) lot size.

Marcy Bond, Senior Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. surrounding area designation;
4. proposed site plan;
5. development requirements; and
6. land use question.

The Acting Manager of Corporate Administration stated that no correspondence pertaining to the subject application had been received.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission OCP Amending Bylaw 5421-2014-4052(32) and Zoning Amending Bylaw 5422-2014-5050(134) (R13-015 – Slade Dyer & Assoc.), closed.

5. PROCLAMATIONS

RC14/207
MAR. 17/14

May 3, 2014 as “Ukrainian Festival Day” BC Ukrainian Cultural Festival Society

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That May 3, 2014 be proclaimed as “Ukrainian Festival Day” within the District of Mission.

CARRIED

RC14/208
MAR. 17/14

May 18 to 24, 2014 as “Cycling4Diversity Week” Ken Herar, Cycling4Diversity Foundation

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That May 18 to 24, 2014 be proclaimed as “Cycling4Diversity Week” within the District of Mission.

CARRIED

6. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC14/209
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

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

CARRIED

7. DEVELOPMENT SERVICES

RC14/210
MAR. 17/14

Rezoning Application R13-033 (Analytical Consulting) – 33644 Cherry Avenue

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 33644 Cherry Avenue from the Suburban 36 (S36) Zone to the Residential Compact 465 (RC465) Zone.
2. That the bylaw be considered for first and second readings at the regular Council meeting on March 17, 2014.
3. That following these readings, the bylaw be forwarded to a Public Hearing on April 7, 2014.
4. That in accordance with Section 941 of the *Local Government Act* and Council Land Use Policy LAN. 26 Subdivision for Parkland, parkland dedication of five per cent is applied as cash-in-lieu to Subdivision Application File S13-022.
5. That the requirements of Schedule ‘C’ – Part 1, Design Criteria Manual, Section 5 Drainage, subsection 2.5 Stormwater Management of the District of Mission Subdivision Control Bylaw 1500-1985 be varied by waiving the requirement that storm water management measures are to maintain drainage from the subdivision at

the pre-development level after the development is built-out by allowing all storm water to be discharged to the storm sewer main on Cherry Avenue.

6. That the final reading of the amending bylaw(s) be held until the following have been satisfied:
 - a. The community amenity contribution in the amount of \$8,445 (\$2,815 per new lot) is received;
 - b. The servicing requirements, as outlined in Appendix 2 to the report from the Planner dated March 17, 2014, have been addressed to the satisfaction of the District's Engineer; and
 - c. Any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

CARRIED

Staff were directed to provide Council with clarification of the curb and gutter requirements in the District's Subdivision Control Bylaw.

RC14/211
MAR. 17/14

Rezoning Application R13-029 (Schell) – 12468 Cardinal Street

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 12468 Cardinal Street from the Rural 36 (RU36) Zone to the Rural 16 Secondary Dwelling (RU16s) Zone.
2. That the bylaw be considered for first and second readings at the regular Council meeting on March 17, 2014.
3. That following these readings, the bylaw be forwarded to a Public Hearing on April 7, 2014.
4. That the final reading of the amending bylaw be held until the following has been satisfied:
 - a. The community amenity contribution in the amount of \$2,815 is received; and
 - b. Any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

CARRIED

RC14/212
MAR. 17/14

Third Reading Report for Rezoning Application R13-002 (Slade Dyer & Associates Inc.) - 33237 & 33293 Dewdney Trunk Road and 9343 & 9321 Barr Street

A report from the Planner dated March 17, 2014 containing information requested by Council at the Public Hearing held on January 6, 2014 was provided for the Committee's information.

RC14/213
MAR. 17/14

Agricultural Land Commission's Decision on Teal Cedar Product's Application for Non-Farm Use in Agricultural Land Reserve: Proposed Silverdale Dryland Log Sort and Log Dump

A report from the Manager of Planning dated March 17, 2014 regarding the Agricultural Land Commission's decision to refuse Teal Cedar Products' application for a temporary non-farm use at the property located at 30302 Cooper Avenue was provided for the Committee's information.

Moved by Councillor Nundal, and

RECOMMENDED: That the District send a letter to MLA Simon Gibson and MLA Marc Dalton asking them to support Teal Cedar Product's appeal of the Agricultural Land Commission's decision on the property located at 30302 Cooper Avenue.

OPPOSED: Councillor Jewell
Councillor Tilbury

CARRIED

RC14/214
MAR. 17/14

TELUS Small Cell Technology

A report from the Manager of Planning dated March 17, 2014 regarding the TELUS Communication Company's plans to upgrade their wireless network within the District was provided for the Committee's information.

Staff were directed to work with TELUS regarding moving forward with the new technology, with a view to improving service in Mission.

RC14/215
MAR. 17/14

Excerpt from the Minutes of the Public Hearing held on September 3, 2013 and related Staff Report dated August 19, 2013 (R13-006 – Holzapfel)

An excerpt from the Minutes of the Public Hearing held on September 3, 2013 and a copy of the related staff report dated August 19, 2013 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5372-2013-5050(115), for the property located at 32846 Best Avenue.

RC14/216
MAR. 17/14

Excerpt from the Minutes of the Public Hearing held on February 17, 2014 and related Staff Report dated February 3, 2014 (R13-034 – Lyons)

An excerpt from the Minutes of the Public Hearing held on February 17, 2014 and a copy of the related staff report dated February 3, 2014 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5412-2014-5050(130), for the property located at 30180 Berg Avenue.

RC14/217
MAR. 17/14

Excerpt from the Minutes of the Public Hearing held on January 6, 2014 and related Staff Report dated December 16, 2013 (R13-030 – District of Mission)

An excerpt from the Minutes of the Public Hearing held on January 6, 2014 and a copy of the related staff report dated December 16, 2013 was provided to the Committee as background information to assist in the consideration of adoption of OCP Amending Bylaw 5404-2013-4052(30), which will incorporate MissionCity Downtown Design Guidelines.

8. PARKS, RECREATION AND CULTURE

RC14/218
MAR. 17/14

Hurd Street Lawn Bowling Facility – License Renewal

Moved by Councillor Nundal, and

RECOMMENDED: That the Lease and Site License between the New Horizons Lawn Bowling Society and the District of District (DOM) be approved.

CARRIED

9. CORPORATE SERVICES

RC14/219
MAR. 17/14

Budget for Regional Well Maintenance

Moved by Councillor Jewell, and

RECOMMENDED:

1. That a regional budget of \$150,000 (Mission's share is \$35,865) for critical well infrastructure maintenance on wells used during the Norrish Landslide be approved;
2. That a regional budget of \$50,000 (Mission's share is \$11,955) for a well condition assessment be approved; and
3. That the District's 2014 Financial Plan be amended accordingly.

CARRIED

RC14/220
MAR. 17/14

Amendment to the Abbotsford/Mission Water & Sewer Commission Purchasing Policy No. 600-1-09

Moved by Councillor Nundal, and

RECOMMENDED: That Joint Water & Sewer Commission Purchasing Policy No. 600-1-09 (WSC) be amended by:

- a. setting the spending approval limits of the General Manager, Engineering and Regional Utilities or as delegated (City of Abbotsford staff) at up to \$200,000; and
- b. setting the spending approval limits of the City Manager or as delegated (City of Abbotsford staff) at up to \$350,000.

CARRIED

RC14/221
MAR. 17/14

2014 Permissive Tax Exemption – Mission Community Services Society

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a one-time grant, funded from the gaming reserve, be approved for the Mission Community Services Society in the amount of approximately \$14,000, which is the estimated 2014 property taxes amount for the property located at 32646 Logan Avenue;
2. That the 2014 financial plan be adjusted accordingly; and

3. That the Mission Community Services Society be encouraged to apply for a Permissive Tax Exemption for the 2015 and 2016 taxation years.

CARRIED

RC14/222
MAR. 17/14

Business Improvement Area Establishment Bylaw

Moved by Councillor Luck, and

RECOMMENDED: That the District of Mission Business Improvement Area Establishment Bylaw 5405-2014 be considered for adoption on March 17, 2014.

CARRIED

RC14/223
MAR. 17/14

Resolution for Submission to the Lower Mainland Local Government Association (LMLGA)

Moved by Councillor Luck, and

RECOMMENDED: That staff provide a report to Council containing recommendations as to how the provision of park land contributions pursuant to Section 941 of the *Local Government Act* could be administered more consistently among all land subdivision developments regardless of lot yield by way of amendments to the District's Development Cost Charge Bylaw 5214-2011, and/or by other possible regulatory changes.

CARRIED

RC14/224
MAR. 17/14

Mission Healthy Community Council Minutes and Resolution

Moved by Councillor Luck, and

RECOMMENDED:

1. That District of Mission Council pass a resolution of support, endorsing the Community Cares Program for use by provincial first responders;
2. That, in addition to the first responder groups and the Ministries listed in the Mission Healthy Community Council minutes of January 21, 2014, the *Community Cares* Program should also be shared with the Fraser Valley Regional Library; and
2. That the minutes from the Mission Healthy Community Council meeting held on January 21, 2014 be received as information.

CARRIED

RC14/225
MAR. 17/14

Town Hall Forums

A report from the Manager of Civic Engagement and Corporate Initiatives dated March 17, 2014 regarding the recent history and format of the District's Town Hall Forums was provided for the Committee's information.

Discussion ensued with Council noting its support of the current practice of having the Manager of Civic Engagement and Corporate Initiatives facilitate the forums, as well as holding the forums in the Council Chambers so that they can be webcast.

Staff were directed to provide a further report containing recommendations to formalize the structure of future Town Hall Forums, including provisions to ensure that all members of the community in attendance have equal opportunity to speak.

RC14/226
MAR. 17/14

**Correspondence from the City of Burnaby
Re: Community Impacts of the Proposal to Eliminate Home Mail Delivery
Service by the Canada Post Corporation**

Correspondence from the City of Burnaby dated March 4, 2014 regarding community impacts of the proposal to eliminate home mail delivery service by the Canada Post Corporation was provided for the Committee's information.

Moved by Councillor Nundal, and

RECOMMENDED:

1. That Council support the City of Burnaby's correspondence dated March 4, 2014 regarding community impacts of the proposal to eliminate home mail delivery service by the Canada Post Corporation; and
2. That the District send a letter to the Union of British Columbia Municipalities (UBCM) and to the Lower Mainland Local Government Association (LMLGA) in support of the City of Burnaby's resolution in opposition to the current proposal from the Canada Post Corporation to replace home mail delivery service with community mailboxes, and requesting immediate review and amendment of Canada Post Corporation's "5-Point Action Plan".

CARRIED

10. RESOLUTION TO RISE AND REPORT

RC14/227
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

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

CARRIED

11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC14/228
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/210 to RC14/226, except item RC14/213 (letter requesting MLA involvement in ALC decision), be adopted.

CARRIED

RC14/229
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/213 (letter requesting MLA involvement in ALC decision), be adopted.

OPPOSED: Councillor Jewell
Councillor Tilbury

CARRIED

12. BYLAWS

RC14/230
MAR. 17/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission OCP Amending Bylaw 5421-2014-4052(32), a bylaw to redesignate a portion of the property at 31798 Silverdale Avenue from *Urban Residential* to *Suburban Residential*, be read a second and third time.

CARRIED

RC14/231
MAR. 17/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED:

1. That District of Mission Zoning Amending Bylaw 5422-2014-5050(134), a bylaw to rezone portions of the property located at 31798 Silverdale Avenue from the Rural 16 Zone (RU 16) and Urban Residential 558 Zone (R558) to the Suburban 36 Zone (S36), be read a second and third time; and
2. That the final reading of Zoning Amending Bylaw 5422-2014-5050(134) be held until the following have been satisfied:
 - a. Any requirements received from external agencies regarding the proposed OCP amendment.
 - b. The community amenity contribution in the amount of \$2,815 per new lot is received.
 - c. The servicing requirements, as outlined in Appendix 6 to the report from the Planner dated March 3, 2014, have been addressed to the satisfaction of the District Engineer.

CARRIED

RC14/232
MAR. 17/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5372-2013-5050(115), a bylaw to rezone property at 32846 Best Avenue from the Urban Residential 558 (R558) Zone to the Urban Residential 558 Secondary Dwelling (R558s) Zone, be adopted.

CARRIED

RC14/233
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5412-2014-5050(130), a bylaw to rezone property at 30180 Berg Avenue from the Rural Residential 7 (RR7) Zone to the Rural Residential 7 Secondary Dwelling (RR7s) Zone, be adopted.

CARRIED

RC14/234
MAR. 17/14

Moved by Councillor Nundal, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission OCP Amending Bylaw 5404-2013-4052(30), a bylaw to incorporate MissionCity Downtown Design Guidelines, be adopted.

CARRIED

RC14/235
MAR. 17/14

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

RESOLVED: That District of Mission Business Improvement Area Establishment Bylaw 5405-2014 – a bylaw to establish a specified area for the purposes of annually funding the Mission Downtown Business Association Business Improvement Area, be adopted.

CARRIED

RC14/236
MAR. 17/14

Moved by Councillor Nundal, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5423-2014-5050(135), a bylaw to rezone property at 12468 Cardinal Street from the Rural 36 (RU36) Zone to the Rural 16 Secondary Dwelling (RU16s) Zone, be read a first and second time.

CARRIED

RC14/237
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5424-2014-5050(136), a bylaw to rezone property at 33644 Cherry Avenue from the Suburban 36 (S36) Zone to the Residential Compact 465 (RC465) Zone, be read a first and second time.

CARRIED

13. MINUTES

RC14/238
MAR. 17/14

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That the following minutes be adopted:

- a. Regular Council Meeting – February 3, 2014; and
- b. Regular Council Meeting (for the purpose of going into a Closed meeting) – March 3, 2014.

CARRIED

14. NEW/OTHER BUSINESS

There was no other business.

15. MAYOR'S REPORT

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

16. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Jewell and Nundal reported on various activities, meetings and events attended since the last regular Council meeting.

17. QUESTION PERIOD

The following issues were addressed:

- Mission's Emergency Response Plan as it relates to railroad safety.

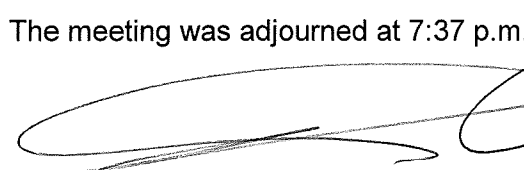
18. ADJOURNMENT

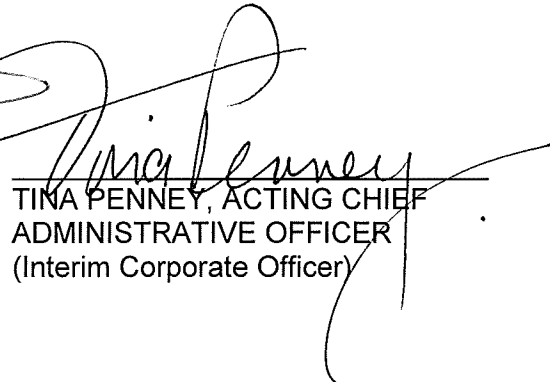
Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:37 p.m.


WALTER (TED) ADLEM, MAYOR


TINA PENNEY, ACTING CHIEF
ADMINISTRATIVE OFFICER
(Interim Corporate Officer)