

**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 Monday, November 23, 2009 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe  
Councillor Terry Gidda  
Councillor Paul Horn  
Councillor Danny Plecas  
Councillor Mike Scudder  
Councillor Heather Stewart  
Councillor Jenny Stevens

Staff Members Present: D. Clark, director of corporate administration  
C. Brough, administrative clerk

**1. DELEGATIONS AND PRESENTATIONS**

PH09/067  
NOV 23, 2009

**Peter Bandi, Mission Citizens Association**  
**Re: Covered Sheds and Washrooms in Cedar Valley Parks**

Peter Bandi appeared before council on behalf of the Mission Citizens Association to call attention to the fact that there is a need for sheltered areas in Cedar Valley parks. He requested that the district survey the parks in the area with a view to providing a shelter with washroom facilities so that seniors in the community can socialize in inclement weather.

The mayor thanked Mr. Bandi for his presentation and stated that, in response to this acknowledged need within the community, council has already directed staff to formulate a master plan for Griner Park.

Council directed staff to determine if there are existing sanitary/sewer connections within Griner Park and to provide an estimate of the costs of installing shelters and washrooms.

Council also suggested that the Mission Citizens Association explore possible partnerships to assist with the cost of the installations.

Mr. Bandi requested that his organization be kept apprised of further developments with regard to Griner Park.

The mayor and council thanked Mr. Bandi for his efforts on behalf of the community.

**2. NEW BUSINESS**

PH09//068  
NOV 23, 2009

**Bus and Recreational Passes for Canada World Youth Exchange with Ukraine Staying in Mission**

Moved by Councillor Horn, seconded by Councillor Stewart, and

**RESOLVED:** That the following donation be provided to the Canada World Youth

Exchange program which will be in the District of Mission from December 13, 2009 to March 11, 2010:

- a) 18 three-month leisure passes at a cost of \$2,160.00; and
- b) 18 monthly bus passes for December, January, February and March at a cost of \$3,240.00 with the funds to come from accumulated surplus.

CARRIED

PH09/069  
NOV 23, 2009

**Mission and District Lions Club**

**Re: Request for a \$200 Grant for Transportation to Christmas Dinner**

Council acknowledged the importance of this annual event and directed staff to contact the District Lions Club to explore the possibility of using the busy bus for the event.

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That a \$200 donation be provided to the Mission and District Lions Club for their 2009 Christmas dinner and that this be included in the core budget as an annual donation with an automatic annual increase based on the Vancouver consumer price index.

CARRIED

PH09/070  
NOV 23, 2009

**Late Item: Changes to Committee Appointments**

Moved by Councillor Scudder, seconded by Councillor Plecas, and

RESOLVED: That the following changes in committee appointments be approved:

1. Fraser Valley Regional Library Board – Councillor Gidda;
2. Fraser Valley Regional Library Board (alternate) – Councillor Stewart;
3. Mission Abbotsford Transit Committee – Councillor Scudder;
4. Mission Abbotsford Transit Committee (alternate) – Councillor Plecas;
5. Mission Community Heritage Commission (alternate) – Councillor Horn;
6. Mission Mental Health Advisory Committee – Councillor Horn;
7. Mission literacy Association – Councillor Plecas;
8. Mission Community Foundation – Mayor Atebe; and
9. Mission Community Foundation (alternate) – Councillor Scudder.

CARRIED

**3. QUESTION PERIOD (ON NEW BUSINESS ONLY)**

Mayor Atebe opened the floor to the public to ask questions related only to the items listed under – "New Business", and stated that any questions relating to the public input item should be asked during the development variance portion of the meeting.

There were no questions from the public.

**4. DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMIT APPLICATIONS**

Mayor Atebe called the meeting to order and outlined the procedures to be followed.

PH09/071  
NOV 23, 2009

**Development Variance Permit Application DV09-008 and  
Cash in Lieu of Parkland for S09-009 (Parks)  
10060 Stave Lake Street**

Marcy Bond, planner, provided information regarding development variance permit application DV09-008 and cash in lieu of parkland for S09-009, in the name of Keith and Anita Parks and Rick and Nancy Parks, for property located at 10060 Stave Lake Street and legally described as parcel identifier: 024-577-995; Lot A, Section 3, Township 18 New Westminster District Plan LMP 43028. Ms. Bond stated that while no rezoning is required as part of the subdivision application, the development variance permit application is required to vary District of Mission zoning bylaw 3143-1998 Section 108 Environmental Protection by reducing the minimum required width of the streamside protection and enhancement area where the existing dwelling, new access road and wells on proposed lots 2 and 3 encroach and adding an area at a ratio of 2:1 adjacent to the stream side protection area, and to vary District of Mission subdivision control bylaw 1500-1985 Schedule "A" by reducing the rural local residential for highway width from 20 metres (65.6 feet) to 12 metres (39.3 feet) and the travelled portion width from 7 metres (22.9 feet) to 6 metres (19.6 feet).

The director of corporate administration stated that no written submissions had been received regarding this application.

Francine Brown expressed her concern that approval of this one variance may encourage other similar requests in the area which could ultimately endanger fish habitats. She also questioned who would monitor future property owners to ensure that further encroachments do not occur.

Mayor Atebe noted that the property has been evaluated by Scott Resources and that Department of Oceans and Fisheries (DFO) approval is required.

In response to a request for clarification from council, the planner confirmed that many of the encroachments already exist and that greater environmental protection and safeguards will arise as a result of the subdivision.

Elizabeth Rickert expressed concern about increased traffic on the roads in the area and requested information on how the streamside protection and enhancement area (SPEA) would be protected.

The planner stated that the SPEA would be clearly marked by signage and that concerns regarding violations are typically reported to DFO by property owners and neighbours for investigation.

Hearing no further questions or comments the mayor declared the public input session on District of Mission development variance permit application DV09-008 and cash in lieu of parkland for S09-009 closed.

Moved by Councillor Stewart, seconded by Councillor Scudder, and

**RESOLVED:**

1. That development variance permit application DV09-008, in the name of Keith and Anita Parks and Rick and Nancy Parks, for the property at 10060 Stave Lake Street and legally described as:

Parcel Identifier: 024-577-995; Lot A, Section 3, Township 18 New Westminster  
District Plan LMP 43028

- a) to vary District of Mission zoning bylaw 3143-1998 Section 108 Environmental Protection by reducing the minimum required width of the streamside protection and enhancement area where the existing dwelling, new access road and wells on proposed lots 2 and 3 encroach and adding an area at a ratio of 2:1 adjacent to the stream side protection area, shown on Plan 1; and
- b) to vary District of Mission subdivision control bylaw 1500-1985 Schedule "A" by reducing the rural local residential for highway width from 20 meters (65.6 feet) to 12 meters (39.3 feet) and the travelled portion width from 7 metres (22.9 feet) to 6 metres (19.6 feet)

be approved; and

2. That the five percent parkland provision in Section 941 of the *Local Government Act* be applied as cash-in-lieu of parkland to subdivision file S09-008.

CARRIED

## 5. ADJOURNMENT

Moved by Councillor Gidda, seconded by Councillor Stevens, and

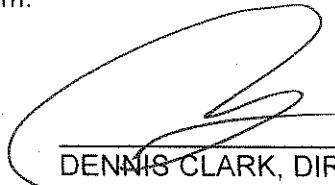
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:10 p.m.



JAMES ATEBE, MAYOR



DENNIS CLARK, DIRECTOR OF  
CORPORATE ADMINISTRATION