

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 January 5, 2015 commencing at 6:00 p.m.

Council Members Present: Mayor Randy Hawes (participated by conference call)
Acting Mayor Carol Hamilton
Councillor Pam Alexis
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Michael Boronowski, Manager of Civic Engagement and
Corporate Initiatives
Brandi Cowell, Receptionist
Ted De Jager, Officer in Charge
Haylee Gould, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
*Gina MacKay, Manager of Long Range Planning
Tina Penney, Acting Manager of Corporate Administration
Dan Sommer, Manager of Planning
Mike Younie, Director of Development Services
*Present for a portion of the meeting

1. CALL TO ORDER

Acting Mayor Hamilton called the meeting to order.

2. ADOPTION OF AGENDA

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the agenda for the regular Council meeting of January 5, 2015 be adopted.

CARRIED

3. PRESENTATIONS

Certificate of Recognition: The Bracken Family

The Acting Mayor, on behalf of Council, presented a certificate to Mr. Rick Bracken and his family in honour of their selflessness in preparing, advertising, funding and serving a holiday meal for the homeless population in Mission. Additionally, the Acting Mayor noted that Council recognizes and acknowledges the efforts of many individuals and organizations in the community who provided for the less fortunate over the holiday season.

RC15/001
JAN. 05/15

RC15/002
JAN. 05/15

4. DELEGATIONS

RC15/003
JAN. 05/15

Sherry Edmunds-Flett, Executive Director, Long Term Inmates Now in the Community (L.I.N.C.) Society

Re: Mission Food Access Network (MFAN) funding request

Sherry Edmunds-Flett, Executive Director of the L.I.N.C. Society, appeared before Council to discuss the implementation of a food strategy for the District of Mission to establish food security for the community. Ms. Edmunds-Flett asked Council for \$15,000 to fund the preliminary stages of the food strategy.

Moved by Councillor Plecas, seconded by Councillor Alexis and

RESOLVED: That staff provide a report to Council with potential sources from the budget or otherwise for funding the food strategy.

CARRIED

The Acting Mayor thanked Ms. Edmunds-Flett for her presentation.

5. PUBLIC HEARINGS

Council discussed the need for more information to be made available for both public and Council's consideration before proceeding with the public hearings.

RC15/004
JAN. 05/15

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED:

- That Council defer this evening's public hearings for 8850 Cedar Street (Official Community Plan Amending Bylaw 5465-2014-4052(37)) and 32881 Tunbridge Avenue (Official Community Plan Amending Bylaw 5469-2014-4052(39)) until the January 19, 2015 regular meeting of Council starting at 7:00 p.m.; and
- That the public hearing for 31380 Lougheed Highway (Official Community Plan Amending Bylaw 5466-2014-4052(38)) be deferred until further notice; and
- That staff be directed to re-advertise these deferred public hearings.

CARRIED

6. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC15/005
JAN. 05/15

Moved by Councillor Stevens, seconded by Councillor Nicholson, and

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

CARRIED

7. DEVELOPMENT SERVICES

RC15/006
JAN. 05/15

Official Community Plans & Related Planning Documents – An Overview

A report from the Manager of Long Range Planning & Special Projects dated January 5,

2015 regarding an Official Community Plan review was provided for information and background purposes. A more detailed report on an Official Community Plan review process will be provided for Council at their January 19, 2015 meeting.

RC15/007
JAN. 05/15

Heritage Commission Accomplishments for 2014 and 2015 Work Plan & Budget

Councillor Hinds declared a conflict of interest under Section 100(2)(b) of the *Community Charter*, due to his past position of Vice Chair of the Mission Community Heritage Commission and left the meeting at 6:26 p.m.

Council directed staff to provide a list of heritage homes currently on the Community Heritage Register.

Moved by Councillor Stevens, and

RECOMMENDED:

- That the Mission Community Heritage Commission's 2015 work plan, as included within the Planner's report dated January 5, 2015, be approved; and
- That \$3,600 of the unused 2014 budget be carried forward to the 2015 budget to cover the costs of finalizing the Context Study.

CARRIED

Councillor Hinds rejoined the meeting at 6:29 p.m.

RC15/008
JAN. 05/15

Development Variance Permit Application DV14-022 (29501 Silver Crescent)

A report from the Planner dated January 5, 2015 regarding a development variance permit application for the property located at 29501 Silver Crescent to reduce the interior side setback from 4.5 meters to 3 meters was provided for Council's reference and noted it is presented for approval later in the meeting.

RC15/009
JAN. 05/15

Rezoning and Development Variance Permit Applications for the Properties Located on 7368 Proctor Street

A report from the Planner dated January 5, 2015 detailing the rezoning and development variance for the properties located at 7368 Proctor Street was provided for Council's reference and noted it is presented for approval later in the meeting. The rezoning application requests to change the zoning from Multiple Family 52 Apartment Zone (MA52) to Core Commercial Downtown One Zone (CCD1). The development variance permit application seeks to waive the requirement for Commercial and Institutional areas to have on-site parking spaces to be inaccessible directly off a lane or a street.

RC15/010
JAN. 05/15

Request for Council Direction on Implementation of Marihuana for Medical Purposes Regulations Within Mission

A report from the Director of Development Services dated January 5, 2015 regarding Marihuana for Medical Purposes Regulations (MMPR) and prospective Licensed Producer operations within Mission was provided to Council for information and discussion purposes and to determine whether Council wishes to make any changes to the current Policy LAN. 59.

A discussion ensued, and Council expressed the following summarized comments:

- Clarification on appropriate guidelines from both Federal and Provincial levels of government and a decision from the court with respect to the challenge to the repealing of the Medical Marihuana Access Regulations is necessary before significant changes can be made to District policy
- Persons interested in starting a Licensed Producer operation within Mission are currently able to submit an application, to be reviewed on a case-by-case basis by Council and should take guidance from LAN. 59 – Medical Marihuana Grow Operation Siting Requirements

Moved by Councillor Hinds, and

RECOMMENDED: That Policy LAN. 59 – Medical Marihuana Grow Operation Siting Requirements be enforced as written, which restricts large producers of Medical Marihuana Grow Operations to either Industrial or Agricultural Land Reserve designations within the Official Community Plan, and that these applications will be considered by Council on a case-by-case basis pursuant to the policy requirements.

CARRIED

RC15/011
JAN. 05/15

Update on Development Services Initiatives

A report from the Director of Development Services dated January 5, 2015 providing a status update on several significant initiatives currently underway within the Development Services Department was provided for Council's information.

Council discussed setting up a half day workshop to prepare for the upcoming Strategic Planning session to discuss the items identified in the Development Services update report and items relevant to economic development. Staff are directed to schedule an appropriate time and date for this workshop.

8. CORPORATE SERVICES

RC15/012
JAN. 05/15

Name Change to City Classification

Council discussed the benefits and disadvantages of a classification change to City, including enhancing the District's reputation and the cost burden on residents, and it was

Moved by Councillor Alexis, and

RECOMMENDED:

1. That the "District of Mission" pursue a name change or reclassification to the "City of Mission" through an alternative approval process; and
2. That staff come back to Council with a report detailing a plan for seeking approval for the change, including a related timeline and communications plan.

RC15/013
JAN. 05/15

Moved by Councillor Hinds, and

RECOMMENDED: That the motion be deferred until the community branding process facilitated by Community Futures and the Chamber of Commerce is completed.

CARRIED

MAIN MOTION RC15/012 DEFERRED

RC15/014
JAN. 05/15

Draft Question and Answer Period Protocol Policy

Moved by Councillor Alexis, and

RECOMMENDED:

That the "District of Mission Question and Answer Period Protocol – Regular Council Meeting Agenda Policy No. C-ADM.-01/15" attached as Appendix A to the report from the Acting Manager of Corporate Administration dated January 5, 2015, be approved.

CARRIED

9. RESOLUTION TO RISE AND REPORT

RC15/015
JAN. 05/15

Moved by Councillor Alexis, seconded by Councillor Plecas, and

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

CARRIED

10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC15/016
JAN. 05/15

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC15/006 to RC15/014, be adopted.

CARRIED

11. BYLAWS FOR CONSIDERATION

RC15/017
JAN. 05/15

Moved by Councillor Hinds, seconded by Councillor Nicholson, and

RESOLVED: That the following Bylaws be approved as listed:

- District of Mission Zoning Amending Bylaw 5344-2013-5050(101) R12-039 (Harvey) – a bylaw to rezone property at 31980 Bench Avenue from Rural 16 Zone (RU16) to Suburban 36 Secondary Dwelling Zone (S36s) be **adopted**.
- District of Mission Official Community Plan Amending Bylaw 5436-2014-4052(34) R14-006 (Dunton) – a bylaw to re-designate the property at 32921 14th Avenue from Urban Residential to Urban Compact-Multiple Family be **adopted**.

- District of Mission Zoning Amending Bylaw 5437-2014-5050(141) R14-006 (Dunton) – a bylaw to rezone the property located at 32921 14th Avenue from the Urban Residential 558 (R558) Zone to the Multiple Family 40 Townhouse (MT40) Zone be **adopted**.
- District of Mission Zoning Amending Bylaw 5453-2014-5050(147) R14-009 (Ledcor) – a bylaw to rezone property at 29960 Lougheed Highway from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2) be **adopted**
- District of Mission Zoning Amending Bylaw 5478-2015-5050(164) R14-033 (Mission Community Services Society) – a bylaw to rezone the properties located at 7368 Proctor Street from Multiple Family 52 Apartment Zone (MA52) to the Core Commercial Downtown One Zone (CCD1) be **read a first and second time**.

CARRIED

RC15/018
JAN. 05/15

Moved by Mayor Hawes, seconded by Councillor Nicholson, and

RESOLVED: That District of Mission Council Procedure Amending Bylaw 5472-2014-5345(3) – a bylaw to change the start time of meetings, the order of business and to remove limitations on Question Period be adopted.

OPPOSED: Councillor Stevens

CARRIED

12. MINUTES

RC15/019
JAN. 05/15

Moved by Councillor Hinds, seconded by Mayor Hawes, and

RESOLVED: That the following minutes be adopted:

- 1) Regular Council Meeting – December 15, 2014; and
- 2) Regular Council Meeting (for the purpose of going into a Closed meeting) – December 15, 2014.

CARRIED

13. NEW/OTHER BUSINESS

RC15/020
JAN. 05/15

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That District of Mission Development Variance Permit Application DV12-018 (31980 Bench Avenue) to vary Section 21 of the Subdivision Control Bylaw 1500-1985, be approved.

CARRIED

RC15/021
JAN. 05/15

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That District of Mission Development Variance Permit Application DV14-022 (29501 Silver Crescent) to reduce the interior side setback from 4.5 meters to 3 meters, be approved.

CARRIED

RC15/022
JAN. 05/15

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED: That District of Mission Development Permit Application DP14-001 (32921 14th Avenue) to provide conformity to the form and character guidelines for the 22-unit townhouse development be approved.

CARRIED

14. NOTICE OF MOTION

None.

15. MAYOR'S REPORT

None.

16. MEMBERS' REPORTS ON COMMITTEES, BOARDS, AND ACTIVITIES

None.

17. QUESTION PERIOD

Robert Demers stated that he is in opposition to changing the classification of Mission from District to City.

Alan Palmer referenced the Environmental Management Plan and the Cedar Valley Comprehensive Development Plan and asked Council two questions:

1. Has Council and staff been working with the Department of Fisheries and Oceans (DFO) and the Ministry of Environment (MOE) as per the Environmental Management Plan; and
2. As the 10-year agreement laid out in the Environmental Management Plan is ending in 2015, have staff been preparing for an amendment to the Plan?

Staff responded that some meetings were held in the first seven years but more recently the DFO and the MOE have asked District staff to not refer amendments to them unless a significant impact to a watercourse is included in the amendment. The need for both the Cedar Valley Comprehensive Development Plan and the Environmental Management Plan will be reviewed during the Official Community Plan review as will the need to make any amendments to either plan.

Peter Bulla came forward with several questions on the following topics:

- Medical marihuana operations, in regard to dispensaries and real estate values
- A section of waterline on Lougheed Highway that was wrongfully removed

Mayor Hawes expressed interest in meeting with Mr. Bulla upon his return to discuss the issues raised; Mr. Bulla indicated that he would be pleased to do so.

18. ADJOURNMENT

Moved by Councillor Plecas, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:38 p.m.



CAROL HAMILTON, ACTING MAYOR



KEN BJORGAARD, CHIEF
ADMINISTRATIVE OFFICER
(Interim Corporate Officer)