

**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 December 20, 2010 commencing at 6:30 p.m.

Council Members Present: Councillor Terry Gidda (Acting Mayor)  
Councillor Paul Horn  
Councillor Danny Plecas  
Councillor Mike Scudder  
Councillor Jenny Stevens  
Councillor Heather Stewart

Council Members Absent: Mayor James Atebe

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

## 1. PROCLAMATIONS

RC10/681  
DEC. 20/10

### **February 2011 as “Heart Month” Heart & Stroke Foundation of BC & Yukon**

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That February, 2011 be proclaimed as “Heart Month” within the District of Mission; the District to assume no costs related thereto.

CARRIED

## 2. DELEGATIONS AND PRESENTATIONS

RC10/682  
DEC. 20/10

### **Jerry Ericsson, Diacarbon Energy Inc. Re: Establishment of a Biomass Refinery Demonstration Project**

Jerry Ericsson of Diacarbon Energy Inc. appeared before Council to inform the community that the company is seeking the establishment of a small biomass refinery demonstration facility.

Mr. Ericsson stated:

- Diacarbon Energy Inc. is a BC focussed renewable bio products company, capable of producing biofuels or soil conditioners from biomass waste;
- the company vision is to install a network of portable refineries that can utilize biomass waste at the source, help reduce dependence on fossil fuels and reduce carbon emissions released into the atmosphere;
- increasing demand for energy and rising costs have created a need for an alternate source of energy;
- legislation has imposed carbon taxes that mandate the use of 5% renewable fuels by 2012;
- the only two renewable components for fuels are biodiesel and ethanol, both of which are made primarily from corn;

- Diacarbon Energy Inc. is trying to produce a renewable fuel from a waste product, rather than from a food product or something that competes with the food supply;
- they produce biochar and biofuels, develop biochar-based soil amendment products and generate and aggregate carbon credits for their participants/partners;
- biochar can be used as a soil conditioner and as a fuel because it has similar combustion properties to coal, but has lower sulphur oxide and nitrous oxide emissions and very few heavy metal contaminants from clean wood;
- bio-oil is a liquid fuel that is a carbon neutral alternative to some fossil fuels, and can be used in diesel generators and boilers;
- the company aims to eliminate the shipping of biomass waste by processing close to the source, and to establish a closed loop system that utilizes waste on site to produce value-added products.

In response to questions from council, Mr. Ericsson further stated:

- there are purchase agreements in place for all the bio-oil that is produced, so all the product is picked up from the processing site;
- there is no odour in the biochar – the odour is mainly in the bio-oil, however the oil is condensed in a closed system so there is no release of volatile components;
- the company intends to process on a demonstration basis, therefore there is no intention of having large piles of manure at the site;
- part of what they are trying to determine at the test facility is the composition of the syngas with varying temperatures and feedstock;
- although the machinery is not overly loud, they will need an industrial site to run the desired tests;
- the processor does have a number of impermeable barriers, drip catchers, and a redundant tank system to avoid bio-oil leaks into the ground; and
- the technology has been designed and invented in Canada, and they have a fabrication shop in Abbotsford.

Acting Mayor Gidda thanked Mr. Ericsson for the presentation.

RC10/683  
DEC. 20/10

**Barb Strachan, Town Square Working Group**  
**Re: Update on Status of the Rain Garden**

Barb Strachan appeared before Council on behalf of the Town Square Working Group to provide an update of the status of the rain garden at Grand Street and 7<sup>th</sup> Avenue.

Ms. Strachan stated:

- the rain garden project has been supported by a wide array of citizens by way of direct monetary donations, services and physical labour;
- approximately \$30,000 to \$35,000 has been received through cash and in-kind donations, as well as a Provincial grant of \$5,000;
- everything so far at the site has been paid for, and the resources are in place to finish the garden starting next spring;

- some challenges to completion of the project have been the availability of the carefully chosen plants, and the availability of work crews coinciding with each other and with the weather;
- the planted trees are starting into their second winter and still looking healthy;
- approximately 75% of the shrubs have been planted and the rest have been ordered;
- the kiosk design has been approved and the building permit is in place;
- the green roof has been planted and is being looked after by Nat's Nursery until they are ready to assemble it;
- the kiosk is to be an educational interpretive centre for rain garden technology with information on all plant choices and acknowledgement of donors to the project;
- kiosk signage has yet to be designed but finances are in place;
- the wiring is in place to the base of the trees along 7th Avenue and to the location of kiosk and to a light pole in the middle of the garden;
- one bench is in hand and ready to be installed, another bench that students have built will be installed after a couple minor adjustments to it, and funding is being arranged to purchase another two benches;
- with next spring's planting there will be full coverage of the planting area with plants that will be easy to maintain, and will provide a lush, pleasing place to view and to visit;
- the Town Square Working Group is looing forward to completion of the garden and working with District Parks and Recreation staff, with schools and with the public at large to ensure beneficial use of the park;
- the rain garden project is firstly a town square and has been built for the social enhancement of our community;
- a portion of the square is being used as a demonstration rain garden, with particular features that enhance the value of water management;
- the demonstration area will have openings cut in the curb to allow water to run into that portion of the garden from the street, and will be planted with particular attention to the needs of surges of water;
- the rain garden demonstration area has required the greatest amount of research and extra time to get it right.

The Acting Mayor and Council thanked Ms. Strachan and the Town Square Working Group for the information, vision and dedication to ensuring the success of this project.

### **3. ADOPTION OF INFORMATIONAL ITEMS**

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That the following items be received as information:

- (a) Mission Institution report – November 2010;
- (b) minutes of the Downtown Coalition meeting held on October 19, 2010;
- (c) minutes of the Mission Community Heritage Commission meeting held on

November 3, 2010; and

- (d) minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on November 18, 2010.

CARRIED

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

RC10/685  
DEC. 20/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

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

CARRIED

#### **5. PLANNING**

Councillor Stewart assumed the Chair.

RC10/686  
DEC. 20/10

#### **Resolution to Include the District of Mission on BizPal**

Moved by Councillor Horn, and

RECOMMENDED: That the District of Mission enter into a contract with the Province of British Columbia to include the District of Mission's development and licencing processes on Bizpal.

CARRIED

RC10/687  
DEC. 20/10

#### **Temporary Industrial Use Permit Application TP10-003 (T-Lane Transport & Logistics) – 32915 Mission Way**

Moved by Councillor Scudder, and

RECOMMENDED: That temporary commercial industrial permit TP10-003 (T-LANE Transport & Logistics) for the property located at 32915 Mission Way be approved.

CARRIED

RC10/688  
DEC. 20/10

#### **Rescind Zone Amending Bylaw, Official Community Plan Amending Bylaw, Close Development Application Files R08-027 and S10-002 (Barry Gowling Architect) – 33038 Dewdney Trunk Road**

Moved by Councillor Gidda, and

RECOMMENDED:

1. That first, second and third readings of Zoning Amending Bylaw 5047-2009 be rescinded;
2. That first, second and third readings of Official Community Plan Amending Bylaw 5061-2009-4052(6) be rescinded; and
3. That rezoning application R08-027 and subdivision application S10-002 be closed.

CARRIED

RC10/689  
DEC. 20/10

**Third Reading Report for Zoning Bylaw Amendment Application R09-010 (Zorawski/Nastaziak) – 9557 Stave Lake Street**

A report from the planner dated December 20, 2010 regarding rezoning application R09-010 for property at 9557 Stave Lake Street was provided for the committee's information.

RC10/690  
DEC. 20/10

**Rezoning Application R09-011 (Lavalle) – 12331 Rolley Lake Street**

A report from the manager of environmental services dated December 8, 2010 regarding rezoning application R09-011 for property at 12331 Rolley Lake Street was provided for the committee's information.

RC10/691  
DEC. 20/10

**Third Reading Report R10-026 (Haffner) – 8224, 8231, 8237 Tanaka Terrace and 8240, 8244, 8246 Haffner Terrace**

A report from the planner dated December 20, 2010 regarding rezoning application R10-026 for property at 8224, 8231, 8237 Tanaka Terrace and 8240, 8244, 8246 Haffner Terrace was provided for the committee's information.

RC10/692  
DEC. 20/10

**Minutes of the Regular Meeting of Council (Public Hearing) held on November 22, 2010**

The minutes of the regular meeting of Council (public hearing) held on November 22, 2010 were provided for the committee's information.

**6. FORESTRY**

Councillor Plecas assumed the Chair.

RC10/693  
DEC. 20/10

**Log Marketing/Dry Land Sort Agreement Extension**

Moved by Councillor Horn, and

RECOMMENDED: That the District of Mission agree to a contract extension to the current Log Marketing and Dry Land Sort Services Agreement with Canadian Overseas Log & Lumber Ltd. with all conditions to stay the same except for a new termination date of January 31, 2011 with a provision that further extensions could be made up to April 30, 2011 if required.

CARRIED

**7. PUBLIC SAFETY AND HEALTH**

Councillor Horn assumed the Chair.

RC10/694  
DEC. 20/10

**False Alarm Heritage Secondary School October 2, 2010**

Moved by Councillor Plecas, and

RECOMMENDED: That the report from the fire chief dated December 8, 2010 regarding

a false alarm at Heritage Secondary School on October 2, 2010 be referred to the closed council meeting of January 10, 2011.

CARRIED

RC10/695  
DEC. 20/10

**Distribution of \$12,360.00 Realized from the Mission Fire/Rescue Service Fire Engine Deployment for the Stave Dam Closure for Crane Replacement**

Moved by Councillor Scudder, and

RECOMMENDED: That the \$12,360.00 received from BC Hydro in payment of deployment of Mission Fire/Rescue Service fire engine and personnel during the Stave Dam closure be distributed as follows:

\$ 2,500.00	to offset fire fighter wages (GL 26310-020)
\$ 300.00	to offset cost of food for fire fighters (GL 26310-210)
\$ 2,000.00	to purchase equipment for our fire fighter rehab program at incidents
\$ 5,000.00	to purchase structural firefighting boots to enhance our upgrade program
\$ 2,560.00	to purchase equipment to support the start-up costs of our Community First Aid and CPR program

CARRIED

**8. ENGINEERING AND PUBLIC WORKS**

Councillor Gidda assumed the Chair.

RC10/696  
DEC. 20/10

**Joint Recycling Agreement and Recycling Services Agreement**

Councillor Scudder declared a potential conflict of interest as a family member is employed with Abbotsford Community Services, and excused himself from the meeting at 7:19 p.m.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the Mayor and Deputy Director of Corporate Administration be authorized to sign the Recycling Services Agreement between the City of Abbotsford, District of Mission and Abbotsford Community Services, regarding the provision of recycling services from January 1, 2011 through December 31, 2015.
2. That the Mayor and Deputy Director of Corporate Administration be authorized to sign the Joint Recycling Agreement between the City of Abbotsford and District of Mission, regarding the joint provision of recycling services and ownership of recycling assets from January 1, 2011 through December 31, 2015.
3. That, once returned from Abbotsford Community Services, the District's share of existing reserve funds in the amount of approximately \$56,000 be deposited into the refuse reserve account.

CARRIED

Councillor Scudder returned to the meeting at 7:20 p.m.

RC10/697  
DEC. 20/10

**Annual Report on Free Tipping of Litter at the Mission Landfill**

A report from the environmental coordinator dated December 6, 2010 regarding free tipping of litter at the Mission Landfill for community groups performing litter clean-ups was provided for the committee's information.

Moved by Councillor Horn, and

RECOMMENDED: That staff coordinate council recognition of the various volunteer groups that participate in litter clean-up projects in the District as close to Earth Day as possible.

CARRIED

RC10/698  
DEC. 20/10

**Abbotsford/Mission Water & Sewer Commission – Council Request for Detailed Minutes**

Email correspondence from Councillor Horn dated December 13, 2010 and a memo from the director of engineering and public works dated December 9, 2010 regarding Council's request for detailed minutes of the Abbotsford/Mission Water & Sewer Commission meetings were provided for the committee's information.

Moved by Councillor Horn, and

RECOMMENDED: That staff attach relevant sections of the Abbotsford/Mission Water & Sewer Commission agenda to the applicable minutes in the future.

CARRIED

**9. ADMINISTRATION AND FINANCE**

Councillor Stevens assumed the Chair.

RC10/699  
DEC. 20/10

**Mission Restorative Resolutions Quarterly Report July – September 2010**

The Mission Restorative Resolutions quarterly report for July to September 2010 was provided for the committee's information.

Staff were directed to add discussion of the number of referrals to the restorative resolutions program to the agenda for the next joint meeting with School District 75.

RC10/700  
DEC. 20/10

**Proposed Write-off of Property Taxes on Road Right of Way, Roll No. 850 226 200**

Moved by Councillor Stewart, and

RECOMMENDED: That the District forward a letter to the Ministry of Community Services requesting permission to formally write off the outstanding property taxes on the road right of way with Roll Number 850 226 200 totalling \$9,428.53.

CARRIED

RC10/701  
DEC. 20/10

**Amendment to Financial Contributions for Community Amenities  
Policy LAN.40**

Moved by Councillor Horn, and

RECOMMENDED:

1. That the Financial Contributions for Community Amenities Policy (LAN.40) be amended as follows:
  - a) Delete paragraph three starting with the words "The Community Amenity Reserve Fund contributions...." and ending with "... comprehensive developments" and replace it with:

"The Community Amenity Reserve Fund contributions effective March 31, 2011, are as follows:

One Unit Residential (Single Family) Use	\$2,815.00 for each new residential lot
Multi-Family Residential (including duplex, mixed use and comprehensive developments)	\$2,815.00 for each new residential unit
  - b) That the contribution sum of \$2,680.00 be replaced with \$2,815.00 in the "Confirmation of Contribution To Offset Burden of Rezoning" form attached to the Policy; and
2. That the new contribution of \$2,815.00 be communicated to the development community by the planning department in preparation for the March 31st, 2011, implementation.

CARRIED

RC10/702  
DEC. 20/10

**Communication Policy Between RCMP and District of Mission**

Moved by Councillor Scudder, and

RECOMMENDED:

1. That a new policy section be developed titled COMMUNICATIONS;
2. That the following two policies under QUALITY PROGRAM - QUA.1 - Communication, and QUA.2 - Parks & Recreation Staff Meetings be moved under the COMMUNICATIONS policy heading and renamed COM.1 - Communication with the Chief Administrative Officer and COM.2 - Parks & Recreation Staff Meetings and that QUA.3 - Continuous Improvement remain under the QUALITY PROGRAM and renumbered QUA.1 - Continuous Improvement;
3. That the following wording for COMMUNICATION policy COM.3 - Communication between the RCMP and the District of Mission be approved:

"Communication between the Royal Canadian Mounted Police (RCMP) and the District of Mission on issues of mutual concern shall be addressed by:

Maintaining regular communication between the Chief Administrative Officer (CAO) and the Inspector or their designate; and



Should an occurrence arise which relates to any services being provided by the District of Mission and enforced by the RCMP which could result in questions being directed to municipal staff or council, the Inspector (or their designate) will advise the CAO as soon as possible; and the CAO will disseminate the information to staff and council as necessary.”

CARRIED

RC10/703  
DEC. 20/10

**Downtown Security Service Reduction**

This item was referred to the closed council meeting of January 10, 2011.

RC10/704  
DEC. 20/10

**Renewal of Licence for Use Agreement – 33043 – 4<sup>th</sup> Avenue (lane)**

Moved by Councillor Plecas, and

RECOMMENDED: That the current License for Use agreement between the District of Mission and Mr. Norm Chamberlain for the use of an undeveloped portion of lane adjacent to and contiguous with the east property line of 33043 – 4<sup>th</sup> Avenue, for private off street parking, be renewed for a further term of 5 years under the same terms and conditions except for liability insurance coverage being increased to \$2,000,000.00.

CARRIED

RC10/705  
DEC. 20/10

**Licence for Use – Lane Adjacent to 32916 – 1<sup>st</sup> Avenue**

Moved by Councillor Scudder, and

RECOMMENDED: That the current Licence for Use agreement between the District of Mission and Ms. Grace Born to use an undeveloped portion of lane adjacent to and contiguous with the south property line of 32916 – 1<sup>st</sup> Avenue, for use as an observation deck, be renewed for a further term of 5 years under the same terms and conditions.

CARRIED

RC10/706  
DEC. 20/10

**2011 Fraser Valley Regional Library (FVRL) Budget**

A report from the director of finance dated December 15, 2010 regarding the Fraser Valley Regional Library budget for 2011 was provided for the committee’s information.

RC10/707  
DEC. 20/10

**Correspondence from Fraser Valley Regional Library  
Re: Appointment of Board Representative for 2011**

Moved by Councillor Horn, and

RECOMMENDED: That Councillor Gidda be appointed as the Council representative to the Fraser Valley Regional Library board, and Councillor Stewart be appointed as the alternate representative.

CARRIED

RC10/708  
DEC. 20/10

**Correspondence from Fraser House Society  
Re: Request for Funding for "Challenge Day"**

Moved by Councillor Horn, and

RECOMMENDED:

1. That staff write to the Fraser House Society for clarification as to: whether they are asking that the District of Mission fund the full \$8,000.00 for the Challenge Day event, or if School District 75 is also contributing to the event; and
2. That staff identify a funding source.

CARRIED

**10. RESOLUTION TO RISE AND REPORT**

Mayor Atebe resumed the Chair.

RC10/709  
DEC. 20/10

Moved by Councillor Stevens, 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**

RC10/710  
DEC. 20/10

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/685 to RC10/709 be adopted.

CARRIED

**12. BYLAWS**

RC10/711  
DEC. 20/10

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the December 20, 2010 regular council agenda be approved as listed:

- |     |   |  |
|-----|---|--|
| (a) | District of Mission Zoning Amending Bylaw 5047-2009 (R08-027-Gowling) – a bylaw to rezone the western portion of the property at 33038 Dewdney Trunk Road from S36 (Suburban 36 Zone) to IA (Institutional Assembly Zone) | Rescind First,<br>Second and Third<br>Readings |
| (b) | District of Mission Official Community Plan Amending Bylaw 5061-2009-4052(6) – a bylaw to redesignate the western portion of the property at 33038 Dewdney Trunk Road from Urban Residential – Compact to Institutional   | Rescind First,<br>Second and Third<br>Readings |

- |     |   |               |
|-----|---|---------------|
| (c) | District of Mission Zoning Amending Bylaw 5166-2010-5050(22) (R09-011 – Lavalley) – a bylaw to rezone property at 12331 Rolley Lake Street from Rural 16 zone (RU16) to Rural Residential 7 zone (RR7)  | Third Reading |
| (d) | District of Mission Zoning Amending Bylaw 5171-2010-5050(25) (R09-010 – Zorawski/Nastaziak) – a bylaw to rezone property at 9557 Stave Lake Street from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7)  | Third Reading |
| (e) | 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) | Third Reading |
| (f) | District of Mission Officers Amending Bylaw 5183-2010-3986(11) – a bylaw to change the title of Director of Corporate Administration to Deputy Chief Administrative Officer   | Adoption      |
| (g) | District of Mission Refuse Collection and Disposal Amending Bylaw 5185-2010-1387(50) – a bylaw to allow for various tipping fee increases   | Adoption      |
| (h) | District of Mission Water Rates Amending Bylaw 5186-2010-2197(19) – a bylaw to allow for a 15% rate increase  | Adoption      |
| (i) | District of Mission Sewer Rates Amending Bylaw 5187-2010-1922(17) – a bylaw to allow for a 10% rate increase  | Adoption      |
| (j) | District of Mission User Fees and Charges Bylaw 5188-2010 – a bylaw to update the user fees and charges within other bylaws   | Adoption      |

CARRIED

### 13. MINUTES

RC10/712  
DEC. 20/10

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That the minutes of the Administration and Finance Committee meetings held on November 24 and December 8, 2010, and the minutes of the regular meeting of Council (public hearing) held on November 22, 2010 be adopted.

CARRIED

### 14. OTHER BUSINESS

RC10/713  
DEC. 20/10

#### Release from Closed Council – December 6, 2010

A report from the administrative clerk – corporate administration dated December 8, 2010 releasing the Public Safety Inspection Team (PSIT) Question and Answer document from

the closed council meeting of December 6, 2010 was provided for council's information.

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

The chief administrative officer announced that the new Deputy Chief Administrative Officer would be starting employment with the District on December 29, 2010.

**16. MAYOR'S REPORT**

The Acting 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 Stevens, Scudder, Stewart, Horn 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.

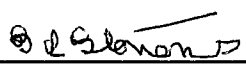
**19. ADJOURNMENT**


Moved by Councillor Stewart, seconded by Councillor Horn, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:53 p.m.

  
\_\_\_\_\_  
JENNY STEVENS, ACTING MAYOR

  
\_\_\_\_\_  
KELLY RIDLEY, DEPUTY DIRECTOR  
OF CORPORATE ADMINISTRATION