

**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 August 3, 2010 commencing at 6:30 p.m.

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

Council Members Absent: Councillor Paul Horn

Staff Members Present: Glen Robertson, chief administrative officer  
Kelly Ridley, deputy director of corporate administration  
Christine Brough, administrative clerk  
Tracey Takahashi, administrative clerk

## 1. PROCLAMATIONS

RC10/406  
AUG 3/10

### **September 16, 2010 as "National Family Dinner Night" M&M Meat Shops**

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That September 16, 2010 be proclaimed as "National Family Dinner Night" within the District of Mission; the District to assume no costs related thereto.

CARRIED

## 2. DELEGATIONS AND PRESENTATIONS

RC10/407  
AUG 3/10

### **Certificate of Appreciation - Horst Pothmann**

On behalf of council, Mayor Atebe presented to Mrs. Beate Pothmann a certificate of appreciation acknowledging the volunteerism and civic spirit of her late husband, Mr. Horst Pothmann. Mayor Atebe stated that Mr. Pothmann, who passed away on June 14, 2010, was a dedicated long-term volunteer, whose tireless efforts at the Mission Crime Prevention Office helped to make Mission a better and safer place. Mayor Atebe thanked Mrs. Pothmann for her generosity of spirit and noted that Mr. Pothmann will be greatly missed by the community.

RC10/408  
AUG 3/10

### **Oyama Students Delegation: Mari Naito and Misato Yuyama**

Mayor Atebe welcomed, Mari Naito and Misato Yuyama, visiting students from Mission's Sister City, Oyama, Japan and presented each with a gift on behalf of council and the citizens of Mission. The mayor congratulated the students on winning the trip to Mission as part of an English speaking contest.

The mayor also thanked Pam Alexis, one of the primary organizers, and the host families for their generosity and hospitality. Pam Alexis acknowledged the efforts of Kelly Ridley, chair of the Oyama Sister City Select Committee, and the many community members and businesses who have generously donated their time and services to making the students' visit a success.

RC10/409  
AUG 3/10

**Baldev and Jatinder Sidhu**  
**Re: Dispute of Inspection Fee**

Baldev and Jatinder Sidhu appeared before council to request that the \$5200 inspection fee levied against their property be waived. Mrs. Sidhu outlined the nature of her concerns, expressing her belief that the mould found by the public safety team inspection was a result of poor household ventilation. Mr. and Mrs. Sidhu stated that they have addressed any public safety issues that may have existed and that, under the circumstances, they would like council to reconsider the imposed fee.

The mayor thanked Mr. and Mrs. Sidhu for their presentation and staff were directed to provide a report to council that details the rationale for the inspection.

RC10/410  
AUG 3/10

**Jason Jenkins**  
**Re: Reopening Hotdog Stand on First Avenue**

Jason Jenkins appeared before council to request that he be permitted to reopen his hotdog stand which was located on First Avenue in front of the Friendship Centre. Mr. Jenkins explained that he is currently operating in a reduced capacity from within the Friendship Centre under their business licence but that he would like to resume operations as a street vendor. Mr. Jenkins explained that his cart would be located outside on private property but that his clientele would access his stand from the sidewalk. He noted that, during the three months in 2010 that his business was operational, it did not create loitering or traffic congestion issues and that he has the support of many of the businesses in the downtown core.

The manager of inspection services stated that a business licence was not issued for J's Hotdogs because there were potential safety concerns from sidewalk congestion and the possibility for loitering complaints. Ms. Endersby noted that, under Section 5.09 (Obstructing Traffic) of the District of Mission traffic bylaw 1698-1987, council could give permission for the proposed activity to take place.

The mayor noted that there is a report on the business licence application for J's Hotdogs for council's discussion and consideration on the current agenda. The mayor thanked Mr. Jenkins for his presentation.

**3. ADOPTION OF INFORMATIONAL ITEMS**

RC10/411  
AUG 3/10

Moved by Councillor Stewart, seconded by Councillor Stevens, and

RESOLVED: That the following items be received as information:

- (a) Inspection Services Department Report – 2nd Quarter 2010;
- (b) Letter from the BC Recreation and Parks Association, BC Healthy Living Alliance - Request for Letter of Support ; and
- (c) Minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on June 10, 2010.

CARRIED

RC10/412  
AUG 3/10

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED:

1. That the letters from the Fraser Valley Regional District and the City of North Vancouver regarding the decision by the Federal Government to exclude the mandatory long-form questionnaire from the 2011 census be received as information; and
2. That a letter be sent to the local Member of Parliament, Randy Kamp, and the Minister of Industry, Honourable Tony Clement, indicating that the District of Mission is in support of the long-form questionnaire being included in the 2011 census.

CARRIED

#### 4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC10/413  
AUG 3/10

Moved by Councillor Scudder, seconded by Councillor Plecas, and

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

CARRIED

#### 5. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC10/414  
AUG 3/10

##### **Business Licence Application – Street Vendor**

Moved by Mayor Atebe, and

RECOMMENDED: That the District of Mission issue to J's Hotdogs a business licence for street food vending subject to the normal application requirements and that Jason Jenkins, the proprietor, be asked to work with the Downtown Business Association and staff to address and mitigate concerns related to the obstruction of traffic.

OPPOSED Councillor Scudder

CARRIED

RC10/415  
AUG 3/10

Moved by Councillor Scudder, and

RECOMMENDED: That staff prepare a report on Section 5.09 of the District of Mission traffic bylaw 1698-1987 (Obstructing Traffic) as it relates to street busking and street food vending.

CARRIED

#### 6. PLANNING

Councillor Stewart assumed the Chair.

RC10/416  
AUG 3/10

**Rezoning Application R10-017 (District of Mission) – 32000 Dewdney Trunk Road, L.S. 7 (no civic), 32122 Dewdney Trunk Road and 32138 Dewdney Trunk Road**

Moved by Councillor Plecas, and

**RECOMMENDED:**

1. That in accordance with rezoning application R10-017 (District of Mission), the director of corporate administration prepare a bylaw to amend the text of District of Mission zoning bylaw 5050-2009 by adding the following definitions to Section 102 Definitions:

***Waste Resource Management***

means a *Use* that includes the receipt, collection, sorting, storage, recycling, composting, grinding, crushing, processing, curing, screening, remediation, diversion, conversion, salvage, recovery, transfer, sale and disposal of *Waste Resources*, as applicable.

***Waste Resources***

means municipal solid waste, including *Recyclables*, *Compostables*, *Refuse*, *Soil*, *Hazardous Waste* and any other material category as provided for by the provincial Environmental Management Act, and as designated by the Engineer from time to time.

***Recyclables***

means materials that are suitable for diversion from disposal for a variety of purposes.

***Includes:***

- recyclable materials, as defined in the *Collection, Removal and Marketing of Recyclables Bylaw 2639-1993*,
- materials covered under a provincial industry stewardship program,
- household hazardous materials,
- scrap metal,
- white goods,
- gypsum board,
- automotive tires,
- dimensional lumber,
- roofing tiles & asphalt,
- concrete, and
- other recyclable materials, as designated at the Engineer's discretion from time to time.

***Compostables***

means materials that are of an organic nature and may be processed into a landscaping material, soil amendment or other beneficial product.

***Includes:***

- brush, branches and stumps,
- land clearing debris,
- dimensional lumber, including renovation, construction and demolition debris,

- curbside collected food and yard waste,
- contaminated paper,
- bio-solids, and
- other compostable materials, as designated at the Engineer's discretion from time to time.

***Refuse***

means materials that have no reuse, recycling, composting or energy recovery value and cannot be diverted from disposal.

***Soil***

means materials that may or may not require treatment and includes contaminated soil and hazardous soil, as provided for by the provincial Environmental Management Act, and as designated at the Engineer's discretion from time to time.

***Hazardous Waste***

means materials as provided for by the provincial Environmental Management Act, and as designated at the Engineer's discretion from time to time.

2. That, in accordance with rezoning application R10-017 (District of Mission), the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 by:
  - (a) inserting Section 1006 Industrial Waste Resource Management (INWM) zone as outlined in **Appendix 1** attached to a report from the deputy director of planning dated August 3, 2010;
  - (b) that applicable sections and numbering of the District of Mission zoning bylaw 5050-2009 be amended accordingly to reflect the new zone;
  - (c) rezoning a portion of the property located at 32000 Dewdney Trunk Road and legally described as:

Parcel Identifier: 013 383 914 North East Quarter Section 19 Township 18 New Westminster District

from Rural 36 (RU36) zone to Industrial Waste Management (INWM) zone for Area A (14.7 hectares);
  - (d) rezoning a portion of the property known as L.S. 7 (no civic) legally described as:

Parcel Identifier: 013 384 082 Legal Subdivision 7 Section 19 Township 18 Except: A Strip One Chain in Width Crossing said Legal Subdivision 7 and Containing 2.02 Acres more or less for Roadway, New Westminster District

from Rural 36 (RU36) zone to Industrial Waste Management (INWM) zone for Area B (9.43 hectares);
  - (e) rezoning the property located at 32122 Dewdney Trunk Road and legally described as:

Parcel Identifier: 001 613 057 Lot 3 Except: Part on Plan 65626, Section 20 Township 18 New Westminster District Plan 61713

from Rural 16 (RU16) zone to Industrial Waste Resource Management (INWM) zone;

- (f) rezoning the property located at 32138 Dewdney Trunk Road and legally described as:

Parcel Identifier: 000 506 605 Parcel "10" Section 20 Township 18 New Westminster District Plan 65626

from Rural 16 (RU16) zone to Industrial Waste Resource Management (INWM) zone;

3. That the bylaw be considered for 1st and 2nd readings at the regular council meeting on August 3, 2010; and
4. That following such a reading, the bylaws be forwarded to a public hearing on August 23, 2010.

CARRIED

RC10/417  
AUG 3/10

**Rezoning and Development Permit – Fraser Valley Shopping Centres Limited (31924, 31940, 31970 and 31980 Lougheed Highway)**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That in accordance with rezoning application R10-011, the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 by rezoning the property located at 31924 Lougheed Highway and legally described as:

Parcel Identifier: 011-364-190, Lot 3 Except: Firstly: Part on Reference Plan 10339, Secondly: Part subdivided by Plan 15727, Sections 18 and 19, Township 17, New Westminster District Plan 8588

from the R558 zone (Urban Residential 558 zone) to the CH1 zone (Commercial Highway One zone)

and by rezoning the property located at 31970 Lougheed Highway and legally described as:

Parcel Identifier: 010 523 863, Lot 4, Section 18, Township 17, New Westminster District Plan 21718

from the CVD zone (Commercial Vehicle Dealership zone) to the CH1 zone (Commercial Highway One zone);

2. That the amending bylaw be considered for first and second readings at the regular meeting of council on August 3, 2010; and  
that following these readings, the bylaw be forwarded to a public hearing on August 30, 2010; and
3. That development permit application DP10-001, in the names of John Meeker, Anthony and Josephine Grehan, and Apex Self Storage (Mission) Ltd. to provide conformity to the official community plan guidelines respecting building form and character and landscaping for property located at 31924, 31940, 31970 and 31980 Lougheed Highway be forwarded to council for public input on August 30, 2010.

OPPOSED Councillor Scudder

CARRIED

RC10/418  
AUG 3/10

**Rezoning Application R10-017 (District of Mission) – 32000 Dewdney Trunk Road, L.S. 7 (no civic), 32122 Dewdney Trunk Road and 32138 Dewdney Trunk Road**

Moved by Councillor Stevens, and

RECOMMENDED: That council resolution RC10/416 be amended to change the public hearing date from August 23, 2010 to August 30, 2010.

CARRIED

RC10/419  
AUG 3/10

**Excerpts from the Minutes of the Public Hearing held on January 25, 2010 and Staff Reports dated December 7, 2009, January 25, 2010 and July 19, 2010– Background for consideration of adoption of bylaw 5105-2009-5050(2) (R09-012 – District of Mission)**

Excerpts from the minutes of the public hearing held on January 25, 2010 and the related staff reports dated December 7, 2009, January 25, 2010, March 22, 2010 and July 19, 2010 were provided to the committee as background information for the consideration of adoption of zoning amending bylaw 5105-2009-5050(2).

RC10/420  
AUG 3/10

**Excerpt from the Minutes of the Public Hearing held on June 28, 2010 and Staff Report dated May 17, 2010 – Background for consideration of adoption of bylaw 5140-2010-5050(11) (R10-007 – Hall)**

An excerpt from the minutes of the public hearing held on June 28, 2010 and related staff report dated May 17, 2010 were provided to the committee as background information for the consideration of adoption of zoning amending bylaw 5140-2010-5050(11).

**7. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC10/421  
AUG 3/10

**Ownership and Governance Agreement – Amendment #1**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That the Water Supply and Distribution Sewage Treatment Systems – Ownership and Governance Agreement – Amendment #1 be approved; and
2. That the mayor be authorized to sign this agreement.

CARRIED

RC10/422  
AUG 3/10

**Maclure Line Valve Chambers – Budget Transfer**

Moved by Councillor Plecas, and

RECOMMENDED: That the transfer of \$355,000 (Mission's share of \$90,809) from the "Ageing Non-Linear Asset Replacement" budget to the "Line Valve Chambers"

budget be approved.

CARRIED

RC10/423  
AUG 3/10

**Waterfront Highway Signage Request**

Moved by Councillor Gidda, and

RECOMMENDED:

1. That a letter be sent in support of the Mission Regional Chamber of Commerce request to the Ministry of Transportation and Infrastructure for enhancement of the existing Highway 7 Bypass signage to include directional information to Jack Poole Harbourside Park, Spirit Square and the Experience the Fraser trailhead; and
2. That a request be made to the Ministry of Transportation and Infrastructure that an additional municipal sign be placed on the corner of Horne Street and Harbour Avenue to direct traffic east onto Harbour Avenue once traffic has turned south onto Horne Street toward the waterfront.

CARRIED

RC10/424  
AUG 3/10

**Impact of Transit Annual Operational Agreement (AOA)**

Moved by Councillor Scudder, and

RECOMMENDED:

1. That the District offset the potential 2010 budget shortfall of \$66,720 for transit against any potential budget savings from other departments; if no savings are available then fund the budget shortfall from the stabilization reserve; and
2. That the 2010/2011 Transit Annual Operational Agreement be signed.

CARRIED

RC10/425  
AUG 3/10

Moved by Councillor Scudder, and

RECOMMENDED: That the transit service expansion of 2500 hours starting January 1, 2011, that was approved in principle (revised budget increase estimated at an additional \$90,000), not occur.

OPPOSED: Councillor Stevens

CARRIED

Staff was directed to prepare a report on the potential budget shortfall of \$97,250 in 2011 and \$36,000 in 2012 for transit with specific details on what services would be cut if there were a reduction of current service levels.

RC10/426  
AUG 3/10

**Scenic 7 Projects, Transfer of Funds**

Moved by Councillor Scudder, and

RECOMMENDED: That the council of the District of Mission support a transfer of



funds in the amount of \$12,212.00 from the General Operating Fund Surplus account to the Scenic 7 account and that the 2010 Financial Plan be amended.

CARRIED

## **8. ENGINEERING AND PUBLIC WORKS**

Councillor Gidda assumed the Chair.

RC10/427  
AUG 3/10

### **Confirmation of Community Energy and Emissions Plan Acceptance**

Moved by Councillor Plecas, and

RECOMMENDED:

1. That council supports the completion and adoption of the Community Energy and Emissions Plan; and
2. That \$7,500 from the 2011 Environmental Charter funds be allocated to cover the District's portion of the study and that \$4,350 of in-kind staff time be committed to the project.

CARRIED

RC10/428  
AUG 3/10

### **Water and Sanitary Sewer Master Plans and Computer Models**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That, notwithstanding the District's Purchasing policy, GeoAdvice Engineering Inc. be awarded the water modeling project in the amount of \$63,997.50, including disbursements and excluding taxes, per their proposal dated June 4, 2010;
2. That a budget of \$76,000 be approved for the water modeling project with \$56,000 funding from the Water Supply DCC reserve and \$20,000 from the joint Abbotsford Mission Water System (Mission's share funded from the Water Capital Reserve Fund);
3. That a budget of \$51,000 be established in the 2011 Sewage Treatment DCC Program to complete a sanitary sewer model; and
4. That the Financial Plan be amended accordingly.

CARRIED

RC10/429  
AUG 3/10

### **Soil Removal and Soil Deposits Bylaw Review**

Moved by Councillor Stewart, and

RECOMMENDED:

1. That staff disseminate the soil deposit and removal bylaw discussion paper for review and comment by potentially affected stakeholders; and
2. That the soil deposit bylaw 3550-2003 be amended by deleting Section 6(e) of

Exemptions: "on land designated as agricultural land reserve (ALR) pursuant to Provincial legislation"

CARRIED

## 9. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC10/430  
AUG 3/10

Moved by Councillor Plecas, seconded by Councillor Scudder, and

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

CARRIED

## 10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC10/431  
AUG 3/10

Moved by Councillor Gidda, seconded by Councillor Stevens, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/413 to RC10/430, except items RC10/414, RC10/417 and RC10/425, be adopted.

CARRIED

RC10/432  
AUG 3/10

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/414 (Business Licence Application – J's Hotdogs), be adopted.

OPPOSED: Councillor Scudder

CARRIED

RC10/433  
AUG 3/10

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/417 (rezoning and development permit applications R10-11 / DP10-001), be adopted.

OPPOSED: Councillor Scudder

CARRIED

RC10/434  
AUG 3/10

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/425 (2011 transit service expansion not occur), be adopted.

OPPOSED: Councillor Stevens

CARRIED

## 11. BYLAWS

RC10/435  
AUG 3/10

Moved by Councillor Gidda, seconded by Councillor Stewart, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the August 3, 2010 regular council agenda be approved as listed:

- (a) District of Mission zoning amending bylaw 5105-2009-5050(2) (R09-012 – District of Mission) – a bylaw to add clarity and update the recently adopted zoning bylaw Adoption
- (b) District of Mission zoning amending bylaw 5140-2010-5050(11) (R10-007 – Hall) – a bylaw to rezone property at 32635 Bobcat Drive from Urban Residential 558 zone (R558) to Residential Two Unit zone (RT465) Adoption
- (c) 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 First and Second Readings
- (d) District of Mission zoning amending bylaw 5163-2010-5050(20) (R10-011 – Fraser Valley Shopping Centres Limited) –a bylaw to rezone property at 31924 and 31970 Lougheed Highway First and Second Readings

CARRIED

## 12. MINUTES

RC10/436  
AUG 3/10

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That the minutes of the special meeting of council held on July 8, 2010 and the regular meeting of council held on July 19, 2010 be adopted.

CARRIED

## 13. OTHER BUSINESS

RC10/437  
AUG 3/10  
PLANNING

### **Development Permit Application DP10-002 (Hall) – 32635 Bobcat Drive**

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: 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 duplex on the property located at 32635 Bobcat Drive be approved.

CARRIED

**14. CHIEF ADMINISTRATIVE OFFICER'S REPORT**

The chief administrative officer did not report.

**15. MAYOR'S REPORT**

The mayor did not report.

**16. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES**

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

**17. QUESTION PERIOD**

Jim Allard requested that he be included in the stakeholder review of the soil deposit and removal bylaws discussion paper and asked if the zoning bylaw will be reviewed in conjunction with the review of the soil deposit and removal bylaws.

The manager of environmental services stated that he welcomes feedback and that there is some wording in the discussion paper about looking at the zoning bylaw and making sure that any soil deposition or removal does not impact development opportunities on neighbouring properties.

**18. ADJOURNMENT**

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:55 p.m.



JAMES ATEBE, MAYOR



KELLY RIDLEY, DEPUTY DIRECTOR OF  
CORPORATE ADMINISTRATION