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 April 3, 2017 commenced at 1:00 p.m. for COMMITTEE OF THE WHOLE, and was immediately followed by a CLOSED MEETING of Council, and reconvened at 7:00 p.m. for REGULAR COUNCIL proceedings.

Council Members Present: Mayor Randy Hawes
Councillor Pam Alexis
Councillor Carol Hamilton
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Absent: Councillor Jim Hinds

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Rogine Battel, Manager of RCMP Administration
Kris Boland, Director of Finance
*Michele Fernie, Engineering Technologist II - Assets
*Heather Gherman, Manager of Human Resources
Hirod Gill, Manager of Engineering Design and Planning
Dave Heyes, Manager of Forestry Business
Jennifer Hill, Administrative Assistant
Jay Jackman, Manager of Assets, Infrastructure and Projects
Stephanie Key, Deputy Director of Parks, Recreation and Culture
Tracy Kyle, Director of Engineering and Public Works
*Jennifer Meier, Environmental Coordinator
Robert Publow, Planner
Jennifer Russell, Deputy Corporate Officer
Maureen Sinclair, Director of Parks, Recreation and Culture
Steve Simmonds, Manager of Inspection Services
Dan Sommer, Director of Development Services
Dale Unrau, Fire Chief

*Present for a portion of the meeting

1. CALL TO ORDER
Mayor Hawes called the meeting to order at 1:00 p.m.

2. ADOPTION OF AGENDA
Moved by Councillor Alexis, seconded by Councillor Hamilton, and

RESOLVED:
1. That Section 10(1) of the agenda be amended to include Section 90(1)(g) of the Community Charter, and

2. That the agenda for the regular Council meeting of April 3, 2017 be adopted, as amended.

CARRIED
3. **RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

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

CARRIED

4. **DEVELOPMENT SERVICES**

Councillor Nicholson assumed the Chair.

**Parking Enforcement Pilot Project**

A report from the Manager of Inspection Services dated April 3, 2017 was provided for the Committee's consideration.

The Manager of Inspection Services answered several of the Committee's questions in regards to high priority areas, financial implications, parking infractions resulting from secondary suites, and the shortage of handicapped parking spots at the West Coast Express train station. It was noted that the parking enforcement officer's scheduled hours of work will include evenings and weekends.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That staff be authorized to proceed with administration and enforcement of the Parking Enforcement Pilot Project effective June 1 through to October 1, 2017;
2. That staff report back to Council with statistics on the Project's achievements and challenges upon its conclusion; and
3. That the parallel parking on the west side of Oyama Street, between Israel Avenue and Kenney Avenue be retained.

CARRIED

**Rezoning and Development Variance Permit Applications to facilitate a 2-lot subdivision for the property located at 8351 McTaggart Street**

A report from the Planner dated April 3, 2017 detailing the rezoning and development variance permit applications to allow a two lot subdivision on the property located at 8351 McTaggart Street was provided for the Committee's information.

Staff support the application moving forward and as such have listed the Zoning Amending Bylaw under the "Bylaws for Consideration" section of the agenda.

5. **CORPORATE ADMINISTRATION AND FINANCE**

Councillor Alexis assumed the Chair.

**Quarterly Financial Reporting – December 31, 2016**

A report from the Deputy Treasurer/Collector dated April 3, 2017 was provided to brief the Committee on the current status of the 2016 year-end results and provide an explanation for the year-end results that have a budget variance above or below $10,000 or 10%.

The Director of Finance answered several of the Committee's questions related to the increase in WorkSafe BC rates and holiday payouts, landfill revenue allocation, the reporting on service levels, and revenue from the secondary suite program.
Standards of Conduct for Employees Policy

A report from the Manager of Human Resources dated April 3, 2017 was provided to advise the Committee that a new policy, *Standards of Conduct for Employees*, which outlines how District employees are expected to conduct themselves, has been drafted and will be presented to the Chief Administrative Officer for approval.

It was noted that all employees will be required to sign off on the Standards of Conduct.

Royal Canadian Legion Branch 57 Application for Temporary Change to Liquor Primary Club License – 32627 Logan Avenue

A report from the Deputy Corporate Officer dated April 3, 2017 was provided for the Committee's consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the application from Royal Canadian Legion Branch 57 to the British Columbia Liquor Control and Licensing Branch for a Temporary Change to Liquor Primary Club License #152527 for the property located at 32627 Logan Avenue to allow the use of an outdoor tent for the following special events in 2017:
   - June 24, 2017, 11:00 am -11:00 pm (Legion Week, Mission Legion’s 90th Birthday)
   - July 1, 2017, 11:00 am -11:00 pm (Canada Day Car Rally)
   - November 11, 2017, 11:00 am -11:00 pm (Remembrance Day)

   be supported as "no objection" in Part 12 of the application; and

2. That the following comments be included in Part 12 of the application:
   a) **With respect to the potential for noise**: The Royal Canadian Legion is located in an area that is primarily zoned and designated for commercial land uses. Activities undertaken at this location are such that they would not generate excessive noise, even with the event proposed within a tent. In this regard, no adverse impact is anticipated if the application is approved.

   b) **With respect to the potential impact on the community**: Given that the change to the existing license is temporary and would only allow the use of a tent for special event days, no adverse impact on the community is anticipated if the application is approved.

   c) **With respect to views expressed by neighbouring residents**: The views of residents were not sought as part of this application as it is considered to be minor in nature.

  CARRIED

6. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

Muse Awards

A report from the Deputy Director of Parks, Recreation and Culture dated April 3, 2017 was provided for the Committee's consideration.
Moved by Councillor Plecas, and

RECOMMENDED:
1. That $5,000 be designated biennially to support the Muse Awards;
2. That $5,000 to support the 2018 Muse Awards be added to the 2017 budget, with funding from the Gaming Reserve Fund;
3. That the ongoing $5,000 biennial amount, commencing in 2019 for the 2020 event and carrying on every two years thereafter, be added to the District’s budget with ongoing funding from the Gaming Reserve Fund; and
4. That the District’s Financial Plan be amended accordingly.

CARRIED

2017 Special Occasion Beer Garden License Requests

A report from the Director of Parks, Recreation & Culture dated April 3, 2017 was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED: That the 2017 Special Occasion requests from:

- Mission Slo-Pitch;
- Mission Firefighters Charitable Society;
- Mission Folk Music Festival;
- Downtown Business Association; and
- Root’s and Blues Festival

be declared Community Special Events for the purposes of securing a Special Event Permit from the BC Liquor Control and Licensing Branch.

CARRIED

7. ENGINEERING AND PUBLIC WORKS

Councillor Alexis assumed the Chair as the alternate for Councillor Hinds.

Federal Grade Crossing Regulations Update

A report from the Engineering Technologist II – Asset Management dated April 3, 2017 was provided to update Council on the status of Mission’s public grade crossings as it relates to Transport Canada’s new Canadian Grade Crossing Regulations.

Rot Pot Compost Promotional Options

A report from the Environmental Coordinator dated April 3, 2017 was provided for the Committee’s consideration.

Discussion ensued regarding alternative options which would enable the compost giveaway event to continue, in recognition of the community’s good stewardship efforts in regards to compostable waste.
Moved by Councillor Plecas, and

RECOMMENDED: That staff provide Council with a new report which expands on Option 2 “Provide Regular Opportunities for Free Compost Pickup at the Mission Landfill” from the Staff Report to Council titled “Rot Pot Compost Promotional Options” dated April 3, 2017.

CARRIED

8. FORESTRY

Councillor Stevens assumed the Chair.

RC17/158
APR. 03/17

Telus Communication Site Powerline Access Agreement

A report from the Manager of Forestry Business dated April 3, 2017 was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED: That the Mayor and Corporate Officer be authorized to execute the Telus Compensation and Logging Agreement attached to the Manager of Forestry Business’s report dated April 3, 2017.

CARRIED

9. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

10. RESOLUTION TO EXCLUDE PUBLIC, RECESS THE PUBLIC MEETING UNTIL 7:00 P.M. AND IMMEDIATELY CONVENE INTO CLOSED SESSION

RC17/160
APR. 03/17

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED:

1. That pursuant to Section 90 and 92 of the Community Charter, the public be excluded from this portion of the meeting as the subject matter being considered relates to the following:
   - Section 90(1)(f) of the Community Charter – law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
   - Section 90(1)(g) of the Community Charter – litigation or potential litigation affecting the municipality;

2. That the public portion of the meeting be recessed until 7:00 p.m.; and

3. That Council immediately resolve into the closed portion of their meeting.

CARRIED

The meeting recessed at 1:53 p.m.
11. RECONVENE

Mayor Hawes reconvened the meeting at 7:00 p.m.

Council Members Present: Mayor Randy Hawes
Councillor Pam Alexis
Councillor Carol Hamilton
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Present: Councillor Jim Hinds

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Marcy Bond, Senior Planner
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Jennifer Hill, Administrative Assistant
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Planner
Jennifer Russell, Deputy Corporate Officer
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services

12. MISSION MOMENTS: FREEMAN OF THE CITY

As part of Mission’s 125th Anniversary celebrations, Judith Ray of the Mission Association for Seniors’ Housing, presented Mission Moments: Freeman of the City.

Freeman of the City is the highest award bestowed by the District of Mission. It is given to individuals for their outstanding contributions of benefit to the community or the commander of military units of exceedingly high merit. Since 1971, 49 individuals have been honoured with this award. Ms. Ray selected the following Freeman of the City recipients, on behalf of them all, to celebrate:

Christine Morrison - during her 46-year teaching career, she worked as a teacher, librarian, principal, and special education instructor and was recognized as an innovative educator and champion for young people. Ms. Morrison was awarded the Freeman of the City status on January 8, 1973.

Gary MacDonald - recognized as an extraordinary athlete and Olympian, Mr. MacDonald was selected to represent Canada at the 1976 Olympic Games in Montreal where he won a silver medal in the competitive swimming 4x100 metres medley relay race event. Mr. MacDonald was awarded the Freeman of the City status on September 7, 1976. He was 22 years of age at the time and remains the youngest individual to be given this status.

Albert McMahon - was a forest industry businessman and philanthropist. He is remembered for his dedication and generosity to the community. Mr. McMahon committed his time and resources to help support such groups as the Fraser Valley College, the Assessment Court of Revision, and the Mission Rotary Club and also helped establish the Mission Tree Farm, the Mission Country Club, and several scholarships at local schools. He was awarded the Freeman of the City status on April 21, 1980.
Glen Garry – was a pioneering local politician and dedicated volunteer. He is credited with being the most instrumental person in bringing about the amalgamation of the former Corporation of the Town of Mission City and the Corporation of the District of Mission in 1969. Mr. Garry was awarded the Freeman of the City status on December 6, 1991.

Catherine Marcellus – is best known for her significant contributions to further educational opportunities within the District of Mission. In 1986, Ms. Marcellus helped found the Lifetime Learning Society and served on the steering committee to build Heritage Park Centre. Ms. Marcellus was awarded the Freeman of the City status on April 7, 1975.

The Royal Canadian Legion - on September 26, 1999 Mission made Canadian history by being the first municipality to confer the Freeman of the City award to honour those who helped make Canada a nation and a respected member of the world community.

13. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC17/162
APR. 03/17

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the April 3, 2017 Committee of the Whole, as contained in items RC17/149 to RC17/158, except item RC17/155 (2017 Special Occasion Beer Garden License Request), be adopted.

CARRIED

RC17/163
APR. 03/17

Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That resolution number RC17/155 (2017 Special Occasion Beer Garden License Requests), be amended to include the Mission Raceway in the list of Community Special Events.

CARRIED

RC17/164
APR. 03/17

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That the recommendation of the April 3, 2017 Committee of the Whole, as contained in item RC17/155 (2017 Special Occasion Beer Garden License Requests), be adopted as amended.

CARRIED

14. DELEGATIONS

RC17/165
APR. 03/17

Kim Kokoszka

Kim Kokoszka appeared before Council, on behalf of the Mission Sports Park Neighbours, to discuss the Freedom Mobile cellular tower proposal for 8020 Oyama Street which is located at the Mission Sports Park. Ms. Kokoszka expressed concerns for the children and adults who use and live near the park should the tower be installed. She noted that studies have shown that children are more susceptible to adverse health effects from the radiofrequency fields which are given off by cellular phone towers.

Ms. Kokoszka asked Council to:

1. consider relocation of the proposed tower;
2. pass a resolution of non-concurrence for the Freedom Mobile application;
3. ask Freedom Mobile to co-locate to an existing tower in another location; and
4. consider the legal liability issues in regards to adverse health effects from radiofrequency fields.

The Mayor thanked Ms. Kokoszka on behalf of Council for her presentation.

15. PROCLAMATIONS

Moved by Councillor Alexis, seconded by Councillor Plecas, and
RESOLVED: That May 1st to 7th, 2017 be proclaimed “Mental Health Week” within the District of Mission.
CARRIED

16. PUBLIC HEARINGS

Official Community Plan Amending Bylaw 5622-2017-4052(47)

OCP 16-001 (Analytical Consulting) – a bylaw to redesignate the properties located at 8540, 8554, and 8590 Nottman Street from Urban Residential Compact Cluster to Urban Residential Compact

-AND-

Zoning Amending 5623-2017-5050(232)

R16-010 (Analytical Consulting) a bylaw to rezone properties at 8540, 8554 and 8590 Nottman Street from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and Residential Compact 465 Secondary Dwelling (RC465s) Zone

The purpose of the proposed OCP and Zoning Amending Bylaws are to facilitate the development of a subdivision with up to 29 lots and allowing for secondary dwelling use on some of the lots. The subject properties are legally described as:

- Parcel Identifier: 009-242-007 Lot 2 Except: Part Subdivided by Plan 35446; Section 28 Township 17 New Westminster District Plan 23197
- Parcel Identifier: 017-711-762 Lot 1 South Half of the North West Quarter Section 28 Township 17 New Westminster District Plan LMP3590
- Parcel Identifier: 029-781-124 Lot A Section 28 Township 17 New Westminster District Plan EPP57128

The Mayor opened the public hearing.

The Senior Planner showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Conceptual lot layout.
3. Unobstructed parking space for suite.
4. Subject property map.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

In response to questions from Council, the Senior Planner and Director of Development Services:

- stated that although they are currently moving forward with option 1 for the lot layouts, either option would be acceptable;
• explained that the variances will come forward separately, however the land use will be the same;

• advised that there is a process which will be followed regarding the District's disposal of the land, which will include the decommissioning of the pond;

• advised that the rationale for identifying the lots which would be permitted secondary suites was based on utilizing the larger lots while avoiding the cul-de-sac to mitigate potential parking issues;

• reviewed the potential lot coverage and setbacks for the properties; and

• advised that staff will be meeting with the developer and Parks & Recreation to further discuss the possibility of a trail system being put in place around the properties.

Mayor Hawes noted that secondary suite zoning is a recognition that secondary suites are often put in and provides the District with a tool to inspect the suits to ensure safety and compliance with building and fire codes.

The Mayor opened the floor to the public for questions and comments.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5622-2017-4052(47) OCP16/001 and Zoning Amending Bylaw 5623-2017-5050(232) R16-010, (Analytical Consulting) closed.

**Zoning Amending Bylaw 5625-2017-5050(233)**

R16-030 (Cavas) – a bylaw to rezone properties at 32290 and 32336 Lougheed Highway from Urban Residential 558 (R558) Zone to Commercial Highway Two (CH2) Zone

-AND-

**Land Use Contract Repeal Bylaw 5626-2017**

LUC17-001 (Cavas) – a bylaw to discharge the Land Use Contract between the District of Mission and Mission Builders Market Ltd.

The purpose of Zoning Amending Bylaw 5625-2017-5050(233) is to rezone three lots from Urban Residential (R558) to Commercial Highway Two (CH2) Zone. No development is contemplated at this time. Further development of the site shall require a subsequent development application to the District. The subject properties are legally described as:

Parcel Identifier: 004-639-561  
Lot 29 Section 17 Township 17 New Westminster District Plan 40876

Parcel Identifier: 004-639-570  
Lot 4 Except Part on SRW Plan LMP24377, Section 17 Township 17 New Westminster District Plan 8282

Parcel Identifier: 004-639-596  
Lot 5, Except Part on SRW Plan LMP 24377, Section 17, Township 17 New Westminster District Plan 8282

The purpose of Land Use Contract Repeal Bylaw 5626-2017 is to amend (discharge) Land Use Contract No. 455-1975 registered to property legally described as:

Parcel Identifier: 004-639-561  
Lot 29 Section 17 Township 17 New Westminster District Plan 40876
Land Use Contracts (LUCs) are contracts between the District and property owners which supersede any underlying zoning and incorporate: zoning, development permits, subdivision layout approval, and servicing agreements. The provincial government requires all LUCs to be terminated by 2024 and requires municipalities to have underlying zoning in place by 2022.

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Purpose and details of the Land Use Contract.
3. Subject property map.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5625-2017-5050(233) R16-030 (Cavas) and Land Use Contract Repeal Bylaw 5626-2017, closed.

Zoning Amending Bylaw 5632-2017-5050(238)

R16-048 (Redekop) – a bylaw to rezone property at 7354 Wren Street from Urban Residential 558 (R558) Zone to Residential Compact 465 (RC465) Zone and to Residential Two Unit (RT465) Zone

The purpose of the proposed Zoning bylaw amendment is to enable the subsequent subdivision of the subject property into 2 single family lots fronting onto Wren Street, each a minimum of 465 square metres (5,005 sq. ft.) lot size, and 1 duplex lot fronting onto Terepocki Crescent, with a minimum of 558 square metre (6,006 sq. ft.) lot size. The subject property is legally described as:

Parcel Identifier: 010-500-103
Lot 1 Section 20 Township 17 New Westminster District Plan 19303

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Proposed subdivision plan.
3. Proposed building envelope
4. Subject property map.

The Manager of Planning confirmed for Council that the applicant would complete the proposed plans as a full, rather than partial, cul-de-sac.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5632-2017-5050(238) R16-048 (Redekop) closed.
Zoning Amending Bylaw 5633-2017-5050(239)

R16-050 (Civic Consultants) – a bylaw to rezone properties at 32554, 32596 and 32598 Cherry Avenue from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and to Residential Compact 372 Secondary Dwelling (RC372s) Zone

The purpose of the proposed Zoning bylaw amendment is to enable the subsequent subdivision of the subject properties into approximately twenty (20) lots of a minimum 372 square metres (4,004 square feet) lot sizes and to allow for a secondary dwelling use on proposed lots that back onto a lane. The subject properties are legally described as:

- Parcel Identifier: 018-332-684
  Lot B Section 29 Township 17 New Westminster District Plan LMP11194
- Parcel Identifier: 005-742-561
  Lot 1 Section 29 Township 17 New Westminster District Plan 59377
- Parcel Identifier: 002-177-455
  Lot 2 Section 29 Township 17 New Westminster District Plan 59377

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Proposed Subdivision Plan.
3. Subject property map.

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

1. An email from Artur Gryz dated March 31, 2017 expressing concerns regarding the proposed development and offering several alternative suggestions.

In response to questions from Council, the Manager of Planning confirmed that:

- the pedestrian walkway which is currently accessed from Cherry Avenue to Cherry Hill Elementary School will be maintained with the development of this subdivision; and
- the zoning for this application is the same as the zoning for the properties on McQuarrie Lane and Lissimore Avenue, which are located directly to the east of the subject properties.

The Mayor opened the floor to the public for questions and comments.

William Kim Herford, lives adjacent to the proposed properties on the east side and expressed concerns in regards to the proposed high density lots which would also include secondary suites. Mr. Herford noted that the resulting parking issues could hinder garbage trucks and snowplows from accessing and being able to turn around on the street. He also expressed concerns in regards to fire safety issues and noted there would be the potential for a fire to jump from one house to another as a result of being built in such close proximity to each other. Mr. Herford then submitted a hard copy of the statements he had just made and requested it be distributed to Council.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5633-2017-5050(239) R16-050 (Civic Consultants) closed.
Zoning Amending Bylaw 5635-2017-5050(240)

R16-043 (Mani) – a bylaw to rezone property at 7297 Wardrop Street from Residential Two Unit (RT465) Zone to Residential Compact 372 (RC372) Zone

The purpose of the proposed Zoning bylaw amendment is to enable the subsequent subdivision of the subject property into two (2) lots of a minimum 372 square metre (4,004 sq.ft.) lot size. The subject property is legally described as:

Parcel Identifier: 001-621-467
Lot 30 District Lot 165 Group 3 Section 20 Township 17 New Westminster District Plan 24829

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
3. Subject property map.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

In response to questions from Council, the Manager of Planning clarified that:

- they are requesting a variance between the existing lot line to preserve the existing house which was built very close to the lot line and is currently in non-conformity due to how long ago it was built; and
- a building proposal, which does not include an application for a secondary suite, has already been received by the applicant, and it is unknown if the building plans would facilitate the addition of a secondary suite.

The Mayor opened the floor to the public for questions and comments.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5635-2017-5050(240) R16-043 (Mani) closed.

Zoning Amending Bylaw 5636-2017-5050(241)

R16-034 (Tiegen & Toor) – a bylaw to rezone properties located at 33880, 33904 and 33930 Prentis Avenue from Rural Residential 7 (RR7) Zone to Residential Compact 372 (RC372) Zone

The purpose of the proposed Zoning bylaw amendment is to accommodate the subsequent subdivision of the subject properties resulting in up to a maximum of 36 lots of a minimum 372 square metre (4,004 square foot) lot size. The subject properties are legally described as:

Parcel Identifier: 009-384-481
Lot 3 Section 22 Township 17 New Westminster District Plan 16442

Parcel Identifier: 013-373-919
Parcel “One” (Ref. Plan 12952) of Parcel “A” (Reference Plan 6080) North West Quarter Section 22 Township 17 New Westminster District

Parcel Identifier: 007-791-062
Parcel “A” (Ref. Plan 6080) North West Quarter Section 22 Township 17 Except:
Parcel “One” (Reference Plan 12952), New Westminster District
The Mayor opened the public hearing.

The Senior Planner showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Watercourse and topography constraints.

In response to questions from Council, the Senior Planner stated that:

- The north side of the development has a greenbelt which is designated as an environmentally sensitive area. Although the area does not currently have a formal trail to Heritage Park, this can be discussed further;
- the Fire Department has advised District staff they have no concerns with this application as the proposed subdivision meets all requirements; and
- as the developer has determined that the area’s sanitary sewer system can service no more than 36 lots, there will be a covenant put in place prohibiting secondary suites in the subdivision at this time. Staff would focus on this area to ensure compliance with the covenant. Secondary suites could be considered at a later date if the sewer system’s capacity is increased.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Kathleen MacKillop, lives on Prentis Avenue and expressed concerns in regards to potentially increased traffic and parking on the street. She noted that the street already experiences increased traffic and parking due, in part, to its close vicinity to the Clarke Theatre. Ms. MacKillop also advised that many of the residents currently use the trail to Heritage Park to bike and walk their dogs and wanted assurances that the trail would not be affected by this development.

When Ms. MacKillop questioned how the new sewer line will affect existing homes, District staff advised that properties which are currently on septic and well water will not be affected. Ms. MacKillop also asked if the current properties on septic would be able to hook up to the new sewer line and if a second fire hydrant will be installed.

Ms. MacKillop asked if the developer had considered the issue of road width and how it will look and suggested the use of traffic calming devices such as speed bumps. Ms. MacKillop also noted the need for the street to be well-lit as it is currently very dark.

Tony Miniaci, the developer, responded to several of Kathleen MacKillop’s questions and questions from Council and advised that:

- he is currently working with District staff in regards to Prentis Street upgrades such as the road being expanded, fully curbed, continuity into the site, and the addition of street lights; and
- there will be a combination of two-story and basement entry homes, of which the two-story residences would not have the potential to accommodate secondary suites.

The Director of Engineering and Public Works advised that any further requests to be connected to the new water line will be looked at on an individual basis as the modelling that was done was only for the subject development, and there was likely not a problem with the two neighbouring single family homes being connected. In regards to the sewer capacity, she advised Council that the Engineering Department is currently investigating a new sewer model and will have further information shortly.
Clint Nelson, Pastor for Parkside Church, advised he is not opposed to the application but expressed concerns in regards to the sewer capacity and the church’s ability to connect to the public sewer line. As the church is contributing to the road improvement fees, he wanted to ensure they would be able to access these services.

Gary Toor, the developer, mentioned that the proposed residences would have double car garages which, if utilized, would not result in excessive cars being parked on the street. He noted that families often have more than two cars, and suggested a solution to this problem would be to start issuing tickets to residents who are parking on the roads. Mr. Toor stated that compact lots are workable for emergency services in Abbotsford and should therefore be workable in Mission. He noted that the application adheres to the District’s bylaw and regulations and said the OCP should be adhered to. He expressed opposition to requirements being changed as a result of one extreme winter with higher than average snowfall. Mr. Toor noted that developers have invested significant funds based on the current zoning bylaw. He also stated that yards are not used as much as they have been in the past, and that residential compact zone properties are more affordable for many families.

Manny Deol, noted that he lives in a home on a compact lot because it is affordable and many people cannot afford a home on a standard size lot.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5636-2017-5050(241) R16-034 (Tiegen & Toor) closed.

Zoning Amending Bylaw 5638-2017-5050(243)

R16-047 (Pankratz) – a bylaw to rezone property at 33759 Ferndale Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to accommodate a secondary dwelling use in the form of a coach house on the subject property. The subject property is legally described as:

Parcel Identifier: 010-205-403  
Lot “D” Section 34 Township 17 New Westminster District Plan 16754

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.

The Deputy Chief Administrative Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5638-2017-5050(243) R16-047 (Pankratz) closed.

17. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the January 19, 2017 Joint Shared Services Committee Meeting minutes be received as information.

CARRIED
18. BYLAWS FOR CONSIDERATION

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That Zoning Amending Bylaw 5644-2017-5050(247) (R16-054 Hatzic Properties), a bylaw to rezone property at 8351 McTaggart Street from Urban Residential 669 (R669) Zone to Urban Residential 558 (R558) Zone, be read a first and second time.

CARRIED

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5622-2017-4052(47) (OCP16-001 Analytical Consulting) – a bylaw to redesignate the properties located at 8540, 8554, and 8590 Nottman Street from Urban Residential Compact Cluster to Urban Residential Compact, be read a second time;

2. That Zoning Amending Bylaw 5623-2017-5050(232) (R16-010 Analytical Consulting), a bylaw to rezone properties at 8540, 8554 and 8590 Nottman Street from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and Residential Compact 465 Secondary Dwelling (RC465s) Zone, be read a second time; and

3. That staff prepare a Third Reading report presenting ideas and restrictions to manage secondary suites more effectively including but not limited to:
   - off-street parking;
   - street parking;
   - size of house, setbacks and lot coverage;
   - restrictive covenants; and
   - pavement width.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Stevens, and

RESOLVED:

1. That Zoning Amending Bylaw 5625-2017-5050(233) (R16-030 Cavas), a bylaw to rezone properties at 32290 and 32336 Lougheed Highway from Urban Residential 558 (R558) Zone to Commercial Highway Two (CH2) Zone, be read a third time; and


CARRIED

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That Zoning Amending Bylaw 5632-2017-5050(238) (R16-048 Redekop), a bylaw to rezone property at 7354 Wren Street from Urban Residential 558 (R558) Zone to Residential Compact 465 (RC465) Zone and to Residential Two Unit (RT465) Zone, be read a third time.

CARRIED
Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That staff prepare a Third Reading report for Zoning Amending Bylaw 5633-2017-5050(239) (R16-050 Civic Consultants), a bylaw to rezone properties at 32554, 32596 and 32598 Cherry Avenue from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and to Residential Compact 372 Secondary Dwelling (RC372s) Zone, presenting ideas and restrictions to manage secondary suites more effectively including but not limited to:

- off-street parking;
- street parking;
- size of house, setbacks and lot coverage;
- restrictive covenants; and
- pavement width.

CARRIED

Moved by Councillor Nicholson, seconded by Councillor Alexis, and

RESOLVED: That Zoning Amending Bylaw 5635-2017-5050(240) (R16-043 Mani), a bylaw to rezone property at 7297 Wardrop Street from Residential Two Unit (RT465) Zone to Residential Compact 372 (RC372) Zone, be read a third time.

CARRIED

Moved by Councillor Alexis, seconded by Councillor Stevens, and

RESOLVED: That staff prepare a Third Reading report for Zoning Amending Bylaw 5636-2017-5050(241) (R16-034 Tiegen & Toor), a bylaw to rezone properties at 33880, 33904 and 33930 Prentis Avenue from Rural Residential 7 (RR7) Zone to Residential Compact 372 (RC372) Zone, presenting:

a) Ideas and restrictions to manage suites more effectively including but not limited to:

i. off-street parking;
ii. street parking;
iii. size of house, setbacks and lot coverage;
iv. house design;
v. restrictive covenants; and
vi. pavement width.

b) A discussion of:

i. possible connections to the existing trail system on Crown land to the east of the development;
ii. sanitary sewer capacity and ability for sanitary sewer system to accommodate the expected discharges from the existing neighbouring residential and institutional properties in addition to the proposed development; and
iii. applicable fees (connection, latecomers, etc.) to neighbouring residential and institutional properties to connect to water and sanitary sewer systems.

CARRIED
Moved by Councillor Alexis, seconded by Councillor Nicholson, and

RESOLVED: That Zoning Amending Bylaw 5638-2017-5050(243) (R16-047 Pankratz), a bylaw to rezone property at 33759 Ferndale Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time**.

CARRIED

Moved by Councillor Hamilton, seconded by Councillor Plecas, and

RESOLVED: That Freedom of Information Bylaw 5560-2016, a bylaw for the administration of the *Freedom of Information and Protection of Privacy Act*, be **adopted**.

CARRIED

**19. COUNCIL MEETING MINUTES FOR APPROVAL**

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting (Administrative Hearing) – March 13, 2017

(b) Regular Council Meeting – March 20, 2017

CARRIED

**20. NEW/OTHER BUSINESS**

There was no new/other business.

**21. NOTICES OF MOTION**

Councillor Alexis gave notice of her intention to propose a motion to have staff review the correspondence dated March 30, 2017 from Mayor Akbal Mund of Vernon regarding a petition to remove the GST being charged on the Provincial government’s Carbon Tax at the next regular Council meeting.

Pursuant to Section 131 of the Community Charter, Mayor Hawes requested that Council reconsider the matter of Rezoning Application R16-040 (Dhaliwal), the application to rezone the property located at 33936 McPhee Place to allow a secondary suite, that was brought before Council at the regular meeting of March 20, 2017.

**22. QUESTION PERIOD**

There were no questions from the public.

**23. ADJOURNMENT**

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:54 p.m.

**Randy Hawes, Mayor**

**Mike Younie, Corporate Officer**