



DISTRICT OF MISSION PUBLIC SAFETY INSPECTION TEAM FACT SHEET

- The District of Mission approved a controlled substance property bylaw and formed the Public Safety Inspection Team (PSIT) in April 2008.
- The PSIT consists of a building inspector, fire inspector, and electrician and inspects properties that are deemed to be operating as a controlled substance property. For safety reasons, RCMP are within viewing distance of PSIT notification visits and inspections – not accompanying the team to the property door.
- The PSIT has been very active April 2008 to December 2010 inspecting 499 properties and assessing 283 of those properties with fees (56%). In Total 48% of inspected properties have not been assessed fees as they were found to not be in violation of the bylaw.
 - 2008 (began in April): 49 properties inspected / 35 properties assessed fees (71%)
 - 2009: 224 properties inspected / 137 properties assessed fees (61%)
 - 2010: 226 properties inspected / 112 properties assessed fees (49%)
- Inspection fees levied on properties PSIT determines have been involved as a controlled substance property are \$4,900 plus a \$300 administrative charge. Fees were set in 2007, as the PSIT was being formed. Based on experiences in neighbouring municipalities it was anticipated that 190 sites would be visited each year with 162 (85%) being levied fines. The PSIT was organized as a revenue neutral program, receiving 100% of its funding from fees collected.
- Evidence of a controlled substance property may include: unauthorized building modifications including electrical, plumbing, and mechanical systems, evidence of potting soil within the home, covered over windows, plant remnants, and excessive mould / moisture damage. The team must have a consensus view of conclusive evidence prior to levying fees and ordering remediation of the property.
- In total 10 municipalities throughout the region have had, or continue to operate, controlled substance property inspections. Surrey, Coquitlam, Chilliwack, Abbotsford, Langley, Langley City, Pitt Meadows, Port Coquitlam, Richmond, and Mission.
- There are two main triggers to a PSIT inspection.
 1. The RCMP, having sufficient evidence to suspect a controlled substance property is being operated notifies PSIT. This accounts for 30% of inspected properties.
 2. PSIT initiates a property inspection based on electricity usage data obtained from BC Hydro. Properties consuming more than 93 kwh/day and are observed to exhibit obvious signs of a controlled substance property are inspected. This accounts for 70% of inspected properties.
- 93 kwh/day is three times higher than the daily use of an average family household.
 - Family of four, gas hot water, gas stove, gas forced air heat = 25.15 kwh/day
 - Family of four, gas hot water, electric stove, gas forced air = 36.87 kwh/day
 - Three bedroom unfinished basement, family of four, electric hot water, stove, heat = 107.89 kwh/day

- Controlled substance properties growing marijuana (grow-op) use between 72 kwh/day, and 96 kwh/day just for the hydroponic lights (12-hour cycle).

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Media Enquiries:

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