

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 October 16, 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 Carol Hamilton
Councillor Jim Hinds
Councillor Rhett Nicholson
Councillor Danny Plecas
Councillor Jenny Stevens

Council Members Absent: Councillor Pam Alexis

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Jason Anthony, Engineering Technologist I
*Rogine Battel, Manager of RCMP Administration
Kris Boland, Director of Finance
Michael Boronowski, Manager of Civic Engagement and
Corporate Initiatives
Allyssa Fischer, Administrative Clerk
Ken Bourdeau, Planner
*Tracy Kyle, Director of Engineering and Public Works
Gina MacKay, Manager of Long Range Planning and Special
Projects
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
*Steve Simmonds, Manager of Inspection Services
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

RC17/518
OCT. 16/17

Moved by Councillor Hamilton, seconded by Councillor Plecas, and

RESOLVED: That the agenda for the regular Council meeting of October 16, 2017 be adopted.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC17/519
OCT. 16/17

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

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

CARRIED

4. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

RC17/520
OCT. 16/17

Rezoning Application and Street Naming to facilitate a 12 lot subdivision - 8504 and 8522 Cedar Street

A report from the Planner dated October 16, 2017 regarding a development application to rezone 8504 and 8522 Cedar Street to facilitate a 12 lot subdivision was provided for the Committee's information.

Staff support the rezoning application moving forward and as such have listed Zoning Amending Bylaw 5677-2017-5050(268) and Street Naming Bylaw 5678-2017 under the "Bylaws for Consideration" section of the Council agenda.

It was noted that there were no Engineering Comments to include in the report as Engineering Comments are typically only included when staff have concerns about the development or additional services are required.

Discussion ensued regarding the proposed development and the Committee expressed concern regarding:

- The proposed lot sizes;
- The maximum allowable dwelling size on smaller lots;
- The possibility that the homes in the development may contain secondary dwelling units, increasing parking and traffic congestion in the area; and
- The extension of Sylvia Avenue to Cedar Street increasing congestion on Cedar Street and leading to traffic accidents.

In response, the Director of Development Services stated that the proposed development was in line with the District's current Official Community Plan and Zoning Bylaw. It was clarified that none of the homes in the proposed development would be permitted to have secondary suites as the current and proposed zoning prohibited it. He further noted that Council had recently passed a motion allowing staff to enforce the Zoning Bylaw in regards to illegal secondary dwelling units, and that the possibility of registering a restrictive covenant on the subject property to prohibit suites was being discussed with the developer.

The Manager of Planning stated that staff had considered several road extension options and had determined that connecting Sylvia Avenue to Cedar Street would provide better connectivity for residents and evenly distribute traffic flow for the neighbourhood.

RC17/521
OCT. 16/17

Official Community Plan Bylaw – 2nd Reading

A report from the Manager of Long Range Planning dated October 16, 2017 regarding the Official Community Plan Bylaw was provided for the Committee's consideration.

The Manager of Long Range Planning presented information regarding the proposed amendments to the bylaw as follows:

- Updates to Section 4.3 Agriculture & Food Security;
- Updates to general text sections;
- Updates to Section 9.6 DP Area: Natural Environment Development Permit Area;
- Updates to Appendix C: Maps; and
- The request from the Agricultural Land Commission to add text to the Special Study Area regarding the use of land in the Agricultural Land Reserve.

James Klukas, Planner and Local Government Advisor at Urban Systems presented information about the financial and implementation considerations of the District's proposed Official Community Plan Bylaw, including:

- Mission's population growth projections over the next 20 years;
- How population growth will impact the District's finances, including initial capital, operations and maintenance, and replacement and renewal costs;
- Mission's urban growth boundary, including a capacity analysis of different neighbourhoods;
- Key variables for developers; and
- Key considerations for local government.

Mr. Klukas stated in closing that implementing an Official Community Plan provides the District with an opportunity to continue on the path to financial sustainability and that deciding where and when to allow growth will have a significant impact on servicing costs.

Discussion ensued, and the following questions and concerns were noted:

- Council expressed concern dated population statistics had been used, which would cause growth projections in the Official Community Plan to be inaccurate.
- Council questioned whether, moving forward, the District should place greater priority on infill development over greenfield development. It was noted that infill construction would provide a greater revenue stream as water, sewer, and road costs have already been managed and Development Cost Charge revenue could be used to build up the District's reserves.
- Discussion ensued regarding comments received from the Agricultural Land Commission (ALC). Council expressed concern that the ALC would recommend against a special Study Area without considering the particular challenges Mission has with respect to employment lands. Council noted that land with access to the highway, rail lines, and the river should be considered for intensive job creation and expressed concern that valuable land designated as Agricultural Land Reserve (ALR) was not suitable for farming. Council questioned whether investing in non-arable ALR land in order to render it suitable for crop growing was the appropriate course of action.
- Council expressed concern that ALR land purchases by local First Nations groups could be excluded from the ALR at a future date.
- Discussion ensued regarding the study planned for the Ferndale area. Council noted that the proposed Official Community Plan would allow for the development of half-acre lots on municipal water with an approved on-site septic system, but would not permit the development of quarter acre lots with an approved on-site septic system. Concern was raised that the boundaries outlined for suburban lots within the urban growth boundary were restrictive. Council discussed new septic field technology that would allow smaller septic fields on smaller parcels. The Mayor stated that other municipalities were currently approving developments on quarter acre lots with approved on-site septic fields. A motion to amend the Official Community Plan to allow the development of half acre lots in the suburban designation with approved on-site septic was discussed.
- Council discussed the population projections for Mission's waterfront. It was noted that a study would need to be conducted as to the size and type of development the land adjacent to the waterfront could sustain.

- Council expressed concern regarding the growth projections for Mission and questioned whether there would be enough industrial land to provide job opportunities for future residents.
- Mission's status as a commuter community was discussed. Council expressed concern that the District's current road network and public transportation system needed significant improvement in order to handle the municipality's projected population growth. It was noted that future development should focus in the centre of the urban growth boundary before allowing further development on the outer fringes where roads were not designed to handle the increase in traffic.
- Council discussed the exclusion of land from the ALR. It was noted that the District needed to be able to demonstrate that it was making the best use of existing land prior to requesting any exclusions. Council encouraged staff to research unused land currently zoned for industrial use, underutilized industrial land currently in use, and areas zoned for institutional or residential use before approaching the ALC for an exclusion.
- Council noted that the need for industrial land in Mission would continue to grow as Vancouver and surrounding municipalities ran out of available industrial land.
- ALR land with poor soil quality was discussed. Council questioned whether ALR land that had been sitting fallow for decades would qualify for exclusion. It was noted that the District would need to demonstrate that the soil quality of a lot was not conducive to agricultural use before applying for exclusion. The Mayor noted that the Ministry of Agriculture was in the process researching changes to the ALR which may lead to an eventual redrawing of ALR boundaries.
- Discussion ensued regarding development in Cedar Valley. Council expressed concern that permitting half acre lots would lead to problems in creating cohesive subdivisions when it came time to subdivide the lots to accommodate population growth.
- Council discussed the maximum dwelling size permitted on smaller lots. Concerns were raised in regards to parking issues, traffic congestion, serviceability, and overcrowding. Council questioned whether impermeable surfaces, such as sidewalks and patios, should be included when considering the total dwelling size.
- The Mayor clarified that the Ferndale area was a special study area and that more research was needed before changes would be made to the neighbourhood plan.

In response, the Manager of Long Range Planning stated:

- That the Planning Department had provided the consultant with the latest population estimates for Mission. It was further clarified that the consultant had also calculated the buildout capacity for Mission and estimated the municipality would be able provide homes and amenities for an additional 50,000 people, for a total population of 90,000 within the proposed urban growth boundary.
- That the Planning Department would be researching phased neighbourhood plans and would take into account whether greenfield or infill developments best suited a neighbourhood that was already serviced.
- It is recommended that the proposed septic field text amendment be made only to land designated as suburban within the urban growth boundary. She stated that further discussion on the Ferndale study area would be held during the Ferndale planning process. She noted that, in most cases, it was the developer who

indicated concern over including septic on lots smaller than half an acre, believing that a connection to municipal sewer provided better service for their customers.

- That minimum density in the suburban designation could be amended to units per hectare versus specific lot sizes.
- That the maximum dwelling size per lot would be covered in the update of the Zoning Bylaw.
- That the ALC had expressed appreciation that the District would also be researching opportunities for industrial job creation outside of the ALR designated lands.
- The District would research opportunities to create industrial/agricultural uses on ALR land.

The Director of Development Services further noted:

- That urban lots 10,000 square feet in size were already available to developers. He expressed concern that the proposed text amendment would put lots designated as suburban in line with densities set out for urban lots. He recommended a text amendment “to allow density as high as...” be made to the Official Community Plan.
- That, as part of the development of the suburban designation, the District would be referring to the Health Authority. He noted that only preliminary discussions had been held thus far and recommended Council consider a Zoning Bylaw that would be consistent with best practices for suburban-sized lots.
- That land designated as suburban has traditional lot sizes and typically only allowed for low density development. It was noted that changing the density of one designation may create a ripple effect.

The Deputy Chief Administrative Officer noted:

- That there were several options available for job creation on land included in the Special Study Area, including: a straight exclusion of the ALR land into industrial use, intensifying agricultural use on the land, or a permitted industrial use in line with an agricultural use.
- That industrial/agricultural use within ALR land was a method of intensifying agricultural land and, in addition to growing crops, included processing crops into secondary products. He noted that the ALC had regulations regarding the percentage of land that needs to be dedicated to crop growing.

Moved by Mayor Hawes, and

RECOMMENDED:

That Official Community Plan Bylaw 5670-2017 be amended by incorporating the general text amendments described in Appendix F in the report from the Manager of Long Range Planning and Special Projects dated October 16, 2017, including amending the wording of the bullets on page 100, Suburban Residential Density to read:

- minimum 0.36 ha (0.88 acres) with municipal water
- minimum lot sizes of 1,000 m² (approximately ¼ acre) with municipal water and sewer or with municipal water and an approved on-site septic disposal system

CARRIED

RC17/522
OCT. 16/17

Moved by Councillor Hinds, and

RECOMMENDED:

That Official Community Plan Bylaw 5670-2017 be amended by replacing Section 4.3 in its entirety with a new Section 4.3 as per Appendix E of the report from the Manager of Long Range Planning and Special Projects dated October 16, 2017.

CARRIED

RC17/523
OCT. 16/17

Moved by Councillor Plecas, and

RECOMMENDED:

That Official Community Plan Bylaw 5670-2017 be amended by replacing Section 9.6 in its entirety with a new Section 9.6 as set out in Appendix G of the report from the Manager of Long Range Planning and Special Projects dated October 16, 2017.

CARRIED

RC17/524
OCT. 16/17

Moved by Councillor Hamilton, and

RECOMMENDED:

That Official Community Plan Bylaw 5670-2017 be amended by updating the maps as described in Appendix H of the report from the Manager of Long Range Planning and Special Projects dated October 16, 2017.

CARRIED

RC17/525
OCT. 16/17

Moved by Mayor Hawes, and

RECOMMENDED:

That Official Community Plan Bylaw 5670-2017 be amended by inserting the following wording at the beginning of the Special Study Area section (after section 8.1.48):

“The use of ALR land is subject to the *Agricultural Land Commission Act (ALCA)* and Regulation and any Orders of the Commission. The Agricultural Land Commission (ALC) has not endorsed the inclusion of ALR lands within the Special Study Area nor does the establishment of the Special Study Area denote ALC support for commercial or industrial use of these lands either at present or in future. The identification of ALR land for non-agricultural purposes without endorsement of the ALC is inconsistent with the ALCA and Regulation and would be, to the extent of the inconsistency, of no force or effect as per s.46(4) of the ALCA.”

CARRIED

RC17/526
OCT. 16/17

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Official Community Plan Bylaw 5670-2017 be considered for second reading; and
2. That following such reading, the Bylaw be forwarded to a Public Hearing on November 7, 2017 and November 9, 2017.

CARRIED

RC17/527
OCT. 16/17

Zoning Amending Bylaw 5564-2016-5050(201) and Development Permit DP16-033 (Form & Character) for a 5 unit townhouse development at the property (no civic address) located at the corner of Grand Street and lane between 1st and 2nd Avenues

A report from the Planner dated October 16, 2017 regarding a development permit application for the form and character of a proposed 5 unit townhouse development located at the corner of Grand Street and the lane between 1st and 2nd Avenue was provided for the Committee's information.

Staff support the application moving forward and as such have listed both the Zoning Amending Bylaw and the Development Permit under the appropriate sections of the agenda.

RC17/528
OCT. 16/17

Renewal of Temporary Use Permit (TUP) TP15-002 to allow a warehouse facility limited to the storage and shipment of post-consumer recycled plastic - 32270 Lougheed Highway

A report from the Planner dated October 16, 2017 regarding the renewal of a Temporary Use Permit to allow a temporary warehouse facility use limited to the storage and shipment of post-consumer recycled plastic was provided for the Committee's information.

Staff support the application for a Temporary Use Permit for a term of 12 months and as such, have listed the Temporary Use Permit TP15-002 for approval under the "Development Permits for Consideration" section of the agenda.

RC17/529
OCT. 16/17

Bylaw Adjudication System and Parking Enforcement Pilot Project

A report from the Manager of Inspection Services dated October 16, 2017 regarding the establishment of a Bylaw Adjudication System and the extension of the Parking Enforcement Pilot Project was provided for the Committee's consideration.

Staff were asked to consider whether changes to downtown parking were warranted with respect to: increasing time restrictions; allowing for special exemptions for volunteers; and the locations of accessible parking spaces.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Council support the District of Mission joining the Upper Fraser Valley Bylaw Adjudication System and authorize staff to participate in discussions with the member municipalities and to sign any necessary documentation to facilitate the process;
2. That the Ministry of Attorney General be requested to add the District of Mission to Schedule 1 of the Local Government Bylaw Notice Enforcement Regulation;
3. That the Parking Enforcement Pilot Program be extended until December 31, 2017 with an estimated budget of \$27,000 with funding from the increase in parking ticket fine revenue; and
4. That the District's Financial Plan be amended accordingly.

CARRIED

5. CORPORATE ADMINISTRATION AND FINANCE

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

RC17/530
OCT. 16/17

2016 - 2018 Strategic Plan Executive Summary – Progress Report as of October 3, 2017

A report from the Chief Administrative Officer dated October 16, 2017 regarding the progress to date on Council's 2016 - 2018 Strategic Plan was provided for the Committee's consideration.

Staff were directed to provide a report regarding emergency response times (ambulance) in Mission.

Moved by Mayor Hawes, 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 2.2 Advocate for Improved Ambulance Response Times;
- b. Objective 4.0.A Sanitary Modelling; and
- c. Objective 4.0.C Water Modelling.

CARRIED

6. ENGINEERING AND PUBLIC WORKS

Councillor Hinds assumed the Chair.

RC17/531
OCT. 16/17

7th Avenue at Horne Street Crosswalk Investigation

A report from the Engineering Technologist dated October 16, 2017 regarding the outcome of the investigation for a sidewalk on 7th Avenue at Horne Street was provided for the Committee's information.

Council highlighted concerns regarding children walking to school, Mission's growing population, and school overcrowding. Staff were directed work with the administration at the Mission Public School District and the University of the Fraser Valley to find an innovative solution.

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

RC17/532
OCT. 16/17

Moved by Councillor Hamilton, seconded by Councillor Hinds, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

RC17/533
OCT. 16/17

Moved by Councillor Hamilton, seconded by Councillor Stevens, 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)(c) of the *Community Charter* – labour relations or other employee relations;

- 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)(g) of the *Community Charter* – litigation or potential litigation affecting the municipality;
 - 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;
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 3:34 p.m.

9. RECONVENE

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

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

Council Members Absent: Councillor Pam Alexis

Staff Members Present: Ron Poole, Chief Administrative Officer
Mike Younie, Deputy Chief Administrative Officer
Jason Anthony, Engineering Technologist I
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives
Allyssa Fischer, Administrative Assistant
Gina MacKay, Manager of Long Range Planning and Special Projects
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Dan Sommer, Director of Development Services

10. MISSION MOMENTS: HISTORY OF MISSION'S SOUTH ASIAN COMMUNITY

Ken Herar, Founding Director of Cycling 4 Diversity, presented this evening's Mission Moments. The history and contributions of Mission's South Asian and Sikh community go back nearly 100 years. Mission's first South Asian families began arriving in the 1930s, attracted by Mission City's lumber mill and thriving lumber industry. Even though the nearest Sikh temple was located in Abbotsford, the majority of the Sikh families in the Fraser Valley resided in Mission City.

In 1947, the Canadian government restored the rights of Chinese and South Asian Canadians to vote and in 1950, Mission resident Naranjan Grewal became the first South Asian in Canada to hold public office. In 1954, he was appointed to the position of Mayor of Mission City. He is thought to have played an important factor in Mission being granted

RC17/534
OCT. 16/17

Tree Farm Licence #26, a resource the District has managed since 1958 and has played a significant role in the local economy.

Other significant highlights for Mission's South Asian community include: the opening of the crematorium in 1982, largely financed by the South Asian community; and the opening of the Sikh Temple on the Lougheed Highway in 1989.

11. REMEMBRANCE DAY CEREMONY

RC17/535
OCT. 16/17

Royal Canadian Legion Branch 57

Mayor Hawes extended a welcome to members of the Royal Canadian Legion Branch 57.

The Mayor stated that the District of Mission will proclaim the week of November 5 to 11, 2017 as "Veteran's Week", noting that the Legion's poppy flag will be raised at Municipal Hall and would be flown during Veterans' Week.

The Mayor conveyed Mission's gratitude to those who served Canada and for the sacrifices they made to keep our country a safe place for future generations. The Last Post and Reveille were played.

The Legion President Pauline Mann recited the Act of Remembrance and presented poppies to Mayor and Council.

On behalf of Council, the Mayor thanked the members of Royal Canadian Legion Branch 57 for attending and assisting in the Tribute.

RC17/536
OCT. 16/17

Veterans' Week Proclamation

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED: That November 5 to 11, 2017 be proclaimed "Veterans' Week" within the District of Mission.

CARRIED

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC17/537
OCT. 16/17

Moved by Councillor Nicholson, seconded by Councillor Hamilton, and

RESOLVED: That the recommendations of the October 16, 2017 Committee of the Whole, as contained in items RC17/520 to RC17/531 be adopted.

CARRIED

13. PROCLAMATIONS

RC17/538
OCT. 16/17

Moved by Councillor Hinds, seconded by Councillor Stevens, and

RESOLVED: That October, 2017 be proclaimed "Foster Family Month" within the District of Mission.

CARRIED

RC17/539
OCT. 16/17

Moved by Councillor Stevens, seconded by Councillor Nicholson and

RESOLVED: That October, 2017 be proclaimed "Community Living Month" within the District of Mission.

CARRIED

14. PUBLIC HEARINGS

RC17/540
OCT. 16/17

Official Community Plan Amending Bylaw 5672-2017-4052(52)

OCP17-001 (William Clark) – a bylaw to rezone property at 8580 Tupper Boulevard from *Urban Residential* to *Urban Residential – Compact*

-AND-

Zoning Amending Bylaw 5673-2017-5050(265)

R17-011 (William Clark) – a bylaw to rezone property at 8580 Tupper Boulevard from *Urban Residential 465 (R465) Zone* to *Residential Compact 372 (RC372) Zone*

The purpose of the proposed Official Community Plan and Zoning Amending Bylaws is to allow the subdivision of the lands into two (2) compact single family residential lots. The subject property is legally described as:

Parcel Identifier: 027-739-066
Lot 7 Section 28 Township 17 New Westminster District Plan
BCP39052

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;
3. Context for Official Community Plan redesignation; and
4. Development Variance Permit application.

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.

Allan Charron, Mission, stated his opposition to the proposed development. He expressed concern regarding the size of the proposed lots, the non-conformity to the existing neighbourhood character, and the grade of the property. He noted that water from the neighbouring property currently drains onto his property.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5672-2017-4052(52) and Zoning Amending Bylaw 5673-2017-5050(265) (OCP17-001/R17-011 – William Clark) closed.

RC17/541
OCT. 16/17

Zoning Amending Bylaw 5676-2017-5050(267)

R17-019 (Arde Developments Ltd.) – a bylaw to rezone property at 30323 Berg Avenue from *Rural 16 (RU16) Zone* to *Rural Residential 7 Secondary Dwelling (RR7s) Zone*

The purpose of the proposed Zoning Bylaw amendment is to facilitate a two (2) lot subdivision, to allow for a secondary dwelling use on each lot. The subject property is legally described as:

Parcel Identifier: 011-837-713
Lot 2 Section 23 Township 15 New Westminster District Plan 78827

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; and
3. Site plan.

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

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5676-2017-5050(267) (R17-019 - Arde Developments Ltd.) closed.

15. COUNCIL COMMITTEE REPORTS AND MINUTES

RC17/542
OCT. 16/17

Moved by Councillor Plecas, seconded by Councillor Hamilton, and

RESOLVED: That the June 1, 2017 minutes of the Mission Traffic and Transit Committee Meeting be received as information.

CARRIED

16. BYLAWS FOR CONSIDERATION

RC17/543
OCT. 16/17

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED:

1. That Official Community Plan Bylaw 5670-2017, a bylaw to provide policy statements on managing the District of Mission's current and future growth and development, be **read a second time as amended**.
2. That Official Community Plan Amending Bylaw 5672-2017-4052(52) (OCP17-001 William Clark), a bylaw to redesignate property at 8580 Tupper Boulevard *from Urban Residential to Urban Residential – Compact*, be **read a third time**.
3. That Zoning Amending Bylaw 5676-2017-5050(267) (R17-019 Arde Developments Ltd.), a bylaw to rezone property at 30323 Berg Avenue from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be **read a third time**.
4. That Permissive Tax Exemption Bylaw 5675-2017, a bylaw to provide for permissive exemption from taxation of certain properties for the 2018 tax year, be **adopted**.
5. That Zoning Amending Bylaw 5564-2016-5050(201) (R15-021 District of Mission), a bylaw to add a new Core Commercial Multi-Family (CCMF) Zone to the Zoning Bylaw and to rezone the property identified as Lot 2 of Plan NWP9901 from Commercial Highway One (CH1) Zone to Core Commercial Multi-Family (CCMF) Zone, be **adopted**.

CARRIED

RC17/544
OCT. 16/17

Council expressed concern regarding the lot sizes of the proposed subdivision located at 8504 and 8522 Cedar Street. It was noted that the addition of secondary suites to homes in the subdivision would negatively impact parking and intensify congestion in the neighbourhood. The Manager of Planning noted that a restrictive covenant to prohibit secondary suites could be considered as a condition of approval.

Concern was also noted regarding the property slope and water drainage at 8580 Tupper Boulevard. The Manager of Planning stated that any water drainage issues related to the development property would be addressed as part of the lot grading plan.

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED:

1. That Zoning Amending Bylaw 5677-2017-5050(268) (R17-016 Central Valley Engineering), a bylaw to rezone property at 8504 and 8522 Cedar Street from Suburban 36 (S36) Zone to Residential Compact 465 (RC465) Zone and Residential Compact 280 (RC280) Zone, be **read a first and second time**.
2. That Street Naming (Brett Lane, Sylvia Avenue, and Trenholm Avenue Extension) Bylaw 5678-2017, a bylaw to name three road extensions in a new subdivision, be **read a first and second time**.
3. That Zoning Amending Bylaw 5673-2017-5050(265) (R17-011 William Clark), a bylaw to rezone property at 8580 Tupper Boulevard from Urban Residential 465 (R465) Zone to Residential Compact 372 (RC372) Zone, be **read a third time**.

CARRIED

17. DEVELOPMENT PERMITS FOR CONSIDERATION

RC17/545
OCT. 16/17

Development Permit Application DP16-033 (Unaddressed Property known as Lot 2, Plan NWP9901 on Grand Street) – Recommended for approval

Moved by Councillor Nicholson, seconded by Councillor Plecas, and

RESOLVED: That Development Variance Permit DP16-033 (Unaddressed Property known as Lot 2, Plan NWP9901 on Grand Street) for form and character be **approved**.

CARRIED

RC17/546
OCT. 16/17

Temporary Use Permit Application TP15-002 (32270 Lougheed Highway) – Recommended for approval

Moved by Councillor Hamilton, seconded by Councillor Stevens, and

RESOLVED: That Temporary Use Permit Application TP15-002 (32270 Lougheed Highway) to allow for a warehouse facility limited to the storage and shipment of post-consumer recycled plastic be **approved**.

CARRIED

18. COUNCIL MEETING MINUTES FOR APPROVAL

RC17/547
OCT. 16/17

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED: That the minutes of the October 2, 2017 Regular Council Meeting be adopted.

CARRIED

19. NEW/OTHER BUSINESS

There was no new/other business.

20. NOTICES OF MOTION

There were no notices of motion.

21. QUESTION PERIOD

There were no questions from the public.

22. ADJOURNMENT

RC17/548
OCT. 16/17

Moved by Councillor Plecas, seconded by Councillor Hinds, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:40 p.m.



RANDY HAWES, MAYOR



MIKE YOUNIE, CORPORATE OFFICER