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 August 18, 2014 commencing at 6:00 p.m.

Council Members Present:  Mayor Ted Adlem
                          Councillor Jeff Jewell
                          Councillor Jenny Stevens
                          Councillor Tony Luck
                          Councillor Larry Nundal

Council Members Absent:  Councillor Nelson Tilbury
                          Councillor Dave Hensman

Staff Members Present:  Ken Bjorgaard, Chief Administrative Officer
                        Tina Penney, Acting Manager of Corporate Administration
                        Tina Mooney, Administrative Clerk
                        Debi Decker, Administrative Assistant

1. CALL TO ORDER

Mayor Adlem called the meeting to order and introduce Tracey Kyle, Director of
Engineering and Public Works and Michael Boronowski, Manager of Civic Engagement
and Corporate Initiatives. Further he noted that the Angel Elias and Alexandra Robson
have cancelled their delegation.

2. ADOPTION OF AGENDA

Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED:

a) That the following item be added to this agenda under the heading “Corporate
   Services”:

   a) Section 7(a) Late Item – Resolution Released from Closed Council (August 18,
      2014);

b) That the remainder of Agenda numbering be amended to reflect these changes.
   CARRIED

3. DELEGATIONS

Natasha Cox, Fraser Valley Watersheds Coalition
Re: Salmon Habitat Restoration Project

Natasha Cox is the Project Manager for the Fraser Valley Watershed Coalition who are a
non-profit organization dedicated to promoting healthy watersheds in healthy
communities. She appeared before Council to provide an overview of the Salmon Habitat
Restoration project which is in the boundaries of Mission. Ms. Cox showed a PowerPoint
presentation that provided the following information about the watershed project:

- Registered charity (www.fvwc.ca);
- Partner with Fraser Valley Regional District;
- Work collaboratively with Governments, First Nations, Universities and communities;
- Promote healthy watersheds and health communities across the Fraser Valley;
- What they do: Habitat Enhancement and Restoration; Watershed monitoring and mapping and education and outreach;
- The Salmon Habitat Restoration Project will start in mid-September with many partnerships;
- BC Hydro is investing $120,000 towards the project;
- The area is an important staging area for the sturgeon and they want to improve the area to a natural area;
- The community is encouraged to assist in replanting and learning more about this project and the need for healthy watersheds.

The Mayor thanked Natasha Cox for her presentation and encouraged her to keep council advised of the project and the dates they are looking for community participation.

Angel Elias and Alexandra Robson
Re: Request for Crosswalk at Hillcrest Avenue and Wren Street

Angel Elias and Alexandra Robson cancelled their request to appear as a delegation.

4. PUBLIC HEARING

i) **Clarification of Proposed Amendment to the Zoning Bylaw Re: Harm Reduction Distribution and Needle Exchange Programs**

ii) **Zoning Amending Bylaw 5447-2014-5050(145) – a text amendment to Section 106C1(f) that will eliminate the general prohibition of opioid substitution treatment clinics and will instead allow those clinics and related facilities including mobile dispensing vans in specified zones**

The purpose of the proposed zoning bylaw amendment is to amend the text of District of Mission Zoning Bylaw 5050-2009 by deleting Section 106 C Uses Prohibited, 1(f) in its entirety and replacing it with the following:

Opioid substitution treatment clinics and related facilities including mobile dispensing vans, unless otherwise permitted in this bylaw.

Michael Younie, Director of Development Services showed a PowerPoint presentation that provided the following information:

1. Application information;
2. Background;
3. Healthy Community Council (HCC) Recommendations; and
4. Purpose and outline of the proposal;

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

Randy Hawes expressed concern with a methadone treatment program and the effects of switching one substance to another is a step backwards. He noted that Fraser Health does not promote or support abstinence based programs. In Mission there are currently no residential treatment beds and those in the Fraser Valley are very limited. Fraser Health should be funding all forms of treatment and increasing residential detox beds prior to initiating this program. While Harm reduction prevents disease, there is harm done to the community and local business with the promotion of these type of programs.

Randy Cairns noted that people with addiction issues have an illness and there are many ways to deal with harm reduction. He commends the implementation of a subcommittee to deal with issues that arise in the community. This program will reduce the spread of disease and that is beneficial to the community. If issues arise they can be brought forward to the subcommittee for action.

Dorothy Henneveld, Director of the Women’s Resource Society discussed their organization and the programs that are available. The Abbotsford office offers harm reduction and this program should be expanded into Mission. She noted that Mission has double the provincial average of drug overdose deaths and a very high rate of Hepatitis C.

Wendy Bales supports this application and has seen an increase in needles in public areas. The issues that are associated with addiction and homelessness are present in the community and more options need to be available.

Greg Glaim, Harvest Recovery Homes shared statistics on needle exchange and methadone programs in British Columbia. He discussed the issues that surround addiction. He expressed concern with needle exchange programs and has not seen any positive results with methadone programs. The bylaw will negatively affect the community.

Erica Thompson, Women’s Resource Society is a Hep C and HIV reduction counsellor. Harm reduction is part of her story and she discussed her addiction and her journey. She supports this bylaw as we need to provide options for individuals in need.

Danny Plecas would like to commend the Healthy Community Council for bringing this matter forward and creating a subcommittee to deal with issues that arise. He supports the application and if an organization wants to move forward, they would be required to complete an application and go through the zoning amending process. The current bylaw is not enforceable as a municipality cannot override the Provincial Health Act.

Randy Hawes stated that abstinence based programs should be encouraged but Fraser Health does not promote them and this limits treatment for individuals requiring help. He asked council not to accept harm reduction as the only option but insist that more than one type of program is available. Harm reduction is a great program but people with addiction must have options available as each program of recovery differs. When a person suffers from addiction and reaches out for help, we need to provide them with every opportunity to get well immediately.

Katie Bridger discussed her struggles and her journey through addiction. She stated that many people in addiction have contracted disease through dirty needs and a harm reduction program can help the spread of more disease.
Mike Scudder noted that this bylaw amendment is required to ensure that it is enforceable and essentially it is to help individuals in the community. He expressed concern with the harm that can result in the changes to this bylaw.

Calida Nikolau works in the intensive care unit at the Abbotsford Hospital and has experience working with needle exchange programs in the past. The program does not only focus on exchanging needles but allows care worker to talk with individuals, see where they are at and assess their needs. Individuals with addiction issues do not always come forward with medical issues like abscesses that need medical treatment. Early treatment of medical issues is beneficial.

Greg Glaim is not against the needle exchange program but how they are distributed. He discussed his journey and the history of Heroin on the world. Many issues have arisen from the Chilliwack needle exchange program and he discussed them. The way to move forward is to evaluate the needs of the individuals and work with them to find the best program. Increased funding for detox and abstinence based programs is more beneficial to the community and not only a harm reduction program. Distributing clean needles and methadone is not the only answer to this issue.

Erica Thompson discussed her journey. Harm reduction works and is very conducive to absence based programs. Some people are not at the point in the recovery to begin an abstinence based program, so methadone offers them a starting point. Harm reduction allows health care workers to evaluate those in need as addicted individuals suffer from many medical conditions while on the street and harm reduction allows them to be assessed on a personal level.

Jim Hinds expressed concern that the library parking lot that appears to have become a dumping ground for needles and a needle exchange program needs to be monitored properly in the community.

Dr. Victoria Lim, Fraser Health appeared on behalf of Dr. Lem, Medical Health Officer for Mission. She discussed harm reduction and the benefits of the program. Harm reduction is only part of the services that are delivered along with abstinence and methadone programs. She noted that the subcommittee will be looking a concerns being raised in the community and how they can best move forward with an effective needle disposal system.

Erin Gibson, Regional Harm Reduction Co-Ordinator through Fraser Health. She discussed statistics and how harm reduction reduces long term care. She discussed what our community and other communities are doing to ensure that needles are disposed of safely. Abstinence and no judgement is part of harm reduction.

Wendy Bales noted that individuals requiring support should have many options available. It is important that our community supports homelessness and mental illness as it is a growing issue in many communities.

Randy Hawes noted that for many years a number of MLAs have advocated for abstinence based recovery programs in our community. Fraser Health does not fund abstinence based programs. Mission is in desperate need of detox beds and other options for people with addiction that want help.

Greg Glaim noted that most doctors have limited training in addiction which is detrimental to those requiring help. He expressed opposition to how methadone and needles are being distributed.
Dr. Victoria Lim noted that in the region there are several options available for those requiring help.

Erin Gibson noted that mental health and substance health are different programs through Fraser Health. She discussed the various treatments offered in the community and how Fraser Health works with organizations in both mental health and substance health.

In response to questions from Council, Erin Gibson responded that Mission does not have any abstinence detox beds in Mission but does offer many care programs and a mobile detox in the community.

The Mayor had called 3 times for any additional comments, and hearing no further questions or comments, declared the Public Hearing for District of Mission Zoning Amending Bylaw 5447-2014-5050(145), closed.

**Zoning Amending Bylaw 5414-2014-5050(132)**

R13-032 (District of Mission) – a bylaw to replace Section 1004 to include a new Industrial General Two Zone (ING2) to permit barge loading, and to rezone 29920 Lougheed Highway, 7277 Nelson Street, 7150 Bank Street, and 33516 Harbour Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

The purpose of the proposed Zoning Bylaw amendment is to:

(a) delete Section 1004 – Industrial General Zones in its entirety, and replace it with a new Section 1004 – Industrial General Zones which includes a new Industrial General Two (ING2) Zone permitting barge loading; and

(b) rezone the properties located at:

29920 Lougheed Highway
PID 011-722-549, Lot 1, District Lot 436, Group 1, New Westminster
District Plan 69567

7277 Nelson Street
PID 000-639-648, District Lot 465, Group 1 Except: Firstly Part on Statutory Right of Way Plan 908; Secondly Part on Reference Plan 3067; Thirdly Part Dedicated Road on Plan LMP2169; and Fourthly: Part on Statutory Right of Way Plan LMP3745; Fifthly: Part Dedicated Road on Plan BCP44961; New Westminster District

7150 Bank Street
PID 011-001-429, Parcel “One (Reference Plan 9215) Lot “B” District Lot 411 Group 1 New Westminster District Plan3689

33516 Harbour Avenue
PID 011-875-828, Lot 68, District 411, Group 1 New Westminster District Plan 611
PID 011-001-551, Lot A Except: Firstly: Parcel One (Reference Plan 8978) Secondly: Part Subdivided by Plan 44006; Thirdly Part on Statutory Right of Way Plan 43417, District Lot 411 Group 1 New Westminster District Plan 3689
from Industrial General Zone (ING) to Industrial General Two Zone (ING2); and

Mike Younie, Director of Development Services, showed a PowerPoint presentation that provided the following information:

a) purpose and outline of the proposal;
b) subject property map and site photos;
c) surrounding area designation;
d) proposed site plan;
e) development requirements; and
f) land use question.

The Acting Manager of Corporate Administration stated that the following correspondence pertaining to the subject application had been received.

1. Letter from Maureen and Barry Rattray dated August 12, 2014 expressing concern with noise and if there will be any good neighbour rules enforced;

2. Letter from Nicholas and Vivian Munroe dated August 13, 2014 also expressing concern with noise, the environmental impact and if there will be any good neighbour rules enforced;

3. Letter from Lynne Christensen, Director of Operations for Cedar Shake and Shingle Bureau dated August 15, 2014 stating they support working rivers but ask for amendments to the bylaw to protect the environment;

4. Email from Susan and Gordon Dowding dated August 15, 2014 expressing concern with noise levels and hours of operation;

5. Email from Tracy Lyster and Don Mair dated August 16, 2014 expressing concern with the impact on the ecological values of the river and that it will endanger wildlife in the area;

6. Email from Mike Gildersleeve dated August 18, 2014 expressing concern with the environmental impact it will have on the river and the increased traffic; and

Janet Chalmers stated that barge loading will affect the sturgeon recreational businesses in the community and the environmental health of the river.

Bill Murray expressed concern with the sawdust pollution that comes from barge loading and the excessive noise that has impacted his family.

Rosetta Murray states that the sawdust from the facility has impacted the family's health. She has made numerous complaints about the air pollution and noise pollution without resolution.

Jaimie Mitchell expressed concern with the noise pollution, air pollution and the increased traffic on the Lougheed Hwy. Vehicles park on the edge of the Lougheed Hwy during evenings has created a safety concern for other traffic.
Carmen Cairns expressed concern with the environmental health of the river due to changes in this bylaw, the negative affect it will have on the wildlife and plant population along the river, it will also increase river traffic.

Mike Scudder stated that he is opposed to the application. An applicant that wants to rezone the property to allow for barge loading should be required to put an application forward and be required to produce environmental impact studies. This application says that Mission does not care about the environment.

Wendy Bales expressed concern with increased traffic on the river and asked if council required any environmental studies. The current barge loading is impacting the community and there are is no monitory requirements in place to ensure that the community issues are being resolved. She also expressed concern with the impact on the sturgeon population.

Phyllis Young expressed concern with:

a) the impact it will have on health issues in the community;
b) who regulates barge traffic;
c) is the purpose of the bylaw to increase barge loading increased; and
d) has barge loading increased.

The Director of Development Services replied:

a) no studies were required;
b) studies that are required regarding traffic would be completed by the Ministry of Transportation and they also monitor river traffic;
c) the purpose of the bylaw is to allow current barge loading facilities to be conforming; and
   d) there are other sites that are non-conforming that are anticipated to come before council to have their properties conforming.

Randy Cairns expressed concern with the increase in barge loading following the adoption of the bylaw. Council should require environmental studies on the impact on the sturgeon population and asked if an accident should occur in the river, would the citizens of Mission be responsible for the clean-up costs associated with it.

Ken Stenerson supports the application. The river is not being utilized sufficiently and highways cannot continue to expand as the truck traffic increases. If you increase barge loading, a decrease in truck traffic is beneficial to the community.

Danny Plecas asked:

a) will the subject properties be required to meet the DFO requirements if they alter the type of barging they are doing; and
b) Why did the District of Mission pay for the signage required for this public hearing; and

c) he expressed concern that the facilities on the shore would be a conduit to provide other opportunities and companies will use the waterfront area for warehousing which would not be beneficial to the community.

The Director of Development Services replied:
a) any expansion must be reviewed by a qualified professional to ensure it is consistent with the Federal Fisheries Act and if it is not consistent, an application would be made to DFO and it would be approved or denied by them; and
b) the District of Mission paid for the signage for this public hearing as it was a District lead process

Kenny Braich expressed concern that his family’s waterfront properties were not included in this Application. He discussed the history of their properties, the issues that have arisen with the current and future zoning of the properties and he has discussed these matters with the Director of Development Services to find a resolution.

Carmen Cairns expressed concern that the previous council banned barge loading and this amendment is to create a new zone to allow barge loading.

The Director of Development Services noted that an application was brought forward in 2006 to remove barge loading but confirmed that barge loading was not prohibited. Any proposed applications would be required to submit a rezoning application.

The Director of Development Services replied to a question that any property can forward a rezoning application under the current bylaw.

Mike Scudder discussed previous applications in the community and stated that he does not support this application.

Phyllis Young is opposed to the application and expressed concern with the impact on the waterfront development with barge loading. She noted that there are studies available on the District of Mission website that pertained to the waterfront development and these studies should be required for these applications as well.

Wendy Bales discussed the coal application that was put forward to the Fraser Valley Regional District. She expressed concern with the increased traffic and accidents on the river and the lack of impact assessment studies required by DFO. She is opposed to the application.

The Director of Development Services replied that none of the current properties have brought information forward on transporting coal.

The Mayor noted that the coal issue that was brought forward through the Fraser Valley Regional District for Surrey docks.

Ken Stenerson stated that barge loading is necessary in the Mission area and some of the properties along the waterfront can only be accessed by the water.

Bill Murry expressed concern with safety on the highway with the increase in traffic and the fires that have occurred.

The Director of Development Services responded that the Ministry of Transportation does require a traffic impact assessment for the Ledcor property site prior to their approval of the bylaw.

Jaime Mitchell is not opposed to barge loading but expressed concern with the Ledcor facility, noise from the facility and the increase in safety concerns. He asked:
a) Will this zoning amendment allow for an increase traffic at these loading facilities; 
b) Does the bylaw allow for 24 hour service? 
c) How is acceptable noise defined? Should the noise bylaw be reviewed? 
d) He discussed the current issues that are affecting his family as a result of the current barge loading; 
e) He expressed concern with excessive noise that is currently being heard from the facility; and 
f) He expressed concern with the volume being transported from the facility, environmental concerns to the community and the expense associated with fires that occur at many facilities.

Mike Younie responded:

a) The increase in traffic at each facility is dependent on each owner and if the facility is not running at full capacity, they can expand it; 
b) There is no restriction on noise in the current zoning bylaw; 
c) The Noise Bylaw should be reviewed regarding these types of facilities; 
d) The Noise Bylaw should be used as guidance when dealing with issues and the proponent has made some changes to reduce noise and changes could be considered to the Bylaw; 
e) Noise is subjective which makes assessing it difficult.

Phyllis Young asked about the location of a property in Mission referring to the overall waterfront plan.

Mike Scudder discussed waterfront planning and asked if a Temporary Use Permit is beneficial to the community without giving up control of zoning on the waterfront and discussed previous Temporary Use Permits that have come before council.

The Director of Development Services noted that Temporary Use Permits are a short term solution and not always financially viable.

A Council Member asked if barge loading businesses are subject to fire inspections and does the current Noise Bylaw have a section dealing with noise tolerance before and after 11:00 p.m.

In response to questions from Council, the Director of Development Services replied that the current Noise Bylaw does deal with quantitative noise.

Ryan Finch, Project Manager for Ledcor Resources replied that the company is subject to regular fire inspections.

In response to questions from Council, Wendy Bales responded that she is not in possession of roadway traffic accident statistics for our community.

A Council Member noted that many individuals have come forward with the impact on the sturgeon population and asked if individuals are aware of any impact studies on Mission’s stretch of the river regarding the impact of barge loading on sturgeon and if these are available, please provide the information to council.

A Council Member commented that the subject properties are currently doing business as barge loading facilities.
Ryan Finch, Project Manager for Ledcor provided the following information:

a) he discussed what the facilities loads;
b) he discussed the dust and how they are working to improve this for the community;
c) a consultant has been hired to deal with the neighbouring property concerns;
d) they do not operate on Sundays;
e) Safety is a concern to them and they are working towards reducing the noise coming from the facility;
f) They support local jobs;
g) Reducing the hours of operation would be detrimental to business;
h) The air quality is being reviewed and they are working at making it more efficient;
and
i) There is a traffic study that was completed in conjunction with the Ministry of Transportation with safety as the primary concern.

The Mayor had called 3 times for any additional comments, and hearing no further questions or comments, declared the Public Hearing for District of Mission Zoning Amending Bylaw 5414-2014-5050(132) R13-032 (District of Mission), closed.

5. ADOPTION OF INFORMATIONAL ITEMS

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That the following items be received as information:

CARRIED

6. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Luck, seconded by Councillor Nundal, and

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

7. DEVELOPMENT SERVICES

Late Item – Resolution Released from Closed Council (August 18, 2014)

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

Non-Permitted Uses at 34201 Laxton Avenue

1. That, as per Section 4(2) of the District of Mission Nuisance Abatement Bylaw (5300-2012), the owners of 34201 Laxton Avenue are directed to cease allowing all nuisances that are in non-compliance with District Bylaws; and
2. That staff be authorized to proceed, as deemed necessary, with a civil injunction, including cost recovery, to stop the non-permitted uses at 34201 Laxton Avenue

Rezoning Application R14-010 (Litt) – 11831 Dewdney Trunk Road

Moved by Councillor Luck, and

RECOMMENDED:

1. That a bylaw be prepared to amend the District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 11831 Dewdney Trunk Road from Rural 36 Zone (RU36) to Rural 36 Secondary Dwelling Zone (RU36s);

2. That the bylaw be considered for 1st and 2nd readings at the Regular Council meeting on August 18, 2014; and

3. That following these readings, the bylaw be forwarded to a Public Hearing on September 2, 2014; and

4. That the Final Reading of the amending bylaw be held until the following have been satisfied:

   a. the BC Building Code requirements for secondary suites are addressed to the satisfaction of the District’s Building Inspector;

   b. the applicant pays for and installs a residential water meter;

   c. the applicant removes the existing portable mill (industrial use) located on the property;

   d. the applicant removes the shipping containers, trailers, trucks and heavy equipment situated within the property; and

   e. the applicant registers a covenant and submits a $10,000 bond to ensure removal of the existing office trailer within 60 days from issuance of the final occupancy permit for the principal residence.

CARRIED

Excerpt from the Minutes of the Public Hearing held on March 3, 2014 and related Staff Report dated February 17, 2014 (R13-026 – Fraser Pacific) Background for consideration of adoption of Zoning Amending Bylaw 5420-2014-5050(133) [see Section 14(c)]

An excerpt from the Minutes of the Public Hearing held on March 3, 2014 and a copy of the related staff report dated February 17, 2014 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5420-2014-5050(133).

8. PARKS, RECREATION AND CULTURE

Parks and Recreation Commission

Moved by Councillor Stevens, and
RECOMMENDED: That staff draft a terms of reference to establish a Parks and Recreation Advisory Committee for Council’s consideration.

CARRIED

9. CORPORATE SERVICES

Appointment of Approving Officer

Moved by Councillor Stevens, and

RECOMMENDED:

1. That the previous appointment of the Director of Long Range Planning, Ms. Sharon Fletcher, as a District Approving Officer, which occurred on November 28, 2007, be revoked, due to Ms. Fletcher’s retirement;

2. That the District’s new Director of Engineering and Public Works, Ms. Tracy Kyle, be appointed as an Approving Officer for the District of Mission pursuant to Section 77(1) of the Land Titles Act; and

3. That the Land Titles Office be advised accordingly.

CARRIED

Downtown Revitalization Tax Exemption Program
Bylaw 5391-2013

Moved by Councillor Nundal, and

RECOMMENDED:

1. That the first three readings of Downtown Revitalization Tax Exemption Program Bylaw 5391-2013 that were given December 16, 2013 be rescinded;

2. That first three readings be given to the updated Downtown Revitalization Tax Exemption Program Bylaw 5391-2013, as included under the Bylaws section of this Regular Council Agenda; and,

3. That the existing District of Mission Revitalization Tax Exemption Bylaw 3828-2005 be repealed.

CARRIED

Quarterly Financial Reporting – June 30, 2014

Moved by Councillor Nundal, and

RECOMMENDED: That District Departments continue to closely monitor their spending and revenues for the remainder of the year.

CARRIED

10. ENGINEERING AND PUBLIC WORKS

Design and Operating Plan and Abbotsford Curbside Waste

Moved by Councillor Jewell, and
RECOMMENDED:

1. That the waste management utility capital budget to update the Mission Landfill Design and Operating Plan be increased from $25,000 to $40,000, with funding from the Refuse Reserve Fund;

2. That the Design and Operating Plan update include a cost-benefit analysis and long term implications of accepting all or part of Abbotsford’s curbside refuse for disposal at no extra cost to the District of Mission; and

3. That the District’s financial plan be amended accordingly.

CARRIED

11. FORESTRY

Forestry Operations 2014 Quarter 2 (Q2) and Year to Date (YTD) Budget Report

A report from the Director of Forestry and manager of Accounting Services dated August 18, 2014 regarding financial information from the forestry operations in Q2 of 2014 was provided for the Committee’s information.

12. RESOLUTION TO RISE AND REPORT

Moved by Councillor Stevens, seconded by Councillor Jewell, and

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

CARRIED

13. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED:

That the recommendations of the Committee of the Whole dated August 6, 2013 (Corporate Services – Budget), as contained in items 13 (a) (i) and (ii) of the Agenda, be adopted as follows:

1. That at the funding source for a total of $560,000 that was previously approved for the Welton Street Plaza design and construction project be changed from General Fund Accumulated Surplus to Community Works Gas Tax Reserve Fund;

2. That the District payout general debt issue #85 early on December 2, 2014 in the amount of $1,239,224 with $799,224 funding from the Debt Retirement Reserve Fund, and $440,000 funding from General Fund Accumulated Surplus;

3. That the District payout sewer debt issue #63 early on December 1, 2014 in the amount of $42,135 with funding from the Sewer Capital Reserve Fund;

4. That the annual amount of $521,820 which is currently being transferred into the Debt Retirement Reserve fund, in addition to the annual debt servicing savings that result from the early debt payout of issue #85, be considered for funding 2015 budget priorities including further debt retirement;
5. That the District’s financial plan be amended accordingly; and

6. That funds totaling $25,100 be reallocated from savings within other grant program budgets to the Community Enhancement Grant program.

CARRIED

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/539 to RC14/554, be adopted.

CARRIED

14. BYLAWS

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5447-2014-5050(145), a bylaw to amend Section 106C1(f) that will eliminate the general prohibition of opioid substitution treatment clinics and will instead allow those clinics and related facilities including mobile dispensing vans in specified zones, be read a third time.

RESOLVED: That District of Mission Zoning Amending Bylaw 5447-2014-5050(145) (Resolution RC14/558), a bylaw to amend Section 106C1(f) that will eliminate the general prohibition of opioid substitution treatment clinics and will instead allow those clinics and related facilities including mobile dispensing vans in specified zones be deferred for one month.

OPPOSED: Councillor Nundal
Mayor Adlem

CARRIED

MAIN MOTION RC14/558 DEFERRED

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5414-2014-5050(132), a bylaw to replace Section 1004 to include a new Industrial General Two Zone (ING2) to permit barge loading, and to rezone 29920 Lougheed Highway, 7277 Nelson Street, 7150 Bank Street, and 33516 Harbour Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2), be deferred.

OPPOSED: Councillor Stevens
Councillor Nundal
Mayor Adlem

DEFEATED

Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5414-2014-5050(132), a bylaw to replace Section 1004 to include a new Industrial General Two Zone (ING2) to
permit barge loading, and to rezone 29920 Lougheed Highway, 7277 Nelson Street, 7150 Bank Street, and 33516 Harbour Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2), be read a third time.

Opposed:  Councillor Jewell
          Councillor Luck

CARRIED

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5420-2014-5050(133), a bylaw to rezone property at 31870 Duncan Avenue from the Industrial Business Park One Zone (INBP1) and the Industrial General Zone (ING) to the Comprehensive Development 34 Zone (CD34), be adopted.

CARRIED

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That first, second and third readings of District of Mission Downtown Revitalization Tax Exemption Program Bylaw 5391-2013, a bylaw to establish a revitalization tax exemption area for the Mission City Downtown Action Plan Area, be rescinded.

CARRIED

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Downtown Revitalization Tax Exemption Program Bylaw 5391-2013 (revised), a bylaw to establish a revitalization tax exemption area for the Mission City Downtown Action Plan Area, be read a first, second and third time.

CARRIED

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Highway Closing and Undedication (Sabo Street) Bylaw 5446-2014, a bylaw to close an unconstructed road right-of-way, be adopted.

CARRIED

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That District of Mission User Fees and Charges Amending Bylaw 5451-2014-4029(8), a bylaw to remove the mobile stage rental fee for non-profit groups, be adopted.

CARRIED

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5452-2014-5050(146), a bylaw to rezone property at 11831 Dewdney Trunk Road from Rural 36 Zone (RU36) to Rural 36 Secondary Dwelling Zone (RU36s), be read a first and second time.

CARRIED
15. MINUTES

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That the following minutes be adopted:
1. Regular Council Meeting (for the purpose of going into a closed meeting) – August 5, 2014; and
2. Regular Council Meeting – August 5, 2014
3. Freestanding Committee of the Whole (Corporate Services – Budget) Meeting – August 6, 2014

CARRIED

16. NEW/OTHER BUSINESS

There was no other business.

17. NOTICE OF MOTION

There were no notices of motion.

18. MAYOR’S REPORT

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

19. MEMBERS’ REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

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

20. QUESTION PERIOD

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the meeting be extended past 9:30 until all matters are dealt with.

CARRIED

The following issues were addressed:

- The residents of Mission have made positive change in reducing waste brought to the Mission landfill and discussions ensued about Council considering whether to allow Abbotsford’s waste brought over to Mission landfill is beneficial to the community.

21. ADJOURNMENT

Moved by Councillor Luck, seconded by Councillor Nundal, and
RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 9:46 p.m.

WALTER (TED) ADLEM, MAYOR

KEN BJORGAARD, CHIEF
ADMINISTRATIVE OFFICER
(Interim Corporate Officer)