

**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 October 1, 2012 commencing at 6:30 p.m.

Council Members Present: Mayor Ted Adlem  
Councillor Jeff Jewell  
Councillor Tony Luck  
Councillor Larry Nundal  
Councillor Jenny Stevens

Council Members Absent: Councillor Dave Hensman  
Councillor Nelson Tilbury

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Kelly Ridley, Deputy Director of Corporate Administration  
Jennifer Russell, Legislative Assistant

### **1. CALL TO ORDER**

Mayor Adlem called the meeting to order and announced the following late items:

- a) "Zone Amending Bylaw 5306-2012-5050(84) for Adoption" – Development Services, Item 7(g); and
- b) Councillor Nundal, discussion item – Public Safety and Health, new Item 10.

### **2. ADOPTION OF AGENDA**

Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED: That the agenda for the regular Council meeting of October 1, 2012 be adopted, as amended.

CARRIED

### **3. PROCLAMATIONS**

#### **October 2012 as "United Way Month" Mission Fire/Rescue Service**

Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED: That October 2012 be proclaimed as "United Way Month" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC12/568  
OCT. 01/12

RC12/569  
OCT. 01/12

#### 4. DELEGATIONS AND PRESENTATIONS

RC12/570  
OCT. 01/12

**Brandi Matheson, Manager, Centennial Place**  
**Re: Centennial Place Clubhouse Program**

Brandi Matheson, Manager of Centennial Place, appeared before Council to introduce the Centennial Place clubhouse model and provide an overview of the services offered.

RC12/571  
OCT. 01/12

**Roger Moody**  
**Re: Development Application for 9716 and 9732 Dewdney Trunk Road**

Roger Moody appeared before Council to speak to his application to amend the Official Community Plan from Rural Residential to Suburban over a portion of his two properties to facilitate a three lot subdivision.

#### 5. ADOPTION OF INFORMATIONAL ITEMS

RC12/572  
OCT. 01/12

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That the following items be received as information:

- (a) Minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on August 9, 2012;
- (b) Minutes of the Mission Community Heritage Commission meeting held on June 6, 2012;
- (c) Minutes of the Cultural Resources Commission meeting held on June 14, 2012;
- (d) Minutes of the Economic Development Select Committee meeting held on May 17, 2012;
- (e) Minutes of the Economic Development Select Committee meeting held on June 21, 2012; and
- (f) Economic Development – Manager’s Report to September 13, 2012.

CARRIED

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

RC12/573  
OCT. 01/12

Moved by Councillor Luck, seconded by Councillor Nundal, and

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

CARRIED

#### 7. DEVELOPMENT SERVICES

Councillor Jewell assumed the Chair on behalf of Councillor Hensman.

RC12/574  
OCT. 01/12

**OCP Application R12-018 (Moody) – 9716 and 9732 Dewdney Trunk Road**

Moved by Councillor Luck, and

**RECOMMENDED:**

1. That a bylaw be prepared to amend District of Mission Official Community Plan Bylaw 4052-2008 by re-designating the properties located at 9716 and 9732 Dewdney Trunk Road from Rural Residential to Suburban on that portion of lands labeled as "Area A" on Appendix 5 to the report from the Planner dated October 1, 2012;
2. That upon due consideration of Sections 879 and 881 of the *Local Government Act*, and in accordance to Council Policy LAN. 47, consultation referrals will be forwarded to:
  - a) Fraser Valley Regional District, and
  - b) Mission School District;
3. That in accordance with Section 882 of the *Local Government Act*, staff prepare a report for Council to consider the Official Community Plan amending bylaw in conjunction with the District of Mission's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan;
4. That the bylaw be considered for first reading at the regular Council meeting on October 1, 2012; and
5. That following first reading, the bylaw be forwarded to a Public Hearing on October 22, 2012.

**CARRIED**

RC12/575  
OCT. 01/12

**Development Variance Permit Application DV12-012 (Deol) – 33061 Hill Avenue**

Moved by Councillor Nundal, and

**RECOMMENDED:** That Development Variance Permit Application DV12-012, to vary District of Mission Zoning Bylaw 5050-2009, Section 501, Part D. 2. by:

- Reducing the minimum required exterior side yard setback from 3.0 metres (9.8 ft.) to 1.5 metres (4.9 feet);

be approved.

**CARRIED**

RC12/576  
OCT. 01/12

**Application to Subdivide Land in the Agricultural Land Reserve (Donatelli) – 9479 Hayward Street**

Moved by Mayor Adlem, and

**RECOMMENDED:**

1. That Council provide a resolution of 'support in principle' for Agricultural Land Commission Application (ALR12-001) to subdivide land in the Agricultural Land Reserve;

2. That the applicant be requested to apply for an Official Community Plan amendment application; and
3. That subdivision application ALR12-001 be deferred.

CARRIED

RC12/577  
OCT. 01/12

### **New Development Signage**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That Council consider and resolve to develop a new notification format, including outdoor signage and newspaper notifications, for proposed developments based on the format provided;
2. That staff bring forward an amendment to Council Policy LAN. 3 – Development Notification Signs for Council's consideration when the new notification format is developed.

CARRIED

RC12/578  
OCT. 01/12

### **Medical Marijuana Grow Operations**

The Deputy Director of Development Services provided a summary of the information contained in his report dated October 1, 2012.

Moved by Councillor Stevens, and

RECOMMENDED: That further discussion and a decision regarding a plan of action to address concerns about medical marijuana grow operations in the commercial or industrial areas of Mission be deferred pending receipt of further information from staff, including legal implications and different scalability options.

OPPOSED: Mayor Adlem

CARRIED

RC12/579  
OCT. 01/12

### **Excerpt from the Minutes of the Public Hearing held on Jan. 25, 2010 and related Staff Report dated December 7, 2009 (Background for consideration of adoption of Zone Amending Bylaw 5020-2009 – 9574 Brenda Street)**

An excerpt from the Minutes of the Public Hearing held on January 25, 2010 and the related staff report dated December 7, 2009 was provided as background information to assist in the consideration of adoption of Zone Amending Bylaw 5020-2009, for 9574 Brenda Street.

RC12/580  
OCT. 01/12

### **LATE ITEM – Zone Amending Bylaw 5306-2012-5050(84) for Adoption**

A report from the Planner dated October 1, 2012 regarding rezoning application R12-022 for property at 9460 Barr Street was provided as background information to assist in the consideration of adoption of Zone Amending Bylaw 5306-2012-5050(84).

## 8. PARKS, RECREATION AND CULTURE

Councillor Stevens assumed the Chair on behalf of Councillor Tilbury.

RC12/581  
OCT. 01/12

### **120<sup>th</sup> Anniversary Grant – Soapbox Derby Mural**

Moved by Mayor Adlem, and

RECOMMENDED: That Council approve the mural proposed by the Mission Soapbox Derby Association to be located on the west wall of the Mission Library and Archives building or on the retaining wall on Lougheed Highway (based upon final approval from the Ministry of Transportation).

CARRIED

## 9. ADMINISTRATION AND FINANCE

Councillor Luck assumed the Chair.

RC12/582  
OCT. 01/12

### **Permissive Tax Exemptions for 2013**

Moved by Councillor Stevens, and

RECOMMENDED: That Permissive Tax Exemption Bylaw 5170-2010 be amended to exempt a portion of the property located at #102 – 33070 – 5<sup>th</sup> Avenue that is leased by the Women's Resource Society of the Fraser Valley from taxation for 2013.

CARRIED

RC12/583  
OCT. 01/12

### **2012 Annual Tax Sale**

A report from the Deputy Treasurer/Collector dated October 1, 2012 regarding the 2012 annual tax sale was provided for the Committee's information.

RC12/584  
OCT. 01/12

### **Request for Road Closure**

Moved by Mayor Adlem, and

RECOMMENDED:

1. That Council endorse Mission Arts Council's request to close the following streets to traffic from 5:00 pm to 11:00 pm from October 19 to October 30, 2012 for their "Haunted House" fundraiser:
  - Catherwood Street at First Avenue to Second Avenue;
  - Columbia Street lane between Second Avenue and Third Avenue; and
  - Second Avenue between Murray Street to the barricaded area west of Stave Lake Street.
2. That this endorsement be subject to Mission Arts Council providing proof of:
  - a) qualified first aid attendant(s) being on site during the event;

- b) insurance in the amount of \$3,000,000, naming the District of Mission as an additional insured;
  - c) adequate washroom facilities available to the patrons;
  - d) the areas being used are cleaned up daily after the event; and
  - e) a Valid Street Use Permit issued from the Engineering Department. (There is a \$75.00 permit fee which Council could choose to provide a grant in aid to cover the costs. There are funds available within the Community Enhancement Grant budget 20500-340.)
3. That Council grant permission for Mission Arts Council to use District of Mission barricades to close off the streets and that the organizer be responsible to pick up and return these barricades after the event is completed to the Public Works Yard with the barricades being removed and stored away during the day.
  4. That staff send a letter to BC Hydro asking them to reconsider the decision to close the Powerhouse at Stave Falls, with copies to be sent to the Premier and to our Members of the Legislative Assembly.

CARRIED

RC12/585  
OCT. 01/12

#### **Community Dialogue Meeting Outline – October 4, 2012**

A report from the Deputy Director of Corporate Administration dated October 1, 2012 regarding the community dialogue meeting scheduled for October 4, 2012 at the Leisure Centre was provided for the Committee's information.

RC12/586  
OCT. 01/12

#### **Downtown Security**

A report from the Deputy Director of Corporate Administration dated October 1, 2012 regarding the status of the downtown security program was provided for the Committee's information.

Moved by Mayor Adlem, and

RECOMMENDED: That staff consult with the Mission Downtown Business Association and other stakeholders, and provide a report with options for the downtown security program, including the costs and benefits of each option.

CARRIED

RC12/587  
OCT. 01/12

#### **Summary of "Take Back Our Streets" Meeting held on September 12, 2012**

A summary of the "Take Back Our Streets" meeting held on September 12, 2012 was provided for the Committee's information.

### **10. PUBLIC SAFETY AND HEALTH**

Councillor Nundal assumed the Chair.

RC12/588  
OCT. 01/12

**LATE ITEM - Request from Southwest Mission Ratepayers' Association  
(Verbal)**

Moved by Councillor Nundal, and

RECOMMENDED: That the Southwest Mission Ratepayers' Association be granted the use of the meeting room in Firehall No. 3 for their monthly meetings, in perpetuity.

CARRIED

**11. RESOLUTION TO RISE AND REPORT**

Mayor Adlem resumed the Chair.

RC12/589  
OCT. 01/12

Moved by Councillor Luck, seconded by Councillor Nundal, and

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

CARRIED

**12. ADOPTION OF COMMITTEE OF THE WHOLE REPORT**

RC12/590  
OCT. 01/12

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC12/574 to RC12/588, except item RC12/578 (deferral of medical marijuana action plan), be adopted.

CARRIED

RC12/591  
OCT. 01/12

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC12/578 (deferral of medical marijuana action plan), be adopted.

OPPOSED: Mayor Adlem

CARRIED

**13. BYLAWS**

RC12/592  
OCT. 01/12

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That Zoning Amending Bylaw 5020-2009 (R08-025 – Shamei) – a bylaw to rezone property at 9574 Brenda Street from RU16 to RR7, be adopted.

CARRIED

RC12/593  
OCT. 01/12

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That Permissive Tax Exemption Amending Bylaw 5316-2012-5170(2) – a bylaw to exempt a property from taxation for the 2013 taxation year, be read a first, second and third time.

CARRIED

RC12/594  
OCT. 01/12

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That Zoning Amending Bylaw 5306-2012-5050(84) (R12-022 – Maras) – a bylaw to rezone property at 9460 Barr Street from RR7 to RR7s, be adopted.

CARRIED

RC12/595  
OCT. 01/12

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That OCP Amending Bylaw 5313-2012-4052(26) – a bylaw to redesignate a portion of the properties at 9716 and 9732 Dewdney Trunk Road from “Rural Residential” to “Suburban”, be read a first time.

CARRIED

#### **14. MINUTES**

RC12/596  
OCT. 01/12

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That the following minutes be adopted:

- (a) Regular Council Meeting (Public Hearing) – August 27, 2012;
- (b) Regular Council Meeting (Public Hearing) – September 10, 2012;
- (c) Regular Council (for the purposes of going into a Closed meeting) – September 17, 2012; and
- (d) Regular Council Meeting – September 17, 2012.

CARRIED

#### **15. OTHER BUSINESS**

RC12/597  
OCT. 01/12

##### **Correspondence from the City of Burnaby (Mayor’s Office) Re: Canadian Federation of Independent Business Report**

Correspondence from the Mayor of Burnaby dated August 30, 2012 regarding the Canadian Federation of Independent Business annual 2012 property tax report was provided for Council’s information.

#### **16. CHIEF ADMINISTRATIVE OFFICER'S REPORT**

The Chief Administrative Officer did not report.

#### **17. MAYOR'S REPORT**

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

The Mayor announced the appointment of Bob Ingram as the Chair of the Seniors Centre Task Force, and that he would be bringing forward a proposal to repeal the current Controlled Substance Property Bylaw.



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

Councillors Jewell, Nundal, Luck and Stevens reported on various activities, meetings and events attended since the last regular Council meeting.

## **19. QUESTION PERIOD**

Council and staff responded to questions from the following people:

Danny Plecas asked if a sidewalk would be constructed on Hyde Street as part of the development application for 33061 Hill Avenue, when there would be a sidewalk on Hyde Street, and if any concerns of the Church to the north about the laneway had been addressed.

The Deputy Director of Development Services responded that the development application does not trigger a requirement for any upgrades or services, so there is no way for the District to ask for them, and that there should be no issue with the laneway and property access.

The Deputy Chief Administrative Officer suggested that Mr. Plecas send in a written request for a sidewalk so that staff could address it as part of the overall sidewalk plan.

Michelle Favero asked if Council would consider, under the cost of compliance, the impact of reduced property taxes collected as a result of the reduction in housing values from those houses having been used for grow operations.

Mayor Adlem responded that staff would look into the issue.

Ms. Favero asked if Council would consider consulting with the RCMP regarding calls for service resulting from issues around medical marijuana grow operations.

Mayor Adlem responded that Council has consulted with the RCMP, the Minister of Health and the Solicitor General.

Peter Bulla asked how the Mission Regional Chamber of Commerce knew how many medicinal marijuana growing licenses were in Mission.

With leave of the Mayor, Ms. Favero responded that the Chamber had requested numbers from Health Canada, the MP's office and from various media organizations who had already done research.

In response to further questions from Mr. Bulla about protection of personal information, the Mayor responded that the District of Mission has not provided any information to the Chamber of Commerce, and that Health Canada had only supplied the number of licenses, they did not divulge any names.

Mr. Bulla asked if he would receive a refund for an application he submitted at the RCMP office that was not completed, and the Deputy Chief Administrative Officer responded that staff would investigate the issue and provide an answer.

Mr. Bulla asked if anyone had visited the industrial areas and noticed the warehouse vacancy rate, and the Mayor responded that Council is aware of the situation.

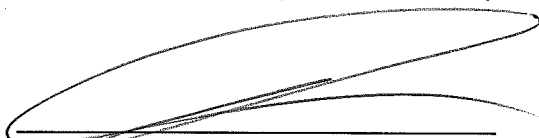
**20. ADJOURNMENT**

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:08 p.m.



---

WALTER (TED) ADLEM, MAYOR

*Billy Ridley*  
for PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER