

**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 March 19, 2012 commencing at 6:30 p.m.

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

**Council Members Absent:** Councillor Dave Hensman  
Councillor Jenny Stevens

**Staff Members Present:** Glen Robertson, Chief Administrative Officer  
Paul Gipps, Deputy Chief Administrative Officer  
Jennifer Russell, Legislative Assistant  
Tina Mooney, Administrative Assistant

**1. CALL TO ORDER**

Mayor Adlem called the meeting to order.

**2. ADOPTION OF AGENDA**

RC12/172  
MAR. 19/12

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

**RESOLVED:** That the agenda for the regular Council meeting of March 19, 2012 be adopted.

**CARRIED**

**3. PROCLAMATIONS**

RC12/173  
MAR. 19/12

**April 2012 as “Male Survivors of Sexual Abuse Awareness Month”  
BC Society for Male Survivors of Sexual Abuse**

Moved by Councillor Luck, seconded by Councillor Nundal, and

**RESOLVED:** That April 2012 be proclaimed as “Male Survivors of Sexual Abuse Awareness Month” within the District of Mission; the District to assume no costs related thereto.

**CARRIED**

**4. DELEGATIONS AND PRESENTATIONS**

RC12/174  
MAR. 19/12

**Presentation of Special Recognition Award – Kelly Ridley**

Tom MacDonald, Executive Director of the Local Government Management Association of BC, appeared before Council to acknowledge the contributions that Kelly Ridley, Deputy Director of Corporate Administration, has made to both the development of local government election legislation and to the delivery of training for election officials and staff throughout BC.

Council thanked Ms. Ridley for her volunteer efforts, and Mayor Adlem thanked Mr. MacDonald for presenting the information.

RC12/175  
MAR. 19/12

**Tony Lapointe, Executive Director, Mission Community Services Society**  
**Re: Overview of Mission Community Services**

Tony Lapointe, Executive Director for Mission Community Services Society, appeared before Council to provide an overview of Mission Community Services (MCS).

Mr. Lapointe stated:

- MCS was founded by Glen Barkman and Barbara Wightman, and began operation on February 11, 1972.
- It originally operated from the old Recreation Centre and provided a workshop activity centre, emergency transportation services, meals on wheels and family life groups.
- Various programs were added over the years, including the Christmas Bureau, emergency babysitting services, tutorial assistance, Parents Anonymous and volunteer reading programs.
- MCS provides the following value to Mission:
  - *economic value* – through employment of nearly 100 people contributing part of their salaries to Mission's economy, and by volunteer labour of nearly 10,000 hours per year,
  - *contributing to the wellbeing of community members* – through the delivery of essential services to children, youth, seniors, families, the homeless, new immigrants and working poor, providing opportunity for volunteerism for Mission residents, and by acting as the "arms of compassion" for the community,
  - *fostering citizen participation and engagement in healthy democracy* – through encouraging networking, shared interests, and expression of deeply held values, advocating for the less fortunate and encouraging others to do the same,
  - *creating social and economic innovation* – through identification of social issues and forming solutions to address these issues, and
  - *delivering important public service on behalf of government* – wages are typically less than other government wages, and there are fewer regulatory restrictions to service delivery.

In conclusion, Mr. Lapointe stated that MCS is committed to continue helping community members achieve or maintain independence, to find effective long term solutions to complex social and economic issues, and to help people, change lives and facilitate a strong sense of community for today and the future.

Mayor thanked Mr. Lapointe for the presentation.

RC12/176  
MAR. 19/12

**Raphael Silver**  
**Re: Community Art Project**

Raphael Silver appeared before Council to provide an overview of the community art project for Fraser River Heritage Park that was approved in principle last March.

Mr. Silver stated:

- The proposal was to create a large totem pole structure representing a longhouse to commemorate the survivors of residential schools.
- Funding for the project is provided in full by a grant from the Truth and Reconciliation Commission of Canada.
- The Truth and Reconciliation Commission of Canada has a project completion deadline of May 26, 2012, and all supporting partners are working together to complete the posts and plan a large community celebration in Fraser River Heritage Park on May 26.

In response to questions from Council, Mr. Silver stated that the maintenance requirements are minimal, as the posts will not be painted.

Mayor Adlem thanked Mr. Silver for the information.

## 5. PUBLIC HEARING

RC12/177  
MAR. 19/12

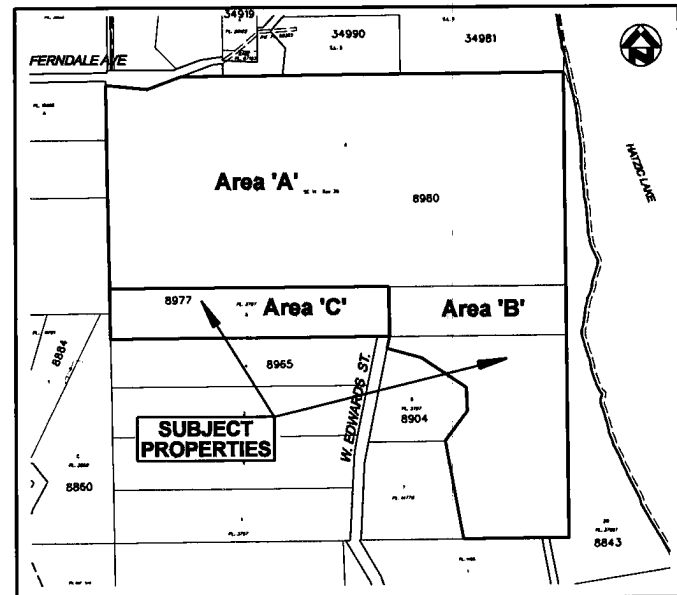
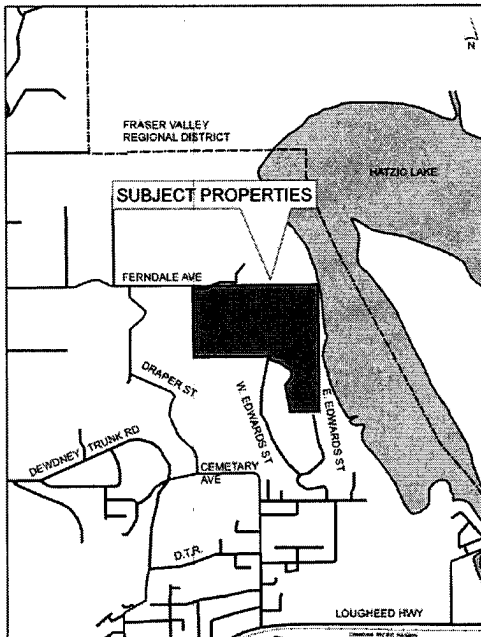
### **Zoning Amending Bylaw 3943-2006**

**(R06-023 – 602448 BC Ltd.) – a bylaw to add a Comprehensive Development Zone and to rezone the properties located at 8980 East Edwards Street and 8977 West Edwards Street from Rural 80 and Rural 16 Zones (RU80 and RU16) to Comprehensive Development 14 Zone (CD14)**

Barclay Pitkethly, Deputy Director of Planning, provided information regarding District of Mission Zoning Amending Bylaw 3943-2006 (R06-023 - Holman), which proposes to rezone the properties located at 8980 East Edwards Street and 8977 West Edwards Street as follows:

- (a) 8980 East Edwards Street (labelled Area A) and legally described as Parcel Identifier: 013 381 491; South East Quarter Section 35 Township 17 Except: Firstly: Part on Plan 3767 Secondly: Parcel "7" (Explanatory Plan 14778) New Westminster District from Rural 80 (RU80) zone to CD-14 Comprehensive Development zone;
- (b) 8980 East Edward Street (labelled Area B) and legally described as Parcel Identifier: 013 381 491; South East Quarter Section 35 Township 17 Except: Firstly: Part on Plan 3767 Secondly: Parcel "7" (Explanatory Plan 14778) New Westminster District from Rural 16 (RU16) zone to CD-14 Comprehensive Development zone;
- (c) 8980 East Edward Street (labelled Area B) and legally described as Parcel Identifier: 013 381 491; South East Quarter Section 35 Township 17 Except: Firstly: Part on Plan 3767 Secondly: Parcel "7" (Explanatory Plan 14778) New Westminster District from Rural 16 (RU16) zone to CD-14 Comprehensive Development zone; and
- (d) 8977 West Edwards Street (labelled Area C) and legally described as Parcel Identifier: 010 997 466; Lot 5 Section 35 Township 17 New Westminster District Plan 3767 from Rural 16 (RU16) zone to CD-14 Comprehensive Development zone.

The portions to be rezoned are shown on the following maps:



The purpose of the proposed amendment is to create a new comprehensive development zone (CD-14) to accommodate the subsequent subdivision of the subject properties into 109 bare land strata lots ranging in size from 1,018 square metres (10,961 sq. ft.) to 2,185 square metres (25,523 sq. ft.) and one (1) fee simple lot that is 17.93 acres in size (within the Agricultural Land Reserve).

The purpose of the second Public Hearing for this proposal is to amend the requirements for consideration of adoption (Engineering works), and to harmonize the CD14 zone with Zoning Bylaw 5050-2009. No change to the use of density is being contemplated by Council.

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

- Community Amenity contribution
- Finalization of design guidelines
- Preparation of a Terms of Reference for the recurring (bi-annual) environmental audit
- Registration of a public right-of-way on title
- Engineering works:
  - volunteer to install a trunk water main on Ferndale Avenue from Dewdney Trunk Road,
  - volunteer to extend municipal sanitary sewer, to upgrade the Hatzic sanitary lift station and contribute \$37,000 towards the upgrading of the trunk main on Lougheed Highway,
  - provide on-site detention and drainage to natural watercourses that are acceptable to DFO,
  - reinstate shoulder on Ferndale Avenue to a minimum width of 1 metre, and

- construct roadside turn-outs along West Edwards Street for emergency vehicles
- Details of embellishment of the “Edwards Central Common” area, a cost estimate and letter of credit
- A letter of credit for installing and maintaining trees proposed in the tree plan
- Registration of the building scheme
- Any additional requirements arising from
  - Provincial Agencies
  - Geotechnical assessment
  - Archaeological assessment
  - Response from the Sto:lo Nation
  - Comments from Fraser Valley Regional District

The Deputy Chief Administrative officer stated that the following comments were received following the publication of the Public Hearing Notice dated March 5, 2012:

1. Email from Martin Dorner dated March 17, 2012 in support of the application;
2. Letter from Ernie & Betty Loewen dated March 14, 2012 stating that they are not opposed to residential development in this area but expressed concern with current roadways, water and sanitary line extensions, effects of rainwater runoff from development and fencing;
3. Letter from Larry and Olive Kieler undated stating that they are not opposed to the development but expressed concern with increased traffic once it is developed;
4. Email from Cale Dewar dated March 18, 2012 in support of the application;
5. Letter from Paulette Goddu dated March 19, 2012 in support of the application;
6. Letter from Fay Goddu dated March 15, 2012 in support of the application;
7. Email from Jeanette Smith dated March 19, 2012 expressing concern on the impact of Neilson Park with this development in such close proximity.

Peter Bulla asked if a latecomer’s fee will apply to homeowners hooking up to the sewer line.

The Deputy Director of Planning stated that as the sewer line is a gift to the community, there will not be any latecomer’s fee to anyone connecting to the gravity portion.

Mike Scudder stated his support of the application and asked if the trunk sewer route will be servicing the Hatzic Elementary ball diamonds.

The Deputy Director of Planning stated that the alignment of the sanitary line will take it right through the park, so it will be servicing the park.

Rex Blane strongly supports the application and stated:

- (a) this is a beautiful project that provides a very desirable type of housing,
- (b) he anticipates a strong demand for this type of housing in the future,

- (c) Mission will need this type of executive housing to attract more people to further enhance our economic development,
- (d) there has been an enormous amount of care put into the development of this project,
- (e) there were two satisfactory traffic studies done, and the water/runoff issues were extensively dealt with both from a storm water management point of view and an environmental point of view;
- (f) there will be extensive community benefits provided by this development, including addressing the arsenic problem in the area by the developer paying to put in a water main and a sewer line; and
- (g) the project is virtually ready to go and is something Mission can be proud of.

Peter Bulla asked if the subject property is in the Agricultural Land Reserve.

The Deputy Director of Planning responded that a portion of the property is in the ALR, and there will be a buffer along south edge.

Klaus Furlow expressed concern about the potential for excessive noise on Hatzic lake due to increased boat use by new residents, who would be enforcing the noise level, and whether Hatzic Lake would be dredged.

Mayor Adlem stated that Hatzic Lake is not part of the District of Mission, and therefore not under District control. He further stated that the Fraser Valley Regional District does have a noise regulation bylaw.

Larry Keeler asked how the sewer line will address going through the hollow at the bottom of the hill where Edwards Street splits.

The Deputy Director of Planning responded that it is his understanding that a force main will be running down West Edwards Street and will bring it back up until it reaches gravity at approximately the Weaver Street intersection.

Ed Minderhoud asked if there was a time limit for homeowners to tie into the water line after it has been constructed.

The Deputy Director of Planning responded that there would be no time limit, as once it is built it is a public water line. The regular fees to hook up to a water line would apply, and information as to the exact amount can be obtained from the Engineering department.

Mr. Minderhoud asked how a 2 metre gravel shoulder on the north side of Ferndale Avenue could be constructed as planned because of the Hydro poles, and whether a 2 metre shoulder would encroach onto private property leading to the District having to pay compensation.

The Deputy Director of Planning responded that the plans have all been engineered and accepted, and there is no need for any property acquisition for the widening or the water line.

Mr. Minderhoud stated he does not support the application because unless the developer is picking up the actual cost for each homeowner along Ferndale to hook into the water line there is no real benefit, and because of the additional traffic and road maintenance that will be needed.

Peter Bulla asked if the project will have water meters.

The Mayor responded that all new construction in the District of Mission has water meters.

Cornelius Bergen stated he does not support the application, and expressed concern regarding the increase of traffic on Dewdney Trunk Road, the safety of children and pedestrians due to that increase in traffic, and the considerable devaluation of property. He stated the development should not be considered.

Peter Bulla expressed concern about removing property from the Agricultural Land Reserve and asked about a water trespass on Dewdney Trunk Road where the District has dug a ditch and caused water to run onto 9281 Barr Street.

Mayor Adlem stated that issue is not part of this Public Hearing.

Mr. Bulla disrupted the meeting and Mayor Adlem ruled him out of order.

Gary Catherwood stated he is in support of the development, which will provide collateral community benefits in terms of water service going down Ferndale and a significant increase in the tax base from new construction.

Maarten Van Blijenburgh expressed concern about the existing and extra vehicle traffic on Ferndale Avenue, visibility difficulties, and the need for a traffic light at the intersection of Dewdney Trunk Road and the Lougheed Highway. He asked where the extra vehicle traffic from the proposed development would be going.

The Deputy Director of Planning responded that a traffic impact assessment was done that estimates 70% of the traffic will use Ferndale to Stave, and the other 30% will use Draper to come down through Hatzic. He further stated that the trip generation figures indicate approximately 140 vehicles; 95 inbound and 45 outbound.

In response to a question from the Mayor about the possibility of a traffic light at that intersection, the Manager of Environmental services stated that is in the jurisdiction of the Ministry of Transportation, and that engineering staff can discuss the issue with Ministry representatives.

Mr. Van Blijenburgh stated he is not in support of the subdivision, as it will destroy the natural beauty of the area.

Hearing no further questions or comments the Mayor declared the Public Hearing on District of Mission Zoning Amended Bylaw 3943-2006 (R06-023 Holman) closed.

## **6. ADOPTION OF INFORMATIONAL ITEMS**

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That the Mission Healthy Community Council and the District of Mission each provide a letter of support for the Mission Friendship Centre Society, based on draft wording provided by Julie Czerwinski regarding a grant application for Truth and Recognition Commission of Canada "Commemorative Initiative 2012".

CARRIED

RC12/179  
MAR. 19/12

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That the following items be received as information:

- (a) Ferndale Institution Population Profile – January to March, 2012;
- (b) Minutes of the Abbotsford/Mission Water & Sewer Commission Special Meeting held on February 6, 2012;
- (c) Minutes of the Abbotsford/Mission Water & Sewer Commission Meeting held on February 9, 2012;
- (d) Minutes of the Abbotsford/Mission Water & Sewer Commission Special Meeting held on February 27, 2012;
- (e) Minutes of the Emergency Planning Committee Meeting held on February 23, 2012;
- (f) Minutes of the Mission Abbotsford Transit Committee Meeting held on November 29, 2011;
- (g) Minutes of the Mission Abbotsford Transit Committee Meeting held on February 2, 2012;
- (h) Minutes of the Mission Community Heritage Commission Meeting held on February 1, 2012; and
- (i) Draft Minutes of the Mission Healthy Community Council Meeting held on February 21, 2012.

CARRIED

## **7. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

RC12/180  
MAR. 19/12

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That Council now resolve itself into Committee of the Whole.

CARRIED

## **8. PLANNING**

Councillor Jewell assumed the Chair on behalf of Councillor Hensman.

RC12/181  
MAR. 19/12

### **Rezoning Text Amendment to Section 108 Environmental Protection**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That Council resolve to continue using the current approach in Cedar Valley under the Environmental Management Plan and the Memorandum of Understanding with the Department of Fisheries and Oceans.



2. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by:
  - (a) deleting Section 108 Environmental Protection in its entirety,
  - (b) inserting a new Section 108 Environmental Protection as attached as Appendix 1 to the report from the Planning Department dated March 19, 2012, and
  - (c) deleting Schedule C Silverdale Urban Reserve Area;
3. That Land Use Policy LAN 54 Streamside Protection and Enhancement Area Variance Process be deleted.
4. That the bylaw be considered for 1<sup>st</sup> and 2<sup>nd</sup> readings at the Regular Council meeting on March 19, 2012.
5. That following such a reading, the bylaw be forwarded to a Public Hearing on April 23, 2012.

CARRIED

RC12/182  
MAR. 19/12

### **Update of the Regional Growth Strategy Process**

The Director of Planning provided the following overview of the Fraser Valley Regional District's Regional Growth Strategy review:

- The Fraser Valley Regional District (FVRD) has commenced a review of the Regional Growth Strategy, and will be providing periodic updates to member municipalities.
- A Regional Growth Strategy is not a land use plan, it is a long-range vision for the future of the region, and a way to align local and provincial objectives.
- Regional Districts use Regional Growth Strategies to help them manage issues that affect more than one jurisdiction and to coordinate planning at different levels of government.
- A Regional Growth Strategy is required (through the *Local Government Act*) to address housing, transportation, Regional District services, parks and natural areas, economic development, greenhouse gas emissions, population and demographics.
- It can also include any issue affecting the growth and development or well-being of the region and its residents.
- The *Local Government Act* requires that the Regional Growth Strategy is periodically reviewed and updated.
- This current update is needed to assess implications of significant growth in the FVRD and in neighboring Metro Vancouver, and to incorporate new legislation including Bill 27 (Green Communities) of the *Statutes Amendment Act* to reduce GHG emissions, the *Public Health Act* and the *Zero Net Deforestation Act*.
- Early and ongoing public consultation is required under the *Local Government Act*; anyone is welcome to participate, and local municipalities, neighboring Regional Districts must formally approve the strategy.
- In late spring the public will have an opportunity to attend a series of themed workshops relating to issues that this region is facing; the workshops will provide the opportunity to discuss issues and give input and feedback as to the future of the region.

- The process is expected to take approximately 2 years to complete.

In response to questions from Council about the *Zero Net Deforestation Act*, the Director stated it is new provincial legislation, and the full implications for Mission will be known at the end of this review process. She further stated that the Act is related to urban forests and greenhouse gas emissions.

Moved by Mayor Adlem, and

RECOMMENDED: That the report from the Planning Department dated March 19, 2012 regarding the process to update the Fraser Valley Regional Growth Strategy be received as information.

CARRIED

RC12/183  
MAR. 19/12

**Section 882 Declaration for Proposed Development at 8711 Cedar Street**

Moved by Councillor Nundal, and

RECOMMENDED: That, in accordance with Section 882 of the *Local Government Act*, Council consider District of Mission Official Community Plan amending bylaw 5278-2012-4052(21) in conjunction with the District of Mission's Financial Plan (includes Capital Expenditure Plan and Operating Expenditure Plan) and Waste Management Plan.

CARRIED

RC12/184  
MAR. 19/12

**Excerpt from the Minutes of the Public Hearings held on May 25 and June 22, 2009 and Staff Reports dated March 16, April 20 and September 8, 2009**

Moved by Mayor Adlem, and

RECOMMENDED: That the excerpts from the minutes of the Public Hearings held on May 25 and June 22, 2009 and copies of the related staff reports dated March 16, April 20 and September 8, 2009 be received as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5018-2009 for 33344 – 4<sup>th</sup> Avenue.

CARRIED

In response to questions from Council regarding the geotechnical engineer's guarantee that the slope will be stable for one year, the Deputy Director of Planning stated that although the final mechanism has yet to be determined, a means of protecting adjoining properties will be included in the subdivision approval process.

RC12/185  
MAR. 19/12

**Excerpt from the Minutes of the Public Hearing held on November 28, 2011 and Staff Reports dated September 19, 2011, and February 6, 2012**

Moved by Councillor Nundal, and

RECOMMENDED: That the excerpt from the minutes of the Public Hearing held on November 28, 2011 and copies of the related staff reports dated September 19, 2011, and February 6, 2012 be received as background information to assist in the consideration of adoption of OCP and Zoning Amending bylaws 5244-2011-4052(16) and 5245-2011-5050(54) for 7324, 7338, 7348, 7366, 32267 and 32299 Hurd Street.

CARRIED

## **9. PARKS, RECREATION AND CULTURE**

Councillor Tilbury assumed the Chair.

RC12/186  
MAR. 19/12

### **Community Art Project –Truth and Reconciliation Grant**

Moved by Mayor Adlem, and

RECOMMENDED: That the report from the Director of Parks, Recreation and Culture dated March 19, 2012 regarding funding from the Truth and Reconciliation Commission of Canada for a community art project to commemorate the survivors of residential schools be received as information.

CARRIED

## **10. ENGINEERING AND PUBLIC WORKS**

Councillor Jewell assumed the Chair.

RC12/187  
MAR. 19/12

### **2012 Sprinkling Restrictions**

Moved by Councillor Nundal, and

RECOMMENDED:

1. That Council supports the Abbotsford/Mission Water & Sewer Commission's recommendation of Stage 2 twice weekly lawn sprinkling in Mission as per the current bylaw.
2. That staff write a subsequent report summarizing the existing sprinkling patrol program and include any recommendations to improve the program with the aim of increasing awareness of the importance of conserving water.

CARRIED

RC12/188  
MAR. 19/12

### **Transit Service Request for Seniors Center**

A report from the Director of Engineering and Public Works dated February 26, 2012 regarding Council's request to provide transit service to the Seniors Centre on 10<sup>th</sup> Avenue was provided for the Committee's information.

Moved by Mayor Adlem, and

RECOMMENDED:

1. That the Memorandum of Understanding with BC Transit for the Service Change Plan to the seniors' centre be signed, and
2. That the change in service and rider usage be reviewed in one year with a resulting staff report to Council.

CARRIED

RC12/189  
MAR. 19/12

### **Earth Hour 2012**

Moved by Councillor Nundal, and

**RECOMMENDED:** That the report from the Manager of Environmental Services dated March 5, 2012 regarding the Earth Hour climate change awareness initiative on Saturday, March 31 at 8:30 p.m. be received as information.

CARRIED

RC12/190  
MAR. 19/12

**Household Hazardous Waste Collection Day**

Moved by Councillor Nundal, and

**RECOMMENDED:** That the report from the Environmental Coordinator dated March 1, 2012 regarding the Household Hazardous Waste Collection Day at the Mission Recycling Depot on May 12 be received as information.

CARRIED

**11. ADMINISTRATION AND FINANCE**

Councillor Luck assumed the Chair.

RC12/191  
MAR. 19/12

**Section 882 Declaration on OCP Amendment (0916585 BC Ltd./Redekop) – 8711 Cedar Street – Bylaw 5278-2012-4052(21)**

Moved by Councillor Nundal, and

**RECOMMENDED:** That the Section 882 Declaration given for OCP Amending Bylaw 5278-2012-4052(21) for property located at 8711 Cedar Street be rescinded.

CARRIED

RC12/192  
MAR. 19/12

**Traffic Fine Revenue Sharing Grant 2012 – 2014**

Moved by Councillor Nundal, and

**RECOMMENDED:** That the Strategic Community Investment Funds Agreement be signed and returned to the Ministry of Community, Sports and Cultural Development by March 23, 2012, so that the District of Mission can continue to receive traffic fine sharing revenue.

CARRIED

RC12/193  
MAR. 19/12

**2012 Application Intake – Gas Tax General Strategic Priorities Fund and Innovations Fund**

Moved by Councillor Nundal, and

**RECOMMENDED:** That Council endorse two applications under the Gas Tax General Strategic Priorities Fund for a Landfill Gas Collection System and Energy Efficiency Improvements in District Facilities and two applications under the Innovations Fund for District Energy and Downtown Planning, as outlined in the report from the Chief Administrative Officer dated March 19, 2012.

CARRIED

RC12/194  
MAR. 19/12

### **Core Services Review Update**

Moved by Councillor Nundal, and

RECOMMENDED: That the minutes of the Core Services Review Task Force meeting held on March 1, 2012 be adopted.

CARRIED

RC12/195  
MAR. 19/12

### **LATE ITEM – Correspondence from the Ministry of Community, Sport and Cultural Development Confirming Funding of \$75,000**

Correspondence from the Ministry of Community, Sport and Cultural Development regarding Provincial funding of \$75,000 to help with the celebration of Mission's 120<sup>th</sup> anniversary was provided for the Committee's information.

## **12. RESOLUTION TO RISE AND REPORT**

Mayor Adlem resumed the Chair.

RC12/196  
MAR. 19/12

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That the Committee of the Whole now rise and report.

CARRIED

## **13. ADOPTION OF COMMITTEE OF THE WHOLE REPORT**

RC12/197  
MAR. 19/12

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC12/181 to RC12/195, be adopted.

CARRIED

## **14. BYLAWS**

RC12/198  
MAR. 19/12

Moved by Councillor Nudal, seconded by Councillor Luck, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the March 19, 2012 regular Council agenda be approved as listed:

- (a) **Zoning Amending Bylaw 3943-2006**  
(R06-023 – 602448 BC Ltd.) – a bylaw to add a Comprehensive Development Zone and to rezone the properties located at 8980 East Edwards Street and 8977 West Edwards Street from Rural 80 and Rural 16 Zones (RU80 and RU16) to Comprehensive Development 14 Zone (CD14)

Third Reading

- |  |                              |
|--|------------------------------|
| (b) <b>Zoning Amending Bylaw 5018-2009</b><br>(R08-001 – OTG Development Concepts) – a bylaw to rezone property at 33344 – 4 <sup>th</sup> Avenue from Residential Two Unit Zone (RT465) to Residential Compact Zone (RC465)   | Adopt                        |
| (c) <b>OCP Amending Bylaw 5244-2011-4052(16)</b><br>(R11-014 – Fraser Health Authority) – a bylaw to redesignate properties at 7324, 7338, 7348, 7366, 32267 and 32299 Hurd Street from Urban Compact – Multiple Family to Institutional   | Adopt                        |
| (d) <b>Zoning Amending Bylaw 5245-2011-5050(54)</b><br>(R11-014 – Fraser Health Authority) – a bylaw to add a Comprehensive Development Zone and rezone properties at 7324, 7338, 7348, 7366, 32267 and 32299 Hurd Street from Institutional Care Zone (IC) to Comprehensive Development Zone 26 (CD 26) | Adopt                        |
| (e) In accordance with Section 882 of the <i>Local Government Act</i> , Council has considered District of Mission <b>Official Community Plan Amending Bylaw 5278-2012-4052(21)</b> in conjunction with the District of Mission's Financial Plan and Waste Management Plan                               | Rescind and<br>Re-Declare    |
| (f) <b>Zoning Amending Bylaw 5282-2012-5050(74)</b><br>(R12-009 – District of Mission) – a bylaw to amend the text of Section 108 Environmental Protection   | First and Second<br>Readings |

CARRIED

RC12/199  
MAR. 19/12

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That consideration of adoption of District of Mission Zoning Amending Bylaw 3943-2006 be added to the agenda for the Special Council Meeting on March 21, 2012.

CARRIED

## 15. MINUTES

RC12/200  
MAR. 19/12

Moved by Councillor Tilbury, seconded by Councillor Nundal, and

RESOLVED: That the following minutes be adopted:

- (a) Minutes of the Committee of the Whole (Planning Committee) Meeting held on January 30, 2012;
- (b) Regular Council Meeting (Public Hearing) – February 27, 2012;
- (c) Regular Council Meeting (for the purpose of going into a Closed meeting) – March 5, 2012;
- (d) Regular Council Meeting – March 5, 2012; and
- (e) Special Council Meeting – March 12, 2012.

CARRIED

## 16. OTHER BUSINESS

RC12/201  
MAR. 19/12

### **Development Variance Permit Application DV09-001 (OTG Development Concepts) – 33344 – 4<sup>th</sup> Avenue**

Moved by Councillor Jewell, seconded by Councillor Luck, and

RESOLVED: That Development Variance Permit Application DV09-001, in the name of Justin Lee, to:

- (a) vary Section 105.14 *Panhandle Lots* of District of Mission Zoning Bylaw 3143-1998 by reducing the minimum required Panhandle width for proposed Lot B from 6.0 meters (19.687 feet) to 1.76 meters (5.77 feet);
- (b) vary Section 302.3 *Minimum Dimensions* of District of Mission Zoning Bylaw 3143-1998 by reducing the minimum required Lot depth for proposed Lot A from 25.0 meters (82.0 feet) to 22.01 meters (72.51 feet);
- (c) vary Section 302.7 *Setbacks* of District of Mission Zoning Bylaw 3143-1998 by reducing the minimum required Front yard setback for proposed Lot A from 6.0 meters (19.68 feet) to 4.61 meters (15.12 feet);
- (d) vary Section 310.3 *Minimum Dimensions* of District of Mission Zoning Bylaw 3143-1998 by reducing the minimum required Lot depth for proposed Lot B from 30.0 meters (98.42 feet) to 15.18 meters (49.80 feet);
- (e) vary Section 310.7 *Setbacks* of District of Mission Zoning Bylaw 3143-1998 by reducing the minimum required Rear yard setback for proposed Lot B from 7.5 meters (24.6 feet) to 6.08 meters (19.95 feet); and
- (f) vary Schedule B-1 *Service Requirements* of Subdivision Control Bylaw 1500-1985 by waiving the requirement of a piped drainage system,

be approved.

CARRIED

## 17. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The Chief Administrative Officer congratulated Kelly Ridley for her special accomplishments with the Local Government Management Association.

## 18. MAYOR'S REPORT

The Mayor reported on various activities, meetings and events attended since the last regular Council meeting.

## 19. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

The Councillors did not report.

## 20. QUESTION PERIOD

Council and staff responded to questions from the following people:

Peter Bulla:

- (a) Is the one year warranty on the 4<sup>th</sup> Avenue property that Councillor Nundal referred to on the actual house?

Councillor Nundal responded that the lot has been cleared, and there is a very steep slope. He further stated that the developer has put some temporary matting down, and the geotechnical engineer has guaranteed that the slope will be stable for one year. The Deputy Director of Planning has clarified that the subdivision will not be approved until something further is done to protect the owners of the adjacent properties.

- (b) Have any of the Councillors other than Councillor Nundal visited this site? Aren't you worried about District liability if the house comes sliding down?

Councillor Nundal responded that is not the municipality's responsibility at this point because the subdivision is not approved.

- (c) Who would be liable then if something happened?

Councillor Nundal responded that is a question for a lawyer.

- (d) Has anyone other than Councillor Nundal visited this site?

Mayor Adlem asked Mr. Bulla to refrain from further commentary and stated he would be ruled out of order.

Mr. Bulla asked further questions about site visits and District liability and was asked to sit down.

## 21. ADJOURNMENT

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

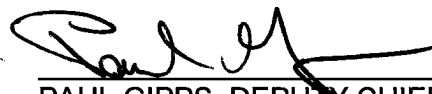
RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:00 p.m.



WALTER (TED) ADLEM, MAYOR



PAUL GIPPS, DEPUTY CHIEF  
ADMINISTRATIVE OFFICER