

Minutes of the **SPECIAL MEETING** of the **DISTRICT OF MISSION COUNCIL** held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Monday, July 24, 2017 commencing at 1:00 p.m.

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

Staff Members Present: Mike Younie, Deputy Chief Administrative Officer  
Ken Bourdeau, Planner  
Haylee Gould, Administrative Assistant  
Rob Publow, Manager of Planning  
Steve Simmonds, Manager of Inspection Services  
Wesley Woo, Planner

### 1. CALL TO ORDER

SC17/025  
JUL. 24/17

The meeting was called to order.

### 2. ADOPTION OF AGENDA

SC17/026  
JUL. 24/17

Moved by Councillor Alexis, seconded by Councillor Hinds, and  
RESOLVED: That the July 24, 2017 Special Council Agenda be adopted.  
CARRIED

### 3. NEW BUSINESS

SC17/027  
JUL. 24/17

#### **Development Variance and Floodplain Bylaw Exemption Application for BC Frozen Foods Ltd., located at 33920 Lougheed Highway**

A report dated July 24, 2017 from the Planner detailing the development variance permits and site specific floodplain exemption applications for the property located at 33920 Lougheed Highway was provided for Council's information. Staff support the applications moving forward and as such, have listed the development variance permits under the "Development Permits for Consideration" section of the agenda.

Council discussed the prior slope stability study and it was noted that further study is not required at this time. It was noted that the issues identified by the Building Department will be rectified as part of Phase Two of the project. Council discussed onsite parking for staff and the ability for large trucks to maneuver as necessary in the parking lot. Staff noted that the Ministry of Transportation and Infrastructure are requiring an assessment of the intersection at Lougheed Highway.

SC17/028  
JUL. 24/17

**Official Community Plan (OCP) Amendment OCP16-004, Rezoning R16-039 and Development Permit DP16-027 (Form & Character) for a 53 unit townhouse development proposal at 7740 & 7756 Grand Street**

A report dated July 24, 2017 from the Planner regarding development applications for the properties located at 7740 and 7756 Grand Street was provided for Council's information. Staff support the application moving forward and as such have listed the Official Community Plan Amending Bylaw and the Zoning Amending Bylaw under the "Bylaws for Consideration" section of the agenda.

In response to questions from Council, it was noted:

- the front setback for the development is in conformance with the zoning bylaw and does not require a variance;
- the development meets the zoning bylaw requirement for number of per unit and visitor parking stalls, and secondary suites are not permitted in townhouse developments;
- there is additional street parking available on Grand Street;
- a road dedication will be required to widen the alley to the north of the property;
- the application will be referred to the school district for their input.

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That, upon due consideration of Section 475 of the Local Government Act, consultation referrals in accordance with Policy LAN.47, go forward to those persons, organizations and authorities that are considered to be those affected for the purposes of the Section.

CARRIED

#### 4. BYLAWS FOR CONSIDERATION

SC17/029  
JUL. 24/17

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED:

1. That Official Community Plan Amending Bylaw 5652-2017-4052(48) (OCP16-004 Noort Developments Ltd.) – a bylaw to redesignate the property located at 7740 and 7756 Grand Street from *Institutional* to *Urban Compact/Multiple Family*, be **read a first time**.
2. That, in accordance with Section 477 of the *Local Government Act*, Council has considered District of Mission Official Community Plan Amending Bylaw 5652-2017-4052(48) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.
3. That Zoning Amending Bylaw 5653-2017-5050(253) (R16-039 Noort Developments Ltd.) – a bylaw to rezone property at 7740 and 7756 Grand Street from Institutional Assembly (IA) Zone to Multiple Family 52 Townhouse (MT52) Zone, be **read a first time**.

CARRIED

SC17/030  
JUL. 24/17

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: 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 **adopted**.

CARRIED

## 5. DEVELOPMENT PERMITS FOR CONSIDERATION

SC17/031  
JUL. 24/17

Moved by Councillor Alexis, seconded by Councillor Plecas, and

RESOLVED: That Development Variance Permit DV17-019 (33920 Lougheed Highway) to vary District of Mission Zoning Bylaw 5050-2009 as follows:

- Section 109; Part D; Subsection 3(g) by reducing the minimum number of required parking spaces for a warehouse use from 1 space per 200 square metres (2,153 square feet) of floor space to 1 space per 263 square metres (2,830 square feet) of floor space;
- Section 1004; Part H; Subsection 1 by increasing the maximum height of a principal building under the ING Zone from 12.0 metres (39.4 feet) to 17.5 metres (57.4 feet); and

to vary District of Mission Floodplain Management Bylaw 4027-2007 as follows:

- Reducing the setback for the Fraser River from 60.0 metres (196.8 feet) to 34 metres (111.5 feet) to facilitate construction on the site.

be **approved**.

## 6. ADJOURNMENT

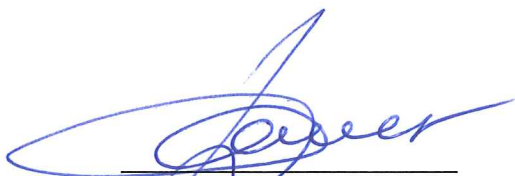
SC17/032  
JUL. 24/17

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 1:24 p.m.

  
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RANDY HAWES  
MAYOR  
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MIKE YOUNIE  
CORPORATE OFFICER