

**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 November 1, 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 Jenny Stevens  
Councillor Heather Stewart

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

### **1. REMEMBRANCE DAY CEREMONY**

Mayor Atebe welcomed Thomas Armstrong, Dave Bryant, Shawn Davies, John Keresman and John Walsh from Royal Canadian Legion Branch 57, and opened the meeting with the same dedication that opens the Legion meetings. He stated that the District of Mission will proclaim the week of November 5 to 11, 2010 as "Veteran's Week", and that the Legion's poppy flag would be flown at the municipal hall during Veterans' Week.

The mayor conveyed Mission's gratitude to those who served Canada and for the sacrifices they made to keep our country a safe place for future generations. Council acknowledged the contributions of the veterans and expressed their thanks.

The mayor and each councillor thanked the veterans in attendance for their service to the country and contributions to the community.

### **2. PROCLAMATIONS**

RC10/597  
NOV. 01/10

#### **Veterans' Week – November 5 through 11, 2010 Royal Canadian Legion Branch 57**

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That November 5 through 11, 2010 be proclaimed as "Veterans' Week" within the District of Mission; the District to assume no costs related thereto.

CARRIED

### **3. DELEGATIONS AND PRESENTATIONS**

RC10/598  
NOV. 01/10

#### **Harvey Weiss, Mission Western Developments Ltd. Re: 32471 Lougheed Highway**

Mr. Harvey Weiss of Mission Western Developments Ltd. appeared before council to request consideration of allowing "drive-through" use in their proposed development located at 32471 Lougheed Highway.

Mr. Weiss stated:

- council had granted conditional approval of the development application in December of 2007, which at the time included two tenants with drive-through lanes;
- the development team has had to deal with several issues that impeded development of the site, including changing market conditions, legislation changes that affected one of the proposed tenants, and a legal battle;
- during that time the team has also been working to secure good quality lead tenants;
- once they were ready to proceed with developing the site, it was brought to their attention that a new zoning bylaw had been adopted, and that having a drive-through was no longer permitted;
- they will be presenting a new, altered development proposal with new drawings to District staff and to Council;
- the new development plan with new tenants includes two drive-throughs, just like the first plan that was granted conditional approval;
- they have secured enough tenancy to move forward with the project, however cannot sign the agreements without permission for the drive-throughs.

Mr. Weiss asked council to consider granting a variance or grandfathering the development proposal.

The mayor thanked Mr. Weiss for the information.

#### **4. ADOPTION OF INFORMATIONAL ITEMS**

RC10/599  
NOV. 01/10

Moved by Councillor Plecas, seconded by Councillor Horn, and

RESOLVED: That the following items be received as information:

- (a) minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on September 9, 2010;
- (b) minutes of the Emergency Planning Committee meeting held on September 30, 2010; and
- (c) minutes of the Traffic Safety Committee meeting held on October 13, 2010.

CARRIED

#### **5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

RC10/600  
NOV. 01/10

Moved by Councillor Stevens, seconded by Councillor Stewart, and

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

CARRIED

## 6. PLANNING

Councillor Stewart assumed the Chair.

RC10/601  
NOV. 01/10

### **Correspondence from Mission Western Developments Ltd. Re: 32471 Lougheed Highway**

Correspondence from Mission Western Developments Ltd. dated October 27, 2010 regarding the proposed development at 32471 Lougheed Highway was provided for the committee's information.

Moved by Councillor Horn, and

**RECOMMENDED:** That staff prepare a report for the November 15, 2010 regular council meeting describing the various planning processes that will need to be completed to bring the development application for 32471 Lougheed Highway forward for council consideration.

**OPPOSED:** Councillor Stewart

**CARRIED**

RC10/602  
NOV. 01/10

### **Rezoning Application R10-016 (District of Mission) – Proposed Text Amendments to Add Clarity and Update Zoning Bylaw 5050-2009**

Moved by Councillor Horn, and

**RECOMMENDED:** That discussion of rezoning application R10-016 (District of Mission) and the proposed text amendments to Section 201 of the zoning bylaw be deferred pending receipt of a report from staff to create a new zone.

**CARRIED**

RC10/603  
NOV. 01/10

### **Rezoning Application R10-026 (Haffner) – 8224, 8231, 8237 Tanaka Terrace and 8240, 8244, 8246 Haffner Terrace**

Moved by Councillor Gidda, and

**RECOMMENDED:**

1. That, in accordance with rezoning application R10-026 (Haffner), the Director of Corporate Administration prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the following properties:

8224 Tanaka Terrace – Parcel Identifier: 028-338-031 Lot 9 Section 29 Township 17 New Westminster District Plan BCP46126

8231 Tanaka Terrace – Parcel Identifier: 028-338-049 Lot 10 Section 29 Township 17 New Westminster District Plan BCP46126

8237 Tanaka Terrace – Parcel Identifier: 028-338-057 Lot 11 Section 29 Township 17 New Westminster District Plan BCP46126

8240 Haffner Terrace – Parcel Identifier: 028-337-972 Lot 3 Section 29 Township 17 New Westminster District Plan BCP46126

8244 Haffner Terrace – Parcel Identifier: 028-337-964 Lot 2 Section  
29 Township 17 New Westminster District Plan BCP46126

8246 Haffner Terrace – Parcel Identifier: 028-337-956 Lot 1 Section  
29 Township 17 New Westminster District Plan BCP46126

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

2. That the bylaw be considered for first and second readings at the regular council meeting on November 1, 2010; and
3. That following such readings, the bylaw be forwarded to a public hearing on November 22, 2010.

CARRIED

RC10/604  
NOV. 01/10

### **Street Re-Naming for the North Side of Fennel Street**

Moved by Mayor Atebe, and

RECOMMENDED:

1. That bylaw 3853-2005 be amended by deleting the following words from Section 2(i):  
"FENNEL STREET a road running south off of Tunbridge Avenue that will eventually be an extension of Fennel Street as Fennel Street as *Fennel Street*."  
2. And replacing it with: That the existing road running south from Tunbridge Avenue as shown on plan 1 in the report from the planner dated November 1, 2010 be named **Nicholson Terrace**.

CARRIED

RC10/605  
NOV. 01/10

### **Proposed Additions to the Spirit Square and Trail Extension (To be circulated under separate cover)**

This item was removed from the agenda

## **7. PARKS, RECREATION AND CULTURE**

Councillor Scudder assumed the Chair.

RC10/606  
NOV. 01/10

### **Renewal of Licence for Use – OASIS Physiotherapy**

Moved by Councillor Plecas, and

RECOMMENDED: That the Licence for Use with Orthopaedic and Sports Injury Services (OASIS) for clinic space at the Mission Leisure Centre be renewed on the following terms:

- (a) Length of term – Five (5) years and four (4) months, effective September 1, 2010.
- (b) Licence Fees:
  - \$2,000 per month from September 1, 2010 to December 31, 2011 (15.8% increase);
  - \$26,000 annual fee for 2012 (8.3% increase);
  - \$28,000 annual fee for 2013 (7.7% increase);
  - \$30,000 annual fee for 2014 (7.1% increase);
  - \$32,000 annual fee for 2015 (6.7% increase).

CARRIED

RC10/607  
NOV. 01/10

### **Use of Surplus LocalMotion Funds**

Moved by Councillor Horn, and

**RECOMMENDED:** That the District of Mission not proceed with obtaining approval or undertake work to implement the bicycle route network recommendations, and that the applicable surplus funds be returned to the gaming reserve fund.

**OPPOSED:** Mayor Atebe  
Councillor Gidda  
Councillor Plecas  
Councillor Stewart

DEFEATED

RC10/608  
NOV. 01/10

Moved by Mayor Atebe, and

**RECOMMENDED:**

1. That staff pursue obtaining approval and then undertake work to implement the Bicycle Route Network recommendations as set out in the Bicycle Route Master Plan; and
2. That surplus LocalMotion and gaming reserve funds allocated to the East Mission Heritage Greenway be used as the funding source.

**OPPOSED:** Councillor Horn  
Councillor Scudder  
Councillor Stevens

CARRIED

## **8. FORESTRY**

Councillor Plecas assumed the Chair.

RC10/609  
NOV. 01/10

### **Forestry Mission Statement and Strategic/Economic Plan**

Moved by Councillor Horn, and

RECOMMENDED: That the Forestry Mission Statement and Strategic/Economic Plan dated October 26, 2010 be adopted.

CARRIED

## 9. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

### **Cedar Street Project – Cherry to Tunbridge Update**

A status report from the Deputy Director of Engineering dated October 27, 2010 regarding the road improvement works on Cedar Street between Cherry and Tunbridge Avenues was provided for the committee's information.

Moved by Councillor Horn, and

RECOMMENDED: That staff investigate whether or not bus shelters can be added to the Cedar Street paving project if the budget allows.

CARRIED

Staff were directed to publish an article in the City Page of the Mission Record that explains the timing of the removal of the Telus and BC Hydro poles, and the anticipated end of the project.

## 10. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

### **Social Development Program Quarterly Report**

Moved by Councillor Horn, and

RECOMMENDED:

1. That the third bullet of the Terms of Membership section of the Social Development Commission Terms of Reference be amended by replacing the word "retribution" with "remuneration";
2. That the Social Development Commission Terms of Reference be adopted as amended; and
3. That staff schedule a joint meeting between Council and the Social Development Commission.

CARRIED

RC10/610  
NOV. 01/10

RC10/611  
NOV. 01/10

RC10/612  
NOV. 01/10

**LATE ITEM – Memo from Union of British Columbia Municipalities  
Re: Opportunity to Comment on Proposed Changes to the  
Ultimate Limitation Period**

Moved by Councillor Horn, and

RECOMMENDED: That consideration of the memo from the Union of British Columbia Municipalities dated October 26, 2010 regarding the opportunity to comment on proposed changes to the ultimate limitation period be deferred to the regular council meeting of November 15, 2010.

CARRIED

**11. PUBLIC SAFETY AND HEALTH**

Councillor Horn assumed the Chair.

RC10/613  
NOV. 01/10

**Union of British Columbia Municipalities – Member Release  
Re: RCMP Police Costs and Accountability**

Moved by Mayor Atebe, and

RECOMMENDED: That a letter be sent to Randy Kamp, MP, Honourable Vic Toews, federal Minister of Public Safety, and Honourable Stockwell Day, federal President of Treasury Board that highlights local government concerns regarding the need for financial accountability, the need to develop an effective partnership, and the need for local accountability in the delivery of police services.

CARRIED

RC10/614  
NOV. 01/10

**Correspondence from Steelhead Community Association  
Re: Accessibility of High Speed Internet, Cellular and Mobile  
Telecommunication Service to Steelhead**

Moved by Mayor Atebe, and

RECOMMENDED: That a letter be sent to Rogers Communications, Shaw and Telus requesting improved cellular or mobile communication and high speed internet services to the rural areas of Mission, with copies to be sent to Randy Kamp, MP, Marc Dalton, MLA, Randy Hawes, MLA, and the Ministry of Public Safety and Solicitor General.

CARRIED

RC10/615  
NOV. 01/10

Moved by Councillor Stevens, and

RECOMMENDED: That the District of Mission appeal to senior levels of government for legislative changes and grant funding to improve wireless communication service in the rural areas of Mission.

CARRIED

## 12. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC10/616  
NOV. 01/10

Moved by Councillor Gidda, seconded by Councillor Stewart, and

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

CARRIED

## 13. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC10/617  
NOV. 01/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/600 to RC10/616, except items RC10/601 (32471 Lougheed Highway) and RC10/608 (surplus LocalMotion funds), be adopted.

CARRIED

RC10/618  
NOV. 01/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/601 (32471 Lougheed Highway), be adopted.

OPPOSED: Councillor Stewart

CARRIED

RC10/619  
NOV. 01/10

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/608 (surplus LocalMotion funds), be adopted.

OPPOSED: Councillor Horn  
Councillor Scudder  
Councillor Stevens

CARRIED

## 14. BYLAWS

RC10/620  
NOV. 01/10

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the November 1, 2010 regular council agenda be approved as follows:

- (a) District of Mission Zoning Amending Bylaw 5138-2010-5050(10) (R10-002 – Tripod Developments) – a bylaw to rezone property at 31161 Silverhill Avenue from RU16 (Rural 16 Zone) to RR7s (Rural Residential Secondary Dwelling Zone) Rescind first and second readings



- |     |   |                                  |
|-----|---|----------------------------------|
| (b) | District of Mission Zoning Amending Bylaw 5178-2010-5050(29) (R10-026 – Haffner) – a bylaw to rezone properties at 8224, 8231, 8237 Tanaka Terrace and 8240, 8244, 8246 Haffner Terrace from R558 (Urban Residential 558 Zone) to R558s (Urban Residential 558 Secondary Dwelling Zone) | First and Second Readings        |
| (c) | District of Mission Zoning Amending Bylaw 5159-2010-5050(18) (R10-016 – District of Mission) – a bylaw to add clarity to Section 201 Rural Zones  | DEFERRED                         |
| (d) | District of Mission Street Naming (Nicholson Terrace) Bylaw 5180-2010 – a bylaw to rename a portion of Fennell Street south of Tunbridge Avenue   | First, Second and Third Readings |

CARRIED

### 15. MINUTES

RC10/621  
NOV. 01/10

Moved by Councillor Stevens, seconded by Councillor Scudder, and

RESOLVED: That the minutes of the regular meeting of council held on October 18, 2010 be adopted.

CARRIED

### 16. OTHER BUSINESS

RC10/622  
NOV. 01/10

#### **LATE ITEM – Release from Closed Council – Animal Control Services Contract**

The following resolution was released from the closed council meeting of October 25, 2010:

That the District of Mission enter into the Animal Control Services Contract Agreement with Sherry Lee Taylor.

### 17. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

### 18. MAYOR'S REPORT

The mayor did not report.

### 19. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

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

**20. QUESTION PERIOD**

There were no questions from the public.

**21. ADJOURNMENT**


Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:03 p.m.

  
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JAMES ATEBE, MAYOR

  
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KELLY RIDLEY, DEPUTY DIRECTOR  
OF CORPORATE ADMINISTRATION