

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 Monday, September 12, 2011 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe
Councillor Paul Horn
Councillor Heather Stewart
Councillor Jenny Stevens
Councillor Terry Gidda
Councillor Danny Plecas
Councillor Mike Scudder

Staff Members Present: G. Robertson, Chief Administrative Officer
P. Gipps, Deputy Chief Administrative Officer
K. Ridley, Deputy Director of Corporate Administration
T. Mooney, Administrative Clerk

The new communication officer, Cathy Morris was introduced.

1. DELEGATIONS, PRESENTATIONS AND PROCLAMATIONS

Othmar Kagi Mission Citizens Association

Mr. Kagi noted that he is the president of the Mission Citizen's Association. The organization is having a public information forum on the impact of water meters on the community. The forum will take place at Silverdale Community Hall on September 24, 2011 and he requested a member of staff from the District of Mission attend this forum to be available to respond to questions.

Mayor Atebe noted that any discussions on water meters has been deferred by Council and a public report is available which provides further information. He responded that staff will not be attending as Council has not provided any further direction to staff.

Council thanked Mr. Kagi for organizing this event and noted many other organizations that may be interested in attending.

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED:

1. That the District of Mission's communication officer develop communication tools and strategies regarding council's recent decision on water metering; and
2. That the communication officer provide factual information outlining the connection between water metering/water supply and why council has deferred this item.

CARRIED

2. PUBLIC HEARING

Mayor James Atebe called the public hearing to order and outlined the procedures to be followed.

PH11/085
SEPT 12/11

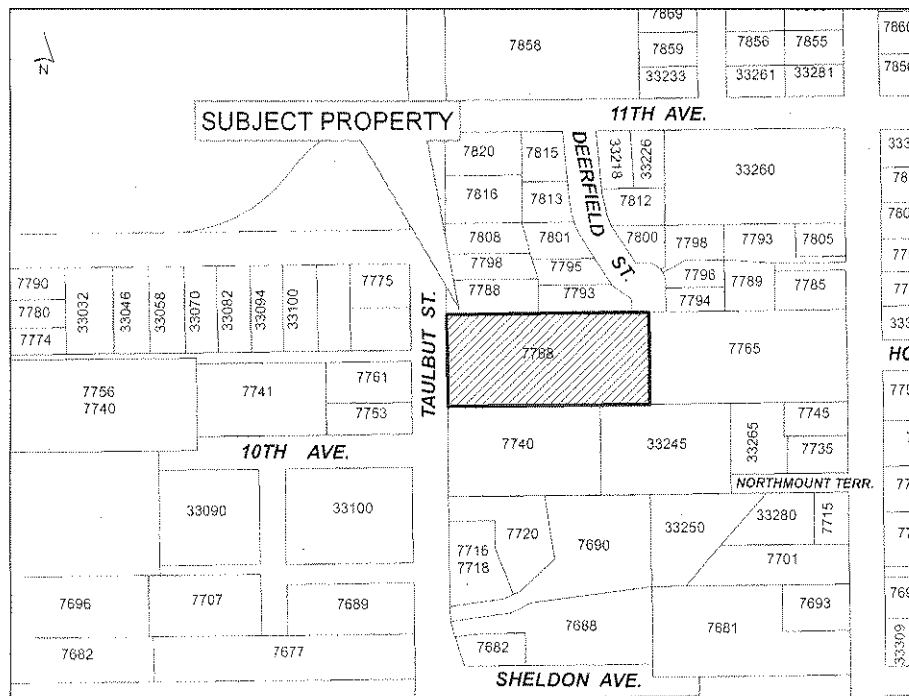
- (i) **District of Mission Zoning Amending Bylaw 5230-2011-5050(50) (R11-017 – Toor)**
- (ii) **Development Permit Application DV11-007**

Erik Wilhelm, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5230-2011-5050(50) (R11-017 – Toor) which proposes to amend District of Mission 5050-2009 by redesignating the following legally described property:

Parcel Identifier: 009-720-944; Lot 13, Section 21, Township 17, New Westminster District Plan 12578

From Urban Residential 558 Zone (R558) to RC465 Urban Residential Compact 465 (RC465).

The Planner stated that the location of the subject properties is 7768 Taulbut Street and shown on the following maps:



The Planner explained that purpose of the proposed amendments is to accommodate the subsequent subdivision of the subject property into ten (10) lots of a minimum 558 square metre (6,006 sq. ft.) lot size.

The Planner further stated that the proposed development variance permit application DV11-007 is to:

- (a) vary Section 601 C. 1. of District of Mission Zoning Bylaw 5050-2009 by reducing the minimum required:

Conventional Lot Width:

- Lot 1 from 16 metres (52.4 feet) width to 15.21 metres (49.9 feet) width;
 - Lot 2 from 16 metres (52.4 feet) width to 15.22 metres (49.9 feet) width;
- (b) to vary Section 104 C. 3 a. of District of Mission Zoning Bylaw 5050-2009 by reducing the minimum required:

Corner Lot Width:

- Lot 3 from 17.5 metres (57.4 feet) width to 16.3 metres (53.4 feet) width;
- (c) to vary Schedule C, Part III, Drawing R-7 of District of Mission Subdivision Control Bylaw 1500-1985 by reducing the minimum required:

Typical Cul-De-Sac:

- Roadway dedication from 9 metres (29.5 feet) width to 7.5 metres (24.6 feet) width on the cul-de-sac running eastward from Taulbut Street.

The Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- receipt of the Community Amenity contribution in the amount of \$24,120.00;
- receipt of a signed 'volunteering letter' from the applicant to complete offsite deficient storm sewer works;
- receipt of professional engineer drawings that confirm cul-de-sac roadway width and proper installation of in-ground services to the satisfaction of the engineering department;
- approval of Development Variance Permit DV11-007;
- that the applicants plant a total of forty-seven (47) trees within the boundaries of the subdivision or provide \$250.00 for each tree of the required forty-seven (47) trees (\$11,750 maximum);
- that the five percent (5%) parkland provision in Section 941 of the *Local Government Act* be provided by the applicant; and
- any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

The Deputy Chief Administrative Officer stated that no written submissions were received regarding this application.

Shannon Henshaw expressed concern with the proposed number of homes, increase in traffic and parking issues. She asked if a crosswalk or a four way stop would be installed in the area.

The Planner responded that each home will have sufficient parking for two vehicles.

The Deputy Director of Engineering noted that crosswalks have not been considered however once the homes have been constructed, the area will be monitored

regarding any further traffic calming required. A stop sign will be installed at the corner of the cul-du-sac and Taulbut Street.

Ron Taylor asked if community amenity contributions are voluntary and if so, how can these monies be considered a requirement prior to adoption. Can the District of Mission make payment of voluntary monies a condition of adoption and if not, will this item be removed as a technical requirement of adoption?

The Deputy Director of Planning responded that the applicant has agreed to voluntarily provide a community amenity contribution as part of the rezoning application and therefore payment of this amount is required prior to adoption.

Council requested staff to provide a report on how to deal with future voluntary community amenity contributions and payment being required prior to adoption.

Gary Toor noted that the proposed lots are the same size as those in the area and no traffic or parking concerns should arise.

Danny Piecas asked if the size of the houses are comparable to those in the area or are they larger.

Gary Toor responded that homes proposed for lots 8, 9 and 10 will be larger homes. The driveways on lots 4, 5 and 6 are approximately 120 feet deep and should accommodate a minimum of two cars.

Councillor Horn asked how long the driveways will be and if parking will be adequate.

The deputy director of planning responded that there will be a minimum of a 6 meter set back so this will accommodate parking

Othmar Kagi expressed concern about parking and asked if no parking signs could be installed on Taulbut Street.

Doug Carter asked if the cul-du-sac will affect the future development of his connecting property.

The planner responded that if Mr. Carter plans on developing his proposal he would have to incorporate a half cul-du-sac as well.

In response to questions from council, the Deputy Director of Engineering noted that no upgrading plans for Taulbut Street have been proposed following the completion of this development. He notes that our current bylaw requires a sidewalk to be constructed on one side of the street and currently there is a sidewalk on the east side of Taulbut Street.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5230-2011-5050(50) (R11-017-Toor) and Development Variance Permit Application DV11-007 closed.

PH11/086
/11

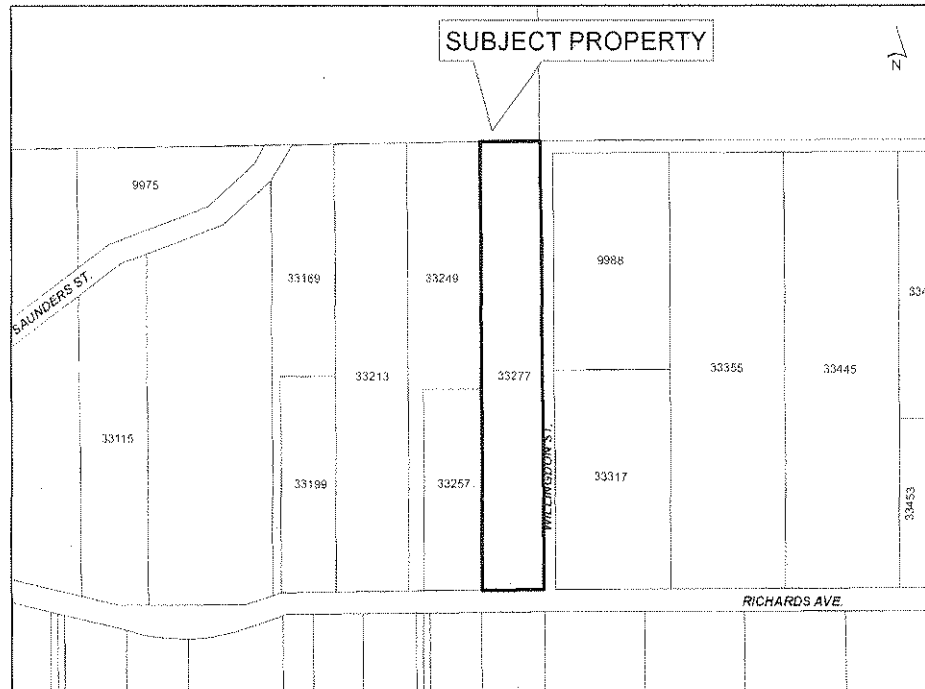
District of Mission Zoning Amending Bylaw 5236-2011-5050(52) (R10-034-OTG Development Concepts)

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5236-2011-5050(52) (R10-034-OTG Development Concepts) which proposes to amend District of Mission 5050-2009 by redesignating the following legally described property:

Parcel Identifier: 007-203-276; Lot 14, Section 1, Township 18, New Westminster District Plan 35599

From Rural 16 (RU16) to Rural Residential 7 Zone (RR7)

The Planner stated that location of the subject properties is 33277 Richards Avenue as shown on the following maps:



Ms. Bond explained that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into 2 lots of a minimum 0.7 hectare (1.73 acre) lot size.

The planner further stated that the proposed Development Variance Permit application DV11-009 in the name of Esmial Al-Khaliq is to vary:

- (a) District of Mission Subdivision Control Bylaw 1500-1985 for Willingdon Street adjacent to 33277 Richards Avenue as follows:
 - i. R-2A ½ Road Rural Local Residential standard from 5.7 metre asphalt to 3.2-3.5 metre chip seal;
 - ii. No requirement to upgrade to R-2A ½ Road Rural Local Residential standard;
 - iii. No requirement for ditch construction to R-2A ½ Road Rural Local Residential standard;
 - iv. No requirement for road dedication to R-2A ½ Road Rural Local Residential standard; and
 - v. Cul-de-sac construction requirement to a 'hammerhead type' standard that meets the requirement of the Fire Department including:

Option 1

Construct two gravel pull-outs on the east side of Willingdon Street, 3.5 m by 15 m for each bump out and obtain a right of way over both lots from the owners; or

Option 2

Shift the access for Lot B south between the 2 lots. This would allow access to the rear of lot A in the future if desired without the need for another crossing. This pull-out would also be 3.5 by 15 m, the applicant would need to dedicate that portion of the road where the pull-out is to be located.

Staff is prepared to support a variance for a reduced road width (to match the existing width of 3.2 – 3.5 m) on the basis that:

- There is a fish nutrient stream adjacent to the existing road and any work would adversely affect the stream. The applicant has provided a qualified professionals report to support this.
- The municipal forest abuts the current road to the north and it is unlikely there will be any significant further development that will increase the traffic on this existing road structure.
- The existing road has been reviewed by the applicants engineer and a structural test has verified the road can withstand the additional traffic anticipated with road life expectancy beyond ten years.
- That the applicant will construct a turn around at the north end of the road which meets the requirements by the Fire Department .
- The applicant will construct pull-outs as per Option 1 or 2 described above.

(b) District of Mission Zoning Bylaw 5050-2009 as follows:

- i. Section 301 Part D Setbacks 1. Accessory Building /Structure from 3.0 m (9.8ft) to 1.11m (3.6 ft.) to the interior side lot line to allow for the existing shop to remain on Lot A.

The Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- Engineering department comments and requirements for the pull outs;
- Community amenity contribution;
- Building permit for the detached garage; and
- Approval of Development Variance Permit DV11-009.

The Deputy Chief Administrative Officer stated that the following correspondence was received regarding this application:

1. Letter from Mr. Ryan Anderson OTG dated August 22, 2011 and express concerns about developing a pull out and/or a turnabout.

Councillor Stevens asked why option 1 requires two pullouts and option 1 requires one pull out.

The planner responded that one pullout for option 2 is required as it will be located at the lot line between lot A and B and will be a dedicated road owned by the District of Mission.

Councillor Horn asked if a covenant could be registered incorporating a gravel area attached to the driveway which could be used as a turnaround.

The planner responded that the driveway will be developed off Willingdon Street and if option 1 is endorsed, the driveway will be extended to the new house.

The planner responded that when a new development is approved it must incorporate a public road to accommodate fire trucks, etc.

In response to questions from Council, the planner stated that the pullouts referenced in option 1 be constructed on property not owned by the applicant and a statutory right-of-way would be required to be registered as part of subdivision in order for option 1 to proceed. The requirement for the registration of the right-of-way would be done concurrently at subdivision stage and adoption.

Councillor Horn asked if other options can be proposed to exclude the pullout and require a registered covenant to allow for vehicles to turnaround on the subject property. How many properties will access the property from Willingdon Street.

The Deputy Chief Administrative Officer responded that in order to comply with the legal requirements, a turnaround is required for this application.

Ryan Anderson, representative for the applicant, noted that staff would not approve the application excluding the pullout as the District of Mission does not have control over private property whether a right-of-way covenant is registered. He also noted that the applicant would proceed with the application to include a registered covenant on the property to allow vehicles to turnaround.

The Deputy Director of Engineering responded that Willingdon Road is very narrow and will require a pullout not only for emergency vehicles but should two vehicles travelling on the road as there is insufficient room for vehicles to pass.

The Planner noted that two properties on the east side of Willingdon Road access this road as well as one additional property on the west side and one property that fronts onto Richards Avenue.

Bob Napp asked if option 2 will include only a pull out or will a driveway be also constructed on the property and noted that only one property owner presently uses Willingdon Road.

The planner responded that option 2 requires a driveway and a pullout.

Ryan Anderson noted that if this application is approved there would only be two properties accessing Willingdon Road and noted that the applicant will satisfy one of the options.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5236-2011-5050(52) (R10-034-OTG Development Concepts) and Development Variance Permit Application DV11-009 closed.

PH11/087
JULY 25/11

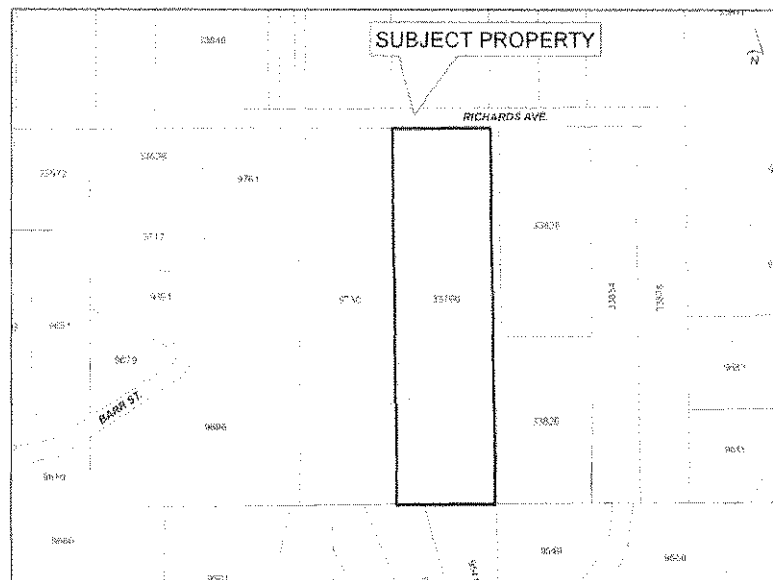
District of Mission Zoning Amending Bylaw 5237-2011-5050(53) (R11-015-OTG Development Concepts)

Rupinder Basi, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5237-2011-5050(53) (R11-015-OTG Development Concepts) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 012-371-335, Lot J, Section 3, Township 18, New Westminster District Plan 1762

from Rural 16 (RU16) zone to the Rural Residential 7 (RR7) zone.

The planner stated that the location of the subject property is 33766 Richards Avenue, as shown on the following maps:



Mr. Basi explained that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into five (5) lots of a minimum 0.7 hectare (1.73 acre) lot size.

The Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- Community amenity contribution; and
- Any other items that Council may require following the public hearing.

The Deputy Chief Administrative Officer stated that no written submissions were received regarding this application.

Lynn Deord expressed concerns regarding clearing Lots 4 and 5 as there is cliff in the area and asked if the property will be cleared entirely.

The planner responded that a tree inventory has been prepared and 463 trees have been identified. It has been agreed that 305 of the trees will remain and approximately 150 trees would be removed for the roadway and the building.

Ryan Anderson responded that there are many trees identified on the property and they will retain as many trees as possible. There is a ridge on the proposed lot 5 and this is farther back from the proposed structure and septic field.

In response to questions from Council, the Planner stated that there are no residents on Darbyshire Terrace and there will be therefore there will be no impact on residents having to change their addresses.

Councillor Scudder asked if a geotechnical report was prepared and if so was there a mine identified in the area.

The Deputy Director of Planning responded that geotechnical report should identify past practices of the property and should a mine be identified it will be considered.

Gary Toor asked if in rural subdivisions when 150 trees are removed, does the applicant have to compensate for \$250.00 a tree plus a 2 to 1 planting ratio?

The Planner responded that in rural areas trees are replanted 1 to 1.

Ryan Anderson responded that a full geotechnical report was prepared which incorporated a historical study and a mine was not identified.

Lynn Deord noted that there was a mine closer to Barr Road and it was used for testing in the 1930s.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5237-2011-5050(53) (R11-015-OTG Development Concepts) closed.

3. BYLAWS

PH11/088
SEPT 12/11

Moved by Councillor Horn seconded by Councillor Scudder, and

- (a) District of Mission Zoning Amending Bylaw 5230-2011-5050(50) (R11-017 – Toor) – a bylaw to rezone property at 7768 Taulbut Street from Urban Residential 558 Zone (R558) to RC465 Urban Residential Compact 465 Zone (RC465) be given third reading; and

That staff provide a report prior to adoption as to whether or not a crosswalk is suitable in the area of 7768 Taulbut Street.

CARRIED

PH11/089
SEPT 12/11

Moved by Councillor Horn, seconded by Councillor Plecas, and

- (b) District of Mission Zoning Amending Bylaw 5236-2011-5050(52) (R10-034-OTG Development Concepts) - a bylaw to rezone property at 33277 Richards Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7) be given third reading; and

That staff negotiate for a right-of-way for a turn around on the property and that no pullouts be required on Willingdon Drive.

CARRIED

PH11/090
SEPT 12/11

Moved by Councillor Scudder, seconded by Councillor Stewart, and

- (c) District of Mission Zoning Amending Bylaw 5237-2011-5050(53) (R11-015-OTG Development Concepts) - a bylaw to rezone property at 33766 Richards Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7) be given third reading.

CARRIED

4. NEW BUSINESS

PH11/091
SEPT. 12/11

Late Item - Manufacturing Noise Issue at 34980 Lougheed Highway

Moved by Councillor Horn, seconded by Councillor Scudder, and

RECOMMENDED:

1. That staff provide an update report on how their negotiations with Mill Stream Sorting are proceeding in the next two weeks;
2. That Council's direction be relayed to Mr. McKimmon by the District's new communications officer.

CARRIED

5. QUESTION PERIOD (on new business only)

There were no questions from the public.

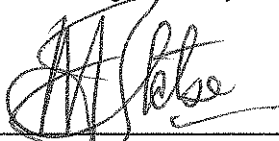
6. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Horn, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:20 p.m.



MAYOR JAMES ATEBE



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER