

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, August 27, 2012, commencing at 6:30 p.m.

Council Members Present: Mayor Ted Adlem
Councillor Tony Luck
Councillor Nelson Tilbury
Councillor Larry Nundal
Councillor Jeff Jewell
Councillor Dave Hensman

Council Members Away: Councillor Jenny Stevens

Staff Members Present: 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

PH12/083
AUG. 27/12

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That item 5. Bylaws for consideration be added to the agenda for the August 27, 2012 regular meeting of Council:

CARRIED

Mayor Adlem challenged the community to support the BC Thanksgiving Food Drive that will take place on September 15 and all the food collected in our community will be provided to the St Joseph's Food Bank.

2. ADOPTION OF AGENDA

RC12/084
AUG. 27/12

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

RESOLVED: That the agenda for the regular Council meeting of August 27, 2012, be adopted, as amended.

CARRIED

3. PUBLIC HEARING

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

PH12/085
AUG. 27/12

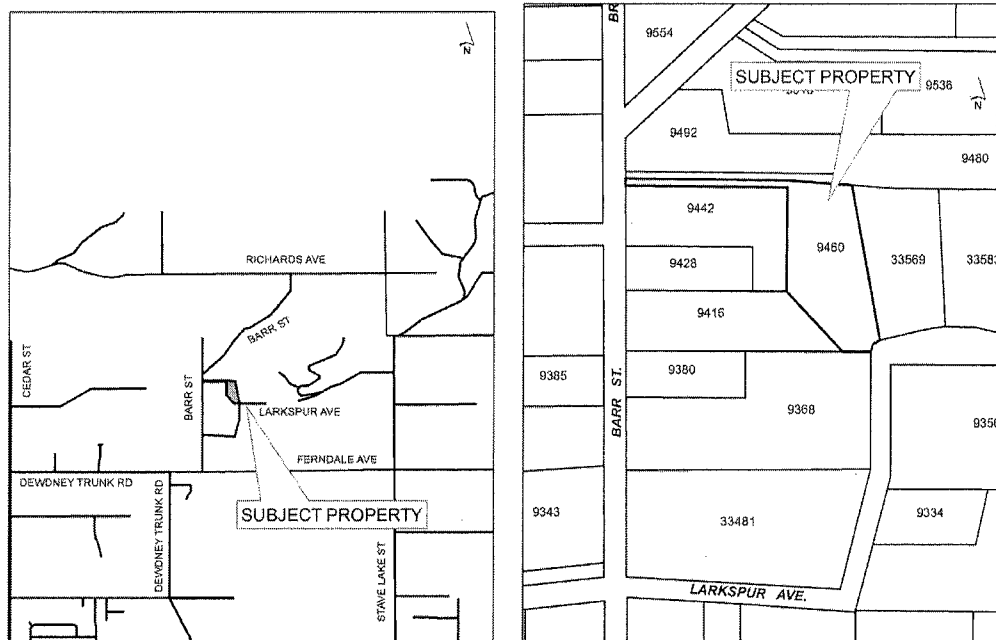
Zoning Amending Bylaw 5306-2012-5050(84) (R12-022-Maras) – 9460 Barr Street

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5306-2012-5050(84) (R12-022 Maras) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 025-702-581 Lot B, Section 33 Township 17 New Westmister
District Plan BCP36392

from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling
Zone (RR7s).

The location of the subject property is 9460 Barr Street and is shown on the following
maps:



The purpose of the proposed amendment is to accommodate a secondary dwelling
unit (garden cottage) on the property.

The proposed Development Variance Permit Application DV12-011 is to vary District
of Mission Zoning Bylaw 5050-2009, Section 106 F. Secondary Dwelling Units,
subsection 2. a., by increasing the maximum siting of the proposed garden cottage to
the principal building from 25 metres (82 ft.) to 40 metres (131 ft.).

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

- a) Confirmation that an area for a new septic system for the proposed garden
cottage has been approved or confirmation that the existing septic system has
been upgraded to service both the existing dwelling and proposed garden
cottage; and
- b) A well report, prepared by a professional engineer with expertise in ground
water supply, has been received and that the subject well(s) meets the
provisions of the Subdivision Control Bylaw and Council Policy WAT. 19 – Well
Water Quality – Aesthetic Parameters.
- c) Approval of Development Variance Permit DV12-011 will be considered as part
of the rezoning proposal.

The Deputy Director of Corporate Administration 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 5306-2012-5050(84) (R12-022-Maras) and Development Variance Application DV12 - 011 closed.

PH12/086
AUG. 27/12

Zoning Amending Bylaw 5307-2012-5050(85) (R12-024 – District of Mission)

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5307-2012-5050(85) (R12-024 – District of Mission) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by:

- a. Deleting the following from Section 501, Urban Residential Zone, Part C. Lot Area, Subsection 1;

“*In the **R465** zone, a maximum of 30% of the total Lots in any one development may be a Type II Lot” in its entirety, and

- b. replacing it with the following:

“*In the **R465** zone, a maximum of 40% of the total Lots in any one development may be a Type II Lot.”

The purpose of the proposed amendment is to amend the Urban Residential 465 (R465) zone Type I and II by increasing the percentage of lots that can be created with a minimum lot size of 465 square metres (5005 sq. ft.) from 30% to 40%.

The Deputy Director of Corporate Administration stated that no written submissions were received.

Councillor Luck expressed concern that reducing lot sizes but not road offsets substantially reduces backyards.

The Planner noted that the rear setback is maintained but the plans do not allow for a large backyard.

The Deputy Director of Planning noted that the rear yard setbacks are 7.5 meters and this is maintained throughout the Zoning Bylaw.

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 5307-2012-5050(85) (R12-024 District of Mission) closed.

PH12/087
AUG. 27/12

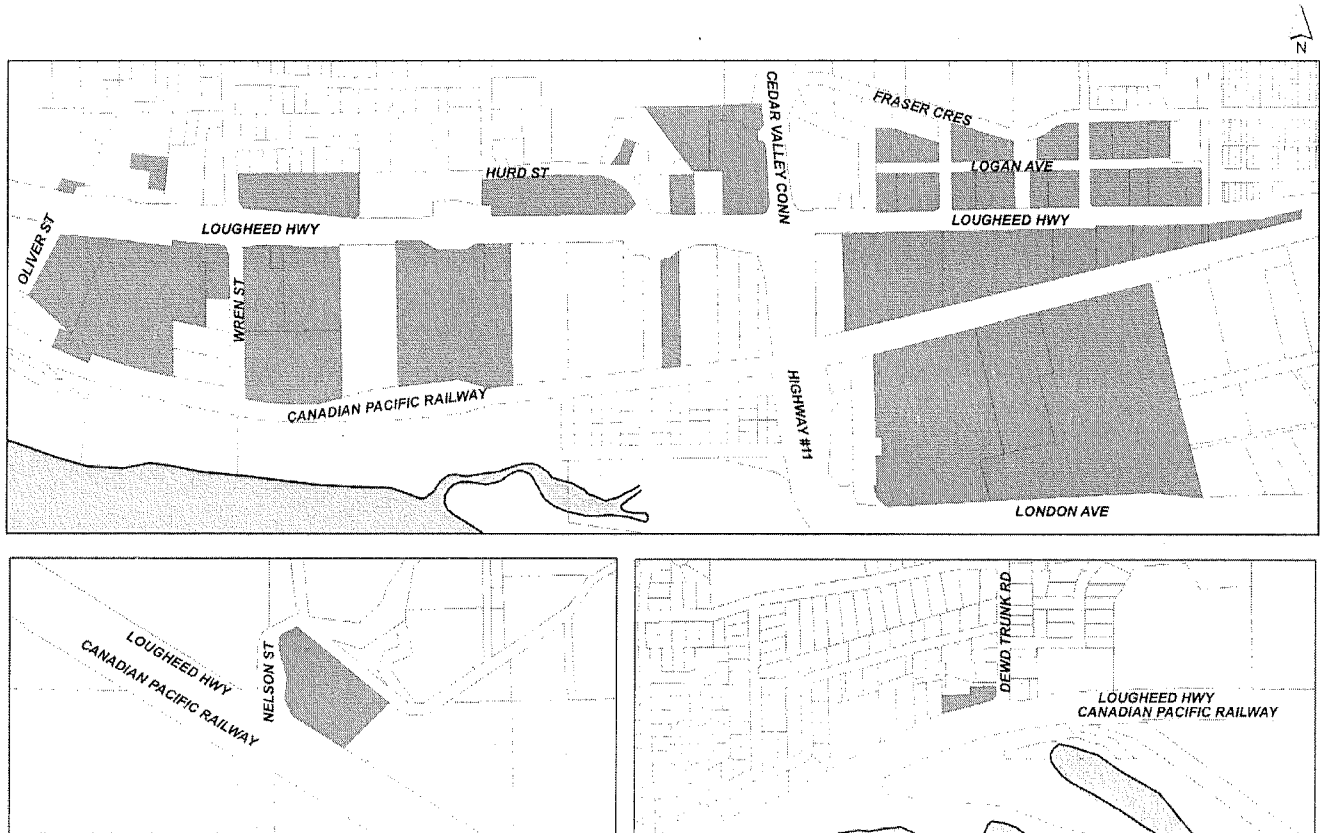
Zoning Amending Bylaw 5304-2012-5050(83) (R12-021 District of Mission)

Barclay Pitkethly, Deputy Director of Planning, provided information regarding District of Mission Zoning Amending Bylaw 5304-2012-5050(83) (R12-021 District of Mission) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by:

- a. deleting from Section 106 Use Regulations, Part C. Uses Prohibited, Paragraph 2.;
- b. deleting Section 804 Commercial Highway Zones in its entirety and replacing it with an amended Section 804 Commercial Highway Zones to create a new

Commercial Highway Two (CH2) zone which permits “drive through restaurants” as an outright permitted use; and

- c. rezoning the properties shown on the following maps from Commercial Highway One (CH1) zone to Commercial Highway Two (CH2) zone to permit “drive through restaurants” as an outright permitted use for the properties.



The purpose of the proposed text amendment and zone amending bylaw is to allow drive through restaurants as a permitted use in certain locales of Mission.

The Deputy Director of Corporate Administration stated that the following written submissions were received:

1. Email dated August 23, 2012 from Jason Maynes, Canadian Tire, in support of the application.
2. Email from Ben Irvine, Transaction Manager for Chevron Account dated August 27, 2012 requesting further clarification from the planning staff.

The Deputy Director of Planning noted that he has spoken with Mr. Irvine to further clarify his issues.

Cory Cassels stated that he is in favour of the application and this amendment will support new business in Mission.

Mike Scudder noted that the CD1 Zone was created to allow Council the opportunity to consider the economic benefits versus other factors in the communities. He noted that many community members previously voiced their concerns with more drive-thrus. He noted that he is not opposed to drive-thrus provided this zoning

amendment is not considered beyond the CH2 zone without careful consideration. He is not in favour of drive-thrus located outside of the highway corridor. He asked that council consider that all development applications wanting to install drive-thrus should consider past, present and future applications and how it affects the community.

Councillor Nundal noted that he supports restaurant or coffee shop drive-thrus being constructed in the highway corridor areas and stated that it is not always economic to put drive-thrus in non-highway areas as they have proved to be unsuccessful in some areas.

Councillor Jewell thanked staff for their work on this application.

Hearing no further questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5304-2012-5050(83) (R12-012 District of Mission closed.

4. BYLAWS

RESOLVED: That the readings of all bylaws included in the Bylaws section of the August 27, 2012 Regular Council Agenda be considered as listed.

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

- (a) **Zoning Amending Bylaw 5306-2012-5050(84)** Third Reading
(R12-022-Maras) – a bylaw to rezone property at 9460 Barr Street from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling Zone (RR7s)

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

That staff be directed to bring Zoning Amending Bylaw 5306-2012-5050(84) back to Council once the following conditions are met:

1. Confirmation that an area for a new septic system for the proposed garden cottage has been approved or confirmation that the existing septic system has been upgraded to service both the existing dwelling and proposed garden cottage; and
2. A well report, prepared by a professional engineer with expertise in ground water supply, has been received and that the subject well(s) meets the provisions of the Subdivision Control Bylaw and Council Policy WAT. 19 – Well Water Quality – Aesthetic Parameters.

CARRIED

PH12/089
AUG. 27/12

Moved by Councillor Luck, seconded by Councillor Nundal, and

- (b) **Zoning Amending Bylaw 5307-2012-5050(85)**
(R12-024 – District of Mission) – a bylaw to amend the
text in Section 501, Urban Residential Zone, Part C,
Lot Area, Subsection 1 of District of Mission Zoning
Bylaw 5050-2009
CARRIED

Third Reading

PH12/090
AUG. 27/12

Moved by Councillor Hensman, seconded by Councillor Jewell, and

- (c) **Zoning Amending Bylaw 5304-2012-5050(83)**
(R12-021 District of Mission) - a bylaw to amend
Sections 106 and 804 of District of Mission Zoning
Bylaw 5050-2009 and to rezone various properties
from Commercial Highway One Zone (CH1) to
Commercial Highway Two Zone (CH2)
CARRIED

Third Reading

5. ADJOURNMENT

Moved by Councillor Tilbury, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 7:06 p.m.


MAYOR WALTER (TED) ADLEM


PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER