

**MINUTES** of the **REGULAR MEETING** of the **COUNCIL** of the **DISTRICT OF MISSION** and **COMMITTEE OF THE WHOLE** held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on October 7, 2019 commenced at 6:00 p.m.

Council Members Present: Mayor Pam Alexis  
Councillor Cal Crawford  
Councillor Mark Davies  
Councillor Jag Gill  
Councillor Carol Hamilton  
Councillor Ken Herar  
Councillor Danny Plecas

Staff Members Present: Mike Younie, Chief Administrative Officer  
Jennifer Russell, Corporate Officer  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
\*Stacey Crawford, Economic Development Officer  
Jay Jackman, Manager of Development Engineering, Projects & Design  
Tracy Kyle, Director of Engineering and Public Works  
\*Norm MacLeod, Assistant Chief, Emergency Planning & Fire Prevention  
Kerri Onken, Deputy Treasurer/Collector  
Robert Publow, Manager of Planning  
Dan Sommer, Director of Development Services  
Allyssa Fischer, Administrative Assistant  
\*Present for a portion of the meeting

### 1. CALL TO ORDER

Mayor Alexis called the meeting to order at 6:00 p.m.

### 2. ADOPTION OF AGENDA

RC19/573  
OCT. 07/19

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED: That the agenda for the Regular Council meeting of October 7, 2019 be adopted.

CARRIED

### 3. PRESENTATIONS

RC19/574  
OCT. 07/19

#### **In Recognition of the Search and Rescue Efforts of Andy Krzus**

Assistant Fire Chief, Norm Macleod, appeared before Council to introduce Mission resident Andy Krzus, who along with his search dog Nika, deployed to the Bahamas following Hurricane Dorian in September. Mayor Alexis, on behalf of Council, thanked Mr. Krzus for his quick response and extraordinary efforts to provide aid to the international community. Mr. Krzus reported on his experience in the Bahamas and noted that his team had worked with the Canadian consulate to successfully locate three missing Canadians.

#### 4. DELEGATIONS

RC19/575  
OCT. 07/19

##### **Sophia Kruger**

Sophia Kruger appeared before Council to request a playground at the Mission Rotary Sports Park. She stated that approximately 50 children lived in the area and that the nearest playground was over two kilometres away. She noted that local sports teams would also benefit from use of the playground and asked Council to also take the development on Nelson Street into consideration. She shared several ideas for the design of the playground, including the option to design it as an accessible playground.

RC19/576  
OCT. 07/19

Moved by Councillor Plecas, seconded by Councillor Gill, and

RESOLVED:

That staff schedule a meeting with the Director of Parks, Recreation and Culture, Sophia Kruger, and her parents to determine the next steps towards the construction of a playground at Mission Rotary Sports Park.

CARRIED

#### 5. PROCLAMATIONS

RC19/577  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED: That October, 2019 be proclaimed "Foster Family Month" within the District of Mission.

CARRIED

RC19/578  
OCT. 07/19

Moved by Councillor Gill, seconded by Councillor Davies, and

RESOLVED: That October 10, 2019 be proclaimed "World Mental Health Day" within the District of Mission.

CARRIED

RC19/579  
OCT. 07/19

Moved by Councillor Plecas, seconded by Councillor Herar, and

RESOLVED: That October 21-27, 2019 be proclaimed "Waste Reduction Week" within the District of Mission.

CARRIED

#### 6. PUBLIC INPUT OPPORTUNITY

RC19/580  
OCT. 07/19

##### **Proposed Brewery and Pub at 33211 North Railway Avenue**

The Manager of Planning provided a presentation detailing an application for a proposed brewery and pub at 33211 North Railway Avenue, including the property's permitted zoning, the proposed occupant load, and hours of operation.

The Mayor opened the floor to the public for questions and comments.

Georgina Marsom, Mission, stated that she was in favour of the application and noted its potential to attract more patrons to downtown Mission.

There were no further questions or comments from the public.

## 7. PUBLIC HEARINGS

RC19/581  
OCT. 07/19

### **Zoning Amending Bylaw 5855-2019-5050(351)**

#### **R19-009 (Ballard) – a bylaw to rezone property at 34843 Ferndale Avenue from Rural 16 Secondary Dwelling (RU16s) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone**

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 34843 Ferndale Avenue from Rural 16 Secondary Dwelling (RU16s) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to allow for a two-lot subdivision and permit a secondary dwelling on each lot. The subject property is legally described as:

Parcel Identifier: 024-194-654

Lot 3, Section 35, Township 17, New Westminster District, LMP38544

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Site plan.

The Corporate Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Hearing no questions, the Mayor declared the Public Hearing for the District of Mission Zoning Amending Bylaw 5855-2019-5050(351) R19-009 (Ballard) closed.

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

RC19/582  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Herar, and

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

CARRIED

## 9. PUBLIC SAFETY AND HEALTH

RC19/583  
OCT. 07/19

### **FireSmart Grant Application**

A report from the Fire Chief dated October 7, 2019, seeking the endorsement of the Provincial Community Resiliency Investment Program/FireSmart Community Funding & Supports Program application, was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That the Provincial Community Resiliency Investment Program/FireSmart Community Funding & Supports Program application for prescribed fuel treatments within the District of Mission be endorsed.

CARRIED

## 10. DEVELOPMENT SERVICES

RC19/584  
OCT. 07/19

### **Liquor Licence Application (LIQ19-002) – 33211 North Railway Avenue**

A report from the Planner dated October 7, 2019, seeking support for a lounge endorsement application for the property located at 33211 North Railway Avenue, was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Liquor Licence Application LIQ19-002 for a lounge endorsement at 33211 North Railway Avenue be supported; and
2. That the endorsement be forwarded to the Liquor and Cannabis Regulation Branch.

CARRIED

RC19/585  
OCT. 07/19

### **Rescind Rezoning Application (R17-007) - 7739 Cedar Street**

A report from the Planner dated October 7, 2019, regarding a request to rescind the rezoning application for the property located at 7739 Cedar Street, was provided for the Committee's information.

Staff have listed the bylaw under the "Bylaws for Consideration" section of the Council agenda.

RC19/586  
OCT. 07/19

### **Rezoning Application (R16-020) - 8738 Stave Lake Street and 34058 York Avenue**

A report from the Senior Planner dated October 7, 2019, regarding a development application for the properties located at 8738 Stave Lake Street and 34058 York Avenue was provided for the Committee's consideration.

Staff have listed the applicable bylaws under the "Bylaws for Consideration" section of the Council agenda.

In response to questions from Council, the Manager of Planning stated that the applicant had chosen to dedicate the necessary land to the District, which would otherwise have been secured as a road dedication. As a result, the additional building setbacks stipulated in the original proposed bylaw were no longer required.

Moved by Councillor Gill, and

RECOMMENDED:

1. That third reading of Zoning Amending Bylaw 5751-2018-5050(297) be rescinded.
2. That Zoning Amending Bylaw 5751-2018-5050(297) amended by deleting the following sections:
  - E. Setbacks
    1. Notwithstanding Section 1239. Part E. 1, for all lots that are adjacent to Stave Lake Street, all Buildings shall be sited an additional setback of 4.0 m (13.12 ft.) from Stave Lake Street to allow for future road dedication.
    2. Notwithstanding Section 1239, Part E. 1, for all lots adjacent to Dewdney Trunk Road, all Buildings shall be sited an additional 7.5 m (24.6 ft.) from Dewdney Trunk Road to allow for future road dedication and buffering of adjacent agricultural land uses.

3. That Zoning Amending Bylaw 5751-2018-5050(297) be considered for third reading as amended and fourth reading (adoption) along with the adoption of Street Naming Bylaw 5752-2018.

CARRIED

RC19/587  
OCT. 07/19

**Development Variance Permit (DV19-012) – 33055 – 3rd Avenue**

A report from the Manager of Planning dated October 7, 2019, regarding a development variance permit application for the property located at 33055 – 3rd Avenue, was provided for the Committee's information.

The Development Variance Permit has been listed for approval under the "Permits for Consideration" section of the agenda.

RC19/588  
OCT. 07/19

**Proposed Bylaw Amendments to Allow the Regulation of the Sale of Recreational Cannabis**

A report from the Manager of Planning dated October 7, 2019, regarding proposed bylaw amendments to allow the retail sale of non-medical cannabis within the District of Mission, was provided for the Committee's consideration.

The proposed amending bylaws are listed for first and second reading under the "Bylaws for Consideration" section of the agenda. Subject to Council's approval, a Public Hearing for the Zoning Amending Bylaw 5861-2019-5050(355) and Business Licence Amending Bylaw 5859-2019-3964(7) will be scheduled for October 21, 2019.

Moved by Councillor Crawford, and

RECOMMENDED:

That all application fees already paid by any private business group to establish a retail cannabis store be returned, and that any such applicant be directed to re-apply through the appropriate application procedure once the process has been established.

CARRIED

Discussion ensued in regards to the consistent application of the proposed 250 metre buffer zone around public and private schools. The Committee expressed a desire to wait until the close of the Public Hearing to continue the discussion on whether an amendment to the proposed bylaw would be required.

## 11. ENGINEERING AND PUBLIC WORKS

RC19/589  
OCT. 07/19

**Local Area Service (LAS) for Water Main on Davidson Street**

A report from the Manager of Development Engineering, Projects & Design dated October 7, 2019, regarding the results of the Official Petition for a water main on Davidson Street, was provided for the Committee's consideration.

Discussion ensued regarding the total cost of the service and the financial impact on homeowners. It was noted that the Local Area Service Policy was under review as a result of going through this process.

Moved by Councillor Crawford, and

RECOMMENDED:

That the Official Petition for a Local Area Service (water main on Davidson Street) be denied and that no further steps be taken with respect to the proposed LAS.

CARRIED

RC19/590  
OCT. 07/19

### **Silverdale Comprehensive Planning Area Master Infrastructure - Final Report**

A report from the Director of Engineering and Public Works dated October 7, 2019, regarding the Silverdale Comprehensive Planning Area Master Infrastructure study, was provided for the Committee's consideration.

Discussion ensued in regards to drainage, greenspace, community amenity fees, livable streets, and connectivity.

In response to questions from the Committee, staff noted that:

- several of the District's other master plans would be reviewed for connectivity and updated to ensure improvements identified in the Silverdale Comprehensive Planning Area Master Infrastructure study had been incorporated; and
- an east-west connection from Cherry Street was not part of the report or included in the cost estimate. A separate study was being undertaken to examine the Cherry Street corridor and any potential connectivity to the Silverdale area. Once completed, the findings would be incorporated into the Transportation Master Plan.

Moved by Councillor Davies, and

RECOMMENDED:

1. That the Master Infrastructure Strategy for the Silverdale Comprehensive Planning Area be accepted as a reference document to the OCP;
2. That Official Community Plan Bylaw 5670-2017 be amended by replacing Policy 8.3.6 with:  

"Prepare neighbourhood plans in accordance with the neighbourhood plan structure in Section 8.2 and the parameters below, considering previous plans and the District of Mission's Master Infrastructure Strategy (MIS) but based primarily on current conditions and opportunities.";
3. That, upon due consideration of Section 475 of the *Local Government Act*, consultations go forward for application OCP19-003 in accordance with Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of that section of the Act; and
4. That OCP Amending Bylaw 5866-2019-5670(12) be considered for first reading.

CARRIED

### **12. RESOLUTION TO RISE AND REPORT**

RC19/591  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Crawford, and

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

CARRIED

### **13. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE**

RC19/592  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Herar, and

RESOLVED: That the recommendations of the October 7, 2019 Committee of the Whole, as contained in items RC19/583 to RC19/590 be adopted.

CARRIED

RC19/593  
OCT. 07/19

Moved by Councillor Crawford, seconded by Councillor Plecas, and

RESOLVED: That the recommendations of the October 7, 2019 Freestanding Committee of the Whole (Corporate Administration and Finance – Budget), as contained in items COW19/017 to COW19/032 be adopted.

CARRIED

#### 14. COUNCIL COMMITTEE REPORTS AND MINUTES

RC19/594  
OCT. 07/19

Council provided updates on recent committee and association meetings.

Moved by Councillor Davies, seconded by Councillor Herar, and

RESOLVED: That the following items be received as information:

- (a) Economic Development Select Committee meeting minutes – November 14, 2018
- (b) Economic Development Select Committee meeting minutes – December 12, 2018
- (c) Economic Development Select Committee meeting minutes – January 9, 2019
- (d) Economic Development Select Committee meeting minutes (draft) – March 13, 2019
- (e) Economic Development Select Committee meeting minutes – April 10, 2019
- (f) Cultural Resources Commission meeting minutes – April 16, 2019
- (g) Cultural Resources Commission meeting minutes – May 15, 2019
- (h) Economic Development Select Committee meeting minutes – May 15, 2019
- (i) Joint Shared Services Committee meeting minutes – May 16, 2019
- (j) Parks and Recreation Advisory Committee meeting minutes – June 11, 2019
- (k) Economic Development Select Committee meeting minutes – June 12, 2019
- (l) Joint Shared Services Committee meeting minutes – July 11, 2019

CARRIED

Staff were directed to invite Thom Armstrong of Community Land Trust to appear before Council to present on the topic of land trusts.

#### 15. COUNCIL MEETING MINUTES FOR APPROVAL

RC19/595  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Gill, and

RESOLVED: That the following minutes be adopted:

- (a) Regular Council Meeting (for the purpose of going into a closed meeting) – September 16, 2019
- (b) Regular Council Meeting – September 16, 2019
- (c) Freestanding Committee of the Whole (Corporate Administration & Finance – Budget) – September 18, 2019

CARRIED

#### 16. BYLAWS FOR CONSIDERATION

RC19/596  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Hamilton, and

RESOLVED:

That Official Community Plan Amending Bylaw 5866-2019-5670(12), a bylaw to amend "District of Mission Official Community Plan Bylaw 5670-2017" to amend wording in Policy 8.3.6, be **read a first time**.

CARRIED

RC19/597  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5861-2019-5050(355), a bylaw to allow the sale of retail cannabis as a permitted use in some specific existing commercial zones and set out spatial separations around schools and between other cannabis retail stores, be **read a first and second time**.

CARRIED

RC19/598  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED:

That Business Licence Amending Bylaw 5859-2019-3964(7), a bylaw to create a new "Cannabis Retail Store" definition, licence category, and annual business licence fee within the District of Mission, be **read a first and second time**.

CARRIED

RC19/599  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Plecas, and

RESOLVED:

That Land Use Application Procedures and Fees Amending Bylaw 5862-2019-3612(18), a bylaw to regulate the application process for proposed retail cannabis stores within the District of Mission, be **read a first and second time**.

CARRIED

RC19/600  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That first, second, and third readings of Zoning Amending Bylaw 5661-2017-5050(258) R17-007 (Jones), a bylaw to rezone property at 7739 Cedar Street from Urban Residential 558 (R558) Zone to Residential Compact 465 (RC465) Zone and to Residential Compact 372 (RC372) Zone, be **rescinded**.

CARRIED

RC19/601  
OCT. 07/19

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Zoning Amending Bylaw 5855-2019-5050(351) R19-009 (Ballard), a bylaw to rezone property at 34843 Ferndale Avenue from Rural 16 Secondary Dwelling (RU16s) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time**.

CARRIED

RC19/602  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED:

That third reading of Zoning Amending Bylaw 5751-2018-5050(297) R16-020 (Analytical Project Consulting), a bylaw to rezone properties at 8738 Stave Lake Street and 34058 York Avenue from Rural 16 Zone (RU16) and Suburban 36 Zone (S36) to Comprehensive Development 39 Zone (CD39), be **rescinded**.

CARRIED



RC19/603  
OCT. 07/19

Moved by Councillor Crawford, seconded by Councillor Gill, and

RESOLVED:

That Zoning Amending Bylaw 5751-2018-5050(297) R16-020 (Analytical Project Consulting), a bylaw to rezone properties at 8738 Stave Lake Street and 34058 York Avenue from Rural 16 Zone (RU16) and Suburban 36 Zone (S36) to Comprehensive Development 39 Zone (CD39), be **read a third time as amended**, and **adopted**.

CARRIED

RC19/604  
OCT. 07/19

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED:

That Street Naming (York Avenue Extension, Cleven Drive, Hundert Crescent) Bylaw 5752-2018 R16-020 (Analytical Project Consulting), a bylaw to name an extension for an existing road and two new roads, be **adopted**.

CARRIED

RC19/605  
OCT. 07/19

Moved by Councillor Herar, seconded by Councillor Hamilton, and

RESOLVED:

That Land Use Contract Repeal Bylaw 5852-2019 LUC18-020 (DOM), a bylaw to terminate Land Use Contract 364-1974 for the properties located at 32026 & 32028 - 7th Avenue and 7581 & 7589 May Street, be **adopted**.

CARRIED

RC19/606  
OCT. 07/19

Moved by Councillor Crawford, seconded by Councillor Plecas, and

RESOLVED:

That Zoning Amending Bylaw 5853-2019-5050(350) LUC18-020 (DOM), a bylaw to rezone property at 32026 & 32028 - 7th Avenue and 7581 & 7589 May Street from Urban Residential 558 (R558) Zone to Multiple Family 30 Townhouse (MT30) Zone, be **adopted**.

CARRIED

RC19/607  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED:

That Zoning Amending Bylaw 5858-2019-5050(354) R19-012 (Mandzuk), a bylaw to rezone property at 8913 Neale Drive from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone, be **adopted**.

CARRIED

RC19/608  
OCT. 07/19

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED:

That 2020 Permissive Tax Exemption Bylaw 5860-2019, a bylaw to provide for permissive exemption from taxation of certain properties for the 2020 tax year, be **adopted**.

CARRIED

## 17. PERMITS FOR CONSIDERATION

RC19/609  
OCT. 07/19

### **Development Variance Permit DV19-012 (33055 – 3rd Avenue)**

Moved by Councillor Crawford, seconded by Councillor Herar, and

RESOLVED:

That Development Variance Permit DV19-012 (33055 – 3rd Avenue) to vary Section 5.3.2.2.2 of the Development and Subdivision Control Bylaw 5650-2017 by:

- allowing rainwater to be pumped from the dwelling to the north, where it then gravity feeds the District's stormwater

be **approved**.

CARRIED

## 18. CORRESPONDENCE

RC19/610  
OCT. 07/19

A letter dated August 9, 2019 from the Mayor of Coquitlam regarding ridehailing was provided for Council's information. Staff were directed to provide additional information regarding ridehailing regulations in BC.

## 19. NEW/OTHER BUSINESS

There was no new/other business.

## 20. NOTICES OF MOTION

RC19/611  
OCT. 07/19

### **Campaign Signs**

Mayor Alexis asked Council to consider directing staff to amend the Sign Bylaw to include regulations on election campaign signs. Discussion ensued in regards to environmental impacts; the size, number, and location of campaign signs; deadlines to remove signs post-election; and provincial and federal regulations.

Moved by Mayor Alexis, seconded by Councillor Plecas, and

RESOLVED:

That staff prepare the appropriate bylaw amendments to restrict the placement, number, and size of campaign signs on public property to several limited locations within the District, effective for 2020 and later elections.

CARRIED

RC19/612  
OCT. 07/19

### **Train Whistle Cessation Program**

Moved by Councillor Herar, and

That staff prepare a report to Council detailing the implications of implementing a train whistle cessation program throughout the District.

In response to questions from Council, the Director of Engineering and Public Works stated that Transportation Canada would require significant upgrades to the District's rail crossings and that the associated costs may prevent the District from completing other capital projects.

The motion failed for lack of a seconder.

Staff were directed to contact Canadian National Railway and Canadian Pacific Railway to inquire about the increase in train noise as the trains enter downtown Mission.

**21. QUESTION PERIOD**

Tim Pippus, Mission, questioned what the setback regulations were between a pub and a school. He noted that the proposed brewery and pub at 33211 North Railway Avenue would be located within 250 metres of Mission Central Elementary.

**22. ADJOURNMENT**

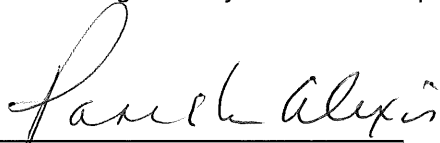
RC19/613  
OCT. 07/19

Moved by Councillor Davies, seconded by Councillor Gill, and


RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:43 p.m.



PAMELA ALEXIS,  
MAYOR



JENNIFER RUSSELL,  
CORPORATE OFFICER