

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 21, 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 of Corporate Administration
Jennifer Russell, Legislative Assistant

Mayor Atebe offered congratulations to the new Council-elect.

RC11/551
NOV. 21/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the following items be added to the agenda:

- (a) *Verbal Update regarding Industrial Park Signage* as Item 5(i);
- (b) *Delegations before Administration and Finance Committee Meetings* as Item 7(d);
and
- (c) *Verbal Update regarding Bylaw Enforcement – Secondary Suites* as Item 7(e).

CARRIED

1. PROCLAMATIONS

RC11/552
NOV. 21/11

November 2011 as “Adoption Awareness Month” Ministry of Children and Family Development

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That November 2011 be proclaimed as “Adoption Awareness Month” within the District of Mission; the District to assume no costs related thereto.

CARRIED

2. DELEGATIONS AND PRESENTATIONS

RC11/553
NOV. 21/11

Amy Seabrooke, Consultant, Stantec Re: Community Energy and Emissions Plan

Amy Seabrooke, consultant and project manager with Stantec, appeared before Council to present the draft Community Energy and Emissions Plan (CEEP).

Ms. Seabrooke provided the following overview:

- there are several reasons for Mission to take action with a Community Energy and Emissions Plan:
 - Provincial legislation that asks municipalities to set greenhouse gas (GHG) reduction targets and adopt them into their official community plans,
 - public opinion and concerns about climate change, and
 - numerous other benefits for Mission such as local jobs, affordable housing, walkable neighbourhoods, a vibrant downtown and energy resiliency;
- the process began in the spring with a project launch, brochure and press release, and a community survey both online and in hard copy;
- there were 170 responses to the survey which is considered to be a good turnout;
- 72% of respondents said they “completely” support the District of Mission in taking action to reduce energy use and GHGs;
- a task force was formed of key stakeholders who attended three half-day workshops, performed research and analysis, and developed energy mapping and reduction scenarios;
- the Province provided a base line measurement in 2007 that showed personal vehicle use accounted for 32% of energy consumed and 49% of GHG emissions;
- the District of Mission has adopted the following GHG emissions reduction targets in its Official Community Plan (OCP): 20% below 2007 levels by December 31, 2020, and 80% below 2007 levels by December 31, 2050;
- the main goals of the CEEP are to:
 - develop a complete community where residents can live, work and play,
 - encourage low-carbon mobility,
 - increase the energy efficiency of existing homes,
 - ensure new homes achieve high standards of energy efficiency,
 - advance implementation of research and development opportunities for alternative and district energy systems,
 - develop local economic opportunities and where possible, focus on the green economy, and
 - promote the 6R’s of waste management (rethink, reduce, reuse, recycle, recover, and residual management);
- the next steps in the process are to solicit feedback from the community on the draft CEEP, to raise awareness for implementation through various planned events in late November/early December, and to bring the final CEEP back before Council for endorsement.

Council noted that realistic targets need to be set and feedback given to the Province.

Mayor Atebe thanked Ms. Seabrooke for the information.

RC11/554
NOV. 21/11

Dylan Sebel

Re: Industrial Noise in Hatzic Area – 34980 Lougheed Highway

Mr. Sebel did not appear.

3. ADOPTION OF INFORMATIONAL ITEMS

RC11/555
NOV. 21/11

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) minutes of the Mission Community Heritage Commission meeting held on October 5, 2011;
- (b) minutes of the Traffic Safety Committee meeting held on October 12, 2011;
- (c) minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on October 13, 2011; and
- (d) minutes of the Mission Healthy Community Council meeting held on October 18, 2011.

CARRIED

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC11/556
NOV. 21/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That Council now resolve itself into Committee of the Whole.

CARRIED

5. PLANNING

Councillor Stewart assumed the Chair.

RC11/557
NOV. 21/11

Rezoning Application R11-023 (Mikes) – 12476 Powell Street

Moved by Councillor Gidda, and

RECOMMENDED:

1. That, in accordance with Rezoning Application R11-023 (Mikes), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 12476 Powell Street and legally described as:
Parcel Identifier: 003-917-606 Lot 7 Section 22 Township 15 New Westminster District Plan 66821
from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7);
2. That the bylaw be considered for first and second readings at the regular Council meeting on November 21, 2011; and
3. That following such readings, the bylaw be forwarded to a Public Hearing on December 12, 2011.

CARRIED

RC11/558
NOV. 21/11

Rezoning Application R11-022 (Mikes) – 30239 Berg Avenue

Moved by Mayor Atebe, and

RECOMMENDED:

1. That, in accordance with Rezoning Application R11-022 (Mikes), the Corporate Officer prepare a bylaw to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 30239 Berg Avenue and legally described as:
Parcel Identifier: 017-971-641 Lot A Section 23 Township 15 New Westminster District Plan LMP7120
from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7);
2. That the bylaw be considered for first and second readings at the regular Council meeting on November 21, 2011; and
3. That following such readings, the bylaw be forwarded to a Public Hearing on December 12, 2011.

CARRIED

RC11/559
NOV. 21/11

**Development Permit Application DP11-011 (Dhillon) –
32865 and 32871 – 2nd Avenue**

Moved by Councillor Horn, and

RECOMMENDED: That Development Permit Application DP11-011, in the name of the Paramjit Dhillon, to provide conformity to the Official Community Plan guidelines respecting building form and character for a proposed compact single-family residential development on the properties located at 32865 and 32871 – 2nd Avenue, be approved.

CARRIED

RC11/560
NOV. 21/11

**Development Variance Permit Application DV11-015 (Olson) –
9631 Silverglen Drive**

Moved by Mayor Atebe, and

RECOMMENDED: That Development Variance Permit Application DV11-015, in the name of Joshua Olson, be approved to vary Section 201, Part D, 1a. of the District of Mission Zoning Bylaw 5050-2009, by reducing the minimum required:

- Interior side yard setback on the northern lot line from 4.5 metres (14.8 ft.) to 3.0 metres (9.8 feet); and
- Interior side yard setback on the southern lot line from 4.5 metres (14.8 ft.) to 1.5 metres (4.9 feet);

on the property located at 9631 Silverglen Drive; legally described as: Parcel Identifier: 015-587-312 Lot 2 District Lot 41 Group 1 New Westminster District Plan 83933, be approved.

CARRIED

RC11/561
NOV. 21/11

Delegation of Council Authority

Moved by Councillor Horn, and

RECOMMENDED:

1. That District of Mission Land Use Application Procedures and Fees bylaw 3612-2003 be amended by inserting the following to section 6. Delegation of Authority, subsection a):
 - i. Compact residential development on lands designated **Urban Residential – Compact** on OCP Map 1b;
 - ii. Cluster residential development on lands designated **Urban Compact – Cluster** on OCP Map 1b;” and
2. That planning staff bring forward a report to amend Policy LAN. 41 - Guide to Land Development to reflect the proposed changes to the Development Permit and Development Variance Permit processes outlining the new processes.

CARRIED

RC11/562
NOV. 21/11

Mission Community Heritage Commission Work Plan and Budget for 2012

Moved by Councillor Scudder, and

RECOMMENDED: That the Mission Community Heritage Commission work plan and budget for 2012 be approved.

CARRIED

RC11/563
NOV. 21/11

Excerpt from the Minutes of the Public Hearing held on October 25, 2010 with Related Staff Report dated October 4, 2010 (R10-018 – Zaba)

An excerpt from the minutes of the Public Hearing held on October 25, 2010 and a copy of the related staff report dated October 4, 2010 was provided to the Committee as background information to assist in the consideration of adoption of zone amending bylaw 5167-2010-5050(23).

RC11/564
NOV. 21/11

Rezoning Applications R10-037 and R10-038 (Urban Design Group) – 32471 Loughheed Highway – Proposed Shopping Centre Site (with Related Staff Report dated August 8, 2011)

A report from the Senior Planner dated November 16, 2011 regarding rezoning applications R10-037 and R10-038 (Urban Design Group) for the proposed shopping centre at 32471 Loughheed Highway was provided to the Committee as background information to assist in the consideration of adoption of zone amending bylaws 5227-2011-5050(47) and 5228-2011-5050(48).

RC11/565
NOV. 21/11

LATE ITEM (Verbal) – Industrial Park Signage

Moved by Councillor Horn, and

RECOMMENDED:

1. That staff provide a report at the November 28, 2011 regular Council meeting detailing options for an economic development “open for business” sign, including the location, cost and funding source; and
2. That staff provide a report to the next Council with options for the placement of a very large sign that identifies the Silvercreek Industrial Park, and the feasibility of a digital community announcement board.

CARRIED

6. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC11/566
NOV. 21/11

Corporate Asset Management Policy and Implementation Strategy

Moved by Councillor Scudder, and

RECOMMENDED:

1. That staff present a business case for implementing a Corporate Asset Management Policy/Program showing all available options, including the short and long-term financial impacts, the feasibility of using a consultant on an “as needed” basis, and the feasibility of sharing resources with other communities;
2. That the District of Mission proceed with implementing its Corporate Asset Management Policy/Program when the necessary resources are in place; and
3. That a spending package of \$107,000/year for the Asset Management Technologist position at the District of Mission be forwarded for budget discussions;

CARRIED

RC11/567
NOV. 21/11

2011 Results of the West Nile Virus Risk Reduction Program

A report from the Manager of Environmental Services dated October 25, 2011 regarding the 2011 results of the West Nile Virus risk reduction program was provided for the Committee’s information.

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report detailing the Fraser Valley Regional District’s funding structure for nuisance mosquito control.

CARRIED

RC11/568
NOV. 21/11

Approval of Metro Vancouver's Solid Waste Management Plan (SWMP) by Minister of Environment and Establishment of a FVRD/MV Working Group

A report from the Manager of Environmental Services dated November 14, 2011 regarding the approval of Metro Vancouver's Solid Waste Management Plan (SWMP) by the Minister of Environment and the establishment of a FVRD/MV working group was provided for the Committee's information.

RC11/569
NOV. 21/11

LATE ITEM – Clegg Street, 14th Avenue Storm Sewer Works

Moved by Mayor Atebe, and

RECOMMENDED:

1. That additional work for contract 2011-005 be approved in the amount of \$186,932; and
2. That funding of the additional costs of \$186,932 be as follows:
 - Transfer budget savings from the North Railway project of \$10,793 (account 43117, funding from the General Capital Reserve Fund)
 - Financial Stabilization Reserve Fund - \$176,139

CARRIED

7. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC11/570
NOV. 21/11

2012 and 2013 Fees and Charges Review

Moved by Councillor Horn, and

RECOMMENDED: That consideration of amendments to various District fees and charges be deferred pending receipt of a staff report addressing the following concerns:

- (a) whether the Staff Fees and Charges Working Group considered areas where the fees/charges could be reduced;
- (b) whether the amount charged for digital maps in items 4(d) through 4(m) of Section A in User Fees and Charges Bylaw 4029-2007 is so high because of the District's new enhanced GIS system; and
- (c) the wording in Forestry Gate Key Policy PRO.26 needs to be clarified as per Council resolution RC11/562 and aligned with the wording in User Fees and Charges Bylaw 4029-2007.

CARRIED

It was also noted that if the kilogram weight of loads dumped at the landfill is going to be lowered, which would result in a higher charge for the same load, there needs to be clear signs at the landfill and on the way to it to give patrons fair warning.

RC11/571
NOV. 21/11

**Correspondence from The Mission International Cultural Association
Re: Request for Appointment of Council Liaison**

Correspondence from The Mission International Cultural Association dated November 3, 2011 regarding a request for the appointment of a Council liaison was provided for the Committee's information.

Moved by Councillor Stewart, and

RECOMMENDED: That consideration of the appointment of a Council liaison to the Mission International Cultural Association be deferred to the regular Council meeting of December 6, 2011.

CARRIED

RC11/572
NOV. 21/11

Development Services Pilot Project Update

The Deputy Chief Administrative Officer presented an oral summary of his Development Services Pilot Project update report dated November 21, 2011.

RC11/573
NOV. 21/11

**LATE ITEM (Verbal) – Delegations before Administration and Finance
Committee Meetings**

Moved by Councillor Horn, and

RECOMMENDED: That staff provide a report with options to amend the necessary procedures bylaw or policy to incorporate the following protocols for Administration and Finance Committee meetings:

- (a) the meetings are to be held in the Council Chamber; and
- (b) the agenda will allow for delegations and a question period.

CARRIED

RC11/574
NOV. 21/11

LATE ITEM (Verbal) –Bylaw Enforcement – Secondary Suites

Councillor Stewart noted that there are many residents with concerns about illegal secondary suites, excessive cars parked on the street and recreational trailers in driveways. She asked when the multi-department report addressing secondary suites would be presented to Council.

The Deputy Director of Planning responded that the report was being prepared by the planning and inspection services departments, and would be presented to Council as soon as all aspects had been fully examined.

8. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC11/575
NOV. 21/11

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the Committee of the Whole now rise and report.

CARRIED

9. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC11/576
NOV. 21/11

Moved by Councillor Gidda, seconded by Councillor Horn, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC11/556 to RC11/576, be adopted.

CARRIED

10. BYLAWS

RC11/577
NOV. 21/11

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the November 21, 2011 regular Council agenda be approved as follows:

- | | |
|---|----------------------------------|
| (a) District of Mission Zoning Amending Bylaw 5167-2010-5050(23) (R10-018 – Zaba) – a bylaw to rezone property at 33810 Dewdney Trunk Road from Suburban 36 Zone (S36) to Urban Residential 558 Secondary Dwelling Zone (R558s) | Adoption |
| (b) District of Mission Land Use Application Procedures and Fees Amending Bylaw 5253-2011-3612(8) - a bylaw to add clarity to Section 6(a) – <i>Delegation of Authority</i> | First, Second and Third Readings |
| (c) District of Mission Zoning Amending Bylaw 5255-2011-5050(59) (R11-023 - Mikes) – a bylaw to rezone property at 12476 Powell Street from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7) | First and Second Readings |
| (d) District of Mission Zoning Amending Bylaw 5256-2011-5050(60) (R11-022 - Mikes) – a bylaw to rezone property at 30239 Berg Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7) | First and Second Readings |

CARRIED

RC11/578
NOV. 21/11

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED:

1. That District of Mission Zoning Amending Bylaw 5227-2011-5050(47) be adopted; and
2. That District of Mission Zoning Amending Bylaw 5228-2011-5050(48) be adopted.

OPPOSED: Councillor Stewart
Councillor Plecas

CARRIED

11. MINUTES

RC11/579
NOV. 21/11

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That the minutes of the special meeting of Council (for the purpose of going into a special closed meeting) held on November 14, 2011 be adopted.

CARRIED

12. OTHER BUSINESS

RC11/580
NOV. 21/11

Development Permit Applications DP10-017 and DP10-018 and Development Variance Permit Application DV10-020 (Urban Design Group) – 32471 Lougheed Highway

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED:

1. That Development Permit Application DP10-017, in the name of Mission Western Developments Ltd., to provide conformity to the Official Community Plan guidelines respecting building form and character for a proposed commercial development for property located at 32471 Lougheed Highway be approved;
2. That Development Permit Application DP10-018, in the name of Mission Western Developments Ltd., to provide conformity to the Official Community Plan guidelines respecting the protection of the natural environment adjacent to Windebank Creek for the purposes of protecting the spawning area for salmon and trout for property located at 32471 Lougheed Highway be approved; and
3. That Development Variance Permit Application DV10-020, in the name of Mission Western Developments Ltd., to vary Section 108 Environmental Protection (Part C, 3) of District of Mission Zoning Bylaw 5050-2009 by reducing the minimum required setback from 30 metres to the area on the plan as shown on Map 2 (Area B), attached to the report from the Senior Planner dated August 8, 2011, for property located at 32471 Lougheed Highway, be approved.

OPPOSED: Councillor Stewart
Councillor Plecas

CARRIED

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The Chief Administrative Officer did not report.

14. MAYOR'S REPORT

The Mayor did not report.

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

Councillors Scudder and Gidda reported on various activities, meetings and events attended since the last regular Council meeting.

16. QUESTION PERIOD

There were no questions from the public.

John Pearson thanked the members of Council who would not be serving another term for their time and dedication to the community.

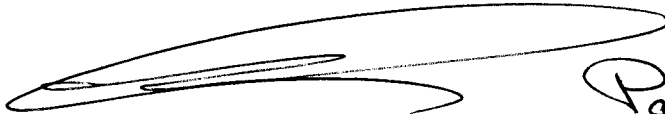
17. ADJOURNMENT

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:07 p.m.



TED ADLEM, MAYOR



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER