

**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 September 2, 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  
Councillor Nelson Tilbury  
Councillor Dave Hensman

Members absent: Councillor Larry Nundal

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.

#### **2. MOMENT OF SILENCE**

Mayor Adlem announced the recent passing of Ken Lissimore Sr., Freeman of the District of Mission. A moment of silence was observed in respect.

#### **3. ADOPTION OF AGENDA**

Moved by Councillor Jewell, seconded by Councillor Hensman, and

RESOLVED:

1. item 14G be considered for adoption in addition to third reading.
2. That the agenda for the regular Council meeting of September 2, 2014, 2014 be adopted, as amended.

CARRIED

#### **4. PRESENTATIONS**

**Mission Heritage Commission**  
**Re: Fraser River Heritage Park Building siding issue**

Brian Antonson appeared on behalf of the Mission Heritage Association to present siding options to complete the newly constructed building at Heritage Park. He discussed the following:

RC14/570  
SEPT. 2/14

RC14/571  
SEPT. 2/14

1. Where the funds from the District of Mission have been used to date in the construction at the park:
2. The issues that arose during the construction; and
3. Presented the four options and the estimated cost for these options and he put forth option 4 which was the vertical board and batten which was estimated \$37,500.

The Mayor thanked Mr. Antonson for his presentation.

RC14/572  
SEPT. 2/14

**Mission Regional Chamber of Commerce  
Re: Branding Project**

Mr. Mann, Executive Director for Community Futures appeared before council with Michelle Favero, Manager of the Mission Regional Chamber of Commerce to provide and update on the Mission Chamber of Commerce Branding Project and provide the following information about the project:

1. Discussed Downtown revitalization;
2. How to promote Mission's strengths and values;
3. The community has been engaged through social media sites and planned engagement sessions;
4. Discussed the panel that will be attending the free community event on September 25, 2014 to talk about branding and initiate these conversations with your community;
5. Try to define Mission's brand identity; and
6. Discussed other communities that participated in a branding exercise.

Mayor and Council expressed appreciation for all the services that the Mission Regional Chamber of Commerce provides to the community and thanked them for the invitation to the September 25 event.

**5. PUBLIC HEARING**

RC14/573  
SEPT. 2/14

**Zoning Amending Bylaw 5452-2014-5050(146)**  
(R14-010 – Litt) – a bylaw to rezone property at 11831 Dewdney Trunk Road from Rural 36 Zone (RU36) to Rural 36 Secondary Dwelling Zone (RU36s)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 11831 Dewdney Trunk Road and legally described as:

Parcel Identifier: 003-328-023 Lot 8 Section 17 Township 18 New Westminster District Plan 63433

from Rural 36 (RU36) Zone to Rural 36 Secondary Dwelling (RU36s) Zone.

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. topography and watercourse information;
4. proposed site plan;
5. development requirements; and
6. land use question.

The Acting Manager of Corporate Administration stated that one submission pertaining to the subject application had been received from:

1. M. Bishop and G. Nickerson dated August 29, 2014 expressing concern with noise and supports the application for family use.

Alan Georgette expressed concern that a number of bylaw complaints remain outstanding at this property and he would like them resolved before any further permits are allowed.

A member of council expressed concern with the delay in resolving the many complaints on this property.

The Planner responded that the complaints have been reviewed and will be resolved prior to adoption.

A member of Council asked why this matter is being put forward with a \$10,000 bond rather than resolving the outstanding complaints.

The Planner responded that the bond is to ensure that the temporary building on the property is removed once the construction of the secondary dwelling has been complete. If the temporary building is not removed, the \$10,000 will cover the cost for the Municipality to have it removed.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5452-2014-5050(146) (R14-010 – Litt), closed.

## **6. ADOPTION OF INFORMATIONAL ITEMS**

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That the following items be received as information:

- (a) Minutes of the Mission Abbotsford Transit Committee meeting held on November 28, 2013
- (b) Minutes of the Mission Abbotsford Transit Committee meeting held on January 23, 2014
- (c) Minutes of the Mission Abbotsford Transit Committee meeting held on March 27, 2014
- (d) Minutes of the Mission Abbotsford Transit Committee meeting held on April 24, 2014

- (e) Minutes of the Abbotsford Sewer Water Commission meeting held on June 19, 2014

CARRIED

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

RC14/575  
SEPT. 2/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

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

CARRIED

## 8. DEVELOPMENT SERVICES

RC14/576  
SEPT. 2/14

### **Temporary Use Permit (TUP14-002) to allow for an Indoor Recreation Facility at 31510 Gill Avenue**

Moved by Councillor Luck, and

RECOMMENDED: That Temporary use Permit Application TP14-002 (Kane) for an *Indoor Recreation Facility* at 31510 Gill Avenue within Strata Lots 14 and 15 as shown in Schedule A of Appendix 2 attached to a report from the planner dated September 2, 2014 be approved for a period of three years.

CARRIED

RC14/577  
SEPT. 2/14

### **Rezoning application (R14-015) to allow a secondary dwelling use in the form of a coach house**

Moved by Councillor Tilbury, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 13007 Sabo Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s);
2. That the bylaw be considered for 1st and 2nd readings at the Regular Council meeting on September 2, 2014;
3. That following these readings, the bylaw be forwarded to a Public Hearing on September 15, 2014.

CARRIED

RC14/578  
SEPT. 2/14

### **Extension of Universal Bus Pass (Upass) Agreement**

Moved by Councillor Jewell, and

RECOMMENDED: That the Mayor and Chief Administrative Officer be authorized to execute the extension to the Universal Bus Pass Agreement included as Appendix 2 in the Director of Development Services report dated September 2, 2014.

CARRIED

RC14/579  
SEPT. 2/14

**Zoning Amending Bylaw 5447-2014-5050(132) – Text Amendment re: Opioid Substitution Treatment Clinics**

Moved by Councillor Jewell, and

RECOMMENDED: That the broader issues identified at the August 18, 2014 Public Hearing regarding Zoning Amending Bylaw 5447-2014-5050(132) as abbreviated in this report dated September 2, 2014 (written by Acting Manager of Corporate Administration and the Director of Development Services), and as included in the public hearing minutes of August 18, 2014, be referred to the District of Mission Healthy Community Council for review and a report back with recommendations to Mayor and Council in due course.

CARRIED

RC14/580  
SEPT. 2/14

**Update on OCP Amendment and Rezoning Applications R13-027 and R14-016 for 8977 and 8980 West Edwards Street**

A report from the Senior Planner dated September 2, 2014 regarding an update on the status of the applications submitted to date for the proposed urban development in north Hatzic and includes a theoretical timeline on when the applications might advance to a public hearing was provided for the Committee's information.

RC14/581  
SEPT. 2/14

**Excerpt from the Minutes of the Public Hearing held on July 21, 2014 and letter from the Ministry of Community, Sport and Cultural Development dated August 14, 2014  
Background for consideration of adoption of PDA Bylaw 5441-2014-4071(1), [see Section 14(d)]**

An excerpt from the Minutes of the Public Hearing held on July 21, 2014 and a letter from the Ministry of Community, Sport and Cultural Development dated August 14, 2014 was provided to the Committee as background information to assist in the consideration of adoption of PDA Bylaw 5441-2014-4071(1).

RC14/582  
SEPT. 2/14

**Excerpt from the Minutes of the Public Hearing held on June 2, 2014 and related Staff Report dated May 20, 2014 (R14-008 – Genstar Titleco Limited)  
Background for consideration of adoption of OCP Amending Bylaw 5438-2014-4052(35) and Zoning Amending Bylaw 5439-2014-5050(142) [see Section 14 (b) and (c)]**

An excerpt from the Minutes of the Public Hearing held on June 2, 2014 and a copy of the related staff report dated May 20, 2014 was provided to the Committee as background information to assist in the consideration of adoption of OCP Amending Bylaw 5438-2014-4052(35) and Zoning Amending Bylaw 5439-2014-5050(142).

## **9. PARKS, RECREATION AND CULTURE**

RC14/583  
SEPT. 2/14

**Fraser River Heritage Park Building Completion - Siding Issue**

A report from the Director of Parks, Recreation & Culture dated September 2, 2014 was referenced. It provided a response to the presentation made by the Mission Heritage Association at the June 18, 2014 Joint Special Council/Mission Heritage Association

meeting regarding the Norma Kenney building, the public washroom/caretakers accommodations building and the observatory of the applications. The report augmented the Mission Heritage Association presentation held earlier in the meeting and provided clarification on the various costs and benefits regarding siding options for the buildings.

Moved by Councillor Hensman, and

RECOMMENDED: That the Director of Forestry provide a cost estimate, as soon as possible for logs to complete the buildings.

CARRIED

## 10. CORPORATE SERVICES

RC14/584  
SEPT. 2/14

### **Chamber of Commerce Branding Project**

A report from the Manager of Civic Engagement & Corporate Initiatives dated September 2, 2014 was referenced. It provided an outline of the Mission Chamber of Commerce branding research project, current status, District employee involvement, opportunities for Council participation, and the intended outcomes and timeline. The report was provided for the Committee's information.

RC14/585  
SEPT. 2/14

### **BC Climate Action Community – Climate Action Recognition Program**

A report from the Manager of Civic Engagement & Corporate Initiatives dated September 2, 2014 was referenced. It provided information to Council that the District of Mission has been awarded Level 2 recognition - Measurement, for completing a corporate carbon inventory for 2013 and for demonstrating familiarity with the Community Energy and Emissions Inventory. The report was provided for the Committee' information.

RC14/586  
SEPT. 2/14

### **Mission Adopt-A-Block Request for Additional Funding**

A report from the Manager of Finance dated September 2, 2014 provides information to Council of the Mission Adopt-A-Block's request for funding of their Junior Bug Club start-up kits.

Moved by Councillor Stevens, and

RECOMMENDED: That council fund \$2,666 for the Junior Bug Club start up-kids from the Council Contingency Fund for 2014 and that the organization be requested to submit a . 2015 grant application for this financial assistance.

## 11. FORESTRY

RC14/587  
SEPT. 2/14

### **Lease Liability Early Retirement**

Moved by Councillor Hensman, and

RECOMMENDED:

1. That the District payout the Municipal Finance Authority (MFA) lease # B005450011009 obligation on September 28, 2014 in the amount of \$198,741.50 + GST with funding from the Forestry Reserve Fund;
2. That the District's financial plan be amended accordingly.

CARRIED

**12. RESOLUTION TO RISE AND REPORT**

RC14/588  
SEPT. 2/14

Moved by Councillor Hensman seconded by Councillor Luck, and

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

CARRIED

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

RC14/589  
SEPT. 2/14

Moved by Councillor Hemsman, seconded by Councillor Luck, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/570 to RC14/587, be adopted.

CARRIED

**14. BYLAWS**

RC14/590  
SEPT. 2/14

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That Downtown Revitalization Tax Exemption Program Bylaw 5391-2013 - a bylaw to establish a revitalization tax exemption area for the MissionCity Downtown Action Plan Area, be adopted.

CARRIED

RC14/591  
SEPT. 2/14

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That OCP Amending Bylaw 5438-2014-4052(35) (R14-008 – Genstar Titleco Limited) – a bylaw to redesignate a portion of property at 29221 Lougheed Highway from *Rural* to *Parks, Recreation and Natural Open Space* be adopted.

CARRIED

RC14/592  
SEPT. 2/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5439-2014-5050(142) (R14-008 – Genstar Titleco Limited) – a bylaw to rezone a portion of the property located at 29221 Lougheed Highway from the Rural 80 (RU80) Zone to the Institutional Parks, Recreation and Civic (IPRC) Zone be adopted.

CARRIED

RC14/593  
SEPT. 2/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That 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 adopted  
CARRIED

RC14/594  
SEPT. 2/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That Zoning Amending Bylaw 5442-2014-5050(143) – a bylaw to incorporate housekeeping text amendments to Sections 1301(A) and 1301(B), be adopted.  
CARRIED

RC14/595  
SEPT. 2/14

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That Subdivision Control Amending Bylaw 5443-2014-1500(39) – a bylaw to incorporate Area Specific Hillside Standards for Silverdale Neighbourhood Planning Area  
CARRIED

RC14/596  
SEPT. 2/14

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That 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 be read a third time and adopted.  
CARRIED

RC14/597  
SEPT. 2/14

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5452-2014-5050(146) (R14-010 – Litt) – 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 third time.  
CARRIED

RC14/598  
SEPT. 2/14

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5454-2014-5050(148) (R14-015 – Ellis) – a bylaw to rezone property at 13007 Sabo Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s) be read a first and second time.  
CARRIED

## 15. MINUTES

RC14/599  
SEPT. 2/14

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That the following minutes be adopted:

1. Special Council Meeting – August 18, 2014;
2. Regular Council Meeting – August 18, 2014; and



3. Special Council Meeting – August 20, 2014.

CARRIED

#### **16. NEW/OTHER BUSINESS**

RC14/600  
SEPT. 2/14

#### **Phased Development Agreement for the District of Mission, Genstar Titleco Limited (Genstar) and Madison Development Corporation (Madison) – Confirmation re: servicing – Schedule C – Section 2b**

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That the Minutes of this meeting reflect confirmation of the following:

The Phased Development Agreement (PDA) for the District of Mission, Genstar Titleco Limited and Madison Development Corporation, specifically Schedule C - Section 2b, will oblige servicing of the development to comply with the District's Subdivision Control Bylaw that is in effect at the time of adoption of the PDA save and except for sanitary and storm water servicing which will meet the standards in effect at the time development occurs. Furthermore, the water and sewer connections will be identified by the Approving Officer as a part of the subdivision approval process. The Approving Officer's decision will be guided by what is in the District's best interest including any applicable technical studies and requirements of the Abbotsford Mission Water and Sewer Commission.

CARRIED

#### **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.

RC14/601  
SEPT. 2/14

**Moved by Mayor Adlem, seconded by Councillor Stevens, and**

RESOLVED: that the September 15, 2014 Regular Council meeting commence at 6:30 pm instead of 6:00 pm and that the corporate officer be directed to provide appropriate public notification on the time delay as per the District's Council Procedure Bylaw.

CARRIED

#### **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**

The following issues were addressed:

Danny Plecas asked for a specific document and map referenced in agenda reports and if copies could be produced for his review. Staff will assist with this request.

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

CARRIED

The meeting was adjourned at 7:47 p.m.



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WALTER (TED) ADLEM, MAYOR



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KEN BJORGAARD, CHIEF  
ADMINISTRATIVE OFFICER  
(Interim Corporate Officer)