

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 7, 2011 commencing at 6:30 p.m.

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

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Kelly Ridley, Deputy Director Corporate Administration
Tina Mooney, Administrative Clerk

1. PROCLAMATIONS

RC11/127
MAR. 07/11

April 2011 as “Male Survivors of Sexual Abuse Awareness Month” BC Society for Male Survivors of Sexual Abuse

Moved by Councillor Plecas, seconded by Councillor Gidda, and

RESOLVED: That April 2011 be proclaimed as “Male Survivors of Sexual Abuse Awareness Month” within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC11/128
MAR. 07/11

April 2 through 9, 2011 as “Adult Learners’ Week” Ron Coreau

Moved by Councillor Stewart, seconded by Councillor Scudder, and

RESOLVED: That April 2 through 9, 2011 be proclaimed as “Adult Learners’ Week” within the District of Mission; the District to assume no costs related thereto.

CARRIED

2. DELEGATIONS AND PRESENTATIONS

Stacey Crawford, Economic Development Officer, appeared before Council on behalf of the Economic Development Committee to provide an overview of the recently completed “Business Needs in Target Sectors” study. Mr. Crawford provided the following information:

- The study is the result of an economic development partnership between Maple Ridge, Pitt Meadows and Mission, which is formally called Invest North Fraser.
- These three municipalities share several commonalities (proximity, location, affordability, lifestyle) and have chosen to work together to achieve common

- economic development objectives such as creating an economic environment that encourages job growth.
- Invest North Fraser commissioned the study through UBC's Sauder School of Business to gain a better understanding of the business growth needs of specific sectors.
- The highest opportunities identified in the study include advanced energy, light and advanced manufacturing, information and communications technology, and professional services and other small businesses.
- Factors which may help to attract advanced energy business include availability of investment-ready land, utilization of outside expert advice on environmental issues when required, and the willingness to fund supporting infrastructure such as district heating or smart grid space (which itself provides environmental benefits to a community).
- The key needs of the manufacturing sector are low cost, flat industrial land, flexible office space, public transport and access to highways, ports and border crossings.
- Light and advanced manufacturing business is important for economic development as it provides varied job opportunities (highly skilled to entry-level) which are good for a growing municipality.
- Local economic development opportunity related to the information and communications technology (ICT) sector would be tied closely to development of regional educational programs.
- The ICT sector overlaps heavily with the new media and wireless sectors, and includes activity such as engineering services, components and electronics, hardware, software and infrastructure and service providers.
- The Economic Development Committee is in the process of finalizing a short-term economic development strategy, including a marketing and communications component specific to these sectors, and is asking for Council support for this strategic sectors focus.

Mayor Atebe thanked Mr. Crawford for the information.

Moved by Councillor Scudder, seconded by Councillor Horn, and

RESOLVED: That the Economic Development Select Committee forward the Business Needs in Target Sector Study to Council together with a recommendation and strategic summary of the 2011 areas of specific sector interest that the Economic Development Officer and Economic Development Select Committee support a focus on, those being:

1. Light and Advanced Manufacturing
2. Information and Communications Technologies
3. Advanced Energy

CARRIED

RC11/130
MAR. 07/11

Mulalo Sadike, Canada World Youth
Re: Mission/Ukraine Exchange 2010/2011

The participants of the 2010/2011 Canada World Youth Mission/Ukraine exchange program appeared before Council to provide an overview of the group's activities since arriving in Mission in December. Two of the students, Sonja and Michael, stated:

- There are 17 members on the team, from across Canada and Ukraine, and have been in the community since December 13, 2010.
- Since arriving, the team has been volunteering with several organizations including the Canadian Cancer Society, Christmas Bureau, Union Gospel Mission, Mission Community Services Society (Multicultural Department), The Cedars, Women's Resource Society of the Fraser Valley, Fraser Valley Humane Society, Mission Food Access Network, Salvation Army, Senior Animals in Need Today Society, Lifetime Learning Society, Canadian Blood Services, Mission Restorative Resolutions, All Saints Anglican Church and the Mission Friendship Centre.
- Each person contributed 278 volunteer hours, for a grand total of 4,726 hours in the community.
- The team extended their gratitude to:
 - the All Saints Anglican Church, University of the Fraser Valley, Mission Friendship Centre and the Mission Community Library for providing space for them,
 - Youth Unlimited for providing transportation,
 - BC Hydro, the Sikh Temple and RCMP for providing educational experience,
 - the various host families for opening up their homes,
 - the community of Mission in general; and
 - various District of Mission staff including Tina Mooney, Kirsten Hargreaves, Mike Younie, Tanya McLean, Kelly Ridley, the leisure centre staff, and Mayor and Council for providing bus passes, leisure centre passes, and support.

Mayor Atebe thanked the youth exchange participants and leaders for their contribution to the community, and extended appreciation to the host families for the support given to the students.

Councillor Horn thanked the team for the work done around the Silverdale wetlands, and for participation in the Back to Health Fair in January.

3. ADOPTION OF INFORMATIONAL ITEMS

RC11/131
MAR. 07/11

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That the following items be received as information:

- (a) report from the Manager of Social Development dated February 14, 2011 – Social Development Program Update;
- (b) Mission Institution Report – January 2011;

- (c) minutes of the Mission Abbotsford Transit Committee meeting held on December 2, 2011.

CARRIED

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC11/132
MAR. 07/11

Moved by Councillor Gidda, seconded by Councillor Plecas, and

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

CARRIED

5. PUBLIC SAFETY AND HEALTH

Councillor Horn asked Mayor Atebe to assume the Chair.

RC11/133
MAR. 07/11

Public Safety Inspection – Summary Report

Mayor Atebe made the following opening remarks:

Welcome everyone and thank you all for being here. The deferral of the Public Safety Inspection program began on January 24, 2011. Council has instructed staff to undertake a comprehensive review of the program. The review has been completed and is included in tonight's package. I know there will be more questions to answer and as we move forward through the review implementation.

To get to this point in the review we have had to make a number of decisions. Please consider this review as a framework for change and that with your input the review will be completed. Following the presentation of the report by staff I will ask Council to move the question period forward.

The Deputy Chief Administrative Officer provided the following overview of the summary report and the next steps in the process:

- The summary report is a draft framework of the review – there is much more work to be done.
- On January 24, 2011 Council resolved to defer the inspection program for 30 days, other than those led by the RCMP, and directed staff to initiate a comprehensive review.
- There was a subsequent further deferral of PSIT-led inspections until May 24, 2011.
- Staff had already initiated a review of the process because the number of incidences of hydro thresholds being exceeded had dropped significantly.
- The review was undertaken in three areas: moving forward – what would a new public safety inspection look like; past practice – what to do with the previous files; and notice on title – when and how should this practice continue.
- If Council decides to proceed with the public safety inspection process, it will be a reduced program, with the team internally resourced on a part-time basis.
- Any new process will need to address the following issues:

- number of properties in the threshold range,
 - checks and balances how to be more effective,
 - a separate review process for remediation orders and when fees are assessed,
 - awareness of neighbourhood perceptions of police presence,
 - determination of what needs to be remediated if the property has been determined to have had a controlled substance in it,
 - training of the inspection team,
 - communication with property owners, and
 - what bylaw changes are needed.
- The past practice part of the review examines what was done, what can be learned from it, and how to move forward with the existing open files.
 - The remaining files from the RCMP led inspections will have a review of the remediation orders.
 - The remaining files from the PSIT led inspections will have a review of the remediation orders, a legal review, and a fee assessment review.
 - Reviews of the open files will begin immediately, starting with the oldest files first, with a target completion date of April 30.
 - The results of the reviews need to be effectively communicated with the owners, whether positive or negative.
 - The purpose of any Notice on title is to advise prospective owners that there is a condition or an infraction on the property.
 - Further information will be provided by a building official about the types of thresholds needed to determine when a Notice on title needs to be registered, and whether there are different options.
 - The public participation part of the review is now open, and everyone is encouraged to provide comments through the District's website (www.mission.ca), by email (info@mission.ca) or by letter.
 - The public input and submissions need to close on April 11 so that there is time to compile the information and bring it back before Council prior to May 24, 2011.

The Mayor thanked the Deputy Chief Administrative Officer for the information.

Discussion ensued regarding the summary report and the format of the questions set out in Section 6 – Community Input.

Moved by Councillor Stevens, and

RECOMMENDED: That staff be directed to prepare a new bylaw restricting the Public Safety Inspection Team activities only to those cases referred by the RCMP, including any new fee structures which may be developed in the meantime, to be ready for Council approval prior to May 24, 2011.

OPPOSED: Mayor Atebe
Councillor Gidda
Councillor Horn
Councillor Plecas

Councillor Scudder
Councillor Stewart

DEFEATED

QUESTION PERIOD:

Siglenda Steida:

- (a) Did the person drafting the questionnaire have a research background, or taken courses in research design?

The Deputy Chief Administrative Officer responded that it was not intended to be a survey or a formal questionnaire, it is a list of questions to illicit thoughts and comments to get people talking, rather than having just one open question. The questions are leading, and it will be brought back and reworked to try to reword the questions in a much more open manner to encourage people to provide input, rather than trying to lead.

- (b) Does the person or persons who made the questionnaire check the document for spelling errors?
- (c) Is the person who created the report aware that the tone of the report assumes that we all live the same kind of lifestyle?
- (d) Is Council and the creator of the report aware that the measurement of moulds in a house is very difficult? Is the person aware that almost half of Mission has mould problems in the houses because of poor construction and because of poverty?

Mayor Atebe invited Ms. Steida to write down her comments and suggestions and provide them to Council or to staff.

- (e) Is the person who wrote the report aware that the term "obvious" is not obvious to everyone?
- (f) Is the person who wrote the report aware that women who live alone and seniors do not like to keep their curtains open because it's too dangerous?

Ron Taylor:

- (a) Could we get a report saying how the criteria and operating practices of the other communities who carry out public safety inspections vary from ours?
- (b) Could staff provide a copy of the report from Surrey, as mentioned in the summary report?
- (c) How many fires have there been in Mission that can be attributed to grow-ops, and were they caused by generators going around the electrical system or caused by the grow-op itself?
- (d) Could we get a detailed report of the accounting of how the inspection costs \$5,200?
- (e) What is the justification why each of the recommendations set out in the summary report were adopted in-camera and not in a public meeting?

Mayor Atebe responded that staff will provide further information.

- (f) Why are the properties that have completed the remediation orders and paid the fees in excluded from this general review? When it says that all fees are paid, does it mean that if someone hasn't paid the fees but they have been added to their taxes, then the District treats it like it is now an accounts receivable and therefore the

District takes the view that that amounts to an admission, so those files won't be reviewed?

- (g) Why were people told they were forbidden by the team to accompany the inspectors? Could we get back an accurate answer from the team?
- (h) When reviewing the number of inspections as set out in the report, doesn't it bother you that 115 of those 228 inspections were on people who were innocent?

Mayor Atebe responded that there has been a framework established to review this, and a case by case review will be done and answers given to individuals.

- (i) On any of the cases where the properties were inspected on an administrative warrant, did you get any other facts other than the kilowatt hour usage? Did you ever go by any of the other items mentioned in the report?
- (j) Did the questions originate from staff or from the consulting company you have hired?

Mayor Atebe responded that the report was prepared in-house.

- (k) Are you prepared to make the commitment right now that any process you devise will have the intention of not hurting one innocent person?

Mayor Atebe responded that a question framed in that manner is leading and unanswerable.

- (l) Will the people who were inspected and were innocent get letters of apology? Will all cases be reviewed?

The Deputy Chief Administrative Officer responded that all open files will be reviewed, including the ones where the fees have been attached to the taxes. All questions and comments will be taken into consideration. There is no intention to exclude anyone specifically. If there are files where the fee has been paid and there are reasons that we feel we can defend legally, then those fees will stand. We will not be reviewing files that are closed.

- (m) Will the information being put into the review be prepared by one of the people who did the inspection that is being reviewed in the first place?

The Deputy Chief Administrative Officer responded that current staff are filling out a form prepared by a third party to collect all the evidentiary information.

- (n) Will any review process in the future respect natural justice, meaning that a person will have an opportunity to confront their accusers, cross examine, and produce their own witnesses?

The Deputy Chief Administrative Officer responded that in future, affected persons will have the opportunity to ask for a review, including being asked for their input. This summary report put forward is just a framework, and we are still building it based on public input. It is not intended to provide every answer, it is intended as a framework to move the process forward.

- (o) Have you considered just writing to anyone who goes over 93 kwh, to notify them that the usage is above average and the information has been passed on to the RCMP?

Stacey Gowanlock:

- (a) Does this council honestly feel comfortable in relying on the input from the public

regarding this survey and review, as public input may not reflect what is legally correct?

Mayor Atebe responded that Council listened to the concerns of the public and made a commitment to consult the public for feedback. The District will also be seeking a legal opinion.

- (b) Do you find it acceptable that CKNW had a media release before the general public was made aware of what the media released contained?

Mayor Atebe responded that the District did not share information with the media before it was shared with the public. The information was released at the same time to everyone.

Ron Harris:

- (a) Can you explain what it means when the report says there is a "...perception that the District is out inspecting properties looking for 'marijuana grow operations'. Properties declared as controlled substance properties need to meet the test of whether or not it is likely that a property was used for the production or storage of a controlled substance."?

The Deputy Chief Administrative Officer responded that there is public perception that the team is just looking for grow ops, however what they are looking for are safety infractions relating to controlled substance properties. The team does not expect that when they go there they will actually find one, due to the 24 hours' notice of an inspection. The legal test is whether it is reasonable to assume that the property was used as a controlled substance property, given the condition of the property.

- (b) You mean my African violets that I grow downstairs with 12 grow lamps and consuming approximately 150 kw/day to do this, there is a perception that it may be a grow operation? Where's the difference?

The Deputy Chief Administrative Officer responded that the statement referred to says that there is a perception by many members of the public that the District safety inspection team is out looking for grow operations, when in fact the team is looking for safety infractions that are often found in controlled substance properties. If the team came in and found that you are growing African violets, they would see that the above average hydro usage was legitimate.

Larry Nundal:

- (a) If the team is just looking for safety infractions, yet they seem to spend more time looking for a grow op than they do performing an inspection, why would I have that perception?

The Mayor responded that he cannot speculate on that perception.

- (b) Will there be another meeting where people can come and give input and not just ask questions, as many members of the public do not like writing letters or do not have access to the internet?
- (c) Does this Council understand the meaning of administrative fairness, since I have been asking for two years for certain information and evidence regarding the conclusion that a property was used for a controlled substance, and have not yet received it?

Mayor Atebe responded that staff can look into that matter.

- (d) Why can't you use the existing authorities to deal with the safety issues? Why do you need a bylaw when Council does have the authority to deal with hazardous conditions under the *Building Code* and *Fire Services Act*?

Mark Ulmer:

- (a) My hydro bills have large fluctuations because they are estimating my usage, so how can I be found guilty of using too much power based on an estimation?

Mayor Atebe responded that his situation is very specific, and that is why Council has asked staff to review every individual file.

- (b) If hydro only uses estimates, how can those figures be held as the 93 kw/h gospel?

The Deputy Chief Administrative Officer responded that the question is fair, and reviewing the hydro usage thresholds will certainly be examined in the extensive review. Staff will also be looking at what other criteria will be used to initiate an inspection because we do not want to include people with legitimate hydro use. We want to find out how to do a better job of that.

- (c) When did suspicion of a grow op at some point back in time become enough evidence to deem you as a grow op? What gives you the right to determine that my property was used as a grow op?

The Deputy Chief Administrative Officer responded that the point of the detailed review of each property situation is to determine if there is sufficient evidentiary information to support that decision. We need to determine how to not get into those situations in the future.

- (d) Is the team giving out fines so they can keep their jobs?

Mayor Atebe responded that the public safety inspection program has never been a way to generate revenue. If it is found through the review that the team has made mistakes, the District will take responsibility for it.

- (e) How long will the review take?

The Deputy Chief Administrative Officer responded that the review of individual properties will start immediately, and is anticipated to finish by the end of April.

Art:

Will you in fact throw this bylaw out?

Mayor Atebe responded that Council and staff are going through a review process which will provide a framework for decision making.

Dan Williamson:

- (a) Until BC Hydro sets parameters for power usage, will you give us our money back?
- (b) When it is proven that the majority of us did not have a grow op in our homes, will each one of you go and speak to my neighbours and explain that I was not doing something illegal?
- (c) If I have to come back here and go through a review are you going to pay for my time?

Mayor Atebe responded that part of the review is how to better communicate with property owners and with neighbours. Council is taking this issue very seriously and has made it a top priority.

Trish Banfield:

How could my home have a red "do not occupy" sign on it when all that was found was 5 electrical covers missing, a small cap missing for my gas, and a missing backflow preventer on my hot water tank?

Mayor Atebe responded that in this particular situation, there are two people saying different things about what has happened. The file will be reviewed with both property owners, and an answer given at that time.

Larry Nundal stated that Mr. Gipps had told him that there will be an answer on Ms. Banfield's file by the end of March.

Brad:

- (a) What will keep the public safety inspection team from coming back to my house, as I currently use 150 kw/h or more? An inspection was done on my home and nothing was found, and I would appreciate you informing my neighbours of that there was nothing illegal going on.

The Deputy Chief Administrative Officer responded that the review clearly identifies that the District has to do a better job of communicating with the public, with individuals, and with neighbours, particularly with legitimate power use. We also have to adjust the thresholds and the parameters by which an inspection is done. We have to find a better way to be more effective on those properties that are hazardous, not the ones with legitimate power use.

- (b) How many dollars or hours is the District prepared to spend in proceeding with legal cases and defending that you have invaded people's homes and levied fines? Are you prepared to spend \$5200?

Mayor Atebe responded that there are other bylaws in place that allows a building inspector into properties with 24 hours' notice. There are also other laws that govern how a home is entered. The review will be taking everything into consideration, and the District will also be seeking a legal opinion.

- (c) Is the RCMP in attendance at the meeting tonight to speak?

Mayor Atebe responded that firstly, there are other items of business on the agenda and secondly, that there were several members of the public at the last meeting who did not feel safe. Everyone needs to feel safe in a community forum.

- (d) Do I have some kind of special mark or clause next to my name when I travel because of this inspection? Am I going to be scrutinized differently than I would have been before?

The Deputy Chief Administrative Officer responded that there should be no correlation at all between a bylaw infraction and anything to do with travelling.

Mayor Atebe responded that they will ask staff to provide further information on that issue.

- (e) Is it fair to ask that BC Hydro should be responsible for delivering a safe and accurately measured utility service and by doing so should be responsible to pay for the accurate measuring and billing if they have been inaccurate?

Mayor Atebe responded that the question should be directed to BC Hydro.

- (f) What constitutes an open or a closed file? What keeps the inspection team from coming back due to consistent, legitimate, high hydro consumption?

The Deputy Chief Administrative Officer responded that if the inspection is done and nothing was found, the file is closed. There is currently a hold on all PSIT led inspections until May 24. After that time, and part of the review, is to try to adjust the thresholds, so we are only looking at properties that have an exceptionally high probability of being a controlled substance property, so that those properties with high legitimate use are not captured within this.

Mayor Atebe added that by May 24th there will be a new process brought forward, after hearing from the community.

Siglenda Steida:

- (a) Would Council consider approaching an expert in restorative justice to restore justice in this community? Someone who is not on staff?

Mayor Atebe responded that issue that has brought people here this evening has been well heard by Council. Council is now in the middle of a review process, and that suggestion may not be practical for this situation.

- (b) Have you spoken to the restorative justice people on staff about this?

Mayor Atebe stated that Council is working toward resolving the issue, and welcomes any comments and suggestions.

Councillor Horn asked that if the inspection turned up nothing, then can we make sure that answer is in the review? If the inspection was done and found to have understandable usage, etc. can we make that clear in the review?

The Deputy Chief Administrative Officer responded that yes, if there was documentation that the hydro usage was legitimate, the file would not come back up again.

Mayor Atebe thanked everyone for attending the meeting and participating. He invited the public to provide their comments to Council, either by visiting the website or writing directly.

6. PLANNING

Councillor Stewart assumed the Chair.

Street Name for New Roads at 7900 Oyama Street (S08-018)

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the Corporate Officer prepare a bylaw to name a new road over a portion of Parcel identifier: 002-397-307, Lot 7 Except: Firstly: Part Subdivided by Plan 38530

Secondly: Part Subdivided by Plan 39652, Section 19, Township 17, New Westminster District Plan 38403 as Oyama Street as shown as Road 1 on Plan A attached to the report of the senior planner dated March 7, 2011; and

2. That the Corporate Officer prepare a bylaw to name a new road over a portion of the parent property Parcel Identifier 002-397-307, Lot 7 Except: Firstly: Part Subdivided by Plan 38530 Secondly: Part Subdivided by Plan 39652, Section 19, Township 17, New Westminster District Plan 38403 as Oyama Place as shown as Road 2 on Plan A attached to the report of the senior planner dated March 7, 2011.

CARRIED

RC11/135
MAR. 07/11

Rezoning Application R11-002 (FirstOnSite Restoration) – 7485 Lark Street

Moved by Councillor Gidda, and

RECOMMENDED:

1. That, in accordance with rezoning application R11-002 (FirstOnSite Restoration), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 7485 Lark Street and legally described as:

Parcel Identifier: 006-958-753; Lot 117 Section 19 Township 17 New Westminster District Plan 43568

from Urban Residential 558 zone (R558) to Urban Residential 558 Secondary Dwelling zone (R558s);

2. That the bylaw be considered for first and second readings at the regular Council meeting on March 7, 2011; and
3. That following such readings, the bylaw be forwarded to a public hearing on March 28, 2011.

CARRIED

RC11/136
MAR. 07/11

Rezoning Application R11-006 (Forwood Construction) – 7371 Birch Street

Moved by Councillor Gidda, and

RECOMMENDED:

1. That, in accordance with rezoning application R11-006 (Forwood Construction), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 7371 Birch Street and legally described as:

Parcel Identifier: 026 382 652; Lot 7 Section 3 Township 18 New Westminster District Plan BCP18989

from Residential Compact zone (RC465) to Residential Compact Secondary Dwelling zone (RC465s);

2. That the bylaw be considered for first and second readings at the regular Council meeting on March 7, 2011; and
3. That following such readings, the bylaw be forwarded to a public hearing on March 28, 2011.

CARRIED

RC11/137
MAR. 07/11

**Third Reading Report for Zone Amending Bylaw 5162-2010-5050(19)
(R10-017 – District of Mission)**

A report from the Manager of Environmental Services dated February 28, 2011 regarding Zone Amending Bylaw 5162-2010-5050(19) was provided for the Committee's information.

7. FORESTRY

Councillor Plecas assumed the Chair.

RC11/138
MAR. 07/11

Log Marketing and Dry Land Sort Services Agreement

Moved by Mayor Atebe, and

RECOMMENDED: That Canadian Overseas Log & Lumber Ltd. be awarded a contract to provide log marketing services and arrange for dry land sort services from March 2011 to December 31, 2012 with possible extensions based on mutual consent to December 31, 2015.

CARRIED

RC11/139
MAR. 07/11

Moved by Councillor Horn, and

RECOMMENDED: That the meeting be extended until all business on the agenda has been concluded.

CARRIED

8. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC11/140
MAR. 07/11

Sustainability Statement

Moved by Councillor Stewart, and

RECOMMENDED:

1. That Council adopt the following sustainability statement:

The District of Mission takes pride in the many steps it has completed to create a livable community.

We have done so by ensuring that economic, social, cultural, and environmental criteria are fully considered in all decision-making.

In striving to build on our successes in creating a livable community, we are committed to making decisions that do not compromise our future and recognize that there is urgency but that change takes time.

The principles, objectives and strategies that guide our decisions can be found in our key strategic plans - Official Community Plan, Social

Development Plan, Economic Development Strategy, Employment Land Strategy, Cultural Master Plan, Heritage Strategic Plan, Parks, Trails and Bicycle Master Plan, Municipal Forest Plans and the Environmental Charter.

2. That staff develop a page on the District's web site dedicated to sustainability with a direct link from the District's home page which will include:
 - a. Inventory of sustainability initiatives including links to all related documents, references and initiatives, and
 - b. Key performance indicators for measuring sustainability;
3. That staff promote sustainability within the organization by encouraging discussion of sustainability issues at department meetings and providing avenues for staff to give feedback and suggestions for improved sustainability.
4. That when undergoing planned revisions, our strategic documents shall be amended to:
 - a. Include a brief sustainability section quoting the above sustainability statement,
 - b. Include applicable linkages to other strategic documents, and
 - c. Include recommendations that are consistent with the sustainability statement;
5. That a sustainability policy be developed.

CARRIED

RC11/141
MAR. 07/11

Earth Hour 2011

Moved by Mayor Atebe, and

RECOMMENDED:

1. That the Manager of Environmental Services be authorized to register the District with the Earth Hour program to promote energy conservation;
2. That staff be encouraged to turn off all unnecessary lights, appliances, computers etc. for an hour starting at 8:30 p.m. on March 26, 2011; and
3. That staff advertises the Earth Hour program using the website, City Page and coupons.

CARRIED

RC11/142
MAR. 07/11

Upgrading of Penitentiary Pump Station and Gravity Main

Moved by Councillor Horn, and

RECOMMENDED:

1. That section 3 of Penitentiary Sewage Lift Station Catchment Area Fee Bylaw 5040-2009 be amended by changing the fee per lot of \$3,177.40 to \$2,421.50 for all new units to be constructed within the Penitentiary Pump Station catchment area; and
2. That the \$473,800 budget for the upgrade scheduled to take place in 2012 be delayed to 2014 and be increased to \$518,000. Of the total budget of \$518,000, that \$26,000 be put into the 2013 budget to pay for the design of the pump station upgrades.

CARRIED

RC11/143
 MAR. 07/11

**Amendment to the Refuse Collection and Disposal Bylaw 1387-1984:
 Addition of Tipping Fee for Asbestos Containing Material**

Moved by Councillor Horn, and

RECOMMENDED:

1. That Schedule A of the Refuse Collection and Disposal Bylaw 1387-1984 be amended by replacing it with the following:

SCHEDULE 'A'

MISSION LANDFILL SITE DISPOSAL FEES

	2011
Extra garbage bag sticker (per sticker)	\$3.00
All refuse except as specified below (per tonne)	\$85.00
Minimum charge for loads of refuse up to 58kg for Mission and Electoral Areas C, F & G residents (per load)	\$5.00
Minimum charge for loads of refuse up to 73.5 kg for customers from outside Mission and Electoral Areas C, F and G (per load)	\$11.00
Surcharge for unsecured loads (any size)	\$10.00
Municipal collection contract refuse	\$0.00
Gyproc (per tonne)	\$140.00
Tires (passenger car and light truck tires only) – per tire plus weight at regular refuse rate	\$2.00
Brush waste (per tonne)	\$60.00
Residential recyclables* for DOM and Electoral Area C,F,G residents	\$0.00
At the Engineer's discretion, loads with refuse received from outside the District of Mission or Electoral Areas C, F and G (per tonne)	\$150.00
At the Engineer's discretion, loads with refuse requiring special management practices, collected outside or within DOM or Electoral Areas C,F,G (per tonne)	\$150.00
Surcharge for unsorted loads arriving at the Mission Landfill (charged at the highest tipping fee of recyclable material not being sorted out)	50%
Commercial loads of asbestos waste from within Mission and other sources at the Engineer's discretion	\$200 daily burial charge plus \$200 per tonne

Any mixed loads will be assessed at the higher tipping fee

***Residential recyclables include** only those items generated in dwelling units in the District of Mission or Fraser Valley Regional District Electoral Areas C, F, or G and do not include any materials generated through a commercial, industrial or institutional process. Recyclables include separated scrap metal and appliances (dishwashers, stoves, fridges, washers, and dryers) as well as other recyclable materials as defined in the *Collection, Removal, and Marketing of Recyclables Bylaw (2639-1993)*.

CARRIED

RC11/144
MAR. 07/11

Moved by Councillor Horn, and

RECOMMENDED: That Section 4 of the Refuse Collection and Disposal Bylaw 1387-1984 be amended to omit the property at 10271 Dewdney Trunk Road from elected curbside collection service.

CARRIED

RC11/145
MAR. 07/11

Universal Water Metering System Update

A report from the Manager of Environmental Services dated February 22, 2011 regarding the status of the request for proposals for a universal water metering system was provided for the Committee's information.

9. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC11/146
MAR. 07/11

JAMES Plant Outfall Pipe Restoration of Cover

Moved by Councillor Horn, and

RECOMMENDED:

1. That the District of Mission amend the regional sewer financial plans by re-allocating funds from the following projects to the Outfall Pipe Restoration of Cover project:

Project Descriptions	Mission's Portion	Re-allocated Amount
2011 Re-allocation from Primary, Add Watertight Isolation Gate to the Mid-Channel	\$96,034	\$468,000
2011 Re-allocation from Effluent, Mag-meter in Bypass Ports for the Effluent Weirs	\$21,546	\$105,000
2011 Re-allocation from General, Miscellaneous Repairs to Concrete Tanks and Channels	\$154,722	\$754,000
2011 Re-allocation from General, UED Manager Vehicle	\$9,234	\$45,000

General, Move Bio-solids Storage (green) Tent adjacent to Val-E-Gro Storage (small white tent)	\$21,546	\$105,000
2011 Joint Sewer Contingency	\$4,718	\$23,000
TOTALS	\$307,800	\$1,500,000

2. That staff ask the Water & Sewer Commission to investigate if any reparations are available from the installer of the original pipeline; and
3. That staff ask the Water & Sewer Commission to properly mark the location of the new pipeline once it is installed.

CARRIED

RC11/147
MAR. 07/11

District of Mission's 2011 – 2015 Financial Plan Bylaw

Moved by Mayor Atebe, and

RECOMMENDED: That the District's 2011 – 2015 Financial Plan Bylaw 5198-2011 be considered for first three readings on March 7, 2011 and considered for final adoption on March 21, 2011.

CARRIED

RC11/148
MAR. 07/11

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report containing alternative funding opportunities for a domestic violence coordinator.

OPPOSED: Mayor Atebe
Councillor Gidda
Councillor Plecas
Councillor Scudder

DEFEATED

RC11/149
MAR. 07/11

Amendments to District of Mission Dog Licensing and Animal Control and Impounding Bylaw 1782-1988

Moved by Councillor Horn, and

RECOMMENDED:

1. That District of Mission Dog Licencing and Animal Control and Impounding Bylaw 1782-1988 be amended as follows:
 - A. by adding the following definition to section 2.1:
 - "a) "dangerous dog" means a dog that;
 - (i) has killed or seriously injured a person without provocation;
 - (ii) has killed or seriously injured a domestic animal without provocation, while in a public place or while on private property, other than property owned or occupied by the person responsible for the dog; or

(iii) an animal control officer has reasonable grounds to believe is likely to kill or seriously injure a person or an animal.”

B. by replacing the definition g) Poundkeeper with:

“Poundkeeper/Animal Control Officer’ means, any person designated by Council from time to time to administer and enforce the provisions of this bylaw; and be the ‘Poundkeeper/Animal Control Officer’ for the Municipality for the purposes of Section 49 of the *Community Charter*”
and renumbering the remaining subsections accordingly.

C. by amending section 4.1 b) to read as follows:

“b) any dog owned, possessed or harboured by him to be on a highway or any public place unless such dog is on a leash and is under the control of a person who is competent to control the dog except while in an authorized off leash park or attendance at an authorized performance a dog may be off leash and under control of a person who is competent to control the dog, or”

D. by adding the following to section 4.1:

“d) any dog owned, possessed or harboured by him while in a public place or while on private property, other than property owned or occupied by the person responsible for the dog, to attack or kill or injure a person or another domestic animal without provocation.

e) any dangerous dog to be possessed or harboured within the Municipality.”

2. That Schedule 2 of District of Mission Ticket Information Bylaw 2646-1993 be amended by adding the following fine:

<u>Offence</u>	<u>Section</u>	<u>Fine</u>
Dog Attack	4.1 (d)	\$500.00

CARRIED

10. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC11/150
MAR. 07/11

Moved by Councillor Stewart, seconded by Councillor Stevens, and

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

CARRIED

11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC11/151
MAR. 07/11

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC11/132 to RC11/150, be adopted.

CARRIED

12. BYLAWS

RC11/152
MAR. 07/11

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the March 7, 2011 regular council agenda be approved as listed:

- | | |
|---|----------------------------------|
| (a) District of Mission Official Community Plan Amending Bylaw 5137-2010-4052(9) – a bylaw to incorporate new Industrial Development Permit Guidelines | Second and Third Readings |
| (b) District of Mission Zoning Amending Bylaw 5162-2010-5050-(19) (R10-017 – District of Mission) – a bylaw to add definitions, to insert Section 1006 Industrial Waste Resource Management (INWM) Zone and to rezone property at 32000 Dewdney Trunk Road, L.S.7 (no civic), 32122 Dewdney Trunk Road and 32138 Dewdney Trunk Road from Rural 36 zone (RU36) and Rural 16 zone (RU16) to Industrial Waste Management (INWM) zone | Third Reading |
| (c) District of Mission 2011 – 2015 Financial Plan Bylaw 5198-2011 – a bylaw to establish the Financial Plan for the years 2011 to 2015 | First, Second and Third Readings |
| (d) District of Mission Street Naming (Oyama Street Extension/ Oyama Place) Bylaw 5200-2011 – a bylaw to name new portions of road | First, Second and Third Readings |
| (e) District of Mission Zoning Amending Bylaw 5201-2011-5050(35) (R11-002 – FirstOnSite Restoration) – a bylaw to rezone property at 7485 Lark Street from Urban Residential zone (R558) to Urban Residential 558 Secondary Dwelling zone (R558s) | First and Second Readings |
| (f) District of Mission Zoning Amending Bylaw 5202-2011-5050(36) (R11-006 – Forwood Construction) – a bylaw to rezone property at 7371 Birch Street from Residential Compact zone (RC465) to Residential Compact Secondary Dwelling zone (RC465s) | First and Second Readings |
| (g) District of Mission Penitentiary Sewage Lift Station Catchment Area Fee Amending Bylaw 5203-2011-5040(1) – a bylaw to amend the fee for 2011 | First, Second and Third Readings |
| (h) District of Mission Refuse Collection and Disposal Amending Bylaw 5204-2011-1387(51) – a bylaw to add a tipping fee for asbestos containing material | First, Second and Third Readings |
| (i) District of Mission Dog Licensing and Animal Control and Impounding Amending Bylaw 5205-2011-1782(24) – a bylaw to add a definition for “dangerous dog” | First, Second and Third Readings |
| (j) District of Mission Ticket Information Amending Bylaw 5206-2011-2646(21) – a bylaw to add a fine for a dog attack | First, Second and Third Readings |

CARRIED

13. OTHER BUSINESS

RC11/153
MAR. 07/11

Release from Closed Council – February 28, 2011

The following resolution was released from the closed Council meeting held on February 28, 2011:

That the fact that a stop work order has been issued by the Agricultural Land Commission (ALC) on the property at 30297 Silverhill Avenue be released from closed council.

14. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

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

The Councillors did not report.

17. QUESTION PERIOD

There were no questions from the public.

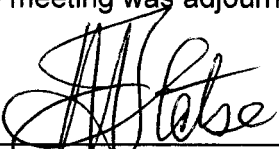
18. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Scudder and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:55 p.m.



JAMES ATEBE, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER