

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

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

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: Paul Gipps, Deputy Chief Administrative Officer
Jennifer Russell, Legislative Assistant

Mayor Adlem called the meeting to order and noted there were three late items to be added to the agenda under the Planning and the Administration and Finance portfolios.

Mayor Adlem introduced Maureen Sinclair, the new Director of Parks, Recreation and Culture, and welcomed her to the District of Mission.

1. PROCLAMATIONS

RC12/046
FEB. 06/12

February 18 to 26, 2012 as “Heritage Week in Mission” Heritage Week Planning Committee

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That February 18 to 26, 2012 be proclaimed as “Heritage Week in Mission” within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC12/047
FEB. 06/12

May 13 to 19, 2012 as “Drinking Water Week” BC Water and Waste Association

Moved by Councillor Hensman, seconded by Councillor Jewell, and

RESOLVED:

1. That May 13 to 19, 2012 be proclaimed as “Drinking Water Week” within the District of Mission; the District to assume no costs related thereto; and
2. That Rick Bomhof, Director of Engineering and Public Works, be appointed as Community Liaison.

CARRIED

2. RESOLUTION TO ALLOW ADDITIONAL DELEGATION

RC12/048
FEB. 06/12

Moved by Councillor Nundal, seconded by Councillor Tilbury, and

RESOLVED: That Mission Association for Seniors Housing be permitted to appear as an

additional delegation at the regular Council meeting of February 6, 2012.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

RC12/049
FEB. 06/12

Pam Alexis, Cultural Resources Commission

Re: Overview of Commission Function and Mandate

Pam Alexis, Chair of the Cultural Resources Commission, appeared before Council to provide the following overview of the Commission's function and mandate:

- The Cultural Resources Commission (CRC) provides the expertise of a diverse group of people to make recommendations to Council that help shape the infrastructure and support base for regional cultural activities, services, and organizations.
- Their recommendations have contributed to sustaining and enhancing the social and economic benefits of culture which includes arts, multiculturalism and heritage throughout the District.
- Mission adopted an Arts and Culture Master Plan in 2002.
- A Task Force was established in 2006 to review that plan and make recommendations to Council.
- A Cultural Resources Master Plan was developed as a result of those recommendations, and in 2008 a permanent Cultural Resources Commission was established by Council to ensure that all elements of arts and culture are ensconced in the governing forces of the community.
- A primary initial goal of the CRC was to establish and maintain communication between Council, District staff and the cultural community.
- The achievements of the CRC since 2008 include the Cultural Resources Management Plan, a review of facilities in Mission, a public art policy, the Sports Hall of Fame, and increased communication among cultural groups and organizations.
- The CRC goals for the future include:
 - research and build a business plan for culture that focuses on the inclusion of culture as a driver of business and economic development,
 - increase partnerships and collaboration,
 - utilizing a Cultural Development staff person that specifically promotes cultural development, which could include grant writing, to maximize the potential economic and social benefits by providing leadership, expertise, and resources to further develop the many benefits of a culturally rich community,
 - continue to develop infrastructure and facilities to attract investment and highlight the professional caliber of our cultural, artistic, and heritage resources,
 - utilize technology and up-to-date marketing to attract interest and investment in local and regional attractions.

Mayor Adlem thanked Ms. Alexis for the presentation.

RC12/050
FEB. 06/12

Michelle Favero, Mission Regional Chamber of Commerce
Re: Mobile Business Licensing

Elyssa Lockhart appeared before Council on behalf of the Mission Regional Chamber of Commerce to present the following information about inter-community or mobile business licensing:

- A mobile business licence allows mobile businesses (e.g. contractors, caterers, photographers) to operate across participating municipalities with one business licence.
- It streamlines the licensing process and reduces costs, making it easier to do business.
- Typically a business would purchase a basic business licence in the community where the business is based, then purchase an additional mobile business licence which allows them to operate in the participating municipalities.
- Each municipality retains all revenue generated by the sale of the mobile business licence, and the businesses are responsible for complying with the bylaws of each municipality and regional district in which they operate.
- The benefits to a municipality of a mobile business licence model include an increase in licensing compliance and a reduction in processing time.
- The benefits to businesses include a reduction in costs and administrative time, and the benefit to the residents of a community is an increased choice of licenced service providers.
- There are currently six Mobile Business Licence Agreements in the following areas in BC: Okanagan-Similkameen, Greater Victoria, Trail, Cowichan Lake, North/West Vancouver, and Courtenay/Comox.
- The Provincial government is providing technical support and a shared database to any local governments who are interested in implementing a Mobile Business Licence Agreement.
- Other Chamber of Commerce representatives are making similar presentations to other municipal Councils in an effort to implement a Mobile Business Licence Agreement for the Fraser Valley, including Mission, Abbotsford, Chilliwack, Maple Ridge, Pitt Meadows and the City and Township of Langley.

In response to questions from Council, Ms. Favero stated that a formal agreement would set a standardized fee, and the revenue for the municipality would depend on how many mobile businesses a community has.

The Mayor thanked Ms. Lockhart and Ms. Favero for the information.

Moved by Councillor Tilbury, seconded by Councillor Luck, and

RECOMMENDED: That staff provide a report to Council detailing the benefits, challenges and options of implementing mobile business licensing in the District of Mission.

CARRIED

RC12/051
FEB. 06/12

Judith Ray, Mission Association for Seniors Housing (MASH)
**Re: Development Cost Charges and Property Taxes for New
Non-profit Affordable Housing Projects**

Judith Ray, president of the Mission Association for Seniors Housing Board, appeared before Council to request financial assistance for the Cedar Valley Manor affordable housing project.

Ms. Ray stated:

- MASH is a coalition of 8 organizations that help to develop affordable options for seniors housing.
- Cedar Valley Manor is a "life lease" development, which means that residents pay a lump sum entrance fee and monthly maintenance fees to live in the development for life or until they are no longer capable of living there.
- The life leases are owned and operated by the not-for-profit organization; ownership of the units remains with the organization with the life leases registered on title.
- The entrance fees are used to pay for the development and construction costs of the building, and 95% of the entrance fee is returned to the person or to the estate when they move out.
- MASH is asking Council to consider a 50% reduction in development cost charges through an offset grant, and an exemption from the property taxes for the Cedar Valley Manor non-profit affordable housing project.

Kate Manzer, a representative of Tera Lumina Life Lease, development consultants that work for non-profit organizations, stated:

- Life leases are developed, owned and operated by not-for-profit societies.
- The withdrawal of Federal and Provincial funding has left no other option for affordable housing other than life leases.
- Regular rental arrangements do not work because no not-for-profit society has the necessary equity in a property to borrow money to develop it.
- It is similar to "co-op housing" in that the people living there provide the funding to build, however people in co-op housing retain shares in the co-op and ownership of the units, which is not the case for a life lease.

Mayor Adlem thanked Ms. Ray and Ms. Manzer for the information.

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That consideration of the request from the Mission Association for Seniors Housing to waive the property taxes and reduce the development cost charges for the Cedar Valley Manor life lease project be deferred pending receipt of a report from staff detailing the exemptions already granted, the financial impacts and available options.

CARRIED

4. ADOPTION OF INFORMATIONAL ITEMS

RC12/052
FEB. 06/12

Moved by Councillor Hensman, seconded by Councillor Jewell, and

RESOLVED: That the letter from the Government Finance Officers Association dated December 15, 2011 regarding the District of Mission winning a Canadian Award for Financial Reporting for the 2010 Fiscal Year be received as information.

CARRIED

The Director of Finance thanked the members of the Finance Department for their great work.

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC12/053
FEB. 06/12

Moved by Councillor Luck, seconded by Councillor Tilbury, and

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

CARRIED

6. PLANNING

Councillor Hensman assumed the Chair.

RC12/054
FEB. 06/12

Rescind Third Reading – OCP Amending Bylaw 5231-2011 and Zoning Amending Bylaw 5232-2011 for property located at 33009 Sylvia Avenue

Moved by Councillor Nundal, and

RECOMMENDED: That Council consider rescinding third reading of Official Community Plan Amending Bylaw 5231-2011-4052(15) and Zoning Amending Bylaw 5232-2011-5050(51), and further consider both bylaws for second and third readings at the regular Council meeting of February 6, 2012.

CARRIED

RC12/055
FEB. 06/12

Third Reading Report – Rezoning Application R10-035 (Sandhu) – 33009 Sylvia Avenue

Moved by Councillor Nundal, and

RECOMMENDED:

1. That the third reading report from the Planner dated February 6, 2012 regarding Rezoning Application R10-035 for 33009 Sylvia Avenue, be received as information; and
2. That all requirements to upgrade the storm sewer and roadway in accordance with Subdivision Control Bylaw 1500-1985 along Sylvia Avenue as part of subdivision application S10-020 be waived.

CARRIED

RC12/056
FEB. 06/12

Third Reading Report for Rezoning Application R11-014 (Fraser Health) to Create a New Comprehensive Development Zone

Moved by Councillor Nundal, and

RECOMMENDED:

1. That the letter from Fraser Health dated February 1, 2012 regarding the issues raised at the public hearing held on November 28, 2011 be received as information for consideration of third reading of the bylaws related to the properties located at 7324, 7338, 7348, 7366, 32267 and 32299 Hurd Street; and
2. That staff draft a Memorandum of Understanding with Fraser Health where the land owner of the subject property agrees that they will not charge the public to park on the site, and that the Memorandum of Understanding is in effect for a five year period, and that prior to the expiration of the Memorandum of Understanding, staff bring a report to Council.

CARRIED

RC12/057
FEB. 06/12

Temporary Use of a Tent for Special Events – Royal Canadian Legion – 32627 Logan Avenue

Moved by Councillor Nundal, and

RECOMMENDED:

1. That Council support the Temporary Change to Liquor-Primary Club License # 152527 for the Royal Canadian Legion to allow the use of an outdoor tent accommodating up to 95 occupants for the following special events in 2012:
 - May 26 – May Day Celebrations
 - July 1 – Canada Day Car Rally
 - August 11 – Summer Fest
 - September 8 – Annual Barb Quinn Chili Cook Off
 - November 11 – Remembrance Day

at the Royal Canadian Legion property located at 32627 Logan Avenue, Mission, British Columbia and that Council's comments on the prescribed considerations are as follows:

- **The potential for noise if the application is approved.** The Royal Canadian Legion is located in an area that is primarily zoned and designated for commercial land uses. Furthermore, the activities undertaken at the legion are such that would not generate excessive noise, even within the proposed tent. In this regard, no adverse impact is anticipated.
- **The impact on the community if the application is approved.** The amendment application is to enable use of a tent for five special event days by the existing Royal Canadian Legion. No adverse impact on the community is anticipated in this regard.
- **The view of residents.** Views of residents were not sought as the application is considered to be a minor amendment to an existing operation in an area that is primarily commercial in nature; and

2. That the Deputy Chief Administrative Officer be authorized to complete and sign Part 12 of the Temporary Change to a Liquor License application.

CARRIED

RC12/058
FEB. 06/12

Agricultural Land Reserve Exclusion Application ALR11-002 and Official Community Plan Amendment Application R11-019 (OTG Development Concepts) – 9314, 9332, 9479 Hayward Street and 9449 Woodward Street

Moved by Councillor Nundal, and

RECOMMENDED:

1. That Agricultural Land Reserve application ALR11-002 to exclude 9314, 9332, 9479 Hayward Street and 9449 Woodward Street from the Agricultural Land Reserve be forwarded to the Agricultural Land Commission with 'no comment';
2. That the Corporate Officer prepare a bylaw to amend District of Mission Official Community Plan Bylaw 4052-2008 by re-designating the properties located at 9314 Hayward Street, 9332 Hayward Street, 9479 Hayward Street and 9449 Woodward Street from *Agricultural Land Reserve* to *Rural*;
3. That the bylaw be considered for first reading at the regular Council meeting on February 6, 2012;
4. That following such a reading, the bylaw be forwarded to a Public Hearing on a date to be determined after receipt of comments from the Agricultural Land Commission;
5. That upon due consideration of Sections 879 and 881 of the *Local Government Act*, consultation referrals be forwarded to:
 - School District 75
 - Kwantlen First Nation
 - Agricultural Land Commission

and that the persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of the Sections; and

6. That in accordance with Section 882 of the *Local Government Act*, Council has considered the District of Mission Official Community Plan amending bylaw in conjunction with the District of Mission's Financial Plan (includes Capital Expenditure Plan and Operating Expenditure Plan) and Waste Management Plan.

OPPOSED: Mayor Adlem

CARRIED

RC12/059
FEB. 06/12

Follow-up to January 11, 2012 Waterfront Planning Update: Phase IV Implementation Strategy

Moved by Councillor Nundal, and

RECOMMENDED: That after a further meeting with Council, staff direct Patrick Cotter of Cotter Architects Inc. to complete Phase IV Implementation Strategy of the Waterfront Market and Feasibility Study under the approved budget of \$30,000.

OPPOSED: Mayor Adlem

CARRIED

RC12/060
FEB. 06/12

Adoption of Resolutions from Planning Committee Meeting

Moved by Mayor Adlem, and

RECOMMENDED: That the recommendations of the Committee of the Whole, as contained in items COW12/001 through COW12/004 of the minutes of the Planning Committee meeting held on January 11, 2012, be adopted.

CARRIED

RC12/061
FEB. 06/12

LATE ITEM – Planning Application Process (Verbal – Councillor Hensman)

Moved by Councillor Luck, and

RECOMMENDED: That Council be notified of each new development application.

CARRIED

7. ADMINISTRATION AND FINANCE

Councillor Luck assumed the Chair.

RC12/062
FEB. 06/12

District of Mission's Updated Development Cost Charge Bylaw

Moved by Councillor Nundal, and

RECOMMENDED:

1. That third reading of Development Cost Charge Bylaw 5214-2011 be rescinded;
2. That third reading be given to the amended Development Cost Charge Bylaw 5214-2011; and
3. That staff forward the amended Development Cost Charge Bylaw 5214-2011 to the Inspector of Municipalities for statutory approval.

CARRIED

RC12/063
FEB. 06/12

Core Services Review Update

Moved by Councillor Hensman, and

RECOMMENDED:

1. That the following recommendations contained within the minutes of the Core Services Review Task Force meeting held on January 26, 2012, be adopted:
 - (a) That the following changes be made to the draft communications plan;
 - i. Under Context – remove the word “overburdened” in reference to the tax base;
 - ii. Under Context – change the wording in the first sentence with, “...how they are being provided and context for whether they should continue to be provided and at what service levels, by the District.”
 - iii. Amend Communication Plan Objectives 2 (b) to read: “assigning a primary liaison (Mayor Adlem) and a secondary liaison (Councillor Jewell) who will

attend meetings on a schedule yet to be determined and who will provide an authorized update to stakeholders”.

(b) That the following initiatives be implemented:

- i. Include on all future Core Services Review Task Force agendas, an agenda item called, “Communication Follow-up”;
- ii. Notify the Legislative Assistant that the Task Force would like to have a standing agenda item on the Regular Meeting of Council agendas under the Administration and Finance portfolio entitled “Core Services Review Update”;
- iii. Have staff create a link on the homepage of the District’s website called “Core Services Review” for Core Services Review information and updates; and
- iv. Staff prepare speaking points for Frequently Asked Questions for communications purposes.

2. That the Draft Communications Plan, as amended, be approved.

CARRIED

RC12/064
FEB. 06/12

Audit Planning Communication

A report from the Deputy Director of Finance dated February 6, 2012 regarding the Audit Planning Communication report from BDO Canada LLP was provided for the Committee’s information.

RC12/065
FEB. 06/12

Communication Project September 2011 to February 2012

A report from the Deputy Chief Administrative Officer dated February 6, 2012 regarding the District’s communication project was provided for the Committee’s information.

RC12/066
FEB. 06/12

Adoption of Recommendations Committee of the Whole – Administration and Finance Committee Meeting

Moved by Councillor Hensman, and

RECOMMENDED:

1. That the recommendations of the Committee of the Whole as contained in items AF12/01 through AF12/18, of the minutes of the Administration and Finance Committee budget meeting held on January 19, 2012, be adopted; and
2. That the recommendations of the Committee of the Whole as contained in items AF12/19 through AF12/27, of the minutes of the Administrative and Finance Committee capital plan meeting held on January 25, 2012, be adopted.

CARRIED

RC12/067
FEB. 06/12

LATE ITEM – Funding Request from Mission Association for Community Living (MACL)

Correspondence from Mission Association for Community Living dated February 2, 2012 with a request for funding in the amount of \$16,250.00 was provided for the Committee's information.

Moved by Councillor Hensman, and

RECOMMENDED: That staff encourage the Mission Association for Community Living to apply for a municipal grant in aid prior to the March 1st deadline.

CARRIED

8. RESOLUTION TO RISE AND REPORT

Mayor Adlem resumed the Chair.

RC12/068
FEB. 06/12

Moved by Councillor Hensman, seconded by Councillor Nundal, and

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

CARRIED

9. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC12/069
FEB. 06/12

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC12/054 to RC12/067, except items RC12/058 (OCP amendment) and RC12/059 (Phase IV Waterfront study), be adopted.

CARRIED

RC12/070
FEB. 06/12

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC12/058 (OCP amendment), be adopted.

OPPOSED: Mayor Adlem

CARRIED

RC12/071
FEB. 06/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC12/059 (Phase IV Waterfront study), be adopted.

OPPOSED: Mayor Adlem

CARRIED

10. BYLAWS

RC12/072
FEB. 06/12

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the February 6, 2012 regular Council agenda be approved as follows:

- (a) District of Mission Development Cost Charge Bylaw 5214-2011 – a bylaw to impose development cost charges in certain areas Rescind Third Reading
- (b) District of Mission Development Cost Charge Bylaw 5214-2011 – a bylaw to impose development cost charges in certain areas Third Reading (as amended)
- (c) District of Mission Official Community Plan Amending Bylaw 5231-2011-4052(15) (R10-035 – Sandhu) – a bylaw to redesignate a portion of the property at 33009 Sylvia Avenue from Urban Residential to Urban Residential-Compact Rescind Third Reading
- (d) District of Mission Official Community Plan Amending Bylaw 5231-2011-4052(15) (R10-035 – Sandhu) – a bylaw to redesignate a portion of the property at 33009 Sylvia Avenue from Urban Residential to Urban Residential-Compact Second and Third Readings
- (e) District of Mission Zoning Amending Bylaw 5232-2011-5050(51) (R10-35 – Sandhu) – a bylaw to rezone a portion of the property at 33009 Sylvia Avenue from Suburban 36 Zone (S36) to Urban Residential Compact 465 Zone (RC465) and a portion of the property from Suburban 36 Zone (S36) to Urban Residential Compact 930 Zone (R930) Rescind Third Reading
- (f) District of Mission Zoning Amending Bylaw 5232-2011-5050(51) (R10-35 – Sandhu) – a bylaw to rezone a portion of the property at 33009 Sylvia Avenue from Suburban 36 Zone (S36) to Urban Residential Compact 465 Zone (RC465) and a portion of the property from Suburban 36 Zone (S36) to Urban Residential Compact 930 Zone (R930) Second and Third Readings

CARRIED

RC12/073
FEB. 06/12

District of Mission OCP Amending Bylaw 5244-2011-4052(16) and Zoning Amending Bylaw 5245-2011-5050(54) 7324, 7338, 7348, 7366, 32267 and 32299 Hurd Street

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5244-2011-4052(16) and Zoning Amending Bylaw 5245-2011-5050(54) be read a third time, as amended.

CARRIED

RC12/074
FEB. 06/12

**District of Mission OCP Amending Bylaw 5266-2012-4052(18)
9314, 9332, 9479 Hayward Street and 9449 Woodward Street**

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5266-2012-4052(18) be read a first time.

OPPOSED: Mayor Adlem
Councillor Jewell
Councillor Luck
Councillor Nundal

DEFEATED

11. MINUTES

RC12/075
FEB. 06/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the following minutes be adopted:

- (a) Committee of the Whole (Planning Committee – Waterfront Planning and BC Hydro Substation) – January 11, 2012;
- (b) Special Council Meeting (for the purpose of going into a Closed meeting) – January 13 and 14, 2012;
- (c) Committee of the Whole (Administration & Finance Committee – Budget) – January 19, 2012;
- (d) Regular Council Meeting (for the purpose of going into a Closed meeting) – January 23, 2012; and
- (e) Committee of the Whole (Administration & Finance Committee – Capital Plan) – January 25, 2012.

CARRIED

12. OTHER BUSINESS

RC12/076
FEB. 06/12

Release from Closed Council – January 23, 2012

The following resolutions were released from the Closed Council meeting held on January 23, 2012:

That the District of Mission sign a Replaceable Logging Agreement with H&C Logging Ltd. for January 1, 2012 to December 31, 2016 with no increase for the 2012 logging rates from the 2011 rates.

That Stephanie Key be permanently appointed to the position of Deputy Director of Parks, Recreation and Culture, effective January 11, 2012.

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The Deputy Chief Administrative Officer reported that staff have been very busy working on the budget and preparing for the Core Services Review.

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

16. QUESTION PERIOD

Council and staff responded to questions from the following people:

Mike Scudder:

- (a) How is Council going to direct staff to react to applications like the Sturgeons proposal when they come forward?
- (b) Did Council intend to remove the word "overburdened" from the Core Services Review communication plan at every place it appears?

Councillor Jewell confirmed that was the intent.

- (c) Was Appendix A to the Communication Project report prepared by the Communications Officer or by the Deputy Chief Administrative Officer?

The Deputy Chief Administrative Officer responded that he had asked the Communications Officer to provide input for the report, which was prepared by him.

Council noted for the record that Kathy Morse has done an excellent job as the Communications Officer for the District during her time here.

Heather Stewart:

- (a) Has the Abbotsford/Mission Water & Sewer Commission decided on a new Memorandum of Understanding?

Councillor Jewell responded that it is his understanding that the City of Abbotsford would like to see a new Memorandum of Understanding between Abbotsford and Mission. He further stated that all issues are being revisited and both communities are working cooperatively.

- (b) Has Council been hearing concerns from the RCMP about a rapid increase in grow-ops in the community?

Mayor Adlem responded that Council has heard some concerns around that, and that Council will be making some decisions about how to address those concerns in the near future.

Jim Hinds asked if Council will start allowing the public to have some input into waterfront planning, since there is a lot of misunderstanding of what is going to be done, and the public does not know.

Councillor Hensman stated that the concept of relocating Municipal Hall is not likely to happen because it is appropriately located right between the urban and rural areas of Mission.

Councillor Luck stated that Council shares the concerns about lack of public input into waterfront planning, and that a lot of money has been spent on a concept.

Councillor Tilbury stated that it was the previous Council that decided to spend money on the waterfront plan.

The Director of Planning clarified that the information about waterfront planning was available to the public in the three open houses that were held in 2010 and 2011. She stated that there is a misconception that this is a land use plan; there is no land use plan, it is only a concept about what is possible with specific land uses. She further stated that the information is still available on the District's website, including all the storyboards from the three open houses.

Councillor Hensman stated that Council plans to have town hall meetings, and waterfront planning would be a good subject for one.

Mike Gildersleeve asked what Mission's revision will be on the Agricultural Land Reserve.

Mayor Adlem responded that Council has not yet discussed that.

Terry Mortimer:

(a) Was the Cedar Valley Manor life lease project already exempted from amenity fees?

Mayor Adlem responded that previous Council did exempt those fees.

(b) Is Council going to deny the request for further exemptions?

Mayor Adlem responded that Council cannot speak to that before reviewing the staff report that was just asked for at this meeting.

(c) What is the definition of a not for profit society?

Councillor Nundal responded that is a legal question, not a question for Council.

(d) Who would be paying for a truck bypass?

Councillor Hensman responded that it is only a proposal at this point, and it may be a matter of only reconfiguring existing lanes and moving traffic lights. He further stated that there has been no determination of what agency will bear which costs.

(e) Is Council going to crack down on grow-ops?

Mayor Adlem responded that they would.

Jean asked if Councillor Hensman had an opportunity to review the letter she had sent.

Councillor Hensman responded that he had, and that the issue would be considered by Council at a later date.

Jeanette Smith:

(a) On page 164 of the agenda, in the recommendation to approve \$1 million for energy upgrades, who is the "owner's engineer"?

The Director of Finance responded that it is a technical term, and in this case it means the District of Mission.

The Deputy Chief Administrative Officer clarified that because the funding for the upgrade project is potentially tied to a BC Hydro grant, that specific wording had to be used.

(b) Was Fire Hall #1 renovated one or two years ago, and if so, shouldn't any upgrades have been done at that time?

The Director of Finance responded that Fire Hall #1 was newly constructed several years ago, and there have been no major renovations since then.

The Deputy Chief Administrative Officer added that the District did receive recent grant funding to upgrade the Emergency Operations Centre, which is contained in Fire Hall #1.

(c) Is the RCMP building closed some of the time?

Mayor Adlem responded that the RCMP building is open and in use 24 hours a day, 7 days a week.

(d) How long ago was the Leisure Centre rebuilt, and shouldn't the energy upgrades have been done at that time?

The Director of Finance responded that the Leisure Centre was rebuilt in 2005.

Councillor Jewell stated that Council is looking forward to decide if it is a good business decision to invest in energy upgrades now to realize potential future savings.

Councillor Nundal stated that even though the Leisure Centre was built to all the standards at the time, the technology is always changing so there may now be opportunities to improve energy efficiency.

Mike Davison asked if Council would consider the Cedar Valley Manor life lease project request for DCC and tax exemptions with an open mind.

Mayor Adlem responded that Council would do that.

Mike Scudder asked how Council intends to deal with what he perceives to be a lack of willingness of the public to inform themselves on big issues.

Mayor Adlem responded that Council has planned, but not announced yet, that they intend to have three or four town hall meetings a year.

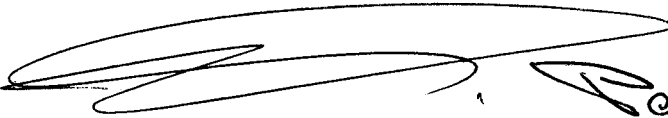
17. ADJOURNMENT

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:08 p.m.



WALTER (TED) ADLEM, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER