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 June 19, 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 Jim Hinds  
Councillor Rhett Nicholson  
Councillor Danny Plocas  
Councillor Jenny Stevens  

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
* Barry Azevedo, Manager of Environmental Services  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
* Mike Dickinson, Planner  
* Matt Dunham, Operations Manager  
* Michele Fernie, Engineering Technologist II - Assets  
Haylee Gould, Administrative Assistant  
* Kirsten Hargreaves, Manager of Social Development  
* Jay Jackman, Manager of Development Engineering and Projects  
* Rick Kuzonski, Fleet Supervisor  
* Tracy Kyle, Director of Engineering and Public Works  
* Gina MacKay, Manager of Long Range Planning and Special Projects  
* Jennifer Meier, Environmental Coordinator  
* Kerri Onken, Deputy Treasurer/Collector  
Robert Publow, Manager of Planning  
Scott Ross, Manager of Accounting Services  
Jennifer Russell, Deputy Corporate Officer  
Brent Schmitt, Manager of Business Services  
* Steve Simmonds, Manager of Inspection Services  
Maureen Sinclair, Director of Parks, Recreation and Culture  
* Dan Sommer, Director of Development Services  
* Wesley Woo, Planner  
*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 Plocas, seconded by Councillor Hinds, and
   RESOLVED: That the agenda for the regular Council meeting of June 19, 2017 be adopted.
   CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

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

CARRIED

4. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Multiple Family Rezoning, Development Permit and Development Variance Permit (R17-006, DP17-004, DP17-017) for Proposed Townhouses at Briskham Street and Cedar Valley Connector

A report from the Planner dated June 19, 2017 regarding the development application to allow for a townhouse development for the unaddressed property located at Briskham Street and Cedar Valley Connector was provided for the Committee's consideration. Staff support the application moving forward and as such, have listed the Zoning Amending Bylaw under the “Bylaws for Consideration” section of the agenda, and will list the development permit applications for consideration at the time of adoption of the Zoning Amending Bylaw.

Discussion ensued regarding future park space in the area as the neighbourhood continues to develop. The Committee also discussed traffic impacts, especially concerning access on Briskham Avenue at Cedar Valley Connector. It was noted that the staff report and the zoning amending bylaw listed on the agenda indicate the incorrect current zone. The correct existing zone is Residential Two Unit (RT465) Zone, not Urban Residential 465 (R465) Zone.

Rezoning Application to facilitate a 2-lot subdivision at 7739 Cedar Street

A report from the Planner dated June 19, 2017 regarding the rezoning application for the property located at 7739 Cedar Street to facilitate a two-lot subdivision 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.

It was noted that the existing property previously contained an unauthorized secondary suite. Staff were directed to notify the applicant that the suite must be authorized or decommissioned prior to consideration of final adoption of the bylaw.

Rezoning Application to allow a secondary dwelling unit in the form of an inverted coach house at the property located at 33191 Hill Avenue

A report from the Planner dated June 19, 2017 regarding a development application to facilitate a secondary dwelling unit for the property located at 33191 Hill Avenue 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.

It was noted that the maps in the report indicating the location of the subject property are incorrect. A corrected map was submitted for review.
Non-Farm Use in the Agricultural Land Reserve (ALR) at 9173 Stave Lake Street

A report from the Planner dated June 19, 2017 regarding an application to the Agricultural Land Commission in support of the Non-Farm Use to allow construction of a duplex on the property at 9173 Stave Lake Street was provided for the Committee’s consideration.

Moved by Councillor Alexis, and

RECOMMENDED:

1. That Agricultural Land Reserve Application ALR17-001 for a Non-Farm Use that would allow the construction of a duplex at 9173 Stave Lake Street be supported; and

2. That the resolution of support be forwarded to the Agricultural Land Commission (ALC).

CARRIED

Development Variance Permit Application to facilitate the construction of an over-height accessory building – 9490 Stave Lake Street

A report from the Planner dated June 19, 2017 detailing the development variance permit application to allow the construction of an accessory building on the property located at 9490 Stave Lake Street was provided for the Committee’s information. Staff support the application moving forward and as such, have listed the Development Variance Permit under the "Development Permits for Consideration" section of the agenda.

Secondary Dwellings and Recreational Vehicle Storage Requirements

A report from the Director of Development Services dated June 19, 2017 with general information on secondary dwelling enforcement and recreational vehicle storage allowances in residential neighbourhoods throughout Mission was provided for the Committee’s information.

The Committee discussed various options to ensure that neighbourhood form and character is preserved through the building phase, including the use of Restrictive Covenants and Statutory Building Schemes that are registered on title to the property.

The Director of Development Services noted that staff will be updating the zoning bylaw once the new Official Community Plan bylaw is adopted. Staff were directed to consider decreasing the lot coverage ratio and imposing restrictions on recreational vehicle parking and temporary/portable shelters on smaller residential lots.

5. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

Middle Development Instrument

A report from the Manager of Social Development dated June 19, 2017 regarding the Middle Development Instrument (MDI), a population-level research tool measuring developmental change or trends in populations of groups of children, was provided for the Committee’s consideration.
Moved by Councillor Hinds, and

RECOMMENDED:

1. That the District of Mission supports the proposal to participate in the 2017 Middle Development Instrument (MDI) reporting program with the Mission School District and the Ministry of Child and Family Development;

2. That a budget of $2,220 be established for the MDI program, with funding from the District’s contingency budget; and

3. That the District’s Financial Plan be amended accordingly.

CARRIED

The Manager of Social Development was asked to provide a report to Council with the results of the MDI program when they become available.

Stone Soup Update

A report from the Manager of Social Development dated June 19, 2017 summarizing Stone Soup’s activities between May 2015 and May 2017 was provided for the Committee’s information.

Staff were directed to invite representatives from Fraser Health to attend a meeting with Council to discuss issues related to discarded used needles and safe injection sites.

6. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

Rot Pot Compost Promotional Options – Option 2

A report from the Environmental Coordinator dated June 19, 2017 to expand on an alternative to the annual compost giveaway event for the distribution of free compost to Mission residents was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That free compost be provided to Mission residents as a self-load option only (one pick-up per household) any time during regular landfill hours, starting on April 1 and extending to May 31; and

2. That the new program be re-assessed in one year.

CARRIED

In response to a question from the Committee regarding recycling of stretchy plastics, staff were directed to meet with the City of Abbotsford and work together to request an exemption from Recycle BC to allow recycling of stretchy plastics at the Abbotsford Mission Recycle Depot, as was done before both municipalities joined Recycle BC.

Asset Management Policy

A report from the Engineering Technologist III – Traffic and Transportation dated June 19, 2017 outlining the new Asset Management Policy was provided for the Committee’s consideration.
Moved by Councillor Stevens, and

RECOMMENDED:
1. That the Asset Management Policy, as attached to the report from the Engineering Technologist III – Traffic & Transportation dated June 19, 2017, be approved; and

CARRIED

Contract Award for the Purchase of Two Caterpillar Backhoe Integrated Tool Carriers

A report from the Operations Manager dated June 19, 2017 to approve the purchase of two new backhoe integrated tool carriers was provided for the Committee’s consideration.

Moved by Mayor Hawes, and

RECOMMENDED: That the purchase of two new Backhoe Integrated Tool Carriers be awarded to Finning (Canada) in the amount of $322,752.66, including PST.

CARRIED

7. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

2016 Annual Report

A report from the Director of Finance and the Manager of Civic Engagement and Corporate Initiatives dated June 19, 2017 presenting the 2016 Annual Report was provided for the Committee’s consideration.

Moved by Councillor Plecas, and


CARRIED

The Committee discussed the objective in the Strategic Plan to ensure free parking at the Mission Memorial Hospital and whether Fraser Health will be bringing forward a funding model for Council to review.

2016 Statement of Financial Information

A report from the Director of Finance dated June 19, 2017 presenting the Statement of Financial Information (SOFI) report for submission to the Ministry of Community, Sport and Cultural Development was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:
1. That the District of Mission 2016 Statement of Financial Information be approved for submission to the Ministry of Community, Sport and Cultural Development; and
2. That the Mayor and Director of Finance be authorized to sign the Statement of Financial Information Approval form.

CARRIED

A report from the Deputy Treasurer/Collector dated June 19, 2017 outlining the financial information provided from the RCMP and advising of the impact of the 2018-2019 contract forecast on the District’s 2018 budget was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED: That the “Letter of Approval in Principle” for the RCMP 2018-2019 budget estimates as attached as Appendix “A” to the report dated June 19, 2017 from the Deputy Treasurer/Collector be approved for forwarding to the Ministry of Justice and the RCMP.

CARRIED

2016 - 2018 Strategic Plan Executive Summary – Progress Report as of June 6, 2017

A report from the Chief Administrative Officer dated June 19, 2017 with a status update on the objectives contained within Council’s 2016-2018 Strategic Plan was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED: That the following objectives, as contained in Council’s 2016 - 2018 Strategic Plan Executive Summary document, be deemed completed at the strategic plan level and moved to an objectives completed tracking list:

   a. Objective 4.1 Revise Subdivision Control Bylaw; and
   b. Objective 4.5 Develop Customer Satisfaction Metrics.

CARRIED

Regional Utilities – 2016 Capital and Operating Carry Forward Requests

A report from the Director of Finance dated June 19, 2017 requesting approval for the regional utilities’ 2016 capital and operating budget carry forward requests was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the regional water operating carry forward requests, totaling $140,300 (Mission’s share is $34,065) be approved;

2. That the regional sewer operating carry forward requests, totaling $15,000 (Mission’s share is $3,504) be approved;

3. That the regional water and sewer capital carry forward requests and associated funding sources attached as Appendix B to the Director of Finance’s report entitled “Regional Utilities – 2016 Capital and Operating Carry Forward Requests” dated June 19, 2017, totaling $4,616,000 for regional water capital (Mission’s share is $1,066,709) and $12,331,000 for regional sewer capital (Mission’s share is $2,784,800), be approved; and

4. That the District’s financial plan be amended accordingly.

CARRIED
8. **RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE**

Mayor Hawes resumed the Chair.

Moved by Councillor Alexis, seconded by Councillor Stevens, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED:

1. That pursuant to Section 90 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)(a) of the *Community Charter* – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
   - Section 90(1)(e) of the *Community Charter* – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
   - Section 90(1)(j) of the *Community Charter* – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
   - Section 90(1)(k) of the *Community Charter* – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
   - Section 90(2)(b) of the *Community Charter* – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

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 3:14 p.m.

10. **RECONVENE**

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

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

Staff Members Present: Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Haylee Gould, Administrative Assistant  
Kirsten Hargreaves, Manager of Social Development  
Stephanie Key, Deputy Director of Parks, Recreation and Culture  
Tracy Kyle, Director of Engineering and Public Works  
Norm MacLeod, Assistant Chief, Operations and Training  
Blaine Odenbach, Assistant Chief, Emergency Planning and Fire Prevention  
Robert Publow, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer  
Dan Sommer, Director of Development Services  
Dale Unrau, Fire Chief

11. MISSION MOMENTS: CANADA DAY/ DOMINION DAY

Stephanie Key, Deputy Director of Parks, Recreation and Culture, presented this meeting’s Mission Moments: Canada Day/Dominion Day. Mission has a long history of Canada Day celebrations. In 1927, the Elks Club hosted the first Flag Day on July 1st to commemorate the Diamond Jubilee of Confederation, and to mark the opening of the Mission Bridge to foot and vehicle traffic. Dominion Day in 1938 saw the opening of the agricultural grounds (the present location of the Mission Leisure Centre), featuring a baseball tournament during the day and a dinner and dance in the evening. The first Canada Day celebration at Fraser River Heritage Park was in 1990, and included a pipe band parade down Seventh Avenue, a flag raising, birthday cake, and donkey rides.

This year’s Canada Day celebration will again take place in Fraser River Heritage Park, and will celebrate Canada’s 150th anniversary and Mission’s 125th anniversary. A fireworks celebration to end the evening will be hosted at Mission Raceway to celebrate their 25th Anniversary. The Raceway will be open to the public for free starting at 8:30 p.m. with the fireworks beginning at 10:00 p.m.

Councilor Hamilton announced that the Mission Community Foundation will be presenting their Foundation Legacy Dinner in honour of Mission Community Foundation’s 30th Anniversary. The dinner will be hosted at Fraser River Heritage Park on August 10, 2017. Tickets are available at Rex Cox Menswear, the Mission Community Foundation office, or the Blackberry Kitchen.

12. PRESENTATIONS

Fire Rescue International Training Association (FRITA)

Mayor Hawes commended Assistant Chief Norm MacLeod for his dedicated service in El Salvador with FRITA, where he acted as a volunteer trainer on five separate occasions to train firefighters in their developing country. Chief MacLeod received letters of appreciation from the Canadian Ambassador in El Salvador and from the Honorary Consul General of El Salvador.
Canadian Institute of Management

Peter Fernandez, President of the BC and Yukon Chapter of the Canadian Institute of Management, presented Norm MacLeod, Assistant Fire Chief, and Blaine Odenbach, Assistant Fire Chief, with their Professional Manager designations.

13. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the June 19, 2017 Committee of the Whole, as contained in items RC17/317 to RC17/332 be adopted.

CARRIED

University of the Fraser Valley Practicum Students

Laura Wilson, Early Childhood Coordinator with the Ministry of Child and Family Development, and Kirsten Hargreaves, Manager of Social Development, appeared before Council to present the findings from the four-month social work pilot project undertaken by students in the Bachelors Social Work program at UFV. The pilot project was considered very successful by all those involved, and a second, expanded pilot project will take place in January of 2018.

14. DELEGATIONS

Mission Folk Music Festival Society

Michelle Demers Shaevitz, General Manager of the Mission Folk Music Festival Society, appeared before Council to request financial assistance towards the 2017 Mission Folk Music Festival to be held July 21st to 23rd in Fraser River Heritage Park.

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED:

1. That the Mission Folk Music Festival Society be awarded a one-time grant of $30,000 from the Gaming Reserve Fund, to facilitate the 2017 Folk Music Festival that will be held July 21 to 23 in Fraser River Heritage Park; and

2. That the Financial Plan be amended accordingly.

CARRIED

2016 Heritage Awards

Michelle Rhodes from the Mission District Heritage Commission appeared before Council to announce the winners of the 2016 Heritage Awards:

- Carl Klenk, winner of the Special Heritage Achievement category, for his collection of postcards dating from the early 1900s through to the 1960s.

- Mission Community Archives, winner of the Education and Promotion of Heritage category, for their efforts to preserve Mission’s documentary, visual, and oral histories and for their efforts to promote heritage knowledge and values.
- New Heights Church, winner of the Conservation of Built Environment, Streetscapes, and Landscapes for their restoration of the heritage building, Hougen Block. Hougen Block, located on First Avenue, has been extensively renovated and upgraded, including Copper Hall (Hope Central), which provides emergency food service to the community, and a new social enterprise coffee shop called The Penny, which is set to open this fall.

- Rocko's Diner, winner of the Conservation of Built Environment, Streetscapes, and Landscapes for their nostalgic heritage landscape.

These Heritage Awards will be formally presented during Culture Days at the end of September, 2017.

15. PUBLIC HEARINGS

Zoning Amending Bylaw 5604-2016-5050(221)

R16-025 (OTG Development Concepts) – a bylaw to rezone property at 9741 Doyle Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to enable the subsequent subdivision of the subject property into 2 lots of a minimum 0.7 hectare (1.73 acre) lot size and to allow for a secondary dwelling use on each property. The subject property is legally described as:

Parcel Identifier: 012-545-163
Lot 5 Section 3 Township 18 New Westminster District Plan 2157

The Mayor opened the public hearing.

Rob Publow, 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.

Dayle Reti provided four letters for submission, which the Deputy Chief Administrative Officer read for the record:

- Three letters dated June 15, 2017 from Dallas Huston, Laurie Huston, and Colin Crossley in opposition to the application. The letters cite concerns about impacts to well water in the area due to the increase in density, and request that only one of the lots be permitted to have a second dwelling on it.

- Letter dated June 16, 2017 from Dayle Reti in opposition of the proposed rezoning application due to the increase in density and expressing concern that Policy 2.3.3 of the Official Community Plan is being incorrectly applied to a blanket rezoning of multiple lots.
Dayle Reti, neighbour to the subject property, stated that she would be in support of the proposed subdivision if only one of the lots is permitted to have a secondary dwelling unit. She further noted that the District would receive more revenue if the proponent submitted separate applications, and the Planning Department could better consider the suitability of a secondary dwelling unit on each individual lot.

Laurie Huston expressed concern about the impact of increased density on their well water supply. Ms. Huston requested that the District conduct a study to ensure the aquifer can support the proposed density growth.

Lynne Diewert noted that Doyle Avenue is very steep, and access in the winter can be treacherous. Ms. Diewert questioned where the driveways would be located.

Dylan Anderson, on behalf of the applicant, stated that the proposal is supported by the Official Community Plan and by staff, and noted that they will be working closely with staff through the building permit stage to ensure the concerns noted about water supply and topography will be addressed. Mr. Anderson further noted that an updated subdivision plan, making the lots more equal in size, has been submitted to the District. He is unsure whether the property owner intends to build a secondary dwelling unit on the property at this time.

Dayle Reti referenced Policy 2.3.3 in the Official Community Plan and expressed concern that allowing every unit in a subdivision to have a secondary suite is against the intent of the policy. She further requested that Council ensure that the water supply is adequate for the additional units, and to review these issues prior to granting third reading of this bylaw.

Dylan Anderson reiterated that the property owner has not indicated if they intend to build a secondary suite, and noted that the issues raised during the public hearing will be addressed by the applicant with District staff.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5604-2016-5050(221) R16-025 (OTG Development Concepts) closed.

Zoning Amending Bylaw 5648-2017-5050(250)

R17-005 (Playdon) – a bylaw to rezone property at 33514 Blueberry Drive from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone

The purpose of the proposed Zoning bylaw amendment is to allow for a secondary dwelling unit in the form of a secondary suite to be constructed in the existing home. The subject property is legally described as:

Parcel Identifier: 000-440-299
Lot 558 South East Quarter Section 28 Township 17 New Westminster District Plan 61836

The Mayor opened the public hearing.

Rob Publow, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Proposed on-site parking layout.

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 5648-2017-5050(250) R17-005 (Playdon) closed.

**Zoning Amending Bylaw 5654-2017-5050(254)**

**R17-012 (Lau) – a bylaw to rezone property at 32372 Diamond Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone**

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

- Parcel Identifier: 006-208-525
- Lot 241 Section 20 Township 17 New Westminster District Plan 41505

The Mayor opened the public hearing.

Rob Publow, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
4. Update on the requirement as described in the initial staff report to replace the retaining wall and sidewalk to ensure safe access to the suite.

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 5654-2017-5050(254) R17-012 (Lau) closed.

**Zoning Amending Bylaw 5660-2017-5050(257)**

**R17-004 (Hayhurst) – a bylaw to rezone property at 30563 Silverdale Avenue from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone**

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

- Parcel Identifier: 009-581-111
- Lot 1 Section 25 Township 14 New Westminster District Plan 11699

The Mayor opened the public hearing.

Rob Publow, Manager of Planning, showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Details of the three requested variances to facilitate the coach house.

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.

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

- If the applicant chooses, the proposed coach house could instead be considered the principal dwelling, and would therefore not require all the proposed variances. Under this scenario the current principle dwelling could then be considered a coach house until such time as the property owner builds a new principal dwelling at which time the smaller existing structure (which would be considered a coach house) would need to be removed from the property. If the applicant chooses this option, further variances would be required under the Zoning Bylaw.
- Typically as a component of the Building Permit process any existing principle dwelling which is not permitted to be retained would be required to be demolished once the new principal dwelling is built.
- The maximum size of the coach house is limited by the Zoning Bylaw.
- Staff have been working with the applicant to plan the development to fit with the applicant’s final vision for the property. The property owner has a choice with how to proceed with the application regarding which variances to proceed with and which building to designate as principal and accessory.
- The rezoning application is only considering the land use question at this time. The proposed variances would be considered at the time of final adoption of the rezoning bylaw.

Nathan Hayhurst, the property owner, stated that his intention is to build a coach house on the property that his family can live in while they construct the principal dwelling, and later rent out the coach house. In response to a question from Council, Mr. Hayhurst noted that he intends to begin the planning phase of the principal dwelling in the new year and construction the year after that.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5660-2017-5050(257) R17-004 (Hayhurst) closed.

16. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be received as information:
(a) Mission Traffic and Transit Committee meeting – April 6, 2017
(b) Cycling Route Task Force meeting – May 23, 2017
CARRIED

17. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED:
1. That Zoning Amending Bylaw 5651-2017-5050(252) (R17-006 Habitat for Humanity) – a bylaw to rezone the unaddressed property located at Briskham Street and Cedar Valley Connector from Residential Two Unit 465 (RT465) Zone to Multiple Family 52 Townhouse (MT52), be read a first and second time.

2. That Zoning Amending Bylaw 5662-2017-5050(259) (R17-010 Lacey Developments) – a bylaw to rezone property at 33191 Hill Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be read a first and second time.
3. That Zoning Amending Bylaw 5604-2016-5050(221) (R16-025 OTG Development Concepts) – a bylaw to rezone property at 9741 Doyle Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be read a third time.

4. That Zoning Amending Bylaw 5648-2017-5050(250) (R17-005 Playdon) – a bylaw to rezone property at 33514 Blueberry Drive from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be read a third time.

5. That Zoning Amending Bylaw 5654-2017-5050(254) (R17-012 Lau) – a bylaw to rezone property at 32372 Diamond Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone, be read a third time.

6. 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 adopted.


CARRIED

Council advised that the existing secondary suite on the property located at 7739 Cedar Street must be authorized or decommissioned prior to final consideration of adoption of the rezoning bylaw.

Moved by Councillor Alexis, seconded by Councillor Hinds, and

RESOLVED: That Zoning Amending Bylaw 5661-2017-5050(258) (R17-007 Jones) – a bylaw to rezone property at 7739 Cedar Street from Urban Residential 558 (R558) Zone to Residential Compact 465 (RC465) Zone and to Residential Compact 372 (RC372) Zone, be read a first and second time.

CARRIED

It was noted that consideration of the requested variances would be done when the rezoning bylaw is brought forward for consideration of adoption.

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED: That Zoning Amending Bylaw 5660-2017-5050(257) (R17-004 Hayhurst) – a bylaw to rezone property at 30563 Silverdale Avenue from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be read a third time.

CARRIED

18. DEVELOPMENT PERMITS FOR CONSIDERATION

Development Variance Permit DV17-012 (9490 Stave Lake Street)

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That Development Variance Permit DV17-012 (9490 Stave Lake Street) to vary District of Mission Zoning Bylaw 5050-2009 in respect of the said lands by:

a) vary Section 302 Rural Residential Secondary Dwelling Zone; Part I. Height of Buildings, Subsection 2. - The Height of an Accessory Building shall not exceed one storey, from a maximum of 6.0m (19.7 ft.) to a maximum of 8.5m (27.9 ft.).

be approved.

CARRIED
19. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Stevens, seconded by Councillor Hamilton, and

RESOLVED: That the minutes of the Regular Council Meeting held on June 5, 2017 be adopted.
CARRIED

20. RESOLUTIONS RELEASED FROM CLOSED

Mission Regional Chamber of Commerce and the Operation of the Visitor Information Centre

At the June 5, 2017 Closed Council meeting, the following resolution was released from Closed Council:

Mission Regional Chamber of Commerce and the Operation of the Visitor Information Centre

1. That the District of Mission pay the Mission Regional Chamber of Commerce an additional one-time contribution of $45,000, from the Gaming Reserve Fund, for the provision of tourism services in 2017 to address their budget shortfall associated with the operation of the Visitor Information Centre; and

2. That the financial plan be amended accordingly.

21. NEW/OTHER BUSINESS

There was no new/other business.

22. NOTICES OF MOTION

There were no notices of motion.

23. QUESTION PERIOD

There were no questions from the public.

24. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 9:12 p.m.

RANDY HAWES, MAYOR  MIKE YOUNIE, CORPORATE OFFICER