MINUTES of the REGULAR MEETING of the COUNCIL of the DISTRICT OF MISSION
held in the Council Chambers of the Municipal Hall, 8645 Steve Lake Street, Mission,
British Columbia, on October 20, 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 Dave Hensman
Councillor Larry Nundal

Council Members Absent: Councillor Nelson Tillbury

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

1. CALL TO ORDER

Mayor Adlem called the meeting to order.

2. RESOLUTION TO ALLOW ADDITIONAL DELEGATION

Moved by Councillor Stevens seconded by Councillor Luck and

RESOLVED: That Bill Lasuta of Flatiron Graham Joint Venture be permitted to appear as
a late (five minute) delegation at the Regular Council meeting of October 20, 2014.
CARRIED

3. ADOPTION OF AGENDA

Moved by Councillor Nundal, seconded by Councillor Hensman and

RESOLVED:
That the agenda for the regular Council meeting of October 20, 2014 be adopted with the
following added items:

- Late Delegation – Item 6(c) Flatiron Graham Joint Venture (Bill Lasuta)
- Late Item – Item 10(c) BC on the Move;
- Late Item – Item 11(d) Land Clearing Debris;
CARRIED

4. REMEMBRANCE DAY CEREMONY

Mayor Adlem extended a welcome to members of the Royal Canadian Legion Branch 57
- Pauline Mann, President
• Dyane Betts, First Vice President
• Karen Kuzec, Former President
• Burt Clark, 1st Canadian Parachute Battalion
• Henry Devos, Legion member
• David Bryant, Royal New Zealand Air Force
• George Kennedy, Royal Canadian Engineers
• Sion Davies, Royal Air Force Regiment

The Mayor stated that the District of Mission will proclaim the week of November 5 to 11, 2014 as “Veteran’s Week”, noting that the Legion’s poppy flag will be raised at Municipal Hall and would be flown during Veterans’ Week.

The Mayor conveyed Mission’s gratitude to those who served Canada and for the sacrifices they made to keep our country a safe place for future generations. The Last Post and Reveille were played.

Legion President recited the Act of Remembrance and presented poppies to Mayor and Council.

The Mayor noted the service of Albert Leonard (Knobby) Clark and presented him with a certificate in recognition of his lifetime of service to his Country and community.

On behalf of Council, the Mayor thanked the members of the Royal Canadian Legion Branch #57 for attending and assisting in the Tribute.

5. PROCLAMATIONS

Veterans’ Week – November 5 to 11, 2014
Royal Canadian Legion Branch 57

Moved by Councillor Stevens, seconded by Councillor Hensman and

RESOLVED: That November 5 to 11, 2014 be proclaimed as “Veterans’ Week” within the District of Mission.
CARRIED

6. DELEGATIONS

Mission Downtown Business Association
Re: Goodbye Graffiti

Jamie Hayes of the Downtown Business Association and Jason Boynes of Goodbye Graffiti appeared to request funding for graffiti removal in the downtown area. Mr. Boynes provided his consultation report, which included images of graffiti currently present in the downtown business area, and a quote of $1,149 for a one-time removal estimate.

Moved by Councillor Hensman, seconded by Councillor Luck and

RESOLVED: The District provide financial aid, using the existing vandalism budget allocation, for a one time removal of graffiti in the downtown business area, and further that staff review current graffiti removal procedures to support continued graffiti abatement.
CARRIED

The Mayor thanked Ms. Hayes and Mr. Boynes for their presentation.

Mission Sports Council

Dan Williams appeared before Council to introduce the non-profit Mission Sports Council, advising it is a group of sport leaders and community members who work together build a community that values and celebrates sports for all. He requested that a Council Liaison be appointed to their group.

The Mayor indicated that an appointment can be considered at a future meeting and he thanked Mr. Williams for his presentation.

Flatiron Graham Joint Venture (Bill Lasuta)

Bill Lasuta appeared on behalf of Flatiron Graham Joint Venture to request a permit to burn 25 slash piles created by the land clearing completed in order to put through electrical transmission lines. Mr. Lasuta provided assurances to Council to the safety precautions to be put in place during burning. Mr. Lasuta estimates the burning would be completed before the end of 2014.

The Mayor thanked Mr. Lasuta for his presentation and indicated the item will be further dealt with later on the agenda (item 11(d)).

7. PUBLIC HEARING

Zoning Amending Bylaw 5159-2010-2014-5050(18)

R10-016 (DOM) – a text amendment to amend Section 201 and 202 of District of Mission Zoning Bylaw 5050-200

Gina McKay, The Manager for Long Range Planning, showed a PowerPoint presentation that described the proposed Zoning Bylaw text amendment. This amendment would:

- Allow for an increase in lot coverage for rural zoned lots created prior to October 2009.
- Amend the setbacks for rural zoned lots created prior to October 2009 to that which is permitted in Urban lots
- Increase impervious area permitted for rural zoned lots created prior to October 2009 to that which is permitted in Urban lots

The Acting Manager of Corporate Administration indicated no correspondence has been received. The Mayor opened the floor to questions.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5159-2010-2014-5050(18) R10-016 (DOM) closed.

Zoning Amending Bylaw 5457-2014-5050(150)

R14-018 (Clifton) – a bylaw to rezone the property located at 33735 3rd Avenue from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s)

Gina McKay, The Manager for Long Range Planning, showed a PowerPoint presentation for the proposed Zoning Amending Bylaw. This amendment would rezone the property to
allow for a secondary dwelling in the form of a suite.

The subject property is designated Residential Compact Multiple Family, which supports rezoning to accommodate a secondary dwelling in the form of a suite.

This application is supportable by the Official Community Plan in that it provides a form of affordable housing for the community; and, will have minimal impacts on the neighbouring properties.

The Acting Manager of Corporate Administration indicated no correspondence has been received. The Mayor opened the floor to questions.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5457-2014-5050(150) R14-018 (Clifton) closed.

Zoning Amending Bylaw 5456-2014-5050(149)
R14-012 (Buttar) – a bylaw to rezone property at 7876 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s)

Gina McKay, The Manager for Long Range Planning, showed a PowerPoint presentation for the proposed Zoning Amending Bylaw. This amendment would rezone the property to allow for a secondary dwelling in the form of a suite.

The subject property is designated Residential Compact Multiple Family, which supports rezoning to accommodate a secondary dwelling in the form of a suite.

This application is supportable by the Official Community Plan in that it provides a form of affordable housing for the community; and, will have minimal impacts on the neighbouring properties.

The Acting Manager of Corporate Administration indicated no correspondence has been received. The Mayor opened the floor to questions.

Bobby Brar spoke indicating he is in favour of the application and would like to see the application fast tracked to provide economic relief for the applicant and his family.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5456-2014-5050(149) R14-012 (Buttar) closed.

8. ADOPTION OF INFORMATIONAL ITEMS

Moved by Councillor Hensman, seconded by Councillor Luck and

RESOLVED: That the following items be received as information:
   (a) Mission Institution Report – August 2014

CARRIED

9. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Luck, seconded by Councillor Hensman and

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

10. ENGINEERING AND PUBLIC WORKS

Engineering Public Works Project Update

A report from the Director of Engineering and Public Works dated October 20, 2014 regarding the Engineering & Public Works capital projects was provided for the Committee's information.

The Chief Administrative Officer noted that the actual budget is 3.2 million dollars.

Mission RCMP Detachment Parking Lot Expansion

Moved by Councillor Nundal, and

RECOMMENDED: Council consider and resolve:

1. That the parking lot expansion at the Mission RCMP detachment be advanced from the 2015 budget to the 2014 budget, with funding from the Community Amenity Reserve Fund in the amount of $50,000, and;

2. That the District's 2014 and 2015 financial plan be amended accordingly.

CARRIED

Late Item – B.C. on the Move

A letter from the Executive Project Director of B.C. on the Move dated October 15, 2015 inviting Mayor and Council to participate in a meeting with officials from the Ministry of Transportation regarding the 10 year transportation plan was provided for the Committee's information. The letter requested the Committee identify the top two transportation priorities for the District.

Council identified and agreed to the following priorities:

- The widening of Lougheed Highway between Nelson Avenue and Silverdale Avenue
- Relocating Highway 7 off of 1st Avenue

The Chief Administrative Officer noted that the Director of Engineering & Public Works will attend the event.

11. CORPORATE SERVICES

2014 Annual Tax Sale

A report from the Deputy Treasurer dated October 20, 2014 regarding the 2014 Annual Tax Sale was provided for the Committee's information.

Council's District Supplied iPads

A report from the Manager of Finance dated October 20, 2014 seeking direction from Council as to the future of the District issued Council member iPads.

Moved by Councillor Luck, and
RECOMMENDED: Council consider and resolve:

That the District supplied iPads be passed on to newly elected Council following the municipal election, and allow Information Services staff to decide the appropriate time to replace the devices based on operational best practices, rather than timing the replacement to coincide with the municipal election.

CARRIED

Investment Holdings Quarterly Report – September 30, 2014

A report from the Manager of Accounting Services dated October 20, 2014 regarding the Investment Holdings Quarterly Report was provided for the Committee’s information.

Land Clearing Debris Burning

A report for the Director of Fire/Rescue Services dated October 20, 2014 providing background information for the Flatiron Graham Joint Venture delegation was provided for the Committee’s information.

Moved by Councillor Stevens, and

RECOMMENDED:

That the District of Mission Burning Bylaw 2975-1996 be sustained, and that the Council support the Fire Chief to effectively deal with the request by means of his powers of office.

CARRIED

12. DEVELOPMENT SERVICE

Minister of Agriculture’s Draft Bylaw Standard on Medical Marihuana Production Facilities

A report from the Director of Development Services dated October 20, 2014 regarding the Ministry of Agriculture’s discussion paper about the regulation of medical marihuana production facilities in the Agriculture Land Reserve (ALR) was provided for the Committee’s information.

Temporary Use Permit TUP14-003 (Interior Heavy Equipment Operator) to allow for a Heavy Equipment Operator School to Operate at the Property Located at 11750 Dewdney Trunk Road

Mike Younie, the Director of Development Services presented a PowerPoint slideshow outlining the proposal to allow a Temporary Use Permit for a period of three (3) years to permit the applicant (Heavy Equipment Operator School) to operate a heavy equipment operator school.

The property is zoned Industrial Resource Extraction (INR) which does not allow for the operation of trade schools. A Temporary Use Permit was made to allow the school to operate for a period of three years, and may be renewed for another three year term.

There were no comments from the public.

Moved by Councillor Nundal, and

RECOMMENDED: That Temporary Use Permit, TUP14-003 (Interior Heavy Equipment
Regular Council Meeting
October 20, 2014

Operator School) for the property located at 11750 Dewdney Trunk Road be approved for a three year term as shown in Appendix 2 of the Director of Development Services' report dated October 20, 2014.

CARRIED

Third Reading Report for Rezoning Application R14-009 (Ledcor Resources and Transportation Ltd.) for the Property Located at 29560 Lougheed Highway

A report from the Senior Planner dated October 20, 2014 providing follow up information from the September 15th 2014 Public Hearing was provided for the Committee's information.

Proposed Rezoning from Rural to Comprehensive Development (CD36) Zone 36 to permit a commercial marihuana production facility use licensed under the federal Marihuana for Medical Purposes Regulations

A report from the Director of Development Services dated October 20, 2014 regarding World of Marihuana Productions Ltd. application to rezone from Rural to Comprehensive Development 36 (CD36).

Moved by Councillor Nundal, and

RECOMMENDED:

That the rezoning application from World of Marihuana Productions Ltd. be deferred pending a public information meeting, and that a public information meeting be held within a month.

OPPOSED: Mayor Adlem
Councillor Luck

CARRIED

Excerpt from the Minutes of the Public Hearing held on August 22, 2011 related Staff Report dated July 18, 2011 (R11-013 – Dundas)

An excerpt from the Minutes of the Public Hearing held on August 22, 2011 and a copy of the related staff report dated July 18, 2011 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amendment Bylaw 5225-2011-5050(45).

Excerpt from the Minutes of the Public Hearing held on April 07, 2014 related Staff Reports dated March 17, 2014 and April 7, 2014 (R13-033 – 410374 BC Ltd/McPherson)

An excerpt from the Minutes of the Public Hearing held on April 07, 2014 and a copy of the related staff reports dated March 17, 2014 and April 7, 2014 were provided to the Committee as background information to assist in the consideration of adoption of Zoning Amendment Bylaw 5424-2014-5050(136).

13. RESOLUTION TO RISE AND REPORT

Moved by Councillor Hensman, seconded by Councillor Nundal, and

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

14. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That recommendations of the Committee of the Whole dated October 20, 2014, as contained in items RC 14/660 to RC 14/683, except items RC14/681 (Proposed Rezoning from Rural to Comprehensive Development (CD36) Zone 36 to permit a commercial marihuana production facility use licensed under the federal Marihuana for Medical Purposes Regulations), be adopted.

CARRIED

RESOLVED:

That the rezoning application from World of Marihuana Productions Ltd. be deferred pending a public information meeting, and that a public information meeting be held within a month.

OPPOSED: Mayor Adlem

Councillor Luck

CARRIED

15. BYLAWS

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5159-2010-2014-5050(18) R10-016 (DOM) – a text amendment to amend Section 201 and 202 of District of Mission Zoning Bylaw 5050-2009 be read a third time.

CARRIED

RESOLVED: That Zoning Amending Bylaw 5225-2011-5050(45) (R11-013 – Dundas) – a bylaw to rezone property at 30489 Nikula Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7) be adopted.

CARRIED

RESOLVED: That Zoning Amending Bylaw 5424-2014-5050(136) (R13-033 – Analytical Consulting) – a bylaw to rezone property at 33644 Cherry Avenue from the Suburban 36 (S36) Zone to the Residential Compact 465 (RC465) Zone be adopted.

CARRIED

RESOLVED: That Highway Closing and Undedication (Cherry Avenue) Bylaw 5450-2014 – a bylaw to close an unconstructed road right-of-way be adopted.

CARRIED
Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That Zoning Amending Bylaw 5453-2014-5050(147) R14-009 (Ledcor) — a bylaw to rezone property at 29960 Lougheed Highway from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2) be read a third time.

OPPOSED: Councillor Stevens
Councillor Jewell
Councillor Hensman

DEFEATED

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That Permissive Tax Exemption 5455-2014 — a bylaw to exempt certain properties from municipal taxation for the 2015 taxation year be adopted.

CARRIED

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5456-2014-5050(149) R14-012 (Buttar) — a bylaw to rezone property at 7876 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s) be read a third time.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That Zoning Amending Bylaw 5457-2014-5050(150) R14-018 (Clifton) — a bylaw to rezone the property located at 33735 3rd Avenue from Urban Residential 558 Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s) be read a third time.

CARRIED

16. MINUTES

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That the following minutes be adopted:

1. Regular Council Meeting (for the purposes of going into a Closed Meeting — October 6, 2014;

CARRIED

17. NEW/OTHER BUSINESS

Development Variance Permit Application DV14-005 – 33644 Cherry Avenue

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the requirements of Schedule 'C' – Part 1, Design Criteria Manual, Section 5 Drainage, subsection 2.5 Stormwater Management of the District of Mission
Subdivision Control Bylaw 1500-1995 be varied by waiving the requirement that storm water management measures are to maintain drainage from the subdivision at the predevelopment level after the development is built-out by allowing all storm water to be discharged to the storm sewer main on Cherry Avenue.

CARRIED

18. NOTICE OF MOTION

There were no notices of motion.

19. MAYOR’S REPORT

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

20. 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.

21. QUESTION PERIOD

There were no questions from the public.

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 8:04 p.m.

WALTER (TED) ADLEM, MAYOR

KEN BJORGHAARD, CHIEF ADMINISTRATIVE OFFICER
(Interim Corporate Officer)