

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, December 10, 2012 commencing at 6:30 p.m.

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

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: 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 ADDITIONAL SECTIONS

PH12/125
DEC. 10/12

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That the following items be added to the agenda for the December 10, 2012 Regular Council Meeting:

- 4. New Business
- 5. Question Period
- 7. Bylaws for Consideration

CARRIED

3. ADOPTION OF AGENDA

PH12/126
DEC. 10/12

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That the agenda for the Regular Council Meeting of December 10, 2012, be adopted, as amended.

CARRIED

4. NEW BUSINESS

PH12/127
DEC. 10/12

Mayor Adlem (Verbal) – Appointment to Seniors Centre Task Force

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That Cory Cassel be appointed as a member-at-large on the Seniors Centre Task Force.

CARRIED

5. QUESTION PERIOD

There were no questions.

6. PUBLIC HEARING

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

PH12/128
DEC. 10/12

OCP Amending Bylaw 5326-2012-4052(27)

(R12-035 – Donatelli) – a bylaw to amend Policy 3.4.6 (minimum lot size to subdivide in the Agricultural Land Reserve)

Eric Wilhelm, Planner, provided information regarding District of Mission Official Community Plan Amending Bylaw 5326-2012-4052(27) (R12-035 – Donatelli) which proposes to amend District of Mission Official Community Plan 4052-2008 by deleting Policy 3.4.6. in its entirety which states:

“Minimum lot size in the Agricultural Land Reserve for subdivision shall be 3.6 ha (8.9 ac). Neither the Approving Officer nor Agricultural Land Commission is obliged to approve a subdivision that meets this minimum lot size.”

and inserting the following:

“Upon application to subdivide ALR lands, minimum lot sizes should be large enough to provide a broad range of agricultural uses and should be at least as large as larger lots in the area. Subdivisions should be designed to accommodate and promote agricultural uses for which the immediate area is best suited.”

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

- (a) Receipt of referrals from external agencies (Agricultural Land Commission and Mission Public School District).

Randy Dublack asked if this is the beginning of development of smaller farm land into smaller parcels.

Andrew Donatelli noted that his grandfather was the original owner of the property and the purpose of this rezoning application is to provide a parcel of property to his family so that they can build a home and continue to farm on the property.

The Deputy Chief Administrative Officer stated that no written comments were received.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Official Community Plan Amending Bylaw 5326-2012-4052(27) (R12-035 Donatelli) be closed.

PH12/129
DEC. 10/12

i. Zoning Amending Bylaw 5323-2012-5050(92)

(R12-028 – Balogh) – a bylaw to create a new Core Commercial Residential Infill zone, and to rezone property at 32972 – 2nd Avenue from Residential Two Unit Zone (RT465) to Core Commercial Residential Infill Zone (CCRI)

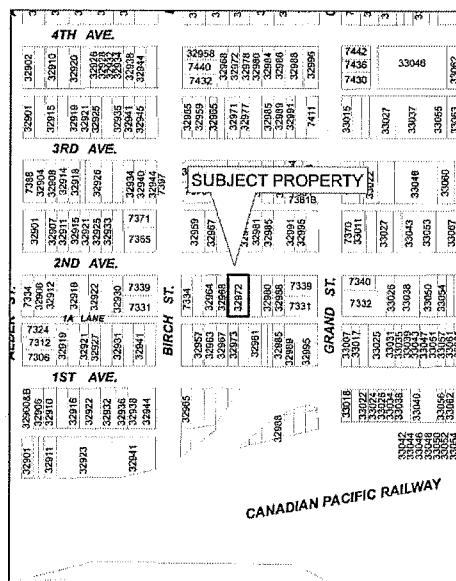
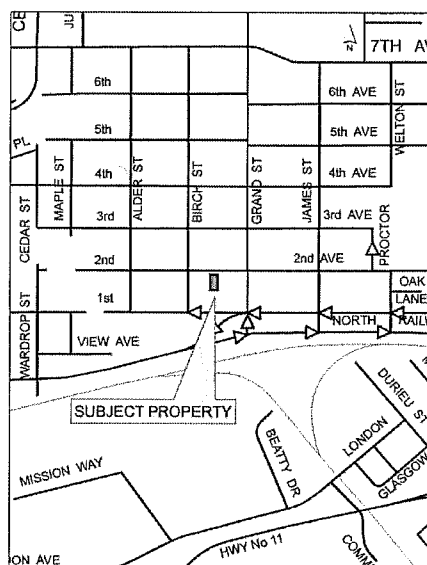
ii. Development Variance Permit DV12-028

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5323-2012-5050(92) (R12-28 Balogh) by amending the zoning of the following legally described property:

Parcel Identifier: 000-951-749 Lot A (X131534) Section 21 Township 17 New Westminster District Plan 332

from Residential Two Unit (RT465) zone to Core Commercial Residential Infill (CCRI) zone.

The location of the subject property is 32972 2nd Avenue and is shown on the following maps:



The purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two (2) lots of a minimum 280 square metres (3,013 sq. ft.) lot size.

The purpose of the Development Variance Permit Application DV12-028 is to vary District of Mission Zoning Bylaw 5050-2009 by reducing the setback to the front lot line from 4.0 metres (13.1 ft.) to 2.66 metres (8.72 ft.) for the existing single family dwelling.

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

- (a) Receipt of a community amenity contribution in the amount of \$2,815.

The Deputy Chief Administrative Officer stated that there were no written submissions received.

Danny Plecas asked if there will be any upgrades to the original home, why is the property is being zoned commercial and how parking would be accommodated with the opening of a business?

The Planner noted that the application is to rezone the property to a Core Commercial zone which would allow for both residential and commercial use. Once a building is constructed a business could occupy the new space, but prior to the business licence being issued parking would be addressed.

Anthony Balogh discussed parking in the area.

In response to questions from Council, Mr. Balogh responded that renovations of the existing home are planned for the future.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5323-2012-5050(92) and Development Variance Permit DV12-028 closed.

PH12/130
DEC. 10/12

Zoning Amending Bylaw 5324-2012-5050(93)

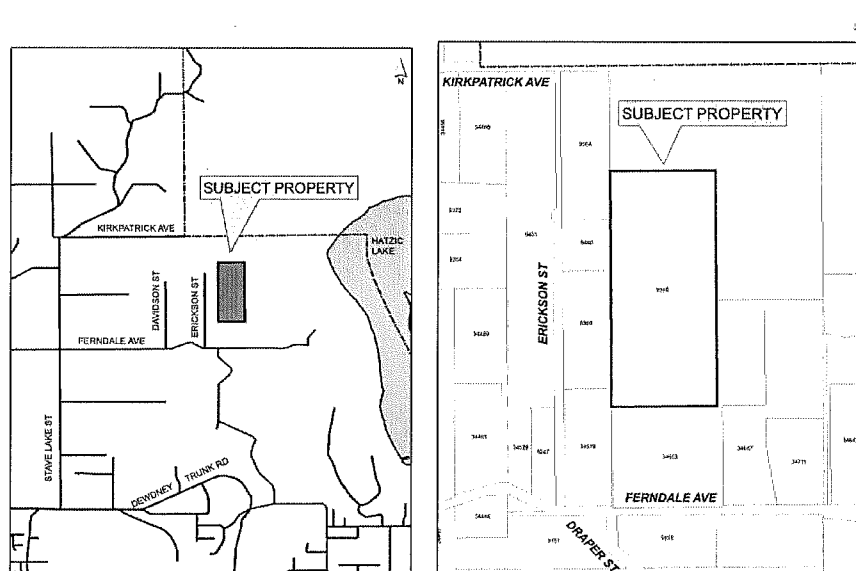
(R12-029 – MacDonald) – a bylaw to rezone property at 9310 Erikson Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s)

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5324-2012-5050(93) (R12-029 – MacDonald) by amending the zoning of the following legally described property:

Parcel Identifier: 013-381-351 Parcel “E” (Explanatory Plan 740) East Half of the North West Quarter Section 35 Township 17 New Westminster District

from Rural 16 (RU16) zone to Rural 16 Secondary Dwelling (RU16s) zone.

The location of the subject property is 9310 Erikson Street and is shown on the following maps:



The purpose of the proposed amendment is to accommodate a secondary suite.

The Deputy Chief Administrative Officer stated that there were no written submissions received.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5324-2012-5050(93) closed.

PH12/131
DEC. 10/12

Zoning Amending Bylaw 5325-2012-5050(94)

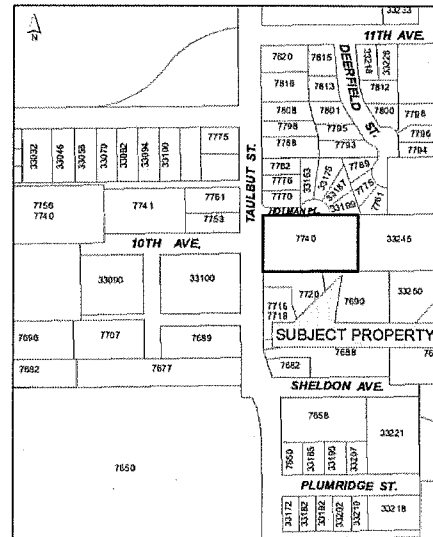
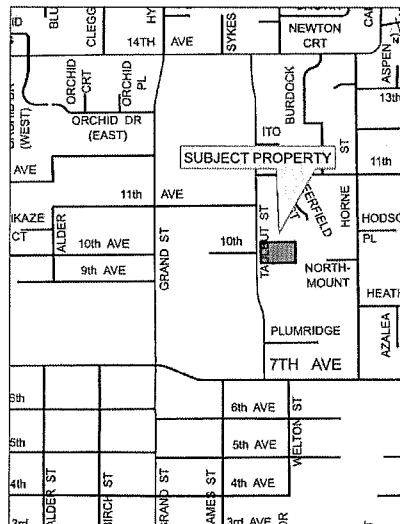
(R12-034 – Nasiib Holdings Ltd) – a bylaw to rezone property at 7740 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Zone (RC465)

Erik Wilhelm, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5325-2012-5050(94) (R12-34 (Nasiib Holdings Ltd.) by amending the zoning of the following legally described property:

Parcel Identifier: 002-144-867 Lot 16 Except Part Subdivided by Plan 70278, Section 21 Township 17 New Westminster District Plan 12578

Urban Residential 558 (R558) zone to Residential Compact 465 (RC465) zone.

The location of the subject property is 7740 Taulbut Street and is shown on the following maps:



The purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into seven (7) lots of a minimum 465 square metres (5,005 sq. ft.) lot size.

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

- (a) Receipt of the community amenity contribution in the amount of \$16,890.00 (\$2,815.00 per newly created lot).

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

Jim Hinds said he is not opposed to the subdivision but asked if Taulbut Street will be repaved following the completion of the subdivision as it is in need of repair.

The planner noted that once the subdivision is complete, the roadway will be repaired.

Randy Dublack said he is opposed to the application and expressed concern with the increased traffic, parking, suites, sidewalks and the size of the homes compared to the neighbouring properties.

The planner responded to questions from Council as follows:

1. That the zoning would allow for a single family dwelling with no secondary suite;
2. The setback requirements for the front porch is 4 meters; and
3. Holman Place would have a portion of a sidewalk constructed from Taulbut Street and a crosswalk would be painted on Taulbut Street to improve pedestrian access.

Mr. Dublack expressed concern that the home located at 33175 Holman Place is installing three kitchens which does not comply with the current zoning.

Mayor Adlem asked the Development Services Department to ensure that the home located at 33175 Holman Place is not installing three kitchens and report back to council.

In response to questions from Council, the Planner noted:

1. That the development complies with the Official Community Plan;
2. Pursuant to the Subdivision Control Bylaw, the developer is only required to construct a portion of a sidewalk from Taulbut Street; and
3. The older homes in the area have a 7 meter setback but the new homes will have a 4 meter setback.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5325-2012-5050(94) closed.

7. BYLAWS

PH12/132
DEC. 10/12

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That Official Community Plan Amending Bylaw 5326-2012-4052(27) (R12-035 – Donatelli) - a bylaw to amend Policy 3.4.6 (minimum lot size to subdivide in the Agricultural Land Reserve) be read a second and third time.

CARRIED

PH12/133
DEC. 10/12

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED:

1. That Zoning Amending Bylaw 5323-2012-5050(92) (R12-028 Balogh) – a bylaw to create a new Core Commercial Residential Infill zone, and to rezone property at 32972 – 2nd Avenue from Residential Two Unit Zone (RT465) to Core Commercial Residential Infill Zone (CCRI) be read a third time; and
2. That Zoning Amending Bylaw 5323-2012-5050(92) be brought forward for consideration of adoption once the following conditions are met:

- (a) Receipt of community amenity contributions in the amount of \$2,815.

CARRIED

PH12/134
DEC. 10/12

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That Zoning Amending Bylaw 5324-2012-5050(93) (R12-029 – Nasiib Holdings Ltd.) - a bylaw to rezone property at 9310 Erikson Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s) be read a third time.

CARRIED

PH12/135
DEC. 10/12

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED:

1. That Zoning Amending Bylaw 5325-2012-5050(94) (R12-034 – Nasiib Holdings Ltd.) - a bylaw to rezone property at 7740 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Zone (RC465) be read a third time; and
2. That Zoning Amending Bylaw 5325-2012-5050(94) be brought forward for consideration of adoption once the following conditions are met:
 - (a) Receipt of the community amenity contribution in the amount of \$16,890.00 (\$2,815.00 per newly created lot) is received.

CARRIED

11. ADJOURNMENT

Moved by Councillor Nundal, seconded by Councillor Tilbury, and

RESOLVED: That the meeting be adjourned 7:27 p.m.

CARRIED



MAYOR WALTER (TED) ADLEM



PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER