

**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 Monday, July 25, 2011 commencing at 6:30 p.m.

Council Members Present: Councillor Jenny Stevens, Acting Mayor  
Councillor Terry Gidda  
Councillor Danny Plecas  
Councillor Mike Scudder

Council Members Absent: Mayor James Atebe  
Councillor Paul Horn  
Councillor Heather Stewart

Staff Members Present: P. Gipps, Deputy Chief Administrative Officer  
K. Ridley, Deputy Director of Corporate Administration  
T. Takahashi, Administrative Clerk

## **1. ADOPTION OF THE AGENDA**

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED:

1. That a report dated July 25, 2011 from the Deputy Director of Corporate Administration regarding bylaws considered at the public hearing be added to the agenda under section 4. Bylaws;
2. That the Bylaws and Question Period sections of the agenda be moved to follow the Public Hearings; and
3. That the agenda be adopted as amended.

CARRIED

## **2. DELEGATIONS, PRESENTATIONS AND PROCLAMATIONS**

### **Presentation of Community Service Awards**

Acting Mayor, Jenny Stevens, presented Community Service Awards to the following recipients:

- Stuart Coates received the Lifetime Achievement Award for his dedication to Youth Soccer in Mission.
- Kristina Marie Norman received the Community Service Award (under age 25) for her commitment to volunteerism and her support of other young people within the District of Mission. Following the Community Service Award presentation, Mission Scout Leader, John Robinson, presented Kristina Marie with a gift from the Chief Scout in commemoration of completing her first year of service as a Beaver Leader with the Scouts.

### **Cal Crawford, President, Mission Regional Chamber of Commerce**

Re: Business Excellence Awards Nominations

Mr. Crawford provided information about the annual Mission Business Excellence Awards, which will be presented on October 21, 2011. Awards to be presented include:

- Business of the Year (15+ employees);

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- Business of the Year (1-15 employees);
- Business Leader of the Year;
- Non-Profit Association of the Year;
- Customer Experience Award;
- Home-based Business Award;
- Entrepreneurial Excellence Award; and
- Young Entrepreneur of the Year.

Mr. Crawford explained that nominations are currently being accepted and the deadline for submission of nominations is August 1, 2011 and asked Council and members of the public to consider submitting nominations.

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**Kathryn Phillipoff**

Re: Medicinal Grow-ops

Ms. Phillipoff submitted documentation and photos for council to view as background information to her presentation. She described the history of illegal marijuana grow-ops in her neighbourhood. She explained that the initial illegal grow-op next door was busted and a new family moved into the house. The neighbour on the other side of her home now has a medical marijuana grow-op license.

Ms. Phillipoff said that she has been in contact with the RCMP and various other agencies regarding the situation, but the owner continues the operation unhindered and she is worried for the safety of her family, her home and her neighbourhood. Ms. Phillipoff asked council to work to have this licensed grow-op removed from her neighbourhood.

Councillor Gidda asked if Ms. Phillipoff had received any response from MP Randy Kamp with regard to her email on this issue.

Ms. Phillipoff replied that she has not heard back.

Councillor Steven assured Ms. Phillipoff that Council is doing everything possible to take care of the situation in Mission with regard to these kinds of operations and that a letter from the District of Mission was going out to Health Canada listing the district's concerns.

### **3. NEW BUSINESS**

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**Draft Letter from Fire Chief Ian Fitzpatrick to Health Canada**

Re: Medical Marijuana Grow Licenses

A letter dated July 21, 2011 from the Fire Chief to the Federal Minister of Health, Honourable Leona Aglukkaq, regarding the future of individual medical marijuana licenses was provided for Council's information.

### **4. PLANNING**

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**Information Pertaining to Consideration of Adoption of District of Mission Zoning Amending Bylaw 5218-2011-5050(41) (R11-011 – May)**

An excerpt from the minutes of the Public Hearing held on June 27, 2011 and a related staff report dated June 6, 2011 were provided as background information for Council's consideration of adoption of District of Mission Zoning Amending Bylaw 5218-2011-5050(41) to rezone property located at 7685 Nelson Street.

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### **Late Item – Bylaw Considered at Public Hearing**

A report dated July 25, 2011 from the Deputy Director of Corporate Administration was presented regarding the potential for Council giving second and third readings to District of Mission Official Community Plan Amending Bylaw 5222-2011-4052(14) (R11-009 – Mission Association for Seniors' Housing) and District of Mission Zoning Amending Bylaw 5223-2011-5050(44) (R11-009 – Mission Association for Seniors' Housing).

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That the regular portion of the meeting be recessed and the Public Hearing portion of the meeting be opened.

CARRIED

### **5. PUBLIC HEARING**

Acting Mayor Jenny Stevens called the public hearing to order and Deputy Chief Administrative Officer Paul Gipps outlined the procedures to be followed.

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- (i) **District of Mission Official Community Plan Amending Bylaw 5222-2011-4052(14) (R11-009 – Mission Association for Seniors' Housing)** – a bylaw to redesignate property at 8352 Cedar Street and 32821 and 32835 Janzen Avenue from Seniors Congregate to Apartments
- (ii) **District of Mission Zoning Amending Bylaw 5223-2011-5050(44) (R11-009 – Mission Association for Seniors' Housing)** – a bylaw to rezone property at 8352 Cedar Street and 32821 and 32835 Janzen Avenue from Suburban 36 Zone (S36) to Multiple Family 135 Apartment Zone (MA-135)

Dayle Reti, Senior Planner, provided information regarding District of Mission Official Community Plan Amending Bylaw 5222-2011-4052(14), in the name of Mission Association for Seniors' Housing, which proposes to amend District of Mission Official Community Plan 4052-2008 by redesignating the following legally described properties:

Parcel Identifier: 008-043-604, Lot 44, Section 28, Township 17, New Westminster District Plan 26403

Parcel Identifier: 007-208-537, Lot 43, Section 28, Township 17, New Westminster District Plan 26403

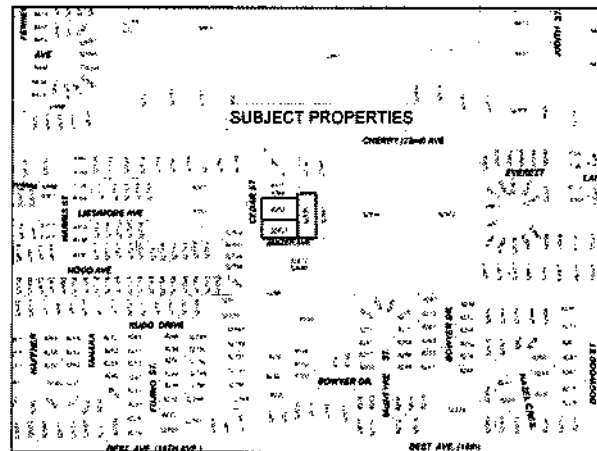
Parcel Identifier: 011-431-750, Parcel "D" (Explanatory Plan 17245), Lot 5, Section 28, Township 17, New Westminster District Plan 9302

from Seniors Congregate to Apartment.

Ms. Reti also provided information regarding District of Mission Zoning Amending Bylaw 5223-2011-5050(44) (R11-009 – Mission Association for Seniors' Housing), which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the preceding legally described properties:

from the Suburban 36 (S36) zone to the Multiple Family 135 Apartment (MA-135) zone.

The Senior Planner stated that location of the subject properties is 8352 Cedar Street, 32821 Janzen Avenue and 32835 Janzen Avenue, as shown on the following map:



Ms. Reti explained that purpose of the proposed amendments is to accommodate a seniors' apartment building.

The Senior Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- Engineering Department requirements and Fire Department Requirements;
- Easements (access);
- Right of way for public access to the park; and
- Resolution of Development Permit details.

The Deputy Director of Corporate Administration stated that the following written correspondence was received regarding this application:

- Letter dated July 24, 2011 from residents of 32794, 32796, 32798, and 32800 Hood Avenue – opposed due to concerns about increased noise in the area.
- Email dated July 25, 2011 from Fortis BC – no objection to the proposed development

Ian Waters said that the Cedar Valley Seniors Housing Society is strongly in support of this development, noting that they donated two of the three lots to the Mission Association for Seniors' Housing for this project.

Abe Neufeld said that the Cedar Valley Mennonite Church congregation is very much in support of this project.

Don Lobb said he is in support of adding this type of affordable housing option for people in Mission and asked council to support it.

Judith Ray commented that she thinks the noise impact on the surrounding area will be minimal, but assured council that the Mission Association for Seniors' Housing will take the concerns into consideration as the building and landscaping plans are developed. She commented that having seniors remain in Mission as they age will be a benefit to the community in terms of legacy.

Councillor Gidda asked for clarification about the location of access to the property.

The Senior Planner replied that the primary access will be off Cedar Street, but there will also be access via an easement from Cherry Avenue.

Councillor Gidda asked if the extra access from Cherry would cause problems with extra traffic.

Ms. Reti replied that the traffic impact study indicates that it will not.

Councillor Scudder asked what would be done to ensure maintenance of the building is kept up.

Judith Ray replied that there would be monthly fees assessed to residents to cover on-going maintenance costs, noting that re-lease fees would never increase more than 50% of the average property value increase for other properties in the area. She said that the aim is for the housing units to remain affordable for seniors.

Hearing no further questions or comments the acting mayor declared the public hearing on District of Mission Official Community Plan Amending Bylaw 5222-2011-4052(14) and District of Mission Zoning Amending Bylaw 5223-2011-5050(44) (R11-009 – Mission Association for Seniors' Housing) closed.

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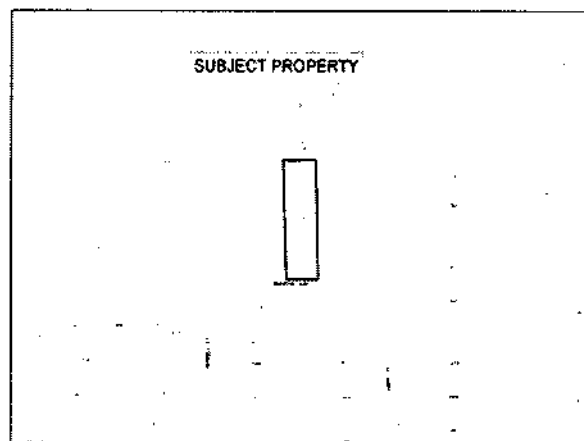
**District of Mission Zoning Amending Bylaw 5220-2011-5050(42) (R11-004 – Mikes)** – a bylaw to rezone property at 29585 Hudson Avenue from Rural 16 Zone (RU16) to Rural Residential Zone (RR7)

Erik Wilhelm, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5220-2011-5050(42) (R11-004 - Mikes), which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 003-915-654, Lot 2, Section 22, Township 15, New Westminster District Plan 66683

from the Rural 16 (RU16) zone to the Rural Residential 7 (RR7) zone.

The planner stated that the location of the subject property is 29585 Hudson Avenue, as shown on the following map:



Mr. Wilhelm explained that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two (2) lots of a minimum 0.7 hectare (1.73 acre) lot size.

The Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- Receipt of a Community Amenity Contribution in the amount of \$2,680; and
- Any other items that Council may require as a result of the Public Hearing or consideration of the application.

The Deputy Director of Corporate Administration stated that no written correspondence was received regarding this application.

Councillor Plecas asked if the existing driveway would be used for both lots rather than adding a panhandle driveway for the second lot, and if there would be any upgrades done to the existing driveway.

The Planner replied that the existing driveway would be used for both lots under an access agreement tied to the land that would remain in effect even if the property owner changes. He said this was done to maintain the tree cover on the western side of the property and that a requirement of the subdivision would be an engineering report to determine that the driveway is able to support emergency vehicles

Tony Mikes said that the owner would like to protect the trees, but, at the same time, does not object to constructing a new driveway for the second lot, if that is the wish of Council.

Hearing no further questions or comments the acting mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5220-2011-5050(42) (R11-004 – Mikes) closed.

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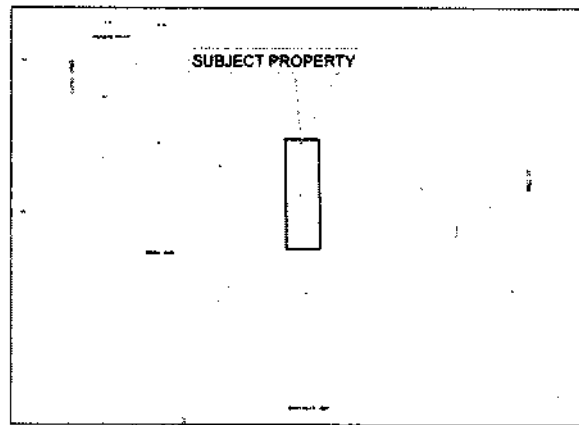
**District of Mission Zoning Amending Bylaw 5221-2011-5050(43) (R11-005 – Mikes)** – a bylaw to rezone property at 30265 Berg Avenue from Rural 16 Zone (RU16) to Rural Residential Zone (RR7)

Erik Wilhelm, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5221-2011-5050(43) (R11-005 - Mikes), which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 017-971-659, Lot B, Section 23, Township 15, New Westminster District Plan LMP7120

from the Rural 16 (RU16) zone to the Rural Residential 7 (RR7) zone.

The planner stated that the location of the subject property is 30265 Berg Avenue, as shown on the following map:



Mr. Wilhelm explained that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two (2) lots of a minimum 0.7 hectare (1.73 acre) lot size.

The Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- Receipt of a Community Amenity Contribution in the amount of \$2,680; and
- Any other items that Council may require as a result of the Public Hearing or consideration of the application.

The Deputy Director of Corporate Administration stated that no written correspondence was received regarding this application.

Hearing no questions or comments the acting mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5221-2011-5050(43) (R11-005 – Mikes) closed.

Moved by Councillor Plecas, seconded by Councillor Scudder, and

**RESOLVED:** That the Public Hearing portion of the meeting be adjourned and the regular council meeting reconvened.

**CARRIED**

## **6. BYLAWS**

Moved by Councillor Gidda, seconded by Councillor Scudder, and

**RECOMMENDED:** That the readings of all bylaws listed below be approved as listed.

- |     |   |                           |
|-----|---|---------------------------|
| (a) | District of Mission Zoning Amending Bylaw 5218-2011-5050(41) (R11-011 – May) – a bylaw to rezone property at 7865 Nelson Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s)   | Adoption                  |
| (b) | District of Mission Official Community Plan Amending Bylaw 5222-2011-4052(14) (R11-009 – Mission Association for Seniors' Housing) – a bylaw to redesignate property at 8352 Cedar Street and 32821 and 32835 Janzen Avenue from Seniors Congregate to Apartments | Second and Third Readings |

- (c) District of Mission Zoning Amending Bylaw 5223-2011-5050(44) (R11-009 – Mission Association for Seniors' Housing) – a bylaw to rezone property at 8352 Cedar Street and 32821 and 32835 Janzen Avenue from Suburban 36 Zone (S36) to Multiple Family 135 Apartment Zone (MA-135) Second and Third Readings

CARRIED

**7. QUESTION PERIOD (on new business only)**

There were no questions from the public.

**8. ADJOURNMENT**

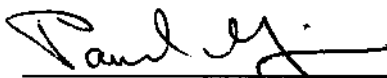
Moved by Councillor Gidda, seconded by Councillor Scudder, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:49 p.m.

  
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JENNY STEVENS, ACTING MAYOR

  
\_\_\_\_\_  
PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER