

**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 July 7, 2014 commencing at 6:00 p.m.

Council Members Present: Mayor Ted Adlem  
Councillor Dave Hensman  
Councillor Jeff Jewell  
Councillor Tony Luck  
Councillor Larry Nundal

Council Members Absent: Councillor Jenny Stevens  
Councillor Nelson Tilbury

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer  
Tina Penney, Acting Manager of Corporate Administration  
Jennifer Russell, Deputy Corporate Officer  
Tina Mooney, Administrative Clerk

Mayor Adlem announced the recent passing of two of Mission's most distinguished citizens: Catherine Marcellus and Muriel Windebank. A moment of silence was observed in respect.

### **1. CALL TO ORDER**

Mayor Adlem called the meeting to order.

### **2. ADOPTION OF AGENDA**

RC14/453  
JUL. 07/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the agenda for the regular Council meeting of July 7, 2014 be adopted.

CARRIED

### **3. PRESENTATIONS**

RC14/454  
JUL. 07/14

**Dr. Marcus Lem**

**Re: Harm Reduction Distribution and Needle Exchange  
Programs in Mission**

Dr. Marcus Lem, Medical Health Officer for Fraser East, appeared before Council to provide information about the implementation of harm reduction activities in Mission, including background information, work completed by the Mission Healthy Community Council, and the objectives behind the desire to amend the District's Zoning Bylaw to increase access of vulnerable populations to health and social services.

#### 4. PUBLIC HEARING

RC14/455  
JUL. 07/14

- (i) **OCP Amending Bylaw 5444-2014-4052(36)**  
(R14-007 – D&D Design Ltd.) – a bylaw to redesignate the property at 8134 Hyde Street from Institutional to Urban Residential
  
- (ii) **Zoning Amending Bylaw 5445-2014-5050(144)**  
(R14-007 – D&D Design Ltd.) – a bylaw to rezone the property located at 8134 Hyde Street from Institutional Assembly Zone (IA) to Urban Residential 558 Zone (R558)

The purpose of the proposed Official Community Plan Bylaw amendment is to redesignate the portion of the property located at 8134 Hyde Street and legally described as:

Parcel Identifier: 012-692-557  
Lot 1 Block 4 Section 28 Townhouse 17 New Westminster District Plan 2522

from *Institutional* to *Urban Residential* to allow construction of a single family dwelling.

The purpose of the proposed Zoning Bylaw amendment is to rezone the property located at 8134 Hyde Street and legally described as:

Parcel Identifier: 012-692-557  
Lot 1 Block 4 Section 28 Townhouse 17 New Westminster District Plan 2522

Parcel Identifier: 012-692-565  
Lot 2 Block 4 Section 28 Township 17 New Westminster District Plan 2522

Parcel Identifier: 012-692-573  
Lot 3 Block 4 Section 28 Township 17 New Westminster District Plan 2522

from the Institutional Assembly (IA) Zone to the Urban Residential 558 (R558) Zone to allow the construction of three single family dwellings on the three existing lots.

Parissa Shafizadeh, Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. surrounding area designation;
4. description of the proposal and site plan details;
5. rationale for OCP amendment for Lot 1;
6. development requirements; and
7. land use question.

The Acting Manager of Corporate Administration stated that no submissions pertaining to the subject application had been received.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission OCP Amending Bylaw 5444-2014-4052(36) and Zoning Amending Bylaw 5445-2014-5050(144) (R14-007 – D&D Design Ltd.), closed.

## 5. ADOPTION OF INFORMATIONAL ITEMS

RC14/456  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That the following items be received as information:

- a. Mission Institution/Ferndale Institution Report – May 2014;
- b. Minutes of the Abbotsford Mission Water & Sewer Commission meeting held on April 10, 2014; and
- c. Minutes of the Mission Community Heritage Commission (MCHC) meeting held on May 7, 2014.

CARRIED

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

RC14/457  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

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

CARRIED

## 7. DEVELOPMENT SERVICES

RC14/458  
JUL. 07/14

### **Harm Reduction Distribution and Needle Exchange Programs in Mission**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend the text of the District of Mission Zoning Bylaw 5050-2009 by deleting section 106 C 1(f) in its entirety and replacing it with:  
*Opioid substitution treatment clinics and related facilities including mobile dispensing vans, unless otherwise permitted in this bylaw;*
2. That the bylaw be considered for 1<sup>st</sup> and 2<sup>nd</sup> readings at the Regular Council meeting on July 21, 2014;
3. That following these readings, the bylaw be forwarded to a Public Hearing on August 5, 2014; and
4. That the Mayor and Corporate Officer be authorized to sign the Memorandum of Understanding for Managing Harm Reduction Distribution Programs in the District of Mission, attached as Appendix 2 to the Director of Development Services Report dated July 7, 2014.

Discussion ensued regarding the current wording in the Zoning Bylaw and the possibility of future legal challenges, the harm reduction measures already taking place in the District, and the merits of needle exchange programs and the dispensing of opioid substitutions.

Moved by Councillor Hensman, and

RECOMMENDED: That the motion be amended by deleting the words "including mobile dispensing vans" from item No. 1 of the main motion.

A further discussion ensued wherein Dr. Lem was called upon to provide additional information regarding the merits of needle exchange programs and the dispensing of opioid substitutions.

The Chair called the question on the amendment to the motion and it was DEFEATED with opposition noted as follows:

OPPOSED: Mayor Adlem  
Councillor Jewell  
Councillor Luck  
Councillor Nundal

The Chair called the question on the main motion and it was CARRIED with opposition noted as follows:

OPPOSED: Councillor Hensman

RC14/459  
JUL. 07/14

**Amendments to Genstar Titleco Limited (Genstar) / Madison Development Corporation (Madison) and District of Mission Phased Development Agreement (PDA), PDA Bylaw (4071-2008), Zoning Bylaw (5050-2009) and Subdivision Control Bylaw (1500-1985)**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend the District of Mission Phased Development Agreement Bylaw 4071-2008 by:
  - a. Deleting Schedules 1 and 2 of the existing bylaw in their entirety;
  - b. Adding a new Schedule 1 (see Appendix 8);
  - c. Adding a new Schedule 2 (see Appendix 8);
  - d. Deleting Section 2 of the bylaw in its entirety and replacing with:

“2. This bylaw authorizes the District of Mission to enter into a Phased Development Agreement, attached hereto as Schedule 1 (including its own respective lettered Schedules and its component parts), with Genstar Titleco Limited.”
  - e. Deleting Section 3 of the bylaw in its entirety and replacing with:

“3. This bylaw authorizes the District of Mission to enter into a Phased Development Agreement, attached hereto as Schedule 2 (including its own respective lettered Schedules and its component parts), with Madison Development Corporation.”
  - f. Deleting Section 4 in its entirety and replacing with:

“4. The Schedules attached hereto form part of this bylaw”
  - g. Adding a new Section 5 to read:

“5. Adoption of this bylaw provides authority for the Mayor and Corporate Officer to sign the Phased Development Agreements in Schedules 1 and 2.”

2. That the Phased Development Agreement Amending Bylaw in Recommendation 1 be considered for 1st and 2nd readings at the Regular Council Meeting on July 7, 2014.
3. That following these readings, the Phased Development Agreement Amending Bylaw in recommendation 1 be forwarded to a Public Hearing on July 21, 2014.
4. That a bylaw be prepared to amend the District of Mission Zoning Bylaw 5050-2009 by:
  - a. Deleting section 1301(B)(1)(a) Permitted Uses (i) – Small Scale Agriculture – and replacing it with the following:

“i. Small Scale Agriculture – provided no other Principal Use permitted in the SN1A Zone is occurring on a Lot and provided the Lot is greater than 0.36 hectare (0.88 ha)”;
  - b. Replace the word “Principals” in section 1301(A) Zone Intent (1) with “Principles”.
5. That the Public Hearing for the Zoning Amending Bylaw in recommendation 4 be waived.
6. That a bylaw be prepared to amend the District of Mission Subdivision Control Bylaw 1500-1985 by making the changes indicated in Appendix 9 of the Director of Development Services’ report dated July 7, 2014.

Discussion ensued regarding questions raised at the public information meeting held on June 18, 2014 and the merits of including details about the water source for the proposed development in the phased development agreements.

Council asked Blake Hudema, Genstar, to respond. Mr. Hudema stated that the phased development agreements exist to protect the zoning of the property for a period of time, and the community amenities that will be provided in exchange; the agreements do not involve servicing.

The Chair called the question on the main motion and it was:

CARRIED

RC14/460  
JUL. 07/14

**Rezoning of Property at 31489 Keystone Avenue –  
Third Reading Reconsideration and Next Step**

A report from the Acting Manager of Corporate Administration dated July 7, 2014 regarding the procedure to reconsider previous motions, as well as clarification of the next step with the subject application should there not be a reconsideration, was provided for the Committee’s information.

RC14/461  
JUL. 07/14

**Amendment to the Development Variance Permit Application DV13-016  
(Demers) to further vary Subdivision Control Bylaw 1500-1985, Works on  
Adjacent Highway for portion of Manzer Street adjacent to 8973 Manzer  
Street**

Moved by Councillor Hensman, and

RECOMMENDED: That Development Variance Permit Application DV13-016 be amended to further waive the requirements of the Subdivision Control Bylaw 1500-1985

Works on Adjacent Highways for the western half of Manzer Street contiguous to 8973 Manzer Street.

CARRIED

RC14/462  
JUL. 07/14

**Mission City Farmers Market – Liquor Sales**

Moved by Councillor Luck, and

RECOMMENDED: That the sale of liquor at the Mission City Farmers Market be approved subject to strict compliance with the directives of the Province of British Columbia as outlined in Policy Directive No. 14-11.

CARRIED

RC14/463  
JUL. 07/14

**Rescind Bylaw Readings and Close Rezoning Application R13-013, Development Variance Permit Application DV13-012 and Development Permit Applications DP13-008 and DP13-011 – 8448 & 8462 Stave Lake Street**

Moved by Councillor Hensman, and

RECOMMENDED:

1. That 1st, 2nd and 3rd readings of Official Community Plan amending Bylaw 5374-2013-4052(29), Bylaw 5375-2013-5050(117) and Zone amending Bylaw 5375-2013-5050(118) be rescinded; and
2. That associated Rezoning Application R13-013, Development Variance Permit Application DV13-012 and Development Permit Applications DP13-008 and DP13-011 be closed.

CARRIED

**8. PARKS, RECREATION AND CULTURE**

RC14/464  
JUL. 07/14

**Mission Leisure Centre – Capital Projects**

Moved by Councillor Luck, and

RECOMMENDED:

1. That the \$12,000 from the 2014 Parks, Recreation & Culture Account 70901 Arena Doors account be re-directed to waterslide improvements at the Mission Leisure Centre, as noted in the report from the Director of Parks, Recreation and Culture dated July 7, 2014; and
2. That the District of Mission Financial Plan be amended accordingly

CARRIED

**9. CORPORATE SERVICES**

RC14/465  
JUL. 07/14

**2014-2024 Community Works Fund Agreement (Gas Tax)**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That the District of Mission enter into the new 2014-2024 Community Works Fund Agreement with the Union of British Columbia Municipalities; and
2. That the Mayor and the Corporate Officer be authorized to sign and execute the Agreement.

CARRIED

RC14/466  
JUL. 07/14

**Letter of Approval in Principle – RCMP 2015/2016 Budget Estimates**

Moved by Councillor Nundal, and

RECOMMENDED: That the "Letter of Approval in Principle" for the RCMP 2015-2016 budget estimates as attached as Appendix "A" to the report dated July 7, 2014 from the Deputy Treasurer/Collector be approved for forwarding to the Ministry of Justice and the RCMP.

CARRIED

RC14/467  
JUL. 07/14

**Resolution Released from Closed Council (June 16, 2014)**

The following resolution was released from the Closed Council meeting held on June 16, 2014:

Mission Community Heritage Commission Membership

That Ms. Kaitlin Hodson has been appointed to the Mission Community Heritage Commission for a two year term.

**10. RESOLUTION TO RISE AND REPORT**

RC14/468  
JUL. 07/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

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

CARRIED

**11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT**

RC14/469  
JUL. 07/14

Moved by Councillor Jewell, seconded by Councillor Nundal, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items COW 14/014 through COW 14/020, of the minutes of the Corporate Services Committee meeting held on May 14, 2014, be adopted.

CARRIED

RC14/470  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/457 to RC14/468, except item RC14/458 (zoning bylaw amendment re: harm reduction), be adopted.

CARRIED

RC14/471  
JUL. 07/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/458 (zoning bylaw amendment re: harm reduction), be adopted.

OPPOSED: Councillor Hensman

CARRIED

## 12. BYLAWS

RC14/472  
JUL. 07/14

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That District of Mission OCP Amending Bylaw 5444-2014-4052(36), a bylaw to redesignate the property at 8134 Hyde Street from Institutional to Urban Residential, be read a second and third time.

CARRIED

RC14/473  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5445-2014-5050(144), a bylaw to rezone the property located at 8134 Hyde Street from Institutional Assembly Zone (IA) to Urban Residential 558 Zone (R558), be read a second and third time.

CARRIED

RC14/474  
JUL. 07/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That first, second and third readings of District of Mission OCP Amending Bylaw 5374-2013-4052(29), a bylaw to re-designate the properties at 8448 and 8462 Stave Lake Street from Urban Residential to Urban Compact/Multi Family, be rescinded.

CARRIED

RC14/475  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That first, second and third readings of District of Mission Zoning Amending Bylaw 5375-2013-5050(117), a bylaw to amend the text of District of Mission Zoning Bylaw 5050-2009 by adding Comprehensive Development 33 (CD-33) zone into Section 1201 "CD Zones", be rescinded.

CARRIED

RC14/476  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That first, second and third readings of District of Mission Zoning Amending Bylaw 5376-2013-5050(118), a bylaw to rezone the properties located at 8448 and 8462 Stave Lake Street from Suburban 36 (S36) zone and Rural Residential 7 (RR7) zone to Residential Compact 465 (RC465) zone, and Comprehensive Development 33 (CD-33) zone, be rescinded.

CARRIED



RC14/477  
JUL. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Phased Development Agreement Amending Bylaw 5441-2014-4071(1), a bylaw to amend Phased Development Agreements with Genstar Titleco Limited and Madison Development Corporation, be read a first and second time.

CARRIED

RC14/478  
JUL. 07/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5442-2014-5050(143), a bylaw to incorporate housekeeping text amendments to Sections 1301(A) and 1301(B), be read a first and second time.

CARRIED

RC14/479  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Subdivision Control Amending Bylaw 5443-2014-1500(39), a bylaw to incorporate Area Specific Hillside Standards for Silverdale Neighbourhood Planning Area, be read a first, second and third time.

CARRIED

### **13. MINUTES**

RC14/480  
JUL. 07/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That the following minutes be adopted:

- a. Freestanding Committee of the Whole (Corporate Services – Capital Budget) – May 14, 2014;
- b. Regular Council Meeting (for the purposes of going into a Closed meeting) – June 16, 2014;
- c. Regular Council Meeting – June 16, 2014;
- d. Freestanding Committee of the Whole (Development Services – PDA Workshop) – June 18, 2014; and
- e. Special Council Meeting – June 18, 2014.

CARRIED

### **14. NEW/OTHER BUSINESS**

There was no other business.

### **15. NOTICE OF MOTION**

There were no Notices of Motion.

## 16. MAYOR'S REPORT

The Mayor reported on various activities, meetings and events attended since the last regular Council meeting.

## 17. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Some Council members reported on various activities, meetings and events attended since the last regular Council meeting.

## 18. QUESTION PERIOD

The following issues were addressed:

- Development applications for urban residential areas do not typically require a front view rendering illustrating building form and character.
- It is understood that any mobile dispensing van operating under Fraser Health's harm reduction programs would continue to set up in discreet and appropriate locations.
- The purpose of the memorandum of understanding is to recognize the harm reduction distribution program(s) currently operating in the community, and to ensure the groups responsible for operating those programs are addressing any issues that may arise.
- The sale of liquor at the Farmers Market would be licensed and governed through the Province, and would need to comply with all regulations just as any other retail outlet.

## 19. ADJOURNMENT

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:52 p.m.



WALTER (TED) ADLEM, MAYOR



KEN BJORGAARD, CHIEF  
ADMINISTRATIVE OFFICER  
(Interim Corporate Officer)