

DISTRICT OF MISSION

REQUEST TO APPEAR AS A DELEGATION

Date: OCTOBER 01, 2009

To: Dennis Clark, Director of Corporate Administration

I hereby request permission to appear as a delegation before District of Mission Mayor and Council with reference to the following topic:

RE-ZONING APPLICATION R08-027 - 33038 DEWDNEY TRUNK RD.

PRESIDENT PAUL CHRISTENSEN OF THE LDS CHURCH WILL
BE THE SPOKESMAN FOR THE DELEGATION.

I understand that the deadline for submission of the request is 4:30 p.m. on the Monday preceding the date of the meeting and that once my appearance has been confirmed, I will be allotted a maximum of 10 minutes to make my presentation.

Name: MICHAEL GIBB



Planning Department
Memorandum

File Category: ADM.BYL.BYL
File Folder: Bylaw 5050-Zoning

TO: Chief Administrative Officer

FROM: Deputy Director of Planning

DATE: October 1, 2009

SUBJECT: Zoning Bylaw 5050

RECOMMENDATION:

That Council rescind second reading of zoning bylaw 5050 and make the following change to the bylaw:

Delete Section 1301 (c) and replace it with the following:

“Section 1301

C. Location of Uses

1. Small Scale Agriculture is permitted as an Accessory Use in the “Country Residential” Development Precinct only, subject to compliance with Tree Management Bylaw 3872-2006”; and

That Council give second reading to bylaw 5050 as amended; and that a public hearing be held on October 19, 2009.

BACKGROUND:

A public hearing for bylaw 5050 was held on September 14, 2009. At the hearing a submission was made by Jordan Cook Associates expressing concern over the wording in Section 1301.

The present wording is as follows:

Section 1301

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the SN1A zone:
 - a. Agriculture limited to:
 - i. Small Scale Agriculture – provided the “No Build Covenant” referred to in Section B.2 of Schedule 1 of District of Mission Phased Development Agreement Bylaw 4071-2008 remains registered on title to the parcel.

The Southwest Mission zoning adopted in early 2009 provided that small scale agriculture would be a permitted accessory use in the "Country Residential Development Precinct". The following section C of the zoning bylaw attempted to address this issue.

C. Location of Uses

1. Notwithstanding Section 1301 Part B.1.a, Small Scale Agriculture is permitted in the "Country Residential" Development Precinct only, and subject to compliance with Tree Management Bylaw 3872-2006.

Unfortunately, section 1301 C.1 does not achieve this goal.

Staff is suggesting that the wording be amended as noted below:

C. Location of Uses

1. Small Scale Agriculture is permitted as an Accessory Use in the "Country Residential" Development Precinct only, subject to compliance with Tree Management Bylaw 3872-2006.

The recommended change will constitute a "use" change and therefore another public hearing will need to be held. Staff is suggesting holding the public hearing prior to the committee of the whole meeting on October 19, 2009.



Barclay Pitkethly, MCIP
Deputy Director of Planning