

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, February 22, 2010 commencing at 6:30 p.m.

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

Staff Members Present: G. Robertson, chief administrative officer
D. Clark, director of corporate administration
K. Ridley, deputy director of corporate administration
C. Brough, administrative clerk

1. DELEGATIONS AND PRESENTATIONS

PH10/007
FEB 22, 2010

Wendy Wenberg, Lions Club
Re: Proclamation for Lions International Day – March 26, 2010

Wendy Wenberg and Maggie Meyers appeared before council on behalf of the Mission and District Lions Club and the Cedar Valley Lions Club to request that the District of Mission proclaim March 26, 2010 as "Lions International Day" and requested that the District of Mission fly the Lion's flag on that day. Ms. Wenberg and Ms. Meyers provided a brief summary of the many programs and community projects sponsored by the local and international Lions Clubs and thanked council for its consideration of their request.

The mayor and council thanked Ms. Wenberg and Ms. Meyers for their presentation and acknowledged the contribution that Lions Clubs have made both locally and worldwide.

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That March 26, 2010 be proclaimed as "Lions International Day" within the District of Mission; the District to assume no costs related thereto.

CARRIED

PH10/008
FEB 22, 2010

Doreen Russell
Re: Dispute of Inspection Fees

Doreen Russell appeared before council to dispute a \$5200 inspection fee. She outlined the nature of her concerns, expressing her belief that any evidence found during the inspection that indicated problems with the house pre-dates her purchase of the property four years ago. Ms. Russell stated that she understands the need to protect public safety but requested that, under the circumstances, council reconsider the imposed fee.

The mayor and council thanked Ms. Russell for her presentation and asked that she bring documentation in support of her request to the district office to be copied. Staff were directed to provide a report explaining why a fee is being imposed with respect to the inspection of Ms. Russell's home for council's consideration.

PH10/009
FEB 22, 2010

Lotta Shandalla
Re: Pawn Shops on First Avenue

Mike Shandalla appeared before council on behalf of Lotta Shandalla who wishes to open a pawn shop on First Avenue. Mr. Shandalla stated that Ms. Shandalla made inquiries in the late 1990s and was told that it was the District's policy to limit the number of pawn shops in the town to three. With the recent closure of a pawn shop, Ms. Shandalla inquired again and was told that the zoning has changed and that she would not be able to open a shop in the downtown core. Mr. Shandalla requested that the original policy be applied and that Ms. Shandalla be allowed to open a pawn shop on First Avenue.

The mayor and council thanked Mr. Shandalla for his presentation and requested that planning staff, in consultation with the economic development officer if appropriate, provide a report with respect to this issue within 30 days.

2. NEW BUSINESS

PH10/010
FEB 22, 2010

Proposed Financial Contributions for Community Amenities Policy LAN.40

Moved by Councillor Horn seconded by Councillor Stewart, and

RESOLVED: That the proposed Financial Contributions for Community Amenities Policy LAN.40 be approved as followed:

It is recognized that residential development imposes a unique financial burden on the community by creating a need or demand for new/upgraded public facilities or amenities.

*Under this Policy, applicants who are applying for a **rezoning, which has a residential component**, are requested to address this unique financial burden by making a contribution to the District's Community Amenity Reserve Fund for new/upgraded public facilities or amenities. Where an applicant does not address this issue to Council's satisfaction by offering to contribute to the Community Amenity Reserve Fund for new/upgraded public facilities or amenities, the rezoning may be denied.*

The Community Amenity Reserve Fund contributions effective May 1, 2010, are as follows:

One Unit Residential (Single Family) \$2,680.00 for each new Use, Accessory Attached Residential residential unit or lot Use & Rural Second Dwelling Unit Use

WHEREAS the Applicant has applied to rezone the lands so as to permit a higher residential density;

AND WHEREAS the Applicant acknowledges that such a rezoning imposes a special burden on the Municipality in relation to public facilities or amenities that are required to support such development;

THEREFORE, the Applicant volunteers and agrees to contribute the sum of \$2,680.00 per new single family lot, accessory attached residential use, rural second dwelling unit use or multi-family residential unit permitted by the rezoning in order to help offset this unique financial burden, in the event that the rezoning is approved by the council of the District of Mission.

The Applicant acknowledges that this contribution is being made voluntarily and that it is not in lieu of development cost charges, financial, or in-kind contributions under Section 937.3 or 941 of the Local Government Act or any other fee, charge or levy which the District of Mission is authorized to impose.

Dated this _____ day of _____, _____.

Signature _____
(Applicant)

CARRIED

OPPOSED: Councillor Stevens

3. QUESTION PERIOD (ON NEW BUSINESS ONLY)

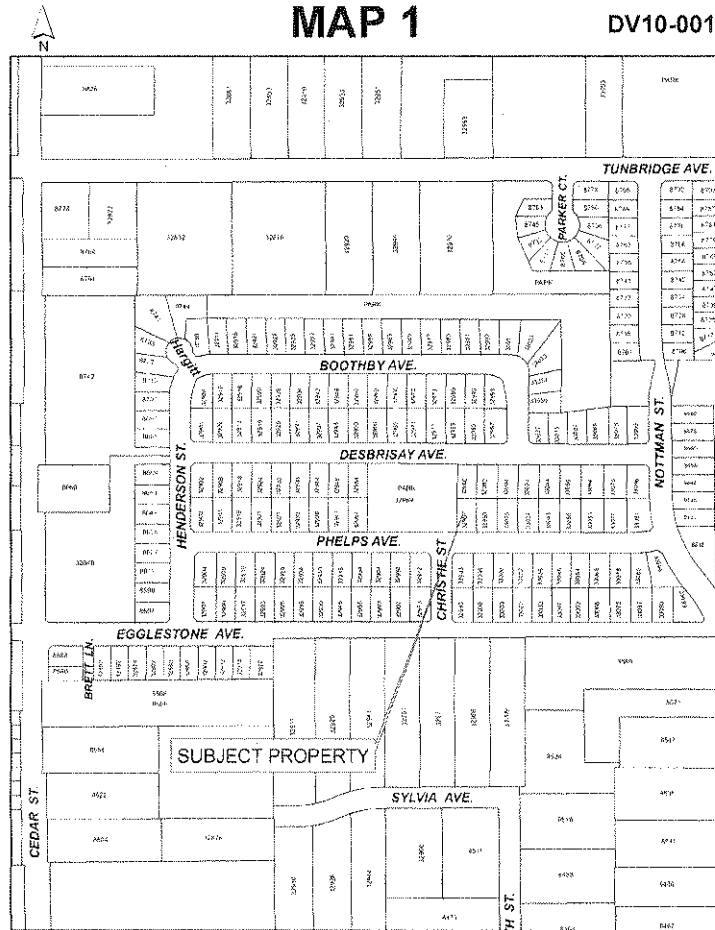
There were no questions from the public.

4. DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS

PH10/011
FEB 22, 2010

Development Variance Permit Application DV10-001 (Bertram) – 32987 Phelps Avenue

Barclay Pitkethly, deputy director of planning, provided information regarding development variance permit application DV10-001, in the name of Jarrod Bertram, for the property located at 32987 Phelps Avenue and legally described as: Parcel Identifier: 025-968-858 Lot 132 Section 28 Township 17 New Westminster District Plan BCP11555 (as shown on the following map):



The deputy director of planning stated that the purpose of the proposal is to vary District of Mission zoning bylaw 5050-2009, Section 601 D. Setbacks 3. by reducing the minimum separation required between the existing dwelling and a proposed detached garage from 5.0 metres (16.4 ft.) to 1.0 metre (3.3 ft.). The deputy director of planning further stated that there are no B.C. Building Code issues related to fire separation, unprotected openings or cladding requirements in consideration of reducing the setback between the existing dwelling and the proposed detached garage to 1.0 metre (3.3 ft.).

The director of corporate administration stated that no written submissions had been received regarding this application.

There were no comments from council or the public.

Hearing no further questions or comments the Mayor declared the public input on District of Mission development variance permit application (DV10-001) closed.

Moved by Councillor Horn seconded by Councillor Gidda, and

RESOLVED: That development variance permit application DV10-001 (Bertram) be approved.
CARRIED

5. PUBLIC HEARING

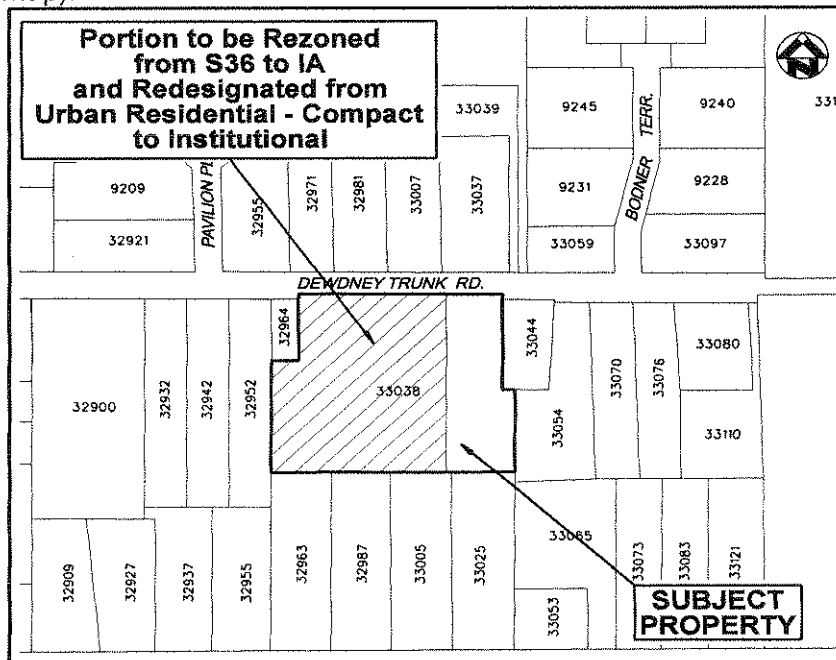
Mayor Atebe called the meeting to order and outlined the procedures to be followed.

PH10/012
FEB 22, 2010

District of Mission Official Community Plan Amending Bylaw 5061-2009-4052(6) and District of Mission Zoning Amending Bylaw 5047-2009 (R08-027-Gowling)

Erik Wilhelm, planner, provided information regarding District of Mission official community plan amending bylaw 5061-2009-4052(6), which proposes to amend District of Mission official community plan 4052-2008 for the following legally described property: Parcel Identifier: 000-818-941 North half of Lot 7 Except: Firstly: Part Subdivided by Plan 14793; Secondly: Part Included in Plan 15485 Section 33 Township 17 New Westminster District Plan 1072, from Urban Residential - Compact to Institutional (western portion of the property only).

The location of the subject property is 33038 Dewdney Trunk Road (as shown on the following map):



The planner also provided information regarding District of Mission zoning amending bylaw 5047-2009 (R08-027-Gowling), which proposes to rezone the western portion of the property at 33038 Dewdney Trunk Road from S36 (Suburban 36 Zone) to IA (Institutional Assembly Zone).

The planner stated that the purpose of the proposed amendments is to redesignate and rezone the western portion of the property to allow a chapel use while facilitating the subdivision of the eastern portion from the subject property.

The planner noted that there are environmental aspects to the proposal and identified them as follows:

- roadwork will require the removal of an open ditch on the south side of Dewdney Trunk Road;
- this ephemeral ditch is slated to be replaced with a culvert within the OCP;

- the displacement of habitat values will be compensated at the rate of \$25 per sq. m.;
- a biologist report is required to address the displacement of habitat; and
- the proposed detention pond on the western portion of the property may offer some habitat compensation.

The planner also noted that landscaping and vegetation islets will be needed within the parking lot to improve the aesthetics and safety of the parking lot.

The planner stated that prior to adoption of the zone amending bylaw, the following requirements would need to be met:

- restrictive covenant registered on title to ensure design of chapel;
- completion of all engineering requirements (secured development agreement in place);
- a biologist report to address compensation for lost habitat;
- revised parking lot and landscaping plan; and
- a letter of credit for installing and maintaining landscape plan.

The director of corporate administration stated that written submissions had been received from numerous members of the community, all of whom expressed their support for the application.

In light of these submissions, council determined that they would gauge the support in chambers. A show of hands was taken with all those voting indicating that they were in support of the application. Council then opened the floor to those who had questions or wished to speak in opposition to the application.

Mary Hawkins stated that she was in support of there being a Church of Jesus Christ of Latter-Day Saints chapel in Mission but that she did have a number of questions regarding the application that she would like clarified. She said that she would like the landscaping to be consistent with the natural, green appearance characteristic of Cedar Valley and asked for information on the size of the trees that would be planted around the building. Michael Gibb, who represents the architect, stated that the tree canopy would be approximately 20 feet in its mature state.

The planner clarified that while revisions to the landscaping and parking plan are required to provide additional vegetation within the actual parking area, the plan for the perimeter buffering is deemed to be more than sufficient.

Ms. Hawkins questioned whether a gravel, rather than a paved, parking lot might provide a more natural absorption surface for storm water run-off.

The planner stated that there is no statutory requirement for a gravel parking lot though staff could request it. He did note, however, that the proponent will be retaining all of their storm water on site by way of a proposed detention pond.

Councillor Horn requested that this issue be addressed by staff prior to the adoption of the bylaw.

Ms. Hawkins questioned whether the height of the steeple is consistent with others in the community. Although familiar with other such structures within the District of

Mission, Mr. Gibb stated that the steeple height is in proportion to the size and design of the building and is consistent with other buildings of this type that he has constructed.

Ms. Hawkins expressed concern that the development might result in an increased tax burden on the public for the maintenance of infrastructure in the area.

The deputy director of planning stated that while the District will be responsible for offsite maintenance, the designs have a fifty year lifespan thus limiting the maintenance requirements arising from this specific proposal.

Councillor Scudder noted that he would like to see the landscaping and parking lot design accommodate an outdoor play area for youth.

Carla Guevara stated that outdoor play is common among the congregation's youth and expressed concern that a gravel parking lot would not accommodate this.

Paul Christensen noted that one of the stipulations in the report is that the proponent will not be permitted to claim back the cost for any of the offsite services from future developers because this particular parcel is in zone three of the Cedar Valley Development Area and is premature in its development. He asked if it might be possible to amend the phasing configuration so that this application can be included in phase two, enabling the church to share some of these offsite costs with future developers in the area.

The director of corporate administration noted that such a change would have significant ramifications and would have to be carefully studied by council with information coming from staff. For this reason, he stated that it is not possible to consider or comment on it at this time.

Tom Styles stated that he is not opposed to the application and requested clarification on the effect of the displaced development cost charges.

In response to Mr. Styles' question, the chief administrative officer stated that the development cost charges would need to be reconfigured for the Cedar Valley area and that they would increase slightly based on the percentage of land base that is affected.

Kathy Wong expressed her support for the proposal and stated her desire to have a place to worship and fellowship in Mission.

Sandi Coalson reassured the public that the property will be looked after and that the church be an asset to the community.

Jackie McRae expressed her support for the proposal and stated that it would mean a great deal to her to be able to worship in her own community.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission official community plan amending bylaw 5061-2009-4052(6) and District of Mission zoning amending bylaw 5047-2009 (R08-027-Gowling) closed.

6. BYLAWS

PH10/013
FEB 22, 2010

District of Mission Official Community Plan Amending Bylaw 5061-2009-4052(6) – a bylaw to redesignate the western portion of the property at 33038 Dewdney Trunk Road from Urban Residential – Compact to Institutional

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That District of Mission official community plan amending bylaw 5061-2009-4052(6) be read a second and third time.
CARRIED

PH10/014
FEB 22, 2010

District of Mission Zoning Amending Bylaw 5047-2009 (R08-027-Gowling) – a bylaw to rezone the western portion of the property at 33038 Dewdney Trunk Road from S36 (Suburban 36 Zone) to IA (Institutional Assembly Zone)

Moved by Councillor Stewart, seconded by Councillor Scudder, and

RESOLVED: That District of Mission zoning amending bylaw 5047-2009 be read a second and third time.
CARRIED

7. ADJOURNMENT

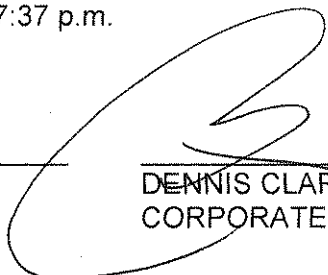
Moved by Councillor Gidda, seconded by Councillor Horn, and

RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 7:37 p.m.



JAMES ATEBE, MAYOR



DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION