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 21, 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  
*Heather Gherman, Manager of Human Resources  
Guy Gusdal, Manager of Inspection Services  
Jay Jackman, Manager of Development Engineering and Projects  
Tracy Kyle, Director of Engineering and Public Works  
*Kerri Onken, Deputy Treasurer/Collector  
Barclay Pitkethly, Deputy Chief Administrative Officer  
Robert Publow, Manager of Planning  
Dan Sommer, Director of Development Services  
Doug Stewart, Director of Finance  
*Dale Unrau, Fire Chief  
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
   Moved by Councillor Davies, seconded by Councillor Gill, and
   RESOLVED: That the agenda for the Regular Council meeting of October 21, 2019 be adopted.
   CARRIED

3. PRESENTATIONS
   2019 Organizational Safety Excellence Award
   Mike Roberts, Executive Director of the BC Municipal Safety Association, appeared before Council to present the District of Mission with the 2019 Organizational Safety Excellence Award in recognition of the reduction in injuries and illness over the past four years. He stated that Mission had experienced a 77% reduction in the experience rating between 2016 and 2019 and congratulated the District on becoming an industry leader in organizational safety.
4. PUBLIC HEARINGS

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.

-AND-

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.

The Mayor opened the public hearing.

The Manager of Planning presented information regarding the proposed Zoning Bylaw amendment and Business Licence amendment as follows:

- Proposed definitions to be removed from or added to the Zoning Bylaw;
- Proposed zones that will permit cannabis retail stores;
- Spatial restrictions for the location of cannabis retail stores as a principal use:
  - 150 metres between individual cannabis retail stores;
  - 250 metres between cannabis retail stores and a school, where the store is within either the Mission City Downtown or Neighbourhood Centre designation; and
- Changes to the business licence bylaw to add a “Cannabis Retail Store” definition, licence category, and an annual business licence fee, to be set at $5,000.

The Corporate Officer stated that the following correspondence pertaining to the proposed Zoning Amending Bylaw had been received:

- Email from Joanna McBride, Executive Director of the Mission Downtown Business Association (DBA), dated October 18, 2019 stating that the DBA was in favour of the proposed bylaw amendment, but recommended that only one cannabis retail store be permitted in the Downtown Core.
- Email from John Conroy dated October 19, 2019 in support of the sale of retail cannabis in Mission, but expressing concern regarding several of the proposed Zoning Bylaw amendments, including:
  - restrictions on the number and location of dispensaries;
  - limiting Cannabis production facilities only to properties located within the Agricultural Land Reserve and the potential difficulties this would impose on micro growers; and
  - the definition of “Cannabis Retail Store” and recommending the inclusion of definitions such as “Medical Compassion Clubs” or “Medical Dispensaries” that would limit access to only medically approved patients.

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

Cody Les, Chilliwack, stated that he was representing a potential applicant and was in favour of the proposed spatial restrictions. He questioned how the spatial restrictions would be measured.
In response, the Manager of Planning stated that staff would be measuring from the property boundaries of the first established location to the property line of the second proposed location.

Brenna Cairns, Mission, stated that she supported the proposed bylaw amendments, but was not in favour of the proposed 250 metre buffer zones around schools. She stated that she did not understand why the District was treating cannabis retail stores different than liquor stores, but understood the need to move forward with the bylaw.

Tim Pippus, Mission, stated that he concurred with John Conroy’s submission and approved of the proposed spatial restrictions, but recommended that the District lower the proposed buffer between retail cannabis stores and schools to 150 metres for consistency. He stated that licensed sellers would be inclined to adhere to government regulations as the fine amounts were prohibitive. He questioned the District’s proposed licensing fees and stated that the increase was unnecessary as retailers were motivated to operate within the law.

Maria Silva, Mission, questioned if spatial restrictions had been considered around child care centres. She stated that she would like to see all facilities containing children ages five and under included within the proposed 250 metre buffer zone. She questioned if businesses would be able to grow and sell cannabis out of the same facility.

In response, the Deputy Chief Administrative Officer noted that it would be difficult to include daycares, unless they were located within a commercial zone. It was noted that the production and sale of cannabis would not be permitted out of the same facility.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5861-2019-5050(355) and Business Licence Amending Bylaw 5859-2019-3964(7) closed.

5. REMEMBRANCE DAY

Remembrance Day Ceremony

Mayor Alexis extended a welcome to members of the Royal Canadian Legion Branch 57.

The Mayor stated that the District of Mission will proclaim the week of November 5th to 11th, 2019 as “Veterans’ Week”, noting that the Legion’s poppy flag would be raised at Municipal Hall and flown 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. The Last Post was played, a moment of silence was observed, and Reveille was played.

The Legion President, Polly Mann, recited the Act of Remembrance and presented poppies to Mayor and Council.

On behalf of Council, Mayor Alexis thanked the members of Royal Canadian Legion Branch 57 for attending and assisting in the Tribute.

6. PROCLAMATIONS

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED That November 5th to 11th, 2019 be proclaimed “Veterans’ Week” within the District of Mission.

CARRIED
7. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Davies, seconded by Councillor Herar, and

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

CARRIED

8. PUBLIC SAFETY AND HEALTH

Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund/Volunteer & Composite Fire Departments Equipment & Training

A report from the Fire Chief dated October 21, 2019, seeking the endorsement of the UBCM Community Emergency Preparedness Fund/Volunteer & Composite Fire Departments Equipment & Training application, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That the UBCM Community Emergency Preparedness Fund/Volunteer & Composite Fire Departments Equipment & Training Program application for a live fire training aid be endorsed.

CARRIED

9. DEVELOPMENT SERVICES

Recind Rezoning Application (R17-004) - 30563 Silverdale Avenue

A report from the Planner dated October 21, 2019, regarding a request to rescind the rezoning application for the property located at 30563 Silverdale Avenue, was provided for the Committee’s information.

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

Rezoning Application (R17-006) - 32588 Cedar Valley Connector

A report from the Senior Planner - Policy dated October 21, 2019, regarding a development application for the property located at 32588 Cedar Valley Connector, was provided for the Committee’s information.

Staff support the application moving forward to final bylaw adoption, and have listed Zoning Amending Bylaw 5651-2017-5050(252) under the “Bylaws for Consideration” section of the Council Agenda and the related permits under the “Permits for Consideration” section of the Council Agenda.

Discussion ensued in regards to vehicle access off of Briskham Street. The Manager of Development Engineering and Projects stated that the slip from Briskham Street onto the Cedar Valley Connector would be closed to residential traffic. He noted that the entrance to the road would be gated and available as a secondary emergency vehicle access.

Development Variance Permit (DV19-010) – 33789 Knight Avenue

A report from the Planning Technician dated October 21, 2019, regarding a development variance permit application for the property located at 33789 Knight Avenue, was provided for the Committee’s information.
Staff support the application moving forward and, as such, have listed the Development Variance Permit under the “Permits for Consideration” section of the agenda.

10. ENGINEERING AND PUBLIC WORKS

Shaw Pit Residents’ Committee Annual Update

A report from the Engineering Technologist III – Capital Projects dated October 21, 2019, providing an update on the 2019 Shaw Pit Residents’ Committee, was provided for the Committee’s information.

Discussion ensued in regards to the reclamation plan for Shaw Pit. Staff noted that a mines plan had been filed with the Ministry of Energy, Mines & Petroleum Resources, which would see the area converted into a passive park at the completion of mining activities.

2019 Engineering and Public Works Capital Project Locations Update

A report from the Engineering Technologist III – Asset Management dated October 21, 2019, detailing Engineering and Public Works capital projects in 2019, was provided for the Committee’s information.

Discussion ensued, and further details were provided on future improvements to Nottman Street, the sidewalk and crosswalk locations for the 2nd Avenue transit exchange project, and timelines for the construction of sidewalks along Cherry Avenue and in Hatzic.

The Director of Engineering & Public Works stated that the District had received $60,000 in funding from ICBC towards traffic safety improvement projects.

Staff were directed to draft a thank you letter to send to ICBC.

11. CORPORATE ADMINISTRATION AND FINANCE

Results of Alternative Approval Process – Reclassification from District to City

A report from the Corporate Officer dated October 21, 2019, regarding the results of the Alternate Approval Process, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That a letter be sent to the Ministry of Municipal Affairs and Housing requesting that Mission’s municipal classification be changed from a District to a City and accordingly update Mission’s name, by Letters Patent, to the City of Mission; and

2. That a copy of the letter be provided to the Member of Parliament and to both Members of the Legislative Assembly representing Mission.

CARRIED

2019 Property Tax Sale

A report from the Deputy Treasurer/Collector dated October 21, 2019, regarding the results of the 2019 Property Tax Sale, was provided for the Committee’s information.

12. RESOLUTION TO RISE AND REPORT

Moved by Councillor Hamilton, 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

Moved by Councillor Davies, seconded by Councillor Hamilton, and

RESOLVED: That the recommendations of the October 21, 2019 Committee of the Whole, as contained in items RC19/620 to RC19/627 be adopted.

CARRIED

Moved by Councillor Plecas, seconded by Councillor Crawford, and

RESOLVED: That the recommendations of the October 9, 2019 Freestanding Committee of the Whole (Corporate Administration and Finance – Budget), as contained in items COW19/035 to COW19/042 be adopted.

CARRIED

14. COUNCIL COMMITTEE REPORTS AND MINUTES

Council provided updates on recent committee and association meetings.

Moved by Councillor Plecas, seconded by Councillor Herar, and

RESOLVED: That the following items be received as information:

(a) Mission Sustainable Housing Committee meeting minutes – August 8, 2019

(b) Economic Development Select Committee meeting minutes – September 11, 2019

CARRIED

15. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Davies, seconded by Councillor Crawford, and

RESOLVED: That the following minutes be adopted:

(a) Regular Council Meeting (for the purpose of going into a closed meeting) – October 7, 2019

(b) Regular Council Meeting – October 7, 2019

CARRIED

16. BYLAWS FOR CONSIDERATION

Moved by Councillor Gill, seconded by Councillor Crawford, and

RESOLVED:

That first, second, and third readings of Zoning Amending Bylaw 5660-2017-5050(257) R17-004 (Hayhurst), a bylaw to rezone property at 30563 Silverdale Avenue from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be rescinded.

CARRIED

Discussion ensued in regards to Zoning Amending Bylaw 5861-2019-5050(355). Specific concerns were stated about the size of the buffer zones around schools, whether there should be buffer zones at all, and the importance of consistency in drafting regulations.

In response to questions and concerns noted by Council, staff noted that:

- the current proposed buffer between schools and retail cannabis stores would only impact five of Mission’s schools – those located in the District’s downtown core or identified neighbourhood centres;
- staff would be bringing forward a policy at the same Council meeting that the bylaws were put forward for consideration of adoption that would detail how cannabis retail store applications would be processed. It was noted that the policy could include a temporary cap on the total number stores;
- determining the exact number of potential stores would difficult as the size of each property would play into spatial restrictions;
- as part of the provincial cannabis licensing process, Council would have the opportunity to review each application before it was submitted to the Liquor and Cannabis Regulation Branch;
- the spatial restrictions could be removed through a future Zoning Bylaw amendment.

RC19/634
OCT. 21/19

Moved by Councillor Gill, seconded by Councillor Davies, and

RESOLVED

That the proposed 250 metre buffer between cannabis retail stores and a school, where the store is within either the Mission City Downtown or Neighbourhood Centre designation, be removed from Zoning Amending Bylaw 5861-2019-5050(355) in order to remain consistent with the District’s regulations regarding liquor stores.

OPPOSED: Mayor Alexis
            Councillor Crawford
            Councillor Hamilton
            Councillor Herar
            Councillor Plecas

DEFEATED

RC19/635
OCT. 21/19

Moved by Councillor Plecas, seconded by Councillor Herar, and

RESOLVED

That Zoning Amending Bylaw 5861-2019-5050(355) be amended to include a 250 metre buffer between cannabis retail stores and all public or private schools.

OPPOSED: Councillor Gill

CARRIED

RC19/636
OCT. 21/19

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED

That Zoning Amending Bylaw 5861-2019-5050(355) be amended to permit “Cannabis Retail Store” as a principal use in the Core Commercial Downtown One (CCD1) Zone.

CARRIED

RC19/637
OCT. 21/19

Moved by Councillor Davies, seconded by Councillor Herar, 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 third time as amended.

CARRIED
Moved by Councillor Davies, seconded by Councillor Herar, 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 third time.

CARRIED

Moved by Councillor Davies, seconded by Councillor Herar, 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 third time.

CARRIED

Moved by Councillor Gill, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 5615-2016-5050(228) R16-041 (Bikoulov), a bylaw to rezone property at 30260 Berg Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be adopted.

CARRIED

Moved by Councillor Plecas, seconded by Councillor Davies, and

RESOLVED:

That Zoning Amending Bylaw 5651-2017-5050(252) R17-006 (Habitat for Humanity), a bylaw to rezone property located at 32588 Cedar Valley Connector from Residential Two Unit (RT465) Zone to Multiple Family 52 Townhouse (MT52), be adopted.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Gill, and

RESOLVED:

That Zoning Amending Bylaw 5833-2019-5050(339) R18-054 (Cheema), a bylaw to rezone property at 33789 Knight Avenue from Urban Residential 465 (R465) Zone to Urban Residential 465 Secondary Dwelling (R465s) Zone, be adopted.

CARRIED

17. PERMITS FOR CONSIDERATION

Development Variance Permit DP17-004 (32588 Cedar Valley Connector)

Moved by Councillor Davies, seconded by Councillor Hamilton, and

RESOLVED: That Development Variance Permit DP17-004 (32588 Cedar Valley Connector) to vary Section 701 Multiple Family 52 Townhouse Zone, Section E.1. of the Zoning Bylaw 5050-2009 by:

- reducing the required front yard setback from 6.0 metres to 4.41 metres for building cluster 5 and from 6.0 metres to 4.93 metres for building cluster 1, as shown on Drawing Numbered DP2.1; and
• reducing the required interior side yard setback from 7.5 metres to 6.0 metres for building clusters 1-4, as shown on Drawing Numbered DP2.1.

and to supplement Zoning Bylaw 5050-2009, as amended, in respect to the subject property as follows:

• building design to be shown on Drawings Numbered DP0.1 - DP8.6, prepared by Larry Podhora Architect Inc. inclusive and landscape drawings L1, L1.1, L2, L3 and L4 prepared by Shan Tennyson, KD Planning & Design Ltd., Landscape Architect, which are attached hereto and form part of this permit; and

• minor changes to the aforesaid drawings that do not affect the intent of this Development Permit and the general appearance of the buildings and character of the development, subject to the approval of the Municipality.

be approved.

CARRIED

Development Variance Permit DV17-017 (32588 Cedar Valley Connector)

Moved by Councillor Plecas, seconded by Councillor Herar, and

RESOLVED: That Development Variance Permit DV17-017 (32588 Cedar Valley Connector) to vary District of Mission Zoning Bylaw 5050-2009 in respect to the subject property as follows:

• Section 109 Off Street Parking, Section D. 3. I. by reducing the required number of parking spaces from forty-two (42) to thirty-nine (39) as shown on Appendix 1; and

• Section 701 Multiple Family 52 Townhouse Zone, Section K. 3 by reducing the required percentage of resident parking spaces from 75% (29 of the required 38 resident spaces) to 71% (27 of the required 38 resident spaces) that must be provided as parking within the building envelope, as shown on Appendix 1.3

be approved.

CARRIED

Development Variance Permit DV19-010 (33789 Knight Avenue)

Moved by Councillor Hamilton, seconded by Councillor Davies, and

RESOLVED: That Development Variance Permit DV19-010 (33789 Knight Avenue) to vary Section 502, D. 1. (Interior Side) of the Zoning Bylaw 5050-2009 in respect to the subject property by:

• reducing the combined Interior Side setback from 4.5 metres (14.76 feet) to 3.0 metres (9.8 feet)

be approved.

CARRIED

18. RESOLUTIONS RELEASED FROM CLOSED

Cultural Resources Commission Appointment

The following resolution was released from the Closed Council meeting held on October 7, 2019:

Cultural Resources Commission Appointment

That Michelle Demers-Shaevitz be appointed to the Cultural Resources Commission for a term expiring December 31, 2021.
19. NEW/OTHER BUSINESS

There was no new/other business.

20. NOTICES OF MOTION

There were no notices of motion.

21. QUESTION PERIOD

Jim Hinds, Mission, questioned how the proposed spatial restrictions between cannabis retail stores would impact applications at the Mission Hills and the Junction malls. He noted the property lines were less than 150 metres apart, but that there was no direct path between the two locations.

Maria Silva, Mission, inquired if applications for medical grow operations would also come before Council and what input the community would have in terms of where these were located.

The Chief Administrative Officer stated that medical grow operations would remain under the jurisdiction of Health Canada. He noted that staff intended to propose an amendment to the Zoning bylaw to regulate the growing and producing of small-scale cannabis operations.

22. ADJOURNMENT

Moved by Councillor Hamilton, seconded by Councillor Crawford, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:02 p.m.

PAMELA ALEXIS,
MAYOR

JENNIFER RUSSELL,
CORPORATE OFFICER