

**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, October 22, 2012 commencing at 6:30 p.m.

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

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Kelly Ridley, Deputy Director of Corporate Administration  
Tina Mooney, Administrative Clerk

**1. CALL TO ORDER**

**2. RESOLUTION TO ADD BYLAWS SECTION**

PH12/105  
OCT. 22/12

Moved by Councillor Stevens, seconded by Councillor Tilbury, and

RESOLVED: That item 5. Proclamations and 10. Bylaws for Consideration be added to the agenda for the October 22, 2012 regular meeting of Council.

CARRIED

**3. ADOPTION OF AGENDA (as amended)**

PH12/106  
OCT. 22/12

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the agenda for the regular Council meeting of October 22, 2012, be adopted, as amended.

CARRIED

**4. REMEMBRANCE DAY CEREMONY**

Mayor Adlem welcomed David Bryant, President, Diane Betts, Karen Kuzek, Bert Clark, George Kennedy, Sion Davies, and Stan Anderson from Royal Canadian Legion Branch 57, and opened the meeting with the same dedication that opens the Legion meetings. He read a description of Veterans' Week and stated that the District of Mission will proclaim the week of November 5 to 11, 2011 as "Veteran's Week", noting that the Legion's poppy flag had been raised at the 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. Council acknowledged the contributions of the veterans and expressed their thanks.

The Mayor thanked the members of the Royal Canadian Legion Branch #57 for attending.

## 5. PROCLAMATIONS

PH12/107  
OCT. 22/12

### **Veterans' Week – November 5 through 11, 2011 Royal Canadian Legion Branch 57**

Moved by Councillor Stevens, seconded by Councillor Hensman, and

RESOLVED: That November 5 through 11, 2012 be proclaimed as "Veterans' Week" within the District of Mission; the District to assume no costs related thereto.  
CARRIED

## 6. DELEGATIONS AND PRESENTATIONS

PH12/108  
OCT. 22/12

### **Brenda Davison Re: User Fees on Minor Sports**

Dan Williams appeared before Council on behalf of Mission Minor Baseball to express concern with the proposed user fees for organizations using the sports fields.

The Mayor noted that the Director of Parks, Recreation and Culture will be scheduling a meeting with the stakeholders that use the Sports Park to discuss the proposed user fees.

The Mayor thanked Dan Williams and the other individuals that attended from Mission Minor Baseball.

## 7. NEW BUSINESS

PH12/109  
OCT. 22/12

### **Section 882 Consideration report – R12-018 (Roger Moody) 9716 and 9732 Dewdney Trunk Road**

In accordance with Section 882 of the *Local Government Act*, Council considered District of Mission Official Community Plan Amending Bylaw 5313-2012-(26) in conjunction with the District of Mission's Financial Plan and Waste Management Plan.

Moved by Councillor Nundal, and seconded by Councillor Jewell,

RECOMMENDED: That in accordance with Section 882 of the *Local Government Act*, Council has considered the Official Community Plan amending bylaw(s) in conjunction with the District of Mission's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

CARRIED

PH12/110  
OCT. 22/12

### **Boundary Expansion – Amended Metes and Bounds**

Moved by Councillor Nundal, and seconded by Councillor Luck,

RECOMMENDED: That resolution RC12/614 regarding the Boundary Expansion be rescinded and replaced with the following resolution:

That the District of Mission proceed with a public notice and elector approval process to extend the municipality's boundaries to include the following property on the south shores of Alouette Lake:

All and singular that certain parcel or tract of land being part of NEW WESTMINSTER DISTRICT which may be more particularly described as follows:

Commencing on the eastern boundary of District Lot 8168 (pending – NRO File: 2410328)

with the intersection of the north boundary of Township 4 Range 3 West of the 7th Meridian  
(the north boundary of the District of Mission);

thence on a line bearing approximately 343°, a distance of 782 metres, more or less;

thence on a line bearing approximately 253°, a distance of 650 metres;

thence on a line bearing approximately 163°, a distance of 590 metres, more or less; to

the intersection of the western boundary of District Lot 8168 with the north boundary of Township 4 Range 3 West of the 7th Meridian;

thence on a line bearing approximately 90°, a distance of 678 metres, more or less, to the point of commencement.

The whole contains by admeasurement 44.6 hectares, more or less.

CARRIED

### **8. QUESTION PERIOD**

Bob Trustham asked if the monies collected for user fees are inputted as general revenue.

The Mayor responded that monies collected for user fees for sports fields are not being collected as this is a proposed fee.

Councillor Nundal noted that user fees in general are used to offset the cost of providing the service.

## 9. PUBLIC HEARING

Mayor Ted Adlem called the Public Hearing to order and outlined the procedures to be followed.

PH12/111  
OCT. 22/12

### **OCP Amending Bylaw 5313-2012-4052(26) (R12-018 - Moody) – a bylaw to redesignate a portion of the properties at 9716 and 9732 Dewdney Trunk Road from “Rural Residential” to “Suburban”**

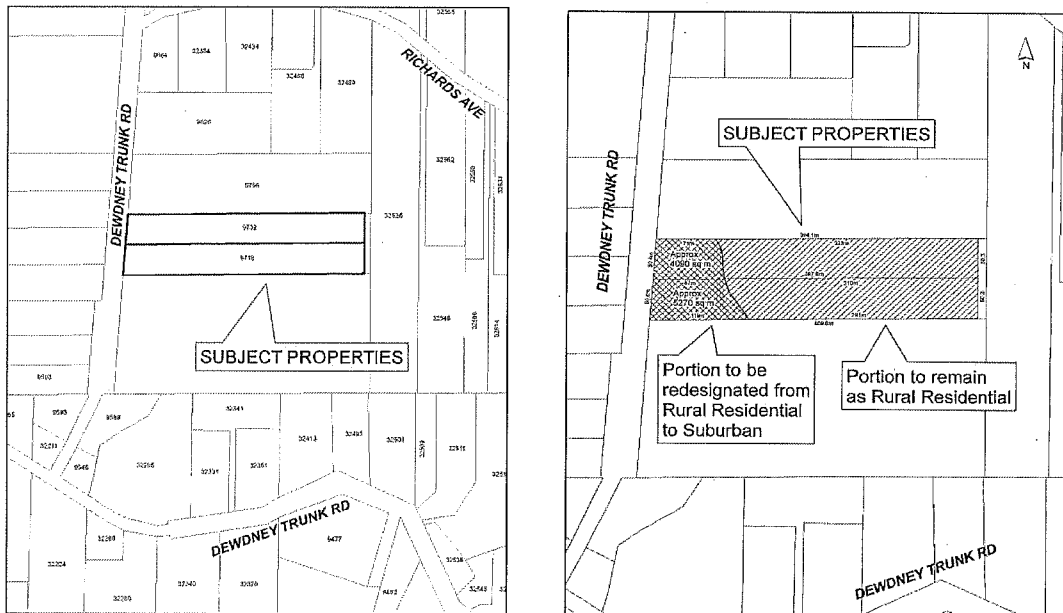
Barclay Pitkethly, Deputy Director of Development Services, provided information regarding District of Mission OCP Amending Bylaw 5313-2012-4052(26) (R12-018 – Moody) which proposes to amend District of Mission Official Community Plan Bylaw 4052- 2008 by amending the following legally described properties:

Parcel Identifier: 000-606-430 Lot 19 Section 5 Township 18 New Westminster District Plan 52538

Parcel Identifier: 005-036-119 Lot 18 Section 5 Township 18 New Westminster District Plan 52538

from Rural Residential to Suburban.

The location of the subject property is **9716 and 9732 Dewdney Trunk Road** and is shown on the following maps:



The purpose of the proposed Official Community Plan (OCP) amendment is to redesignate the western portion of two (2) properties from Rural Residential to Suburban. The OCP amendment would enable future rezoning of the site to create two (2) lots with a minimum lot area of 0.36 hectares (.88 acres) and one (1) remainder lot of approximately 3.0 ha (7.5 ac.).

The Deputy Director of Development Services noted that Council requested the following clarification during the introduction of the Official Community Plan Amending Bylaw:

1. Development potential
  - (a) There is development potential under the current OCP of five (5) lots and this will be greater if the OCP amendment is approved.
2. Use of the property
  - (a) The tree farm on the eastern portion of the property east of the Silverdale Creek could continue to be used through a Use and Access Agreement.
3. Restricting future development
  - (a) A restrictive covenant may be volunteered during the rezoning of the application which could limited the future development of the remainder of two of the three lots. An restrictive covenant is just an agreement between the property owner and the District of Mission which runs with the property.

The Deputy Chief Administrative Officer stated that the following written submissions were received:

1. Letter from Katherina Klassen dated October 12, 2012 in support of the application;
2. Letter from Gary Kitchen dated October 18, 2012 in support of the application;
3. Letter from Ron Ruddick dated October 18, 2012 in support of the application;
4. Letter from Gema Walker dated October 15, 2012 in support of the application;

Roger Moody discussed various issues on neighbouring properties and his proposal is to assist his son and family with a new home.

Mike Moody supports the proposal as the proposal benefits him in that he can move into the existing home on the property and his father can build a new home.

Mr. Ralph Kruger notes that he is in favour of the proposal.

Councillor Nundal expressed concern with future development of the lots as the density would increase from 5 to 6 lots and asked if the applicant has volunteered a restrictive covenant regarding the density.

The Deputy Director of Development Services stated that the application brought forward for public hearing is for the amendment to the Official Community Plan Bylaw. The applicant can volunteer a restrictive covenant regarding the density through the Zoning Amendment application and this would be presented to council. He noted that Lot 3 could not be subdivided without moving forward with a rezoning application.

Councillor Tilbury discussed the Official Community Plan in the community, the process for amending it and the natural creek barrier dividing the property.

Councillor Luck asked if the applicant would consent to have a restrictive covenant registered on title to allow for a maximum of 5 lots.

Roger Moody noted that he would consent to a restrictive covenant allowing for 5 lots but if the Official Community Plan is amended in the future this covenant would be removed.

Councillor Hensman asked what was the overall size of lots 1, 2 and 3 is and asked if the subdivided property should maintain the same size as the neighbouring properties.

In response to questions from Council, the Deputy Director of Development Services stated that:

- (a) the property is 10 acres in total for lots 1, 2 and 3; and
- (b) the average neighbouring lots are 1.73 acres.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission OCP Amending Bylaw 5313-2012-4052(26) (R12-018 Moody) be closed.

## 10. BYLAWS

Moved by Councillor Nundal, seconded by Councillor Stevens, and


RESOLVED: That second and third readings of OCP Amending Bylaw 5313-2012-4052 (26) (R12-018 – Moody) – a bylaw to redesignate a portion of the properties at 9716 and 9732 Dewdney Trunk Road from “Rural Residential” to “Suburban”  
CARRIED


## 11. ADJOURNMENT

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.  
CARRIED

The meeting was adjourned at 7:39 p.m.

  
MAYOR WALTER (TED) ADLEM

  
PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER