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 September 4, 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 Rhett Nicholson  
Councillor Danny Plecas  
Councillor Jenny Stevens

Staff Members Present:  
Ron Poole, Chief Administrative Officer  
Mike Younie, Deputy Chief Administrative Officer  
*Barry Azevedo, Manager of Environmental Services  
Rogine Battel, Manager of RCMP Administration  
Michael Boronowski, Manager of Civic Engagement and Corporate Initiatives  
Stacey Crawford, Economic Development Officer  
Steve Crawford, Staff Sergeant Operations (NCO), Mission RCMP Detachment  
Jennifer Hill, Administrative Assistant  
Jay Jackman, Manager of Development Engineering and Projects  
*Jason Kinch, Engineering Technologist II – Asset Management  
Tracy Kyle, Director of Engineering and Public Works  
Kerri Onken, Deputy Treasurer/Collector  
Robert Piblow, Manager of Planning  
*Scott Ross, Manager of Accounting Services  
Jennifer Russell, Deputy Corporate Officer  
Maureen Sinclair, Director of Parks, Recreation and Culture  
Dan Sommer, Director of Development Services  
Dale Unravu, Fire Chief  
*Dale Vinnish, Assistant Operations Manager – Roads & Drainage  
*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 Alexis, and

RESOLVED:

1. That "Official Community Plan (OCP18-002) and Rezoning (R18-012) applications for the properties located at 8279, 8289, 8387, 8455 Nelson Street and Parcel A to develop 66 compact single-family lots and 160 townhouse units" be added to the agenda under Development Services as item 7(d);
2. That the second reading, as amended, and consideration of Section 477 for "Official Community Plan Amending Bylaw 5743-2018-5670(5)" be added to the agenda under **Bylaws for Consideration** as item 15(q);

3. That first and second readings for "Zoning Amending Bylaw 5788-2018-5050(316)" be added to the agenda under **Bylaws for Consideration** as item 15(r);

4. That first and second readings for "Street Naming (Burnham Place, McCreath Place and Montgomery Place) Bylaw 5789-2018" be added to the agenda under **Bylaws for Consideration** as item 15(s); and

5. That the agenda for the Regular Council meeting of September 4, 2018 be adopted, as amended.

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. **ENGINEERING AND PUBLIC WORKS**

Councillor Hinds assumed the Chair.

**Facilities Master Plan – Final Report**

A report from the Manager of Business Services dated September 4, 2018, detailing the Facilities Master Plan and providing a general outline of next steps in planning for future expansions, replacements, and additions of municipal facilities, was provided for the Committee’s consideration.

Les King, Cascade Facility Management Consultants Ltd., provided the Facilities Master Plan presentation that:

- identified current deficiencies, future requirements, and potential opportunities related to municipal facilities;
- established financial details to incorporate into the Long Term Financial Plan; and
- created an action plan to guide work following the completion of the Master Plan.

Discussion ensued and the Committee noted the importance of funding new growth through amenity fees, the Stave Lake Street re-alignment, and integration with other neighbourhood plans and long term plans.

Moved by Councillor Plecas, and

**RECOMMENDED:**

1. That the 2018 Facilities Master Plan, as presented in Appendix A of the report from the Manager of Business Services, dated September 4, 2018, be received; and

2. That staff use the short-term action plan within the Facilities Master Plan to inform the budget and long-term capital plan moving forward.

CARRIED
Recycle BC Consultation Update

A report from the Manager of Environmental Services dated September 4, 2018, updating Council on the draft new 5-year packaging and printed paper (PPP) recycling stewardship plan from Recycle BC, was provided for the Committee’s information.

Recycle BC Blue Bag Update and Change Order

A report from the Manager of Environmental Services dated September 4, 2018, seeking Council’s approval to extend the blue bag replacement date from October 3, 2018 to July 1, 2019, by signing the change order provided by Recycle BC to amend the Curbside Collection Services Sub-Agreement between the District of Mission and Recycle BC, was provided for the Committee’s consideration.

Moved by Councillor Hamilton, and

RECOMMENDED:

1. That the change order provided by Recycle BC be signed by the District of Mission for the Curbside Collection Services Sub-Agreement with Recycle BC, to extend the required blue bag replacement date from October 3, 2018 to July 1, 2019; and

2. That the financial plan be amended accordingly.

CARRIED

2018 Paving, Watermain, Sewer, Drainage, and Sidewalk Project Locations

A report from the Engineering Technologist II – Asset Management dated September 4, 2018, updating Council on the Engineering & Public Works capital projects planned for 2018 in the areas of paving, water/sewer/drainage utilities, and sidewalks, was provided for the Committee’s information.

5. PUBLIC SAFETY AND HEALTH

Councillor Plecas assumed the Chair.

Mission Detachment Quarterly Report

The Mission RCMP Inspector’s quarterly report, providing details of the Detachment’s operations from January to June, 2018, was provided for the Committee’s information.

Staff Sergeant Crawford provided a summary of the report which included crime reduction initiatives, policing activities, Crime Prevention Office activities, significant investigations and initiatives, domestic violence resources, road safety statistics, performance statistics, and the community-police consultation process.

Staff Sergeant Crawford answered the Committee’s questions in regards to the upcoming legalization of cannabis, and the concern of its use in public spaces or driving while impaired by marijuana.

6. PARKS, RECREATION AND CULTURE

Councillor Hamilton assumed the Chair.

Mission Activity Centre- Joint Use Agreement Renewal

A report from the Director of Parks, Recreation and Culture dated September 4, 2018, seeking approval to extend the Agreement between the Mission Senior’s Centre
Association (MSCA) and the District of Mission (DOM) regarding usage of the Mission Activity Centre for seniors’ programming, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the Joint Use Agreement between the Mission Senior’s Centre Association and the District of Mission be approved for a further five year term ending August 1, 2023; and

2. That execution of the new Agreement be approved.

CARRIED

L.I.N.C. License for Use Agreement- 34980 Cemetery Avenue Property

A report from the Director of Parks, Recreation and Culture dated September 4, 2018, seeking Council’s approval to extend the License for Use Agreement (Agreement) between the Long Term Inmates Now in the Community Society (L.I.N.C.) to operate Emma's Acres an agricultural social enterprise business currently operating at 34980 Cemetery Avenue, Mission, was provided for the Committee’s consideration.

Moved by Councillor Hinds, and

RECOMMENDED:

1. That the License for Use between L.I.N.C. and the District of Mission be approved for a further five year term ending March 31, 2023; and

2. That execution of the new License for Use Agreement be approved.

CARRIED

7. DEVELOPMENT SERVICES

Councillor Nicholson assumed the Chair.

Site Specific Exemption to the Floodplain Management Bylaw to facilitate reconstruction of a cedar shake and shingle mill – 7277 Nelson Street

A report from the Planner dated September 4, 2018, detailing a request for a site-specific exemption to Floodplain Management Bylaw 4027 to allow reconstruction and repairs to an existing building damaged by fire located at 7277 Nelson Street, was provided for the Committee’s consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That a site specific exemption to Floodplain Management Bylaw 4027-2007 for the property located at 7277 Nelson Street be granted to allow reconstruction and repairs of a building below the flood construction level of 9.1 metres geodetic to 6.2 metres geodetic and to reduce the setback from the Fraser River from 60.0 metres to 9.5 metres.

CARRIED
Official Community Plan Amendment (OCP17-006), Rezoning (R17-022) and Development Variance (DV17-023) applications to subdivide the properties located at 32643 Tunbridge Avenue and 32636 Unger Court

A report from the Planner dated September 4, 2018, regarding a development application for 32643 Tunbridge Avenue and 32636 Unger Court, was provided for the Committee’s information.

Staff support the application moving forward and will schedule the Public Hearing for September 17, 2018 subject to Council granting second reading to the related Official Community Plan Amending Bylaw and first and second readings to the related Zoning Amending and Street Naming Bylaws.

Concerns were raised in regards to the related street naming bylaw. It was noted that, as the Jamieson family had resided in Silverdale, the name should be held and considered for a future street in the Silverdale area. Staff were directed to provide the Committee with an alternate family name option that would be more appropriate for a new street in the Cedar Valley area.

Development Variance Permit DV18-021 – 10272 Hayward Street

A report from the Planner dated September 4, 2018, regarding a development application for 10272 Hayward Street was provided for the Committee’s information.

The Development Variance Permit has been listed for approval under the “Development Permits for Consideration” section of the agenda.

LATE ITEM - Official Community Plan (OCP18-002) and Rezoning (R18-012) applications for the properties located at 8279, 8289, 8387, 8455 Nelson Street and Parcel A to develop 66 compact single-family lots and 160 townhouse units

A report from the Senior Planner dated September 4, 2018 regarding a development application for 8279, 8289, 8387, 8455, and Parcel A Nelson Street, was provided for the Committee’s information.

A Public Hearing will be scheduled for September 19, 2018 subject to Council granting second reading, as amended, to the related Official Community Plan Amending Bylaw and first and second readings to the related Zoning Amending and Street Naming Bylaws.

Moved by Mayor Hawes, and

RECOMMENDED:

That the community amenity contributions for development applications OCP18-002 and R18-012 (8279, 8289, 8387, and 8455 Nelson Street), once provided by the developer, be directly applied to park improvements and trail construction on public lands adjacent to the development site.

CARRIED

8. CORPORATE ADMINISTRATION AND FINANCE

Councillor Alexis assumed the Chair.

Proposed Closure and Sale of Marsh Avenue

A report from the Deputy Chief Administrative Officer dated September 4, 2018, recommending the closing of Marsh Avenue and selling it to Elevate Development
Corporation (Elevate), the developer of the northwest corner of Wren Street and Lougheed Highway, was provided for the Committee’s information.

The Marsh Avenue Road Closure Bylaw 5749-2018, has been listed under the "Bylaws for Consideration" section of the agenda for the first three readings.

Section 58 – Managing Access to Stave Foreshore

A report from the Manager of Civic Engagement and Corporate Initiatives dated September 4, 2018, summarizing the ongoing initiatives to improve safety and reduce illegal activity in the Stave West Forest & Recreation Area, and seeking a letter from Council to the Minister of Forests, Lands, Natural Resource Operations and Rural Development expressing support for a Section 58 order to manage access to the foreshore of the Stave Reservoir, was provided for the Committee’s information and consideration.

Moved by Councillor Plecas, and

RECOMMENDED:

That Mayor and Council for the District of Mission send a letter to the Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development, expressing support for a Section 58 order to manage access to the foreshore of the Stave Reservoir.

CARRIED

9. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

Mayor Hawes resumed the Chair.

Moved by Councillor Hamilton, seconded by Councillor Nicholson, and

RESOLVED: That Council rise from Committee of the Whole.

CARRIED

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

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)(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)(f) of the Community Charter – law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an
investigation under or enforcement of an enactment;

- Section 90(1)(g) of the Community Charter — litigation or potential litigation affecting the municipality;

- Section 90(1)(i) of the Community Charter — the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

- 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 3:21 p.m.

11. RECONVENE

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

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

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
Tracy Kyle, Director of Engineering and Public Works
Robert Powlow, Manager of Planning
Jennifer Russell, Deputy Corporate Officer
Dan Sommer, Director of Development Services

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

Moved by Councillor Hamilton, seconded by Councillor Alexis, and

RESOLVED: That the recommendations of the September 4, 2018 Committee of the Whole, as contained in items RC18/514 to RC18/526 be adopted.

CARRIED
13. PROCLAMATIONS

Moved by Councillor Nicholson, seconded by Councillor Hinds, and

RESOLVED: That October 15 to 21, 2018 be proclaimed "Waste Reduction Week" within the District of Mission.

CARRIED

14. PUBLIC HEARINGS

Zoning Amending Bylaw 5773-2018-5050(308)

R18-019 (Goddard) – a bylaw to rezone property at 11809 Statim Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 11809 Statim Street from the Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone to allow a secondary dwelling unit. The subject property is legally described as:

Parcel Identifier: 010-513-345
Parcel "A" (Explanatory Plan 15807) Lot 11 North West Quarter Section 14 Township 15 New Westminster District Plan 2929

The Mayor opened the public hearing.

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

1. Purpose and outline of the proposal.
2. Proposed site plan.

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 5773-2018-5050(308) R18-019 (Goddard) closed.

Zoning Amending Bylaw 5774-2018-5050(309)

R18-015 (Cox) – a bylaw to rezone property at 11826 Statim Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 11826 Statim Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone to allow a secondary dwelling unit. The subject property is legally described as:

Parcel Identifier: 008-605-394
Lot 1 Section 14 Township 15 New Westminster District Plan 10472

The Mayor opened the public hearing.

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

1. Purpose and outline of the proposal.
2. Proposed site plan.
4. 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.

Dr. William Ingledew, Mission, expressed concerns in regards to the application potentially encroaching on a protected watercourse in the area and wildlife protection. Staff advised Dr. Ingledew that any environmental concerns would be addressed by qualified professionals during the building permit stage of the application process.

Janet Cox, the applicant, clarified that the watercourse does not go through her property at all.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5774-2018-5050(309) R18-015 (Cox) closed.

Zoning Amending Bylaw 5776-2018-5050(311)

R17-033 (Theron) – a bylaw to rezone property at 8187 Oyama Street from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 8187 Oyama Street from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone to allow a secondary dwelling unit. The subject property is legally described as:

Parcel Identifier: 023-515-180
Lot C Section 30 Township 17 New Westminster District Plan LMP29650

The Mayor opened the public hearing.

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

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

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

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

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5776-2018-5050(311) R17-033 (Theron) closed.

Zoning Amending Bylaw 5778-2018-5050(312)

R18-013 (Sidhu) – a bylaw to rezone property at 8403 Charman Street from Urban Residential 465 (R465) Zone to the Urban Residential 465 Secondary Dwelling (R465s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 8403 Charman Street from Urban Residential 465 (R465) Zone to the Urban Residential 465 Secondary Dwelling (R465s) Zone to allow a secondary dwelling unit. The subject property is legally described as:

Parcel Identifier: 011-790-695
Lot 1 Section 21 Township 17 New Westminster District Plan 78716

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. Proposed site plan.

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

- Email from Paul Herar dated August 24, 2018 stating he is opposed to the application and expressed concerns in regards to large trucks parked on the side of the property, young children playing in front of the residence and riding their bikes on Charman Street, vehicles parking in front of the residence and causing a hazardous situation due to corner of Charman Street being narrow, Charman Street becoming busier, and concerns about the number of people who will be living in the residence.

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 5778-2018-5050(312) R18-013 (Sidhu) closed.

**Zoning Amending Bylaw 5779-2018-5050(313)**

R16-049 (OTG Developments) – a bylaw to rezone property at 9957 Dewdney Trunk Road from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 9957 Dewdney Trunk Road from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to facilitate a 10 lot rural residential subdivision with a secondary dwelling unit permitted on each lot. The subject property is legally described as:

Parcel Identifier: 007-109-971
Lot 6 Section 5 Township 18 New Westminster District Plan 35009

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. Proposed site plan.
4. Site 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 5779-2018-5050(313) R16-049 (OTG Developments) closed.
Land Use Contract Repeal Bylaw 5782-2018

LUC18-007 (DOM) – a bylaw to terminate the Land Use Contracts 173-1972 and 691-1978 for the property located at 8160 Manson Street

-AND-

Zoning Amending Bylaw 5781-2018-5050(314)

LUC18-007 (DOM) – a bylaw to rezone property at 8160 Manson Street from Urban Residential 930 (R930) Zone to Commercial Local One (CL1) Zone

The purpose of the proposed Land Use Contract Repeal bylaw is to discharge Land Use Contracts No. 173-1972 and 691-1978 registered to the property located at 8160 Manson Street.

The purpose of the proposed Zoning bylaw amendment is to rezone the property located 8160 Manson Street from the Urban Residential 930 (R930) Zone to Commercial Local One (CL1) Zone. The CL1 Zone allows for a limited range of commercial uses. The subject property is legally described as:

Parcel Identifier: 005-581-303
Lot 208 District Lot 5 Group 3 New Westminster District Plan 57359

The Mayor opened the public hearing.

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

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

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

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

Hearing no questions or comments, the Mayor declared the Public Hearing for District of Mission Land Use Contract Repeal Bylaw 5782-2018 LUC18-007 (DOM) and District of Mission Zoning Amending Bylaw 5781-2018-5050(314) LUC18-007 (DOM) closed.

15. BYLAWS FOR CONSIDERATION

In response to questions from Council in regards to public notification for proposed Official Community Plan Amending Bylaw 5743-2018-5670(5) and Zoning Amending Bylaw 5788-2018-5050(316) for several properties on Nelson Street, staff clarified that the material covered during the developer's public information meeting will be summarized and included as part of the public notification package, and staff have increased the notification radius to 500 metres.

Moved by Councillor Plecas, seconded by Councillor Nicholson, and

RESOLVED:

1. That Highway Closing and Undedication (Marsh Avenue) Bylaw 5749-2018, a bylaw to close and undedicate a partially constructed road, be read a first, second, and third time.

2. That in accordance with Section 477 of the Local Government Act, Council has considered Official Community Plan Amending Bylaw 5726-2018-5670(4) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.
3. That Official Community Plan Amending Bylaw 5726-2018-5670(4) (R17-022 Bowins), a bylaw to redesignate a portion of 32643 Tunbridge Avenue and 32636 Unger Court from Urban Residential to Urban Compact, be read a second time.

4. That Zoning Amending Bylaw 5786-2018-5050(315) (R17-022 Bowins), a bylaw to rezone properties at 32643 Tunbridge Avenue and 32336 Unger Court from Suburban 36 Zone (S36) to Residential Compact 372 Zone (RC372) and Urban Residential 465 Zone (R465), be read a first and second time.

5. That Zoning Amending Bylaw 5773-2018-5050(308) (R18-019 Goddard), a bylaw to rezone property at 11809 Statim Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be read a third time.

6. That Zoning Amending Bylaw 5774-2018-5050(309) (R18-015 Cox), a bylaw to rezone property at 11826 Statim Street from Rural 16 (RU16) Zone to Rural 16 Secondary Dwelling (RU16s) Zone, be read a third time.

7. That Zoning Amending Bylaw 5776-2018-5050(311) (R17-033 Theron), a bylaw to rezone property at 8187 Oyama Street from Suburban 36 (S36) Zone to Suburban 36 Secondary Dwelling (S36s) Zone, be read a third time.

8. That Zoning Amending Bylaw 5778-2018-5050(312) (R18-013 Sidhu), a bylaw to rezone property at 8403 Charman Street from Urban Residential 465 (R465) Zone to the Urban Residential 465 Secondary Dwelling (R465s) Zone, be read a third time.

9. That Zoning Amending Bylaw 5779-2018-5050(313) (R16-049 OTG Developments), a bylaw to rezone property at 9957 Dewdney Trunk Road from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone, be read a third time.

10. That Street Naming (Richards Avenue Extension and Keenan Terrace) Bylaw 5780-2018 (R16-049 OTG Developments), a bylaw to name an extension for an existing road and name a new road, be read a third time.

11. That Land Use Contract Repeal Bylaw 5782-2018 (LUC18-007 DOM), a bylaw to terminate the Land Use Contracts 173-1972 and 691-1978 for the property located at 8160 Manson Street, be read a third time.

12. That Zoning Amending Bylaw 5781-2018-5050(314) (LUC18-007 DOM), a bylaw to rezone property at 8160 Manson Street from Urban Residential 930 (R930) Zone to Commercial Local One (CL1) Zone, be read a third time.

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


17. That in accordance with Section 477 of the Local Government Act, Council has considered Official Community Plan Amending Bylaw 5743-2018-5670(5) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.
18. That Official Community Plan Amending Bylaw 5743-2018-5670(5) (R18-012 Polygon Homes), a bylaw to redesignate the properties located at 8455, 8279, 8387, 8289 and Lot A Nelson Street from Silverdale Comprehensive Planning Area and Suburban Residential, to Urban Compact, Attached Multi-unit Residential, and Parks and Open Space, be **read a second time as amended**.

19. That Zoning Amending Bylaw 5788-2018-5050(316) (R18-012 Polygon Homes), a bylaw to rezone properties at 8455, 8279, 8387, 8289 and Lot A Nelson Street from Rural 16 (RU16) Zone to Comprehensive Development 44 (CD44) Zone, Multiple Family Townhouse 52 (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone, be **read a first and second time**.

20. That Street Naming (Burnham Place, McCreath Place and Montgomery Place) Bylaw 5789-2018 (R18-012 Polygon Homes), a bylaw to name three new roads, be **read a first and second time**.

CARRIED

In response to concerns about the choice of family name for a new street in the Cedar Valley area, the Deputy Chief Administrative Officer stated that Planning Division staff had provided an alternate option of the name, Adachi, as the Adachi family had previously resided in the Cedar Valley area.

Moved by Councillor Hinds, seconded by Councillor Alexis, and

RESOLVED:

1. That draft Street Naming (Jamieson Terrace) Bylaw 5787-2018, be amended by replacing the family name, Jamieson, with **Adachi**; and

2. That Street Naming (Adachi Terrace) Bylaw 5787-2018 (R17-022 Bowins), a bylaw to name a new road, be **read a first and second time**.

CARRIED

16. DEVELOPMENT PERMITS FOR CONSIDERATION

Moved by Councillor Hinds, seconded by Councillor Hamilton, and

RESOLVED:

1. That Development Variance Permit DV17-001 (7354 Wren Street) to vary District of Mission Zoning Bylaw 5050-2009, Section 603(C) Lot Area (1) RT465 by requiring an increase in the lot width from 16.0 metres (52.5 feet) to 27 metres (88 feet) and a reduction in lot depth from 30.0 metre (98.4 feet) to 21 metres (69 feet), to provide conformity to the Official Community Plan guidelines respecting building form, landscaping, signage and parking, be approved; and

2. That Development Variance Permit DV18-021 (10272 Hayward Street) to vary District of Mission Zoning Bylaw 5050-2009, Section 201(D)(1)(a) (Interior Side) by reducing the Interior Side setback from 4.5 m (14.8 ft.) to 0.9 m (3.0 ft.), to accommodate the construction of an accessory building (i.e. garage) on site with limited building envelope, be approved.

CARRIED

17. NEW/OTHER BUSINESS

There was no new/other business.
18. NOTICES OF MOTION

There were no notices of motion.

19. QUESTION PERIOD

Nicole Bellay, Mission, queried why the Polygon Homes development application for several addresses on Nelson Street was being rushed. Council advised Ms. Bellay that this application was following the same process as all other applications, and the original application had been received by the District in December, 2017. The Official Community Plan amending bylaw was first considered back in June, 2018 and the public hearing will not be held until September 19, 2018. Council clarified that public input is not taken for the first two readings of a bylaw, and the application is not being approved at this meeting.

Paul Berntsen, Mission, asked Council to ensure they represent their constituents and to listen to the people in the neighbourhood who are most affected by the proposed development on Nelson Street.

Jennifer Holmes, Mission, queried why construction work is often started on a development before the application has been approved, what powers Council has to slow down this work until an approval has been granted, and what can be done to minimize the risk of landslides due to land clearing. Council advised Ms. Holmes that the public can call the District to report any construction work that is commenced before approval, the Polygon Homes application for a Nelson Street development has taken nine months to get to first and second readings, and staff are currently working on a tree bylaw to mitigate any concerns of landslides due to land clearing.

Yvonne Hale, Mission, asked Council to clarify the bylaw approval process. Council advised Ms. Hale that, in order for an Official Community Plan amending bylaw or Zoning Amending bylaw to be adopted, it must first go through first and second readings, a public hearing, and third reading. The first and second readings allow the bylaw to then advance to a public hearing. Once the public hearing has taken place, Council may then either grant third reading, require third reading to be “subject to” certain conditions, or deny the application completely. Ms. Hale then asked, once staff have compiled the information on a particular application, who else can see these documents. Council advised Ms. Hale that all of the information in regards to an application is made public and is provided for review before the public hearing. The Chief Administrative Officer clarified that a public hearing is to give the public an opportunity to voice their opinions and concerns in regards to an application, it is not a time for detailed technical questions to staff or to engage in a debate.

Ryan Coreau, Mission, asked who would be paying to bring amenities such as sewer and water to the proposed development site on Nelson Street. Council advised Mr. Coreau that the developer would be responsible for the costs associated to bring these services to their development site.

20. ADJOURNMENT

Moved by Councillor Plecas, seconded by Councillor Stevens, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:54 p.m.

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER