

**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, September 10, 2012 commencing at 6:30 p.m.

Council Members Present: Mayor Ted Adlem  
Councillor Nelson Tilbury  
Councillor Jeff Jewell  
Councillor Jenny Stevens

Council Members Away: Councillor Larry Nundal  
Councillor Tony Luck  
Councillor Dave Hensman

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Kelly Ridley, Deputy Director of Corporate Administration  
Tina Mooney, Administrative Clerk

**1. CALL TO ORDER**

**2. RESOLUTION TO ADD BYLAWS SECTION**

PH12/092  
SEPT. 10/12

Moved by Councillor Stevens, seconded by Councillor Tilbury, and

RESOLVED: That item 8. Bylaws for consideration be added to the agenda for the September 10, 2012 regular meeting of Council:

CARRIED

**3. ADOPTION OF AGENDA**

RC12/093  
SEPT. 10/12

Moved by Councillor Jewell, seconded by Councillor Tilbury, and

RESOLVED: That the agenda for the regular Council meeting of September 10, 2012, be adopted, as amended.

CARRIED

**4. DELEGATIONS AND PRESENTATIONS**

RC12/094  
SEPT. 10/12

**Mission Regional Chamber of Commerce –  
Elyssa Lockhart, President and Michelle Favero, Manager  
Re: Candlelight Parade**

Elyssa Lockhart, President of the Mission Regional Chamber of Commerce appeared before Council to discuss the Candlelight Parade.

The Christmas Candelight Parade is the largest family event held regularly in the District of Mission and has been for part of the community for 28 years. The parade has over 80 floats, 1200 participants and more than 12,000 spectators.

The parade is well managed and ensures safety for all by collecting input from the Ministry of Transportation, traffic control, RCMP, Fire, and Occupational Health and Safety.

The Mission Christmas Bureau benefits from the collection of food and donations at this event.

There are many groups in the community that help keep the spirit of Christmas alive by participating in the parade.

Moved by Councillor Stevens;

RECOMMENDED: that Highway #7 from Murray Street to Highway #11 be closed for the Candelight Parade on December 7, 2012 and adequate District staff be allocated for this event.

CARRIED.

## 5. NEW BUSINESS

RC12/095  
SEP. 10/12

**Development Variance Application (DV12-010) to increase the height of the Single Family Dwelling and increase the allowable height of a retaining wall at 34615 Gordon Place  
(for Consideration of Approval)**

Moved by Councillor Tilbury, and seconded by Councillor Jewell,

RECOMMENDED: That Development Variance Permit Application DV12-010 to vary District of Mission Zoning Bylaw 5050-2009:

- (a) Section 501, Part I. Height of Buildings, Paragraph 1, by increasing the height of the principal building from 9.5 m (31.1 ft.) to 10.75 m (35.25 ft.),
- (b) Section 111, Part B. Retaining Walls, Paragraph 1, by increasing the maximum exposed height of a retaining wall permitted at the property line from 0.6 m (2.0 ft.) to 2.75 m (9.0 ft.), and
- (c) Section 111 Part B. Retaining Walls, Paragraph 2, by increasing the maximum exposed height of a retaining wall on all other points on the property from 1.2 m (4.0 ft.) to 2.75 m (9.0 ft.)  
be approved.

CARRIED

RC12/096  
SEP. 10/12

**Development Variance Permit (DV12-013) to reduce the setback to the front lot line to allow the existing single family dwelling and an addition at 7727 Hemlock Street  
(for Consideration of Approval)**

Moved by Councillor Jewell, and seconded by Councillor Tilbury,

RECOMMENDED: That Development Variance Permit Application DV12-013 to vary District of Mission Zoning Bylaw 5050-2009 Section 201, Part D. Setbacks, Paragraph 1. Residential and Buildings and Structures: by reducing the setback to the front lot line from 7.5 m (24.6 ft.) to 2.55 m (8.43 ft.) be approved.

CARRIED

**6. QUESTION PERIOD**

There were no questions from the public.

**7. PUBLIC HEARING**

Mayor Ted Adlem called the Public Hearing to order and outlined the procedures to be followed.

PH12/097  
SEPT. 10/12

**Zoning Amending Bylaw 5311-2012-5050(87)**

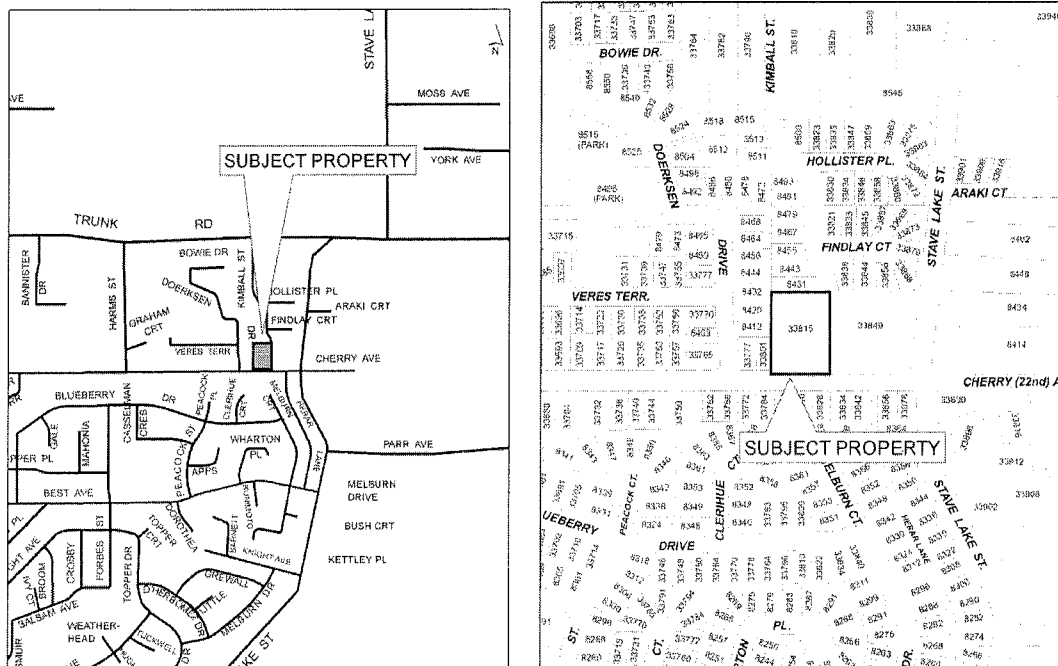
(R12-014 – Rockwell) – a bylaw to rezone property at 33815 Cherry Avenue from Suburban 36 Zone (S36) to Residential Compact Secondary Dwelling 465 Zone (RC465s)

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5311-2012-5050(87) (R12-014 Rockwell) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 003-577-716 Lot 35, Section 27, Township 17, New Westminster District Plan 65357

from Suburban 36 (S36) zone to Residential Compact 465 Secondary Dwelling (RC465s) zone

The location of the subject property is **33815 Cherry Avenue** and is shown on the following maps:



The purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into 5 (five) lots of a minimum 465 square metres (5,005 sq. ft.) lot size with secondary dwellings.

The Planner stated that the following requirement would need to be met prior to adoption of the bylaw:

- (a) the community amenity contribution in the amount of \$2,815 per newly created lot is received, for a total of \$11,260.

The Deputy Chief Administrative Officer stated that no written submissions were received.

There were no comments or questions from the public.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5311-2012-5050(87) (R12-014 Rockwell) be closed.

PH12/098  
SEPT. 10/12

- i. **Zoning Amending Bylaw 5312-2012-5050(88)**  
(R12-017 – Cheema/Tiegen/Krahn) – a bylaw to rezone property at 8351 and 8367 Cedar Street from Suburban 36 Zone (S36) to Urban Residential Compact 372 Zone (RC372)
- ii. **Development Permit Application DP12-006**
- iii. **Development Variance Permit Application DV12-009**

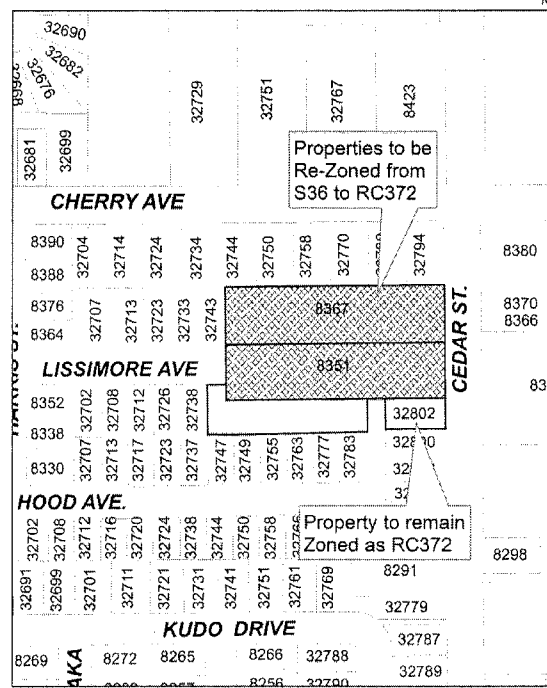
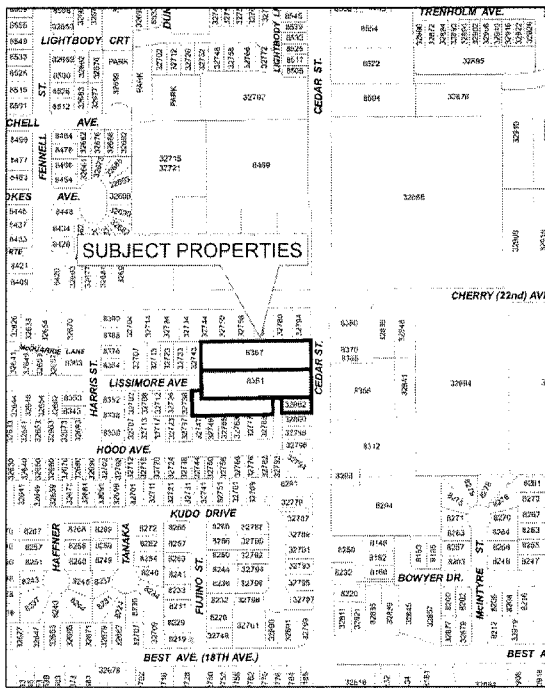
Eric Wilhelm, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5312-2012-5050(88) (R12-17 Cheema/Tiegen/Krahn) by amending the zoning of the following legally described properties:

Parcel Identifier: 002-402-149 Lot 302 Section 29 Township 17 New Westminster District Plan 58466

Parcel Identifier: 005-700-132 Lot 301 Section 29 Township 17 New Westminster District Plan 58466

from Suburban 36 (S36) zone to Urban Residential Compact 372 (RC372) zone.

The location of the subject properties is **8351, 8367 Cedar Street and 32802 Hood Avenue** and is shown on the following maps:



The Planner stated that the following requirement would need to be met prior to adoption of the bylaw:

- (a) Receipt of the community amenity contribution in the amount of \$47,855.00;
- (b) Completion and approval of engineering requirements attached as Appendix 3 to the report of the Planner dated August 20, 2012; and

The proposed Development Permit Application DP12-006 is to ensure the form and character of the development. Designs of single family homes will be enforced through a design covenant registered on title.

The proposed Development Variance Permit Application (DV12-009) is to vary District of Mission Zoning Bylaw 5050-2009 by:

- (a) Reducing the rear setback for proposed Lot H and I from 7.5 metres (24.6 ft.) to 6 metres (19.7 ft.); and
- (b) Reducing the lot frontage requirement for proposed Lot H from 6 metres (19.7 ft.) to 3.65 metres 11.9 ft.

The Deputy Chief Administrative Officer stated that no written submissions were received.

Danny Plecas questioned the frontage and the driveways for H and I as there is limited ability for those property owners to park on the street and the driveway could encroach on the walkway.

The Planner responded that there would be an access easement to allow for a shared driveway for H and I registered on title and there will be proper access to the 3 meter walkway.

Danny Plecas asked if there will be a limit on the house footprint regarding the lot size to ensure there is driveway space.

The Deputy Director of Planning responded that there is a limit on the footprint contained in the Zoning Bylaw.

Michelle Cedrone asked the difference between the Suburban 36 Zone and the Urban Residential Compact Zones.

The Planner responded that Suburban 36 zone has a minimum lot size of .88 acres and the residential compact allows for single family homes on a 4,000 sq. ft. lot.

Michelle Cedrone asked if the current area is zoned for Suburban 36 and expressed concern with the small lots in the surrounding area.

The Planner noted that the subject property is zoned Suburban 36 and the surrounding properties are zoned Residential Compact 372 (RC372).

Michelle Cedrone expressed concern with the minimum lot size and its effect on the character of the neighbourhood, limited street parking and sidewalks, shared driveways, and the potential increase in crime with access from Cedar Street. She also expressed concern with the potential of basement suites.

The Planner responded that the surrounding lots are zoned Residential Compact 372 (RC372). The minimum lot size for the proposed new lots is the same as the surrounding area of a minimum of 372 meters. He noted that the surrounding lots average 420 sq. meters. The Zoning Bylaw requires a minimum of two parking stalls on site.

In response to questions from Council, Michelle Cedrone noted that she would support the application if the lots were consistent with Hood Avenue.

In response to questions from Council, the Planner responded that Suburban 36 allows for 3600 sq. meters and the proposed zone to Urban Residential Compact 372 is 372 sq. meters.

Jim Hinds asked if there will be a lane between Hood Avenue and Lissimore Avenue. This lane could be used for parking and may raise concerns for emergency vehicles access.

The Planner responded that the area is proposed as an oversized laneway and has a dedication of 10 meters.

Sean Thiessen asked if the pathway between lots H and I would remain. He expressed concern with increased crime in the area and noted that the north side of Lissimore Avenue has larger lots and would like to see consistency in the lot size with this proposal in the area.

The Planner responded that the proposal for the walkway will be south of Lot I.

Councillor Stevens expressed concern with a shared driveway for lots H and I and if the two spots for each resident will be parallel or in line spots. She asked that staff provide information regarding an arrangement of the shared driveway prior to adoption.

The Planner responded that the developer could provide more information regarding the driveway prior to adoption.

Councillor Stevens noted that there are significant trees on the property, will they all be cleared and if so, will there be replanting.

The Planner responded that there is a large stand of trees that will be cut and the Tree Policy states that any trees that are located within a right of way will be removed without replacement. There is a large amount of hedging on the property and those would be counted and any significant trees would require replanting on a one to one basis.

Council Stevens expressed concerns with the size of the lots and parking issues in the neighbourhood.

The Planner responded that parking is permitted on District of Mission roadways.

Councillor Stevens asked if legal basement suites would be approved in the new homes.

The Planner responded the Residential Compact 372 zone does not permitted legal secondary suites and it is difficult to enforce. The developer could be asked to put covenants on the homes to deal with this issue.

Councillor Stevens noted that if ground floor access is not approved then the potential for basement suites will be reduced and she would like more information regarding this forwarded to council prior to third reading.

Councillor Jewell expressed concern with parking and the size of the lots being constructed in comparison to the neighbouring properties.

Council Tilbury noted that many residents appear to be concerned with the size of the lots and the impact of crime with the development of more properties in the area.

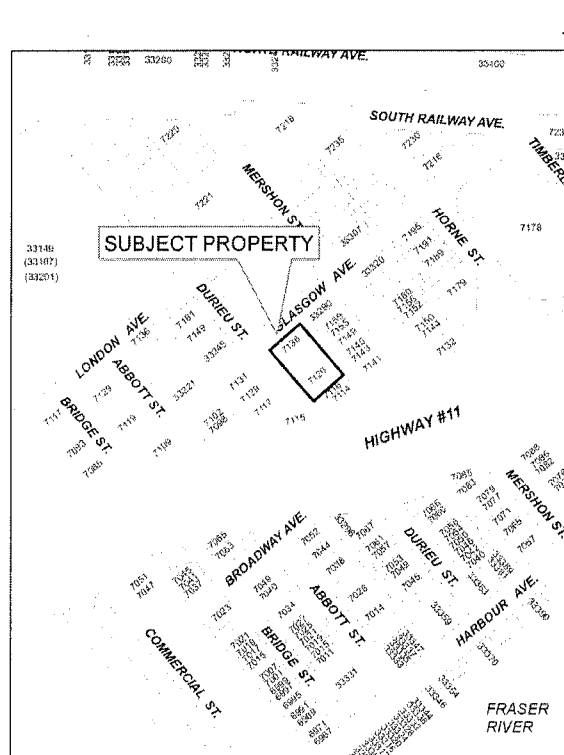
Sean Thiessen asked if the developer could prepare new plans showing larger lots to ensure the character of the area remains consistent.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5312-2012-5050(88) (R12-017 Cheema, Tiegen and Krahn) be closed.

PH12/099  
SEPT. 10/12

**Temporary Industrial Permit Application TP12-001 (Everclear Metal Recycling (Ross Farrell) – 7120 Durieu Street (Presentation and Public Input)**

Marcy Bond, Planner, provided information regarding Temporary Industrial Permit Application TP12-001 (Everclear Metal Recycling (Ross Farrell) to permit a metal bin storage facility on the property located at 7120 Durieu Street, as shown on the following map:



The purpose of the Temporary Industrial Use Permit is to permit a metal bin storage facility on the property located at 7120 Durieu Street.

The Deputy Chief Administrative Officer stated that no correspondence had been received regarding this application.

Hearing no further questions or comments, the Mayor declared the public input session on District of Mission Temporary Industrial Permit TP12-001 (Everclear Metal Recycling (Ross Farrell) – 7120 Durieu Street closed.

## 8. BYLAWS

RESOLVED: That the readings of all bylaws included in the Bylaws section of the September 10, 2012 Regular Council Agenda be considered as listed.

PH12/100  
SEPT. 10/12

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

- (a) **Land Use Application Procedures and Fees  
Amending Bylaw 5313-2012-3612(11)** – a bylaw to  
amend Development Variance Permit fees

Adoption

CARRIED



PH12/101  
SEPT. 10/12

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

- (b) **Zoning Amending Bylaw 5311-2012-5050(87)** Third Reading  
(R12-014 – Rockwell) – a bylaw to rezone property at  
33815 Cherry Avenue from Suburban 36 Zone (S36) to  
Residential Compact Secondary Dwelling 465 Zone  
(RC465s)

Included in the resolution as part of the consideration of  
Third Reading:

That staff be directed to bring Zoning Amending  
Bylaw 5311-2012-5050(87) back to Council once the  
following condition is met:

- (a) The community amenity contribution in the  
amount of \$2,815 per newly created lot is  
received, for a total of \$11,260.

CARRIED

PH12/102  
SEPT. 10/12

Moved by Councillor Stevens, seconded by Councillor Jewell, and

- (c) **Street Naming (Kimball Street extension) Bylaw 5315-2012** a bylaw to name one road extension First, Second and  
Third Readings

CARRIED

PH12/103  
SEPT. 10/12

Moved by Councillor Stevens, seconded by Councillor Tilbury, and

RESOLVED that Zoning Amending Bylaw 5312-2012-5050(88) (R12-017 –  
Cheema/Tiegen/Krahn be deferred pending a Third Reading Report addressing the  
following concerns:

1. Would the developer be prepared to amend the proposal to build 17 new lots rather than the proposed 20;
2. Provide further details regarding street parking and the shared driveway between Lots H and I and if they are parallel or in-line parking spots;
3. Clarification of the final tree count;
4. RCMP be consulted regarding potential increased crime in the area with the lane access; and
5. Why the developer proposed this density and what are the financial implications should the developer increase the lot sizes and reduce the proposal by three lots.

CARRIED

**3. OTHER BUSINESS**

RC12/104  
SEPT. 10/12

**Temporary Industrial Permit Application TP12-001 (Everclear Metal Recycling (Ross Farrell) – 7120 Durieu Street (for Consideration of Approval)**

Moved by Councillor Tilbury, and seconded by Councillor Jewell, and

RESOLVED: That Council approve Temporary Industrial Permit Application TP12-001), be approved for a three year term.

CARRIED

**9. ADJOURNMENT**

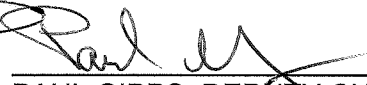
Moved by Councillor Tilbury, seconded by Councillor Jewell, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:26 p.m.

  
MAYOR WALTER (TED) ADLEM

  
PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER