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 July 16, 2018 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 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  
Rogine Battel, Manager of RCMP Administration  
Kris Boland, Director of Finance  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Ken Bourdeau, Manager of Long Range Planning and Special Projects  
Ian Crane, Acting Manager of Inspection Services  
*Stacey Crawford, Economic Development Officer  
Mike Dickinson, Planner  
*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 Development Engineering and Projects  
*Tracy Kyle, Director of Engineering and Public Works  
Robert Publow, Manager of Planning  
Jennifer Russell, Deputy Corporate Officer  
Maureen Sinclair, Director of Parks, Recreation and Culture  
Dan Sommer, Director of Development Services  
Dale Unrau, Fire Chief  
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 Plecas, seconded by Councillor Hinds, and
   RESOLVED: That the agenda for the regular Council meeting of July 16, 2018 be adopted.
   CARRIED
3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

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

CARRIED

4. PUBLIC SAFETY AND HEALTH

Councillor Plecas assumed the Chair.

Policy FIR.4 – Fire Inspection Schedule

A report from the Fire Chief dated July 16, 2018 detailing the necessity of an update to Policy FIR.4 – Fire Inspection Schedule was provided for the Committee’s consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

That Policy FIR.4 - Fire Inspection Schedule be repealed.

CARRIED

5. DEVELOPMENT SERVICES

Councillor Hamilton assumed the Chair on behalf of Councillor Nicholson.

Amendment to Land Use Application Procedures and Fees Bylaw 3612-2003 and MissionCity Downtown Action Plan Policy C-LAN.58

A report from the Manager of Long Range Planning and Special Projects dated July 16, 2018 putting forward proposed amendments to the Land Use Application Procedures and Fees Bylaw 3612-2003 and the MissionCity Downtown Action Plan Policy C-LAN.58 in order to streamline the development and building permit approval processes, update related development fees and incentives, and bring about alignment of the Bylaw with recent internal organizational structure changes and provincial regulations was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That Land Use Application Procedures and Fees Bylaw 3612-2003 be amended as shown in Appendix A to the report from the Manager of Long Range Planning and Special Projects dated July 16, 2018; and

2. That MissionCity Downtown Action Plan Policy C-LAN.58 be amended as shown in Appendix B to the report from the Manager of Long Range Planning and Special Projects dated July 16, 2018.

CARRIED

Development Permit DP17-037 and Development Variance Permit DV18-019 to facilitate the construction of a new Commercial Building – 33321 – 1st Avenue

A report from the Manager of Long Range Planning and Special Projects dated July 16, 2018 regarding a development application for 33321 – 1st Avenue was provided for the Committee’s information.
Meeting the general objectives of the development permit guidelines, staff have listed the Development Permit (Form & Character) and Development Variance Permit under "Development Permits for Consideration" section for Council's consideration.

Application for a Site Specific Exemption to the Floodplain Management Bylaw 4027-2007 to allow for construction of a commercial building on the properties located at 7119 and 7129 Abbott Street

A report from the Planner dated July 16, 2018 for a site-specific exemption to the Floodplain Management Bylaw 4027-2007 for the properties located at 7119 and 7129 Abbott Street to allow for the construction of a commercial building below the required flood construction level was provided for the Committee's consideration.

Discussion ensued in regards to the current floodplain exemptions, future plans and uses for the area, and the pre-development analysis and strategy plan.

Moved by Mayor Hawes and

RECOMMENDED:

That consideration of an exemption from Floodplain Management Bylaw 4027-2007 for the properties located at 7119 and 7129 Abbott Street to reduce the required flood construction level be deferred pending receipt of further information from staff and a delegation from the applicant.

CARRIED

Rezoning Application and Street Naming to facilitate a six lot subdivision – 8554 Cedar Street

A report from the Planner dated July 16, 2018 regarding a development application for 8554 Cedar Street was provided for the Committee’s information.

Staff support the application moving forward and will schedule a Public Hearing for August 7, 2018 subject to Council granting first and second readings of the related Zoning Amending and Street Naming Bylaws.

Rezoning application (R17-038) from RU16 to RR7s to allow a secondary dwelling unit at the property located at 33317 Richards Avenue

A report from the Planner dated July 16, 2018 regarding a development application for 33317 Richards Avenue was provided for the Committee’s information.

Staff support the application moving forward and will schedule a Public Hearing for August 7, 2018 subject to Council granting first and second readings to the related Zoning Amending Bylaw.

6. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Seniors Housing and Community Centre Funding Sources

A report from the Director of Finance dated July 16, 2018 recommending potential funding sources for Council's $2.5 million funding contribution commitment to the Seniors Housing and Community Centre project was provided for the Committee's consideration.

Discussion ensued regarding the need to hold back some funds for the community centre's furnishings.
Moved by Councillor Plecas, and

RECOMMENDED:

1. That a budget in the amount of $2.5 million be formally established for the District’s financial contribution towards the Seniors Housing and Community Centre project, with the following funding sources;
   a. $1,500,000 from the Community Amenity Reserve Fund (notwithstanding Policy LAN.40);
   b. $1,000,000 from the Forestry Reserve Fund; and
2. That the District’s financial plan be amended accordingly.

CARRIED

2016 - 2018 Strategic Plan Executive Summary – Progress Report as of June 29, 2018

A report from the Chief Administrative Officer dated July 16, 2018 providing 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 Objective 1.0 Develop master plan for parks, facilities and trails, including Fraser River Heritage Park and Experience the Fraser, 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.

CARRIED

Fraser Valley Regional Library Board – Update by Councillor Stevens

A report from the Chief Administrative Officer dated July 16, 2018 providing an update on the Fraser Valley Regional Library Board’s 2019 budget was provided for the Committee’s information.

Councillor Stevens, as Council’s representative on the Fraser Valley Regional Library (FVRL) Board, provided an overview of this 2019 budget and outlined the two options that were put forward for the FVRL Board’s consideration which were as follows:

- Option 1: BASE – an increase in total Member Assessment of $762,422 or 3% over 2018; or
- Option 2: Option 1 + Additional 2% on Materials (bringing to 4%) – an increase in total Member Assessment of $848,829 or 3.34% over 2018.

Councillor Stevens stated that the Fraser Valley Regional Library Board voted in favour of Option 2, due to the increase in library materials.

Cost of Fencing for the Royal Canadian Legion Branch 57’s Property

A report from the Deputy Chief Administrative Officer dated July 16, 2018 identifying a funding source for the cost of installing a fence at the Royal Canadian Legion Branch 57 (Legion) was provided for the Committee’s consideration.
Moved by Councillor Hinds, and

RECOMMENDED:

1. That the District retain a contractor to install a fence at the Royal Canadian Legion Branch 57 at a cost of up to maximum of $8,600 to be taken from the General Operating Fund Contingency account; and

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

CARRIED

Revisions to Terms & Conditions of Employment for Exempt Employees Policies

A report from the Manager of Human Resources dated July 16, 2018 providing the context for the revisions being proposed for policies HUM.01 Exempt Employees – Terms and Conditions of Employment and EXE.03 Exempt Staff Employee Compensation – Exempt Employee Benefits, which are being suggested to more closely align with Council’s overall objectives was provided for the Committee’s information and consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

That revisions to District policies HUM.01 Exempt Employees – Terms & Conditions of Employment and EXE.03 Exempt Staff Employee Compensation – Exempt Employee Benefits, as attached to the report from the Manager of Human Resources dated July 16, 2018 be approved as presented.

CARRIED

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Stevens, seconded by Councillor Plecas, 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

Moved by Councillor Hinds, seconded by Councillor Alexis, 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)(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)(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 2:35 p.m.

9. RECONVENE

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

Council Members Present: Mayor Randy Hawes
Councilor Pam Alexis
Councilor Carol Hamilton
Councilor Jim Hinds
Councilor Danny Plecas
Councilor 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
Krista De Sousa, Administrative Assistant
Jennifer Hill, Administrative Assistant
Jay Jackman, Manager of Development Engineering and Projects
Tracy Kyle, Director of Engineering and Public Works
Robert Publow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Maureen Sinclair, Director of Parks, Recreation and Culture
Dan Sommer, Director of Development Services
*Present for a portion of the meeting

10. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the July 16, 2018 Committee of the Whole, as contained in items RC18/409 to RC18/419, be adopted.

CARRIED

11. PRESENTATIONS

Michelle Demers Shaevitz, Mission Folk Music Festival Society

Michelle Demers Shaevitz, Mission Folk Music Festival Society, appeared before Council and presented Mayor Hawes with their Inaugural Good Folk award to thank the District for its continued support of the Mission Folk Music Festival.

Ms. Demers Shaevitz also requested Council’s support to amend the Festival’s Special Event Permit to allow for a 1:00 a.m. closing hour for their beer garden.

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED: That Council supports the Mission Folk Music Festival Society’s request to amend the Festival’s Special Event Permit application to allow for a later night private
option beer garden from 10:00 p.m. to a 1:00 a.m. from July 20th to 22nd, 2018 at Fraser River Heritage Park.

CARRIED

Abbotsford/Mission Water and Sewer Services

Tyler Bowie, Senior Engineer, Water with the City of Abbotsford, appeared before Council to provide an update on the Abbotsford/Mission Joint Wastewater Master Plan. Mr. Bowie’s presentation covered “Stage 4 – Final Plan” and included organizational alignment, the progress to date, engagement initiatives, the plan’s purpose, issues and opportunities, a proposed upgrades roadmap, and the proposed annual capital expenditures.

Stella Chiu, Senior Drainage and Wastewater Engineer with the City of Abbotsford, appeared before Council to provide an update on the Abbotsford/Mission Joint Water Master Plan. Ms. Chiu’s presentation covered “Stage 4 – Final Plan” and included an overview, the progress to date, the plan’s purpose, engagement initiatives, issues and opportunities, and the proposed annual expenditures.

12. DELEGATIONS

Blake Lirette and Bonnie Hastings, Warriors by Nature Outreach Camp

This delegation was cancelled at the request of the applicant.

Sandra Marshall, Mission & District Senior Citizens Housing Association

Sandra Marshall, Mission & District Senior Citizens Housing Association, appeared before Council to discuss renewal plans for Welton Towers. Ms. Marshall advised that the renewal will occur over the next two years, and the Mission & District Senior Citizens Housing Association is seeking to collaborate and partner with the District on this project.

Moved by Councillor Hinds, seconded by Councillor Plecas, and

RESOLVED:

That the District will provide a letter of support for the Mission & District Senior Citizens Housing Association for the building renewal work on Welton Towers, and staff will work with the association to identify options for additional support.

CARRIED

13. PUBLIC HEARINGS

Zoning Amending Bylaw 5649-2017-5050(251)

R17-008 (Brar) – a bylaw to rezone property at 32570 Dewdney Trunk Road from Commercial Neighbourhood Centre One Zone (CNC1) to Suburban 36 Secondary Dwelling Zone (S36s)

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 32570 Dewdney Trunk Road from Commercial Neighbourhood Centre One Zone (CNC1) to Suburban 36 Secondary Dwelling Zone (S36s) to allow a secondary dwelling unit on the subject property. The subject property is legally described as:

Parcel Identifier: 004-938-119
Lot 17 Section 32 Township 17 New Westminster District Plan 51435

The Mayor opened the public hearing.
The Manager of Planning showed a PowerPoint presentation that provided the following information:

- Purpose and outline of the proposal.
- Subject property map.
- Proposed site plan.
- Location 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 5649-2017-5050(251) R17-008 (Brar) closed.

**Official Community Plan Amending Bylaw 5746-2018-5670(6)**

OCP18-003 (Analytical Project Consulting) – a bylaw to redesignate properties located at 8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue from Attached Multi-Unit Residential to Environmentally Sensitive Area and Parks and Open Space

-AND-

**Zoning Amending Bylaw 5745-2018-5050(296)**

R17-024 (Analytical Project Consulting) – a bylaw to rezone properties located at 8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue from Suburban 36 Zone (S36), Rural Residential 7 Zone (RR7), and Rural 16 Zone (RU16) to Residential Two Unit Zone (RT465) and Institutional Parks Recreation and Civic Zone (IPRC)

The purpose of the proposed Official Community Plan amendment is to amend District of Mission Official Community Plan Bylaw 5670-2017 for portions of the subject properties located at 33996, 34038 and 34048 Parr Avenue, and 8208 Stave Lake Street from Attached Multi-unit Residential to Environmentally Sensitive Areas & Parks and Open Space areas within the development to facilitate a subsequent subdivision.

The purpose of the proposed Zoning bylaw amendment is to rezone portions of the subject properties located at 33996, 34038 and 34048 Parr Avenue, and 8208 Stave Lake Street from Suburban 36 Zone (S36), Rural Residential 7 Zone (RR7) and Rural 16 Zone (RU16) to Residential Two Unit Zone (RT465) and Institutional Parks, Recreation and Civic Zone (IPRC) to facilitate a subsequent subdivision into lots a minimum of 465 square metres with 2 remaining lots. The subject properties are legally described as:

- 34038 Parr Avenue
  Parcel Identifier: 018-102-409
  Lot A, Section 27, Township 17, New Westminster District Plan LMP8769

- 33996 Parr Avenue
  Parcel Identifier: 009-826-122
  Lot "A" Section 27, Township 17, New Westminster District Plan 8857

- 34048 Parr Avenue
  Parcel Identifier: 018-102-417
  Lot B, Section 27, Township 17, New Westminster District Plan LMP8769

- 8802 Stave Lake Street
  Parcel Identifier: 011-378-328
Lot “B” Section 27, Township 17, New Westminster District Plan 8857

The Mayor opened the public hearing.

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

- Purpose and outline of the proposal.
- Subject property map.
- Topography map.
- The four corresponding development variance permit applications.

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

- Email from Bruce Schmor dated July 13, 2018 in opposition to the application due to concerns of increased traffic and the safety issues which may result due to a lack of sidewalks, crosswalks, and light controlled intersections.
- Letter from G.A. McRae received on July 16, 2018 expressing concerns regarding potentially increased traffic, and suggesting a widened road shoulder and “demand sensor” traffic lights. G.A. McRae also requested that service lines be extended to the southern end of Cherry Avenue and Stave Lake Road, the sewer line be extended northward to connect to the existing septic tank, and asked about possible late comer fees and fee timelines.

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

Steve Vanysseidyk, Mission, stated he is opposed to the application and expressed concerns in regards to the potential for increased traffic, the proposed site setbacks, the cash-in-lieu payment to reduce the percentage of required parkland, unauthorized secondary suites, parking issues, road width, and the number of trees that have been cut down on the site and the resulting loss of noise protection.

Mark Davies, Mission, expressed concerns in regards to potential parking issues due to secondary suites, poor sightlines, and suggested the installation of a traffic light to increase safety on Stave Lake Street.

Veronica Todd, Mission, expressed concerns in regards to increased noise, parking issues, traffic control, and road safety.

Discussion ensued in regards to traffic, parking, secondary suites, development cost charges, environmental issues, parkland, and a comprehensive roadwork and neighbourhood plan for the area. Staff responded to Council's questions and concerns as follows:

- Strata owners have the option of entering into a service agreement with the District where they pay to have the Fire Department perform regular service on their fire hydrant.
- That the lots in the plan have been renumbered, therefore Lot 42 as identified in the Draft Development Variance Permit DV'18-016 has been renumbered to Lot 41, and that a portion of Lot 40 and all of Lot 41 will remain undeveloped.
- The plans for the two large remainder parcels that are designed as multi-family sites will be presented for Council's review in August, 2018. As this application requires access off of Stave Lake Street, the intersection at Best Avenue and Stave Lake Street have been addressed. When the future phase of the large remainder parcels is brought to Council, the report will include the comments
regarding Stake Lake Street and the Stave Lake corridor and how it interfaces with Parr Avenue and Best Avenue and the proposed signalized intersection.

- As the developer confirmed that 40 trees were removed as part of the initial land clearing prior to submitting the development applications, a penalty of an additional 120 trees is required (an additional three trees must be planted for every one that was removed without prior permission), in accordance with "LAN.32 Tree Retention and Replanting" policy.

- The zoning for the single-family units provides the opportunity for owners to choose to include a secondary suite, however they would be required to provide additional off-street parking. The District’s Zoning Bylaw prohibits secondary suites in the proposed duplexes. Enforcement is currently handled on a complaint-generated basis, however the second phase of the Secondary Suite program will provide additional clarity and enforcement options.

- In regards to the map of the Proposed Official Community Plan Designations, the area shown in white that is adjacent to the watercourse has not been shaded or identified as an environmentally sensitive area due to it being off-site and outside of the proposed rezoning area. This designation would occur as part of the next application for those properties to the east of the current proposed development.

- Although the next phase of the development requires the applicant to extend the sanitary sewer line along the full frontage of the remainder lot to Parr Avenue, extending it northward to connect to the existing strata’s septic tank is not required.

- In regards to opportunities for parkland dedication on the east side of Stave Lake Street, discussions have taken place around adding to the proposed park, with the goal of creating linear trails along the creek corridor, as the development of land south of this site progresses. Staff noted that the large parcel of municipally owned land to the south can eventually can be connected, however there will be no additional parkland development as a result of this application.

- This proposed Stave Lake Street development is subject to development cost charges, therefore any improvements or services that are provided by the developer that go above and beyond the basic requirements would qualify for development cost charge credits, and any improvements beyond that would be deemed as a voluntary contribution. In this regard, staff are working with the applicant to arrive at a fair and equitable arrangement and are ensuring that each developer is paying a fair share of the required improvements and services as the area is built out.

- Staff anticipate a short timeline for the buildout of this proposed development.

- As part of the subsequent applications for the two remainder sites, staff will be providing Council with a conceptual plan or how the roads and each development parcel could potentially look for developing out, as well as the road connections.

- In regards to this proposed development, a signal light would be installed at the intersection of Stave Lake Street and Best Avenue.

Tony Miniacci, the applicant, offered a restrictive covenant to prevent secondary suites in the proposed duplexes, but noted that the type of the proposed buildings limits the possibility of secondary suites. He stated that he is currently working with the District’s Engineering department and Planning division in regards to upgrades to Stave Lake Street and the design of the road networks, and noted that it is his intention is to start pouring the foundations in early 2019.
Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Official Community Plan Amending Bylaw 5746-2018-5670(6) OCP18-003 (Analytical Project Consulting) and District of Mission Zoning Amending Bylaw 5745-2018-5050(296) R17-024 (Analytical Project Consulting) closed.

**Land Use Contract Repeal Bylaw 5757-2018**

LUC18-012 (DOM) – a bylaw to terminate the Land Use Contract 228-1972 for the property located at 32380 Lougheed Highway

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contract No. 228-1972 registered to the property located at 32380 Lougheed Highway. No changes to the existing mobile home park are being proposed at this time. The subject property is legally described as:

Parcel Identifier: 011-314-095
Lot “A” Except Part On SRW Plan LMP24377, Section 17 Township 17 New Westminster District Plan 8282

The Mayor opened the public hearing.

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

- Purpose and outline of the proposal.
- 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 Land Use Contract Repeal Bylaw 5757-2018 LUC18-012 (DOM) closed.

**Land Use Contract Repeal Bylaw 5758-2018**

LUC18-013 (DOM) – a bylaw to terminate the Land Use Contract 276-1973 for the property located at 7436 Stave Lake Street

-AND-

Zoning Amending Bylaw 5759-2018-5050(299)

LUC18-013 (DOM) – a bylaw to rezone property at 7436 Stave Lake Street from Urban Residential 558 Zone (R558) to Multiple Family 52 Apartment Zone (MA52)

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contract No. 276-1973 registered to the property located at 7436 Stave Lake Street.

The purpose of the proposed Zoning bylaw amendment is to rezone the property located at 7436 Stave Lake Street from the Urban Residential 558 (R558) Zone to Multiple Family 52 Apartment (MA52) Zone. There are no proposed changes to the existing buildings or land use. The subject property is legally described in Appendix 1 of the bylaw.

The Mayor opened the public hearing.

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

- Purpose and outline of the proposal.
- 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 Land Use Contract Repeal Bylaw 5758-2018 LUC18-013 (DOM) and District of Mission Zoning Amending Bylaw 5759-2018-5050(299) LUC18-013 (DOM) closed.

**Zoning Amending Bylaw 5760-2018-5050(300)**

R18-014 (Khangura) – a bylaw to rezone property at 32654 Cherry Avenue from Residential Compact 372 Zone (RC372) to Residential Compact 465 Zone (RC465)

The purpose of the proposed Zoning bylaw amendment is to rezone the subject property located at 32654 Cherry Avenue from Residential Compact 372 (RC372) Zone to Residential Compact 465 (RC465) Zone to facilitate a two (2) lot subdivision. The subject property is legally described as:

Parcel Identifier: 027-777-294
Lot 1 Section 29 Township 17 New Westminster District Plan BCP39486

The Mayor opened the public hearing.

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

- Purpose and outline of the proposal.
- 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.

John Cannataro, Mission, asked about access to the lots and the type of dwellings. Staff advised Mr. Cannataro that the primary access for the lots will be from McQuarrie Lane and they will be single dwelling units only.

Brian Telford, Mission, expressed concerns in regards to the existing parking issues on Lissimore Avenue and the potential for increased parking issues from any future secondary suites. Staff advised Mr. Telford that there are no proposed secondary suites for the application, and the surrounding residents would be advised of any changes to the application in that regard. In response to Mr. Telford’s request, staff explained that the intent of the rezoning application is to allow for a slightly larger house to be built on the lots. Mr. Telford also expressed concerns in regards to a willow tree on site, and the potential for the root system interfering with the sewage line and storm drains.

Perry Khangura, the applicant, advised that he will have the willow tree taken down, the bushes trimmed, and weeds removed. Mr. Khangura stated that he will be living in the house and has no plans to include a secondary suite on the property.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5760-2018-5050(300) R18-014 (Khangura) closed.
14. COUNCIL COMMITTEE REPORTS AND MINUTES

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That the following minutes be received as information:

(a) Mission Community Wellness Committee Meeting – March 13, 2018
CARRIED

15. BYLAWS FOR CONSIDERATION

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED:

1. That Zoning Amending Bylaw 5762-2018-5050(302) (R18-011 Sanderson & Welsh Planning), a bylaw to rezone property at 8554 Cedar Street from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372), be read a first and second time.

2. That Street Naming Bylaw (Brett Lane Extension) 5763-2018 (R18-011 Sanderson & Welsh Planning), a bylaw to name an extension of Brett Lane, be read a first and second time.

3. That Zoning Amending Bylaw 5764-2018-5050(303) (R17-038 Lansdown), a bylaw to rezone property at 33317 Richards Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be read a first and second time.

4. That Land Use Application Procedures and Fees Amending Bylaw 5765-2018-3612(17), a bylaw to extend delegation authority to Natural Environmental Development Permits, Fraser River Development Permits, and the Fire Interface Development Permits, be read a first, second and third time.

5. That Zoning Amending Bylaw 5649-2017-5050(251) (R17-008 Brar), a bylaw to rezone property at 32570 Dewdney Trunk Road from Commercial Neighbourhood Centre One Zone (CNC1) to Suburban 36 Secondary Dwelling Zone (S36s), be read a third time.

6. That Land Use Contract Repeal Bylaw 5757-2018 (LUC18-012 DOM), a bylaw to terminate the Land Use Contract 228-1972 for the property located at 32380 Lougheed Highway, be read a third time.

7. That Land Use Contract Repeal Bylaw 5758-2018 (LUC18-013 DOM), a bylaw to terminate the Land Use Contract 276-1973 for the property located at 7436 Stave Lake Street, be read a third time.

8. That Zoning Amending Bylaw 5759-2018-5050(299) (LUC18-013 DOM), a bylaw to rezone property at 7436 Stave Lake Street from Urban Residential 558 Zone (R558) to Multiple Family 52 Apartment Zone (MA52), be read a third time.

9. That Zoning Amending Bylaw 5760-2018-5050(300) (R18-014 Khangura), a bylaw to rezone property at 32654 Cherry Avenue from Residential Compact 372 Zone (RC372) to Residential Compact 465 Zone (RC465), be read a third time.

10. That Zoning Amending Bylaw 5610-2016-5050(225) (R16-033 Tilbury), a bylaw to rezone the property located at 9557 Stave Lake Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be adopted.

11. That Land Use Contract Repeal Bylaw 5736-2018 (LUC18-009 DOM), a bylaw to terminate the Land Use Contract 515-1976 for the property located at 29989 Dewdney Trunk Road, be adopted.
12. That Land Use Contract Repeal Bylaw 5737-2018 (LUC18-010 DOM), a bylaw to terminate the Land Use Contract 365-1974 for the property located at 33260 – 11th Avenue, be **adopted**.

13. That Zoning Amending Bylaw 5738-2018-5050(292) (LUC18-010 DOM), a bylaw to rezone property at 33260 – 11th Avenue from Urban Residential 558 Zone (R558) to Multiple Family 30 Townhouse Zone (MT30), be **adopted**.

14. That Land Use Contract Repeal Bylaw 5739-2018 (LUC18-011 DOM), a bylaw to terminate the Land Use Contract 376-1974 for properties located on Kite Street, Brant Avenue, Grebe Crescent and Swift Drive, be **adopted**.

15. That Zoning Amending Bylaw 5740-2018-5050(293) (LUC18-011 DOM), a bylaw to rezone properties on Kite Street, Brant Avenue, Grebe Crescent and Swift Drive from Urban Residential 558 Zone (R558) to Residential Two Unit Zone (RT465), be **adopted**.

**CARRIED**

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

**RESOLVED:**

1. That in accordance with Section 477 of the *Local Government Act*, Council has considered Official Community Plan Amending Bylaw 5746-2018-5670(6) in conjunction with the District’s Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

2. That Official Community Plan Amending Bylaw 5746-2018-5670(6) (OCP18-003 Analytical Project Consulting), a bylaw to redesignate properties located at 8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue from Attached Multi-Unit Residential to Environmentally Sensitive Area and Parks and Open Space, be **read a third time**.

3. That Zoning Amending Bylaw 5745-2018-5050(296) (R17-024 Analytical Project Consulting), a bylaw to rezone properties located at 8208 Stave Lake Street, 33996, 34038 and 34048 Parr Avenue from Suburban 36 Zone (S36), Rural Residential 7 Zone (RR7), and Rural 16 Zone (RU16) to Residential Two Unit Zone (RT465) and Institutional Parks Recreation and Civic Zone (IPRC), be **read a third time**.

**OPPOSED:** Councillor Stevens

**CARRIED**

16. **DEVELOPMENT PERMITS FOR CONSIDERATION**

Moved by Councillor Alexis, seconded by Councillor Stevens, and

**RESOLVED:**

1. That Development Permit DP17-037 (33321 – 1st Avenue) to provide conformity to the Official Community Plan guidelines respecting building form, landscaping, signage, and parking for a proposed new commercial restaurant development, be **approved**; and

2. That Development Variance Permit DV18-019 (33321 – 1st Avenue) to facilitate the construction of a purpose-built commercial building proposing a restaurant use at 33321 – 1st Avenue by varying the property as follows:
   - Section 803 (E) (1) (Front Yard) by reducing the Front Yard setback from 6.0m (19.7 ft.) to 0.0m (0.0 ft.);
• Section 803 (E) (1) (Exterior Side) by reducing the Exterior Side Yard setback from 3.0m (9.8 ft.) to 0.0m (0.0 ft.); and,

• Section 109 (F) (Minimum Number of Required Parking Spaces) by reducing the number of required parking stalls for the development from 25 to 16, be approved.

CARRIED

17. COUNCIL MEETING MINUTES FOR APPROVAL

Moved by Councillor Hinds, seconded by Councillor Hamilton, and

RESOLVED: That the following minutes be adopted:

(a) Special Council Meeting – July 9, 2018

CARRIED

18. NEW/OTHER BUSINESS

There was no new/other business.

19. NOTICE OF MOTION

Councillor Alexis advised Council that she will be bringing forward the issue of parking at the Mission Memorial Hospital at the August 7, 2018 Regular Council meeting.

20. QUESTION PERIOD

There were no questions from the public.

21. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Alexis, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:53 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER