

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 May 17, 2010 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 Heather Stewart

Council Members Absent: Councillor Jenny Stevens

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

1. PROCLAMATIONS

RC10/260
MAY 17/10

**May as "Missing Children's Month" and
May 25, 2010 as "Missing Children's Day"
Child Find British Columbia**

Moved by Councillor Gidda, seconded by Councillor Horn, and

RESOLVED:

1. That May 2010 be proclaimed as "Missing Children's Month" within the District of Mission; the District to assume no costs related thereto; and
2. That May 25, 2010 be proclaimed as "Missing Children's Day" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC10/261
MAY 17/10

**June 5, 2010 as "Access Awareness Day"
Union of British Columbia Municipalities**

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That June 5, 2010 be proclaimed as "Access Awareness Day" within the District of Mission; the District to assume no costs related thereto.

CARRIED

2. DELEGATIONS AND PRESENTATIONS

RC10/262
MAY 17/10

**Rochelle van Halm and Boyd Mason, BC Hydro
Re: Project Update - Ruskin and Stave Falls**

Rochelle van Halm, community relations, and Boyd Mason, project manager, from

BC Hydro appeared before council to provide information regarding the ongoing construction projects at the Stave Falls dam and the Ruskin dam and powerhouse.

Ms. van Halm provided an overview of the projects at Stave Falls as follows:

- the first project begins this summer to replace the old gantry crane (which is used to raise and lower the spillway gates to manage the water flow);
- this will require approximately 5 days of single-lane road closure;
- the second project is to replace the rails in the road (for the crane) and repave the road;
- this project will require approximately 6 weeks of single-lane closures, and 5 days of total road closure, tentatively scheduled for October 2010;
- the third project is the replacement of the spillway gates, scheduled for spring 2011 through October, 2012;
- this project will also require single-lane road closures and approximately 4 days of total road closure;
- all road closures will be advertised well in advance and coordinated with District staff and emergency responders.

Mr. Mason provided an overview of the projects at Ruskin as follows:

- the Ruskin facility was built in 1930 and requires upgrades to meet new earthquake safety standards;
- BC Hydro has decided to proceed with the extension of the facility for another lifetime (typically 50 years);
- the first stage of the Ruskin right abutment project has been completed, including the recontouring of the slope above Wilson Street, revegetation of the hillside, and the realignment of Wilson Street;
- BC Hydro is currently working on a detailed design of the dam and powerhouse, environmental studies and First Nations and public consultations in preparation for the next project;
- if approved by the BC Utilities Commission and BC Hydro Board of Directors, the next project is tentatively scheduled for 2012 to 2017 and will include:
 - replacement of the spillway gates and piers
 - replacement of the dam bridge with a two lane road with pedestrian walkway
 - rehabilitation of the powerhouse structure
 - rehabilitation or replacement of the turbines, generators and ancillary equipment
 - relocation of the switchyard from the powerhouse roof to the left abutment,
- impacts to the community will include the closure of Hayward Street over the Ruskin dam for the entire project, single-lane traffic on Wilson Street, closure of the Ruskin Recreation Site and parking lot, closure of the Railway Trail parking lot and Reservoir Trail, and multiple but short term drawdowns of the Hayward Lake reservoir;

- although inconvenient, these closures are necessary for public safety and construction;
- the next public meeting to update the community is June 23rd at the Stave Falls Visitor Centre;
- a workshop will be held for those interested in learning about environmental reports from our studies, and a newsletter update will go out to the BC Hydro mailing list of 4,000 residents and interested people.

In response to questions from council, Ms. van Halm and Mr. Mason stated:

- the Ruskin powerhouse will not be demolished, it will receive seismic upgrades;
- the Ruskin dam bridge will be in the same location, just with a wider road;
- the Ruskin project is expected to cost between \$662 million and \$800 million;
- environmental monitoring will continue in the area during construction, and BC Hydro will allow access by various agencies as requested;
- the road surface at Stave Falls will be made more safe, and the new rails will be installed with a rubber membrane to close the gap between the rails and road surface;
- a preservation team will be sent in to the powerhouse to assess and mark various features to keep and protect during the upgrade process.

The mayor thanked Ms. van Halm and Mr. Mason for the information.

RC10/263
MAY 17/10

John and Kristi Kraakman
Re: Proposed Subdivision Application on Henry Avenue

John and Kristi Kraakman appeared before council to express concern regarding the requirement to bring sanitary sewer service to their property as part of their subdivision application.

Ms. Kraakman provided council with a brief history of why they purchased that lot, their 2005 inquiry to subdivide, and the work that has been done so far at the request and recommendations of District staff. Ms. Kraakman stated that after the required plans were completed and paid for, they were told that they could not subdivide unless sanitary sewer service was brought to the lot.

Ms. Kraakman further stated:

- no other property in the area has sanitary sewer service – they are all on septic systems;
- in 2007 a neighbouring subdivision was approved for septic tanks, and the last house was completed in 2009;
- the subject property is already zoned for the proposed subdivision to two 10,000 square foot lots and has two road frontages;
- the services map provided by the District shows the sewer line coming down Draper Street and Dewdney Trunk Road, not Henry Avenue;
- they simply want to conform with the surrounding neighbourhood.

Ms. Kraakman asked council to take these points into consideration before making a final decision on the subdivision requirements.

The mayor thanked Mr. and Ms. Kraakman for the information.

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That staff provide a report with background information and options regarding the subdivision application for 35041 Henry Avenue.

CARRIED

RC10/264
MAY 17/10

Kenny Hess and Gord Ruley

Re: Signage for "Rockin' on the River" Concerts

Gord Ruley appeared before council to ask permission to erect a large promotional sign on private property adjacent to Mission Raceway Park and to place banners and posters within the District at locations and times mutually agreeable to council and the concert promotion company.

Mr. Ruley provided a brief update as to what the concert promotion company has done since its formation in 2008, and stated:

- attendance at last year's Rockin' on the River concerts was not as high as expected;
- expanded promotion may help to boost attendance for this year's show;
- depending on the success of this year's show, they will try to get big name acts for following years;
- it is hoped that this festival can do for Mission what the Merritt Mountain music festival has done for tourism in the BC interior;
- they want this to be a family festival, with patrons returning year after year, so security will be a top priority;
- the Braich family has agreed to allow a large sign on their property to advertise the music festival;
- the Braich family has also agreed to allow parking and camping on their property adjacent to the festival grounds;
- if permitted, the sign would be double sided, 12 feet high, 20 feet wide and 18 feet off the ground;
- if permitted, construction of the sign would be done by experienced pole setters and carpenters.

The mayor thanked Mr. Ruley for the information, and asked him to contact the economic development officer regarding the possibility of incorporating Mission's branding into the sign.

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That staff review the sign bylaw and provide a report with recommendations as to how to facilitate placement of the requested sign.

CARRIED

3. ADOPTION OF INFORMATIONAL ITEMS

RC10/265
MAY 17/10

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) report from the manager of environmental services dated May 5, 2010 – Nuisance Mosquito Program and West Nile Virus Risk Reduction Program;
- (b) report from the executive assistant dated May 11, 2010 – Release from Closed Council – Policy AWA.02 – Freeman Award;
- (c) report from the director of corporate administration dated May 11, 2010 – Planner Resignation/Replacement;
- (d) minutes of the Cultural Resources Commission meeting held on January 21, 2010;
- (e) minutes of the Cultural Resources Commission meeting held on February 18, 2010; and.
- (f) member notice from the Union of British Columbia Municipalities dated May 4, 2010 – Local Government Awareness Week Updates.

CARRIED

A report from the manager of inspection services dated May 3, 2010 entitled "Inspection Services Department Report – First Quarter 2010" was provided for the council's information.

In response to questions from council, the manager of inspection services stated that staff follow up with business licence renewals first by letter, then by telephone.

Correspondence from A. Roloson dated May 4, 2010 regarding the West Coast Express service was provided for council's information.

RC10/266
MAY 17/10

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That staff arrange for a meeting between council and representatives from West Coast Express to discuss the service provided.

CARRIED

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC10/267
MAY 17/10

Moved by Councillor Scudder, seconded by Councillor Stewart, and

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

CARRIED

5. PLANNING

Councillor Stewart assumed the Chair.

RC10/268
MAY 17/10

Rezoning Application R10-007 and Development Permit Application DP10-002 (Hall) – 32635 Bobcat Drive

Moved by Councillor Plecas, and

RECOMMENDED:

1. That, in accordance with rezoning application R10-007 (Hall), the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 by rezoning the property located at 32635 Bobcat Drive and legally described as:

Parcel Identifier: 017-673-445 Lot 2 Section 29 Township 17 New Westminster District Plan LMP3160

from R558 (Urban Residential 558 Zone) to RT465 (Residential Two Unit Zone);
2. That the bylaw be considered for first and second readings at the regular council meeting on May 17, 2010;
3. That following such readings, the bylaw be forwarded to a public hearing on June 28, 2010; and
4. That development permit application DP10-002, in the name of (Hall), to provide conformity to the official community plan guidelines respecting building form and character for a proposed compact single-family residential development on the property located at 32635 Bobcat Drive be forwarded to council for public input on June 28, 2010.

CARRIED

RC10/269
MAY 17/10

Request for Extension – Rezoning Application R06-023 (Holman) – 8980 East Edwards Street, 8977 West Edwards Street

Moved by Mayor Atebe, and

RECOMMENDED: That a 12-month extension be granted to rezoning application R06-023 (Holman) for the properties located at 8980 East Edwards Street and 8977 West Edwards Street to enable the applicant to complete the outstanding rezoning requirements.

CARRIED

RC10/270
MAY 17/10

Possible Operational Efficiencies and Delegation of Council Authority

Moved by Mayor Atebe, and

RECOMMENDED: That this item be deferred to the regular meeting of council on June 7, 2010.

CARRIED

RC10/271
MAY 17/10

Major Development Project Update – May 7, 2010

A major development project update report from the planning technician dated May 17, 2010 was provided for the committee's information.

RC10/272
MAY 17/10

Minutes of the Regular Meeting of Council (Public Hearing) held on April 26, 2010

The minutes of the regular meeting of council (public hearing) held on April 26, 2010 were provided for the committee's information.

6. FORESTRY

Councillor Plecas assumed the Chair.

RC10/273
MAY 17/10

Forest Practices Board Audit of Mission Tree Farm Licence 26

A report from the director of forest management dated May 5, 2010 regarding the Forest Practices Board audit of Mission Tree Farm Licence 26 was provided for the committee's information.

Council commended the forestry department staff for a job well done.

7. PARKS, RECREATION AND CULTURE

Councillor Scudder assumed the Chair.

RC10/274
MAY 17/10

Award of Contract No. 2010-001 – East Mission Heritage Greenway Trail

Moved by Mayor Atebe, and

RECOMMENDED:

1. That contract number 2010-001 – East Mission Heritage Greenway Trail be awarded to Mission Contractors Ltd. at their tendered price of \$956,987.04, which includes GST at 5%; and
2. That staff coordinate a ground-breaking ceremony.

CARRIED

8. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC10/275
MAY 17/10

Stream and Wildlife Habitat Mapping Pilot Project

Moved by Councillor Horn, and

RECOMMENDED: That \$3,000.00 of the 2010 environmental charter implementation budget (\$21,690.00) be used to fund a stream and wildlife mapping pilot project in partnership with Fraser Valley Conservancy.

CARRIED

RC10/276
MAY 17/10

Extension of Recycling Agreement

Moved by Councillor Scudder, and

RECOMMENDED: That the mayor and director of corporate administration sign an amendment to the agreement between the City of Abbotsford, District of Mission and Abbotsford Community Services, dated March 4, 2005, regarding the provision of recycling services, to extend the term of the agreement to January 1, 2011.

CARRIED

RC10/277
MAY 17/10

Amending the Official Community Plan to Include Targets, Actions and Policies to Reduce Greenhouse Gas (GHG) Emissions

A report from the manager of environmental services dated May 10, 2010 regarding an amendment to the official community plan to include targets, actions and policies to reduce greenhouse gas emissions was provided for the committee's information.

RC10/278
MAY 17/10

Transit Exchange Update

Moved by Councillor Horn, and

RECOMMENDED: That the report from the director of engineering and public works dated May 7, 2010 regarding the transit exchange on 2nd Avenue be received as information.

CARRIED

RC10/279
MAY 17/10

**Correspondence from Mission Regional Chamber of Commerce
Re: Waterfront Highway Signage**

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report with information regarding the cost and positioning of waterfront highway signage.

CARRIED

9. ADMINISTRATION AND FINANCE

Councillor Plecas assumed the Chair as the alternate for Councillor Stevens.

RC10/280
MAY 17/10

Rezoning Applications – Third Reading Reports

Moved by Councillor Horn, and

RECOMMENDED: That, at the close of each public hearing, council members identify (to the degree possible) any issues or concerns that have arisen during the public hearing, for which additional information is required in order to consider further readings of an official community plan amending bylaw or a zone amending bylaw.

CARRIED

RC10/281
MAY 17/10

District of Mission Smoking Regulation Bylaw 1562-1985

Moved by Councillor Scudder, and

RECOMMENDED: That the new District of Mission Smoking Regulation bylaw 5143-2010 be approved as amended.

CARRIED

RC10/282
MAY 17/10

**Housekeeping Amendment to User Fees and Charges
Amending Bylaw 5070-2009**

Moved by Councillor Gidda, and

RECOMMENDED: That District of Mission User Fees and Charges Amending Bylaw 5070-2009 be amended by:

- (a) deleting the bylaw number "4040-2008" from Section 15 and replacing it with "5044-2009";
- (b) deleting the bylaw number "4040-2008" from Schedule 14 and replacing it with "5044-2009";
- (c) deleting the bylaw number "1849-1989" from Section 19 and replacing it with "5033-2009"; and
- (d) deleting the bylaw number "1849-1989" from Schedule 18 and replacing it with "5033-2009".

CARRIED

RC10/283
MAY 17/10

Municipal Grants Select Committee – 2010 Grants in Aid

Moved by Mayor Atebe, and

RECOMMENDED: That determination of the 2010 municipal grants in aid be deferred pending council's review of the municipal grants in aid committee terms of reference and the current fee for service agreements for any organization that historically has received a municipal grant in aid in addition to the fee for service.

CARRIED

RC10/284
MAY 17/10

14th Annual Bear Mountain Race

Moved by Councillor Gidda, and

RECOMMENDED: That permission be granted to Mr. Gary Harder to hold the annual Bear Mountain Challenge Mountain Bike Race in the District of Mission on July 3 and July 4, 2010 subject to Mr. Harder providing:

- comprehensive general liability insurance in the amount of at least \$5,000,000. per occurrence and including the District of Mission as a named insured;
- advising the neighbourhood of the event dates and times;
- all site preparation including installation and removal of portable toilets as well as site clean up after the event is finished;
- off street vehicle parking, define off-street areas for participant parking and number of vehicles that can be accommodated at the site;
- on-site first aid services; and
- all necessary traffic control.

CARRIED

RC10/285
MAY 17/10

Mission Restorative Resolutions Quarterly Report January – March 2010

Moved by Councillor Horn, and

RECOMMENDED: That the Mission Restorative Resolutions quarterly report (January – March 2010) be received as information.

CARRIED

RC10/286
MAY 17/10

Downtown Building Concept – Economic Development Select Committee

Moved by Mayor Atebe, and

RECOMMENDED: That the report from the economic development officer dated May 6, 2010 regarding the economic development select committee's downtown building concept be received as information.

CARRIED

10. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC10/287
MAY 17/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

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

CARRIED

11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC10/288
MAY 17/10

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/267 to RC10/287 be adopted.

CARRIED

12. BYLAWS

RC10/289
MAY 17/10

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the readings of the bylaws included in the Bylaws section of the May 17, 2010 regular council agenda be approved as follows:

- (a) District of Mission Official Community Plan Amending Bylaw 5132-2010-4052(8) – a bylaw to include targets, actions and policies to reduce greenhouse gas emissions Second and Third Readings and Adoption
- (b) District of Mission Reserve Fund Transfer Bylaw 5134-2010 – a bylaw to implement certain previously approved reserve fund transfers, including interest earnings Adoption
- (c) District of Mission Zoning Amending Bylaw 5140-2010-5050(11) (R10-007 – Hall) – a bylaw to rezone property at 32635 Bobcat Drive from R558 (Urban Residential 558 zone) to RT465 (Residential Two Unit zone) First and Second Readings
- (d) District of Mission User Fees and Charges Amending Bylaw 5141-2010-5070(1) – a bylaw to make a housekeeping amendment First, Second and Third Readings
- (e) District of Mission Smoking Regulation Bylaw 5143-2010 – a bylaw to regulate smoking areas within the District of Mission First, Second and Third Reading
as amended

CARRIED

RC10/290
MAY 17/10

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That consideration of District of Mission land use application procedures and fees amending bylaw 5142-2010-3612(6) be deferred to the regular council meeting of June 7, 2010.

CARRIED

13. MINUTES

RC10/291
MAY 17/10

Moved by Councillor Stewart, seconded by Councillor Gidda, and

RESOLVED: That the minutes of the regular meeting of council held on April 19, 2010, April 26, 2010 and May 3, 2010 be adopted.

CARRIED

14. OTHER BUSINESS

There was no other business.

15. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer recognized that this evening was the last formal council meeting he would be attending with Mr. Clark, as the director of corporate administration would be retiring at the end of May.

16. MAYOR'S REPORT

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

17. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Gidda, Horn, Stewart, Scudder and Plecas reported on various activities, meetings and events attended since the last regular council meeting.

18. QUESTION PERIOD

There were no questions from the public.

19. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Gidda, and

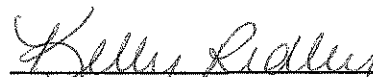
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:19 p.m.



JAMES ATEBE, MAYOR



KELLY RIDLEY, DEPUTY DIRECTOR
OF CORPORATE ADMINISTRATION