

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, April 27, 2009 commencing at 6:30 p.m.

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

Staff Members Present: Glen Robertson, chief administrative officer
Dennis Clark, director of corporate administration
Tina Mooney, administrative clerk

Council Members Absent: Councillor Jenny Stevens

1. DELEGATION AND PRESENTATIONS

PH09/024

BC Hydro, Charlotte Bemister, Nathan Sweeney and Zeljko Cecic Re: Update on Ruskin Dam Right Abutment Project, Wilson Street Realignment

Ms. Charlotte Bemister, community relations co-ordinator, Nathan Sweeney and Zeljko Cecic from BC Hydro, appeared before council to provide an update on the Ruskin dam right abutment project, Wilson Street Realignment.

Mr. Sweeney noted that the structures were old and there were systemic deficiencies with the powerhouse that are being addressed with the realignment. He noted that there will be additional space for future upgrades to ensure public safety and improve the roadway and curve on Wilson Street.

He noted there will be excavation above Wilson Street with its realignment and the powerhouse will be refurbished.

He stated the environment will be protected in the area with the upgrade work.

The Wilson Street realignment will improve the road layout and include a turn lane at the intersection of Hayward Street. He noted that part of the construction will include keeping a single lane open on Wilson Street but Hayward Street will be closed across the dam.

The contractor will need to provide a traffic and pedestrian management plan which will be approved by both the DOM and BC Hydro and adhere to the environmental management plan including a water management system for control of surface water during construction. The water quality in Hayward Lake will also be closely monitored to protect the water supply.

Council asked:

- (a) what is the time period for the closure of the railway trail;

- (b) if the construction was for an increase in capacity;
- (c) how the material being excavated is to be disposed of; and
- (d) how long the stretch of roadway on Wilson Street will be opened with only one lane.

In response to questions from council, Mr. Sweeney replied:

- (a) they do not have an accurate cost for the entire project but stage one is approximately \$7 million;
- (b) the trail should reopen towards the end of 2009;
- (c) the construction is to replace the deficiencies and not to increase capacity;
- (d) the material will be disposed of however if anyone is interested they can contact Matt Connelly at BC Hydro to discuss; and
- (e) the traffic management plan has not been finalized but will include the length of the roadway.

The mayor thanked Nathan Sweeney for his presentation.

2. NEW BUSINESS

PH09/025

Letter to Hydro to extend offer – Mission Surge January 5, 2009

Moved by Councillor Horn, and seconded by Councillor Plecas,

RESOLVED: Staff are to correspond with BC Hydro requesting the following information:

1. BC Hydro extend the offer deadline so interested residents have the opportunity to review the responses from the British Columbia Utility Commission questions;
2. request BC Hydro respond to the questions from the British Columbia Utility Commission; and
3. send a reminder to BC Hydro that council requests their assistance in working in conjunction with British Columbia Safety Authority to organize a safety presentation regarding power surges and outages.

CARRIED

PH09/026

Cedar Street Cross Section North of Cherry Avenue

Moved by Councillor Plecas, and seconded by Councillor Stewart;

RESOLVED: That council approve the Cedar Street option 1 design cross section which is included in the report of the director of engineering and public works dated April 20, 2009 and prepared by Khangura Engineering Ltd. and dated March 12, 2009.

CARRIED

Staff were directed to report regarding what vegetation is being proposed in the center median once the first stage design has been prepared.

PH09/027

Funding of District's share of Cedar Street – Building Canada Grant Application

Moved by Councillor Gidda, and seconded by Councillor Scudder,

RESOLVED: That council commit to funding ineligible project costs comprising land purchase estimated at \$638,850 and the District's one third share of the eligible project costs estimated at \$1,293,675 for the construction of Cedar Street for which an application for funding from the Building Canada Fund – Communities Component has been made; and

That \$1,913,200 (99%) of the District's share be funded from the Cedar Valley roads development cost charges reserve and \$19,325 (1%) be funded from the arterial road reserve.

CARRIED

PH09/028

Applications – Second Intake Building Canada Fund – Communities Component

Moved by Councillor Horn, and seconded by Councillor Gidda,

RESOLVED:

1. That council authorize staff to make applications under the Building Canada Fund – Communities Component for the 2009 Pavement Rehabilitation Program and the 2010 Pavement Rehabilitation Program in the amount of \$2,700,000 in each year; and
2. That council commit to funding the District's one third share of \$900,000 in each year from the public works asphalt repairs and asphalt resurfacing accounts 60240 and 60260.

CARRIED

3. QUESTION PERIOD (ON NEW BUSINESS ONLY)

Mayor Atebe opened the floor to the public to ask questions related only to the items listed under – "New Business", and stated that any questions relating to the public hearing items should be asked during the public hearing portion of the meeting.

Jim Hinds asked if the BC Hydro poles will be moved with the Cedar extension and if so, is BC Hydro aware that one line on the west side is a 69,000 volt line.

Doug Riecken, deputy director of engineering replied that they are aware that one pole is a major transmission line but in order to come up with the configuration to include the two lanes of traffic, bike lanes and median these poles must be moved which will be costly and the consultants have been working with BC Hydro.

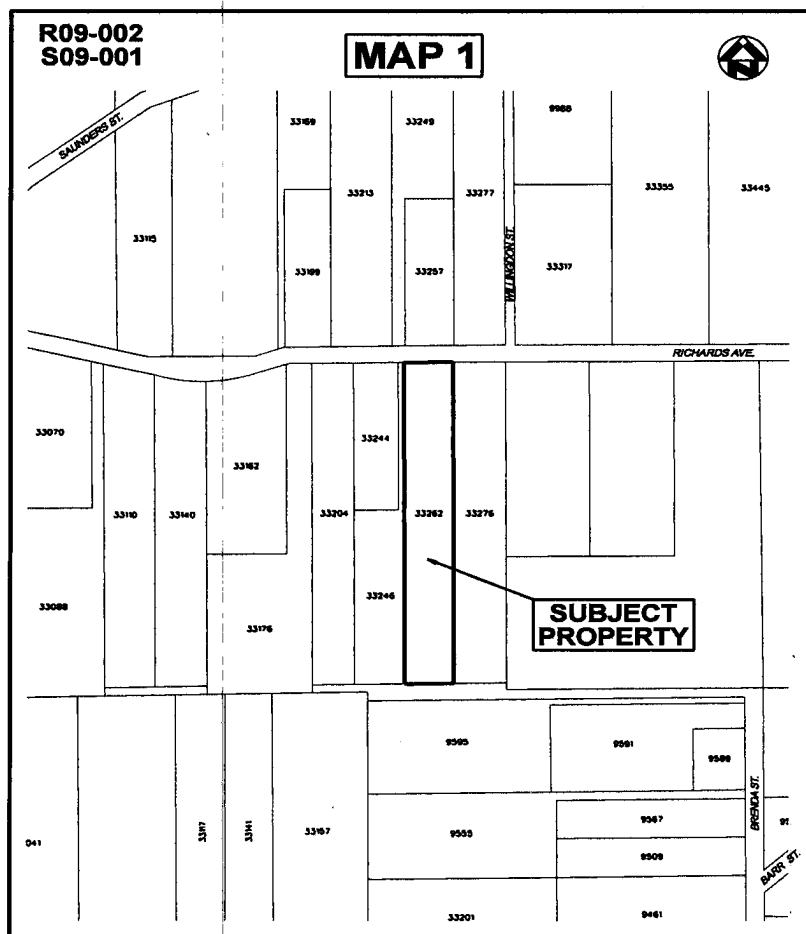
4. PUBLIC HEARING

Mayor Atebe called the meeting to order and outlined the procedures to be followed.

PH09/029

**District of Mission Zoning Amending Bylaw 5019-2009-3143(325)
(R09-002 – Snider) – a bylaw to rezone property at 33262 Richards Avenue
from RU-1 Rural One zone to RS-2A One Unit Rural Residential zone**

Erik Wilhelm, planner, provided information regarding District of Mission zoning amending bylaw 5019-2009-3143(325) (R09-002 – Snider) which proposes to rezone the property located at 33262 Richards Avenue and legally described as parcel identifier: 005-718-066 Lot 1, Section 4, Township 18, New Westminster District, Plan 59168 (shown on the following map) from RU-1 rural one zone to RS-2A One Unit Rural Residential zone.



The planner noted that purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two lots of a minimum of 0.8 hectare (1.98 acre) lot size.

The planner stated that prior to adoption of the zone amending bylaw the following requirements would need to be met:

1. contribution of \$1,910 to the District of Mission Community Amenity Fund;
and

2. planting of 35 larger trees and volunteered planting of 200 smaller saplings.

The director of corporate administration stated that no correspondence was received regarding this application.

Councillor Horn noted that there is a loop hole in our applications in that an applicant can have a property rezoned, can clear the property and then attempt to sell it noting that it has already been rezoned.

In response to questions from council, the planner stated the following:

- (a) if the panhandled driveway is moved, there would be a cross easement agreement which would give legal parameter for travel on that portion and the intention is to move the driveway portion of the panhandle eastward to retain existing trees along the western lot line;
- (b) the applicant has offered 200 seedlings and this exceeds the requirements of the tree replanting bylaw which should be 35 trees;
- (c) there is a road reservation on the property but it is an unconstructed road and may require the future development of other properties to cover the cost of the road extension ; and
- (d) the trees will be large trees in accordance with LAN. 32 and not necessarily 6 foot cedar hedges as noted in the report.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission zoning amending bylaw 5019-2009-3143(325) (R09-002-Snider) closed.

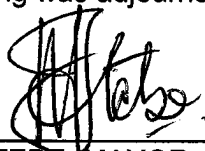
5. ADJOURNMENT

Moved by Councillor Scudder, seconded by Councillor Stewart, and

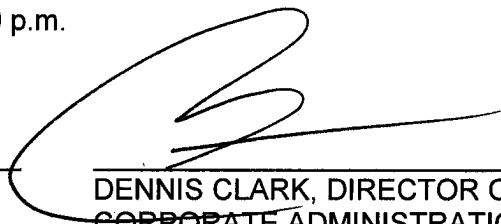
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:20 p.m.



JAMES ATEBE, MAYOR



DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION