

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 April 7, 2014 commencing at 6:00 p.m.

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

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Tina Penney, Acting Manager of Corporate Administration
Jennifer Russell, Legislative Assistant
Tina Mooney, Administrative Clerk

1. CALL TO ORDER

Mayor Adlem called the meeting to order.

2. ADOPTION OF AGENDA

RC14/239
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the agenda for the regular Council meeting of April 7, 2014 be adopted.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

RC14/240
APR. 07/14

Presentation of Certificates of Recognition to Mission's Athletes in the BC Winter Games, and Statement by Simon Gibson, MLA, given in the House regarding the 2014 BC Winter Games in Mission

Mayor Adlem presented Certificates of recognition and appreciation of outstanding commitment and participation in the 2014 BC Winter Games to:

Tamara Skulstad, gymnastics
Adam Holtby, speed skating
Janie Green, speed skating
Shivani Bahadur, speed skating

Kristofer Unipan, competing in gymnastics, was not able to attend the meeting.

RC14/241
APR. 07/14

**Barclay Pitkethly, Fraser Valley Regional District
Re: Translink Trip Diary Report**

Barclay Pitkethly, Director of Regional Programs at Fraser Valley Regional District, appeared before Council to provide information about Translink's 2011 trip diary survey data for ridership in the Fraser Valley. Mr. Pitkethly showed a PowerPoint presentation that provided information about regional travel trends, changes in traffic volume, and specific trip data for Mission.

4. PUBLIC HEARING

RC14/242
APR. 07/14

Zoning Amending Bylaw 5423-2014-5050(135)

(R13-029 – Schell) – a bylaw to rezone property at 12468 Cardinal Street from the Rural 36 (RU36) Zone to the Rural 16 Secondary Dwelling (RU16s) Zone

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 12468 Cardinal Street and legally described as:

Parcel Identifier: 001-228-498

Lot 3 Except: Firstly: Part Subdivided by Plan 59264 and Secondly: Part Subdivided by Plan 63951; Section 21 Township 18 New Westminster District Plan 44812

from the Rural 36 (RU36) Zone to the Rural 16 Secondary Dwelling (RU16s) Zone to accommodate a secondary dwelling unit on each lot.

Gina MacKay, Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. surrounding area designation;
4. proposed site plan;
5. development requirements; and
6. land use question.

The Acting Manager of Corporate Administration stated that the following correspondence pertaining to the subject application had been received:

Steelhead Community Association Board of Directors dated April 4, 2014, putting forward the question of future monitoring concerns for the un-permitted concrete structure referred to in the staff report.

It was noted that full copies of all comments received were available for public viewing at the Public Hearing, and had been previously distributed to Council.

Gord Lawson, Port Coquitlam, stated that he is the owner of the adjacent property and although he has no issue with the current proposal, there was previous damage done to his property when the original concrete foundation was built by the previous owner.

Mr. Lawson expressed concern regarding how the matter had been handled by District staff in the past, and asked Council to provide an assurance that his property issues will be resolved and that he will be kept informed of what is happening.

In response to questions regarding the concrete foundation that was previously built on the subject property without a permit, the Planner stated that before the subdivision can be approved, the applicant will have to either remove the foundation or provide a report with approval from an engineer that the structure is safe for use as a house foundation.

Staff were directed to provide a further report to Council regarding the private property issues.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5423-2014-5050(135) (R13-029 – Schell), closed.

RC14/243
APR. 07/14

Zoning Amending Bylaw 5424-2014-5050(136)

(R13-033 – Analytical Consulting) – a bylaw to rezone property at 33644 Cherry Avenue from the Suburban 36 (S36) Zone to the Residential Compact 465 (RC465) Zone

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 33644 Cherry Avenue and legally described as:

Parcel Identifier: 009-322-051

Lot 10 Section 27 Township17 New Westminster District Plan 24265

from the Suburban 36 (S36) Zone to the Residential Compact 465 (RC465) Zone to create four (4) residential compact lots.

Gina MacKay, Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. surrounding area designation and lot size;
4. proposed site plan;
5. development and servicing requirements;
6. development variance permit; and
7. land use question.

The Acting Manager of Corporate Administration stated that the following correspondence pertaining to the subject application had been received:

Shannon Jones, dated March 31, 2014, in opposition to the proposed development and stating various concerns.

Mike and Jaana Critchley, dated April 2, 2014 requesting that the Public Hearing be rescheduled, with a response dated April 3, 2014 from the Acting Manager of Corporate Administration.

Mike and Jaana Critchley, dated April 2, 2014, in opposition to the proposed development and stating various concerns.

Julie Tatla, dated April 4, 2014, in support of the proposed development.

Sherry Johnson, dated April 4, 2014, in support of the proposed development.

Harjinder Gill, dated April 4, 2014, in support of the proposed development.

Chip Gill, dated April 4, 2014, in support of the proposed development.

John G. Tait (and Carol Tait), dated April 1, 2014, in support of the proposed development with comments regarding tree removal. The Tait's own the neighbouring property to the east.

It was noted that full copies of all comments received were available for public viewing at the Public Hearing, and had been previously distributed to Council.

Peter Bulla, Mission, stated he supports the application as it fits in with other developments along Cherry Avenue.

In response to Mr. Bulla's question regarding storm drainage, the Director of Development Services responded that typically storm run-off is directed through rock pits, however in this case the geotechnical engineer has recommended against that practice for this proposal.

Dan McNabb, Mission, stated that he is in favour of the proposal and in favour of the tree removal. Mr. McNabb is the owner of the adjacent property to the west.

Harry Gill, Mission, stated that he is in favour of the application.

Bolvinder Gill, Mission, stated that he is in favour of the application.

Jamie Hayes, Mission, asked if the four new houses would be detached homes, and whether the intention was to sell or rent them out.

Gary Toor, the applicant, replied that the houses would be detached and that they would be listed for sale.

In response to questions from Council regarding lot sizes in the immediately surrounding area, the Planner stated that approximately 50% of surrounding lots are the same size or smaller, and the other 50% same size or larger.

At the request of Council, the Acting Manager of Corporate Administration read out in their entirety the letters from Shannon Jones, Jaana Critchley and John Tait.

In response to questions from Council, the Director of Development Services and the Planner responded as follows:

- Additional storm water runoff from the proposed development to the storm sewer system would be negligible.
- Another option for storm water drainage is for the developer to acquire an easement from the owner of the downslope property on Blueberry Drive, or to possibly use amended soil to try to get the water back into the land.
- A covenant that includes geotechnical requirements will be required as part of the subdivision approval for each proposed lot, and will be registered on title to the land.

- There is no tree retention bylaw outside of the Silverdale area.

A point of order regarding process and the timing of Council questions was raised by Councillor Nundal. The Chair allowed the questions from Council to continue.

In response to further questions from Council, the Director of Development Services, the Engineering Technologist and the applicant's geotechnical engineer responded as follows:

- The Planning Department can send letters to the surrounding neighbours that explains the tree retention/replanting requirements.
- There is a clause in the District's Soil Removal Bylaw that states a permit is not required if the amount of soil removed from any one parcel of land does not exceed 100 cubic metres in one year.
- Geotechnical engineers have insurance in the amount of \$1 million per single incident and \$2 million aggregate, which is the industry standard.

Tony Miniaci, Mission, stated that the only soil removed from the subject property was limited to the demolition of the pre-existing house.

The Chief Administrative Officer stated that the District of Mission carries municipal liability insurance, and that if and when claims against the District are commenced, the insurer makes certain that the appropriate parties are held responsible.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5423-2014-5050(135) (R13-029 – Schell), closed.

5. PROCLAMATIONS

RC14/244
APR. 07/14

May 5 through 11, 2014 as "Mental Health Week" Mission Mental Health Advisory Committee

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That May 5 through 11, 2014 be proclaimed as "Mental Health Week" within the District of Mission.

CARRIED

6. ADOPTION OF INFORMATIONAL ITEMS

RC14/245
APR. 07/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the following items be received as information:

- (a) Mission Institution Report – January and February 2014;
- (b) Minutes of the Economic Development Select Committee meeting held on December 18, 2013;
- (c) Minutes of the Economic Development Select Committee meeting held on January 16, 2014;

- (d) Minutes of the Cultural Resources Commission meeting held on February 14, 2014;
- (e) Minutes of the Seniors Centre Task Force meeting held on December 11, 2013; and
- (f) Minutes of the Seniors Centre Task Force meeting held on February 25, 2014.

CARRIED

7. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC14/246
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Luck, and

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

CARRIED

8. PARKS, RECREATION AND CULTURE

RC14/247
APR. 07/14

2014 Special Occasion Beer Garden License Requests

The Director of Parks, Recreation and Culture noted that since the publication of the staff report dated April 7, 2014, the application from Rockin' River Productions Inc. to be declared a community special event had been received. The Director asked Council to consider the application from Rockin' River Productions Inc. in the recommendation along with the other applicants listed in Appendix A to the report.

Moved by Councillor Luck, and

RECOMMENDED: That the events noted in Appendix A, in the report from the Director of Parks, Recreation and Culture dated April 7, 2014, and circulated to the Committee to Approve Public Events (CAPE), including Rockin' on the River Music Fest, be declared Community Special Events for the purposes of securing a Special Occasion License from the BC Liquor Control and Licensing Branch.

CARRIED

9. DEVELOPMENT SERVICES

RC14/248
APR. 07/14

Appointment of a Council Representative on the Affordable Housing Task Force

Moved by Councillor Nundal, and

RECOMMENDED: That Councillors Jenny Stevens and Tony Luck be appointed to represent Council on the Affordable Housing Task Force.

CARRIED

RC14/249
APR. 07/14

Business Case for Developing a Seniors Centre

Moved by Councillor Luck, and

RECOMMENDED: That the Business Case for a Seniors Centre, attached as Appendix A to the report from the Director of Long Range Planning and Special Projects dated April 7, 2014, be supported in-principle and that it be used as part of a call for Expressions of Interest from potential development partners who will apply for a \$10,000 Canada

Mortgage and Housing grant to undertake a Detailed Feasibility Study.

CARRIED

RC14/250
APR. 07/14

**Development Variance Permit Application DV13-013 (Toor) –
32853 Trenholm Avenue**

Moved by Councillor Nundal, and

RECOMMENDED: That Development Variance Permit Application DV13-013 to vary District of Mission Zoning Bylaw 5050-2009, SECTION 601 RESIDENTIAL COMPACT ZONES, Part F. Floor Space, Subsection 1, by increasing the Maximum Floor Space for the subject property within the Residential Compact 372 (RC372) Zone from 270 sq. m. (2,906 sq. ft.) to 384 sq. m. (4,141 sq. ft.), be approved.

CARRIED

RC14/251
APR. 07/14

Imposition of Latecomers Charges on Cedar Street and Cameron Avenue

Moved by Councillor Tilbury, and

RECOMMENDED:

1. That latecomer charges, as outlined in the Engineering Technologist's report dated April 7, 2014, be imposed on the parcels having benefitted from the extended services installed in conjunction with subdivision S11-001;
2. That the 10 year collection period specified in the District of Mission Land Use Policy LAN. 7 be extended to the maximum 15 year collection period specified in section 939 of the *Local Government Act*; and
3. That the Mayor and Chief Administrative Officer be authorized to enter into a Latecomer Agreement with the owner of the land that is being subdivided or developed.

CARRIED

RC14/252
APR. 07/14

Telecommunication Tower at 35471 Lougheed Highway

A report from the Manager of Planning dated April 7, 2014 regarding Scott Telecom Services Inc.'s application to Industry Canada to install a telecommunication tower at 35471 Lougheed Highway was provided for the Committee's information.

Moved by Councillor Hensman, and

RECOMMENDED: That provision of final direction to Scott Telecom Services Inc. on the design of the telecommunications tower at 35471 Lougheed Highway be deferred pending receipt of a design that more closely matches previous directions of Council.

OPPOSED: Councillor Jewell
Councillor Luck
Councillor Nundal
Councillor Tilbury

DEFEATED

Discussion ensued regarding the appearance of the proposed telecommunications tower.

RC14/253
APR. 07/14

Moved by Councillor Nundal, and

RECOMMENDED: That staff communicate to Scott Telecom Services Inc. that the alternative tower design as set out on page 122 of the agenda (typical monopole with equipment flush mounted) would be satisfactory to Council.

OPPOSED: Mayor Adlem
Councillor Hensman
Councillor Jewell

DEFEATED

A point of clarification was raised about Council's direction on the proposed telecommunications tower. It was confirmed that staff are directed to advise the proponent that Council would like to see a more aesthetically pleasing tree design, and that the proponent is invited to come back to speak to Council.

RC14/254
APR. 07/14

Sale of District Road Right of Way – Farrington Street

Moved by Councillor Nundal, and

RECOMMENDED:

1. That bylaw #5425-2014 describing the closure of 3,570 square metres of Farrington Street right of way outlined on the plan attached as Appendix 1 to the planner's report dated April 7, 2014 be considered for first, second and third readings;
2. That subsequent to the bylaw readings, staff give public notice pursuant to sections 26(1)(3) and 94 of the *Community Charter* identifying the land, the purchaser of the land and the agreed upon consideration of the land, in the April 11th and April 18th, 2014 issues of the Mission Record; and
3. That the bylaw be brought forward, together with any comments received, for final reading on April 22, 2014.

CARRIED

RC14/255
APR. 07/14

Rezoning Application R14-002 (George) – 8260 Peacock Street

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 8260 Peacock Street from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s);
2. That the bylaw be considered for first and second readings at the regular Council meeting on April 7, 2014;
3. That following these readings, the bylaw be forwarded to a Public Hearing on April 22, 2014; and
4. That the final reading of the zoning amending bylaw be held until the following have been satisfied:

- a) BC Building Code requirements as outlined in Appendix 4 attached to the report from the planner dated April 7, 2014, are addressed to the satisfaction of the District's Building Inspector; and
- b) That the applicant pays for and installs a residential water meter.

CARRIED

RC14/256
APR. 07/14

Rezoning Application R14-003 (District of Mission) – Zoning Bylaw Text Amendment to Increase the Maximum Permitted Lot Coverage for Existing Undersized lots within the Urban Residential Area

Moved by Councillor Hensman, and

RECOMMENDED:

1. That a bylaw be prepared to amend the text of District of Mission Zoning Bylaw 5050-2009 by adding to:
 - a) Section 501 URBAN RESIDENTIAL ZONES, Part E Lot Coverage; the following provision:

“2. Notwithstanding Section 501 part E.1, where a Lot in the Urban Residential area existed prior to 1980 and has a Lot Area less than 465 sq. m (5,005 sq. ft.), the Lot Coverage may be increased to 45%.”
 - b) Section 501 URBAN RESIDENTIAL ZONES , Part F Floor Space; the following provision:

“3. Notwithstanding Section 501 part F.1, where a Lot in the Urban Residential area existed prior to 1980 and has Lot Area less than 465 sq. m (5,005 sq. ft.), the Floor Space Ratio may be increased to 0.70.”
 - c) Section 502 URBAN RESIDENTIAL SECONDARY DWELLING ZONES, Part E Lot Coverage; the following provision:

“2. Notwithstanding Section 502 part E.1, where a Lot in the Urban Residential area existed prior to 1980 and has Lot Area less than 465 sq. m (5,005 sq. ft.), the Lot Coverage may be increased to 45%.”
 - d) Section 502 URBAN RESIDENTIAL SECONDARY DWELLING ZONES, Part F Floor Space; the following provision:

“3. Notwithstanding Section 502 Part F.1, where a Lot in the Urban Residential area existed prior to 1980 and has Lot Area less than 465 sq. m (5,005 sq. ft.), the Floor Space Ratio may be increased to 0.70.”
2. That the bylaw be considered for first and second readings at the regular Council meeting on April 7, 2014; and
3. That following these readings, the bylaw be forwarded to a Public Hearing on April 22, 2014.

OPPOSED: Councillor Jewell

CARRIED

RC14/257
APR. 07/14

Summary of Public Information Meeting regarding a proposal to develop two Rural Residential properties located at 8977 and 8990 West Edwards Street into Urban Residential

A report from the Manager of Planning dated April 7, 2014 with a summary of the public information meeting held regarding a proposal to develop two Rural Residential properties located at 8977 and 8990 West Edwards Street into Urban Residential was provided for the Committee's information.

Moved by Councillor Luck, and

RECOMMENDED: That staff continue to process (initiate interdepartmental and external agency review) Official Community Plan Bylaw Amendment Application R13-027 and prepare a report along with the associated rezoning application submission that introduces Official Community Plan and Zone Amending Bylaws for urban development on the subject properties located at 8977 and 8990 West Edwards Street and that the report include recommendations to move the Bylaws to 1st Reading and a subsequent Public Hearing.

OPPOSED: Mayor Adlem
Councillor Hensman
Councillor Nundal

DEFEATED

RC14/258
APR. 07/14

Moved by Councillor Nundal, and

RECOMMENDED:

1. That staff continue to process (initiate interdepartmental and external agency review) Official Community Plan Bylaw Amendment Application R13-027 and prepare a report for the associated rezoning application submission that introduces a Zone Amending Bylaw for urban development on the subject properties located at 8977 and 8990 West Edwards Street and that the report include recommendations to move the Bylaw to 1st Reading and a subsequent Public Hearing;
2. That a bylaw be prepared to amend District of Mission Official Community Plan Bylaw 4052-2008 by amending OCP Map 1 to re-designate the portions of property located at 8977 and 8990 West Edwards Street, identified as Area "A" on Appendix F in the report from the Manager of Planning dated April 7, 2014 from Rural Residential to Urban Residential.
3. That the Official Community Plan Amending Bylaw be considered for 1st reading at the regular Council meeting on April 7, 2014.
4. That upon due consideration of Sections 879 and 881 of the *Local Government Act*, and in accordance to Council Policy LAN. 47, consultation referrals will be forwarded to:
 - a. Fraser Valley Regional District;
 - b. First Nations;
 - c. School District No. 75;
 - d. Ministry of Water, Land and Air Protection;
 - e. Department of Fisheries and Oceans;
 - f. Land Reserve Commission;

g. Utility Companies; and

that the persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of this Policy; and

5. That after 1st reading of the Official Community Plan Amending Bylaw and prior to adoption, Council consider the financial implications of the proposal in accordance with Section 882 of the *Local Government Act*.

Discussion ensued regarding the options before Council pertaining to the proposed development and regarding the public hearing process in general.

A point of order was raised, and the Chair allowed the discussion to continue.

The Chair called the question on the recommendation and the motion was voted on.

The motion was CARRIED with opposition noted as follows:

OPPOSED: Councillor Jewell
Councillor Tilbury

RC14/259
APR. 07/14

Clarification of Roadwork Requirements of the Subdivision Control Bylaw

A report from the Engineering Technologist dated April 7, 2014 regarding the road work requirements for rezoning applications under the Subdivision Control Bylaw was provided for the Committee's information.

RC14/260
APR. 07/14

Developer Presentations as Part of First Reading Reports

A report from the Director of Development Services dated April 7, 2014 regarding the opportunities available to developers to present information to Council as part of staff's first reading reports, and prior to the close of the public hearing process, was provided for the Committee's information.

RC14/261
APR. 07/14

Fraser Basin Council Request for Funds for Fraser River Regional Flood Management Strategy

A report from the Director of Development Services dated April 7, 2014 regarding the Fraser Basin Council request for funds for the Fraser River Regional Flood Management Strategy was provided for the Committee's information.

Councillor Luck excused himself from the meeting at 8:56 p.m. to attend to a personal matter.

Mayor Adlem called for a five minute recess at 8:59 p.m.

The meeting reconvened at 9:03 p.m.

Moved by Councillor Jewell, and

RECOMMENDED: That the Mayor and Chief Administrative Officer meet with the Fraser

Basin Council and be granted authorization to contribute up to \$2,000 to the proposed Fraser River Regional Flood Management Strategy on behalf of the District of Mission, at their discretion.

OPPOSED: Mayor Adlem
Councillor Hensman
Councillor Nundal

DEFEATED

RC14/262
APR. 07/14

Excerpt from the Minutes of the Public Hearing held on November 26, 2012 and related Staff Report dated November 5, 2012 (R12-026 – Perkin)

An excerpt from the Minutes of the Public Hearing held on November 26, 2012 and a copy of the related staff report dated November 5, 2012 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5320-2012-5050(90), for the property at 13169 Bell Street.

RC14/263
APR. 07/14

Excerpt from the Minutes of the Public Hearing held on January 21, 2013 and related Staff Report dated January 7, 2013 (R12-033 – Welch Avenue Quarry Co.)

An excerpt from the Minutes of the Public Hearing held on January 21, 2013 and a copy of the related staff report dated January 7, 2013 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5341-2013-5050(98), for the property at 32900 Welch Avenue.

10. CORPORATE SERVICES

RC14/264
APR. 07/14

Council Chambers' Sound System

A report from the Acting Assistant Manager of Corporate Services dated April 7, 2014 regarding various issues relating to the Council Chambers sound system and web stream audio was provided for the Committee's information.

RC14/265
APR. 07/14

Resolution Released from Closed Council - 2014 Community Service Awards

The following resolutions were released from the March 3, 2014 Closed Council meeting:

1. That Brian Antonson and Pam Alexis, as the President and the Vice President of the BC Winter Games Board and the driving force behind the 2014 BC Winter Games, each be awarded an Exceptional Accomplishment and Leadership Award;
2. That the 2014 BC Winter Games Directors (including the Ambassador at Large) and Directorate Chairs each be awarded a Special Accomplishment Award in recognition of all of the time and effort that they put into ensuring that the 2014 BC Winter Games were a tremendous success;
3. That, notwithstanding District of Mission policies AWA.04 – *Sports Hall of Fame* and AWA.05 – *Sports Hall of Fame Procedure*, the 2014 BC Winter

Games Board and the 2014 BC Winter Games Directorate Chairs be inducted into the District of Mission Sports Hall of Fame at the May 31, 2014 Community Service Awards Ceremony, in recognition of their efforts in organizing a Gold Medal event for Sports in the Province of British Columbia;

4. That Laura Laidlaw be awarded an Against the Odds Achievement Award in recognition of 12 years of volunteerism at Family Place and Family Tree House and for her efforts as a spokeswoman for people living with cerebral palsy;
5. That Cycling4Diversity Foundation be awarded a Community Service Award in recognition of their efforts to encourage intercultural relationships and combat racism by educating students and citizens on the benefits of embracing cultural diversity in our schools and communities;
6. That Marilynne Davis be awarded a Community Service Award in recognition of her volunteer efforts on behalf of All Saints Church, Mission Community Services, the Business and Professional Women's Club, Mission Heritage Park, and many other organizations within the community;
7. That Jane Donatelli be awarded a Community Service Award in recognition of over three decades of volunteerism in the community and, in particular, at Silverdale Elementary School;
8. That John and Linda Fisher be awarded a Community Service Award in recognition of their volunteerism at Christine Morrison Hospice, and for their many efforts to bring comfort and joy to others during challenging times;
9. That Lou Foster be awarded a Community Service Award in recognition of his willingness to help others and for his volunteerism with Mission Adopt-A-Block Society and at Mission Heritage Park;
10. That Danny Plecas be awarded a Community Service Award in recognition of his extensive efforts as a volunteer, which include but are not limited to his involvement with the Pleasant View Housing Society, the Mission Association for Seniors Housing, the Mission Literacy in Motion Association, Mission Community Services, and Lifetime Learning;
11. That Sophie Zehner be awarded a Community Service Award in recognition of her efforts on behalf of the Mission Old Age Pensioner's Organization Branch #28, the Mission Seniors Centre Association, the Ukrainian Church and Hall, and her work as an advocate for seniors within the community;
12. That Jamie Nokes be awarded a Crime Prevention and Community Safety Award in recognition of his tireless efforts as a volunteer with the Auxiliary Constable Program at the Mission Detachment of the RCMP;
13. That Doug Olund be awarded a Crime Prevention and Safety Award in recognition of his volunteer efforts while a member of the Mission Fire Department (44 years of service), during which time he has volunteered for almost every community event associated with the department, including Muscular Dystrophy fundraising, Fire Safety Week events, truck displays at schools and businesses, Remembrance Day celebrations, and

Christmas Parade events;

14. That the Seniors Centre Task Force be awarded a Special Accomplishment Award in recognition of the leadership and tireless dedication of its members on behalf of the District of Mission and its seniors' community;
15. That Siwal Si'wes Advisory Council be awarded a Special Accomplishment Award in recognition of its efforts to improve educational opportunities for aboriginal students and help foster an awareness of and respect for all Aboriginal people;
16. That, in recognition of the 100th anniversary of Guiding in Mission, the Mission Girl Guides be awarded the Long Term Distinguished Service Award;
17. That Dan Williams be awarded a Community Service Award (Sports) in recognition of his tireless efforts on behalf of the Mission Minor Baseball Association and the Challenger Program (for those with special needs);
18. That Marion Buker be awarded a Lifetime Achievement Award in recognition of her volunteerism on behalf of many community organizations over the years, including: the Girl Guides (Brownie Leader), the Mission Hospital Auxiliary, and the Cancer Society (fundraising);
19. That Mike Freeman be awarded a Lifetime Achievement Award in recognition of over three decades of volunteerism on behalf of the Mission Minor Softball Association;
20. That Mona Freeman be awarded a Lifetime Achievement Award in recognition of over three decades of volunteerism on behalf of the Mission Minor Softball Association;
21. That Bob Ingram be awarded the Citizen of the Year Award in recognition of his leadership and his volunteer efforts on behalf of a myriad of community groups, including: the Seniors Centre Association, the Mission Association of Seniors Housing Board, and the Mission Community Services Society Board of Directors (Chair), and the Seniors Centre Task Force; and
22. That Ron Leger be awarded the Freeman of the City Award in recognition of his outstanding dedication and lifelong service to the community.

11. RESOLUTION TO RISE AND REPORT

RC14/266
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

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

CARRIED

12. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC14/267
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in

items RC14/247 to RC14/265, except items RC14/256 (zoning bylaw text amendment), RC14/258 (proposed West Edwards development) and RC14/261 (Fraser Basin Council), be adopted.

CARRIED

RC14/268
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/256 (zoning bylaw text amendment), be adopted.

OPPOSED: Councillor Jewell
Councillor Tilbury

CARRIED

RC14/269
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/258 (proposed West Edwards development), be adopted.

OPPOSED: Councillor Jewell
Councillor Tilbury

CARRIED

RC14/270
APR. 07/14

Moved by Councillor Jewell, seconded by Councillor Tilbury, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/261 (Fraser Basin Council), be adopted.

OPPOSED: Mayor Adlem
Councillor Hensman
Councillor Nundal

CARRIED

13. BYLAWS

RC14/271
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED:

1. That District of Mission Zoning Amending Bylaw 5423-2014-5050(135), a bylaw to rezone property at 12468 Cardinal Street from the Rural 36 (RU36) Zone to the Rural 16 Secondary Dwelling (RU16s) Zone, be read a third time; and
2. That the final reading of the Zoning Amending Bylaw be held until the following have been satisfied:
 - a. the community amenity contribution in the amount of \$2,815 is received; and
 - b. any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

CARRIED

RC14/272
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED:

1. That District of Mission Zoning Amending Bylaw 5424-2014-5050(136), a bylaw to rezone property at 33644 Cherry Avenue from the Suburban 36 (S36) Zone to the Residential Compact 465 (RC465) Zone, be read a third time; and
2. That the final reading of the Zoning Amending Bylaw be held until the following have been satisfied:
 - a. the community amenity contribution in the amount of \$8,445 (\$2,815 per new lot) is received;
 - b. the servicing requirements, have been addressed to the satisfaction of the District's Engineer; and
 - c. any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

CARRIED

RC14/273
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED:

1. That District of Mission Zoning Amending Bylaw 5402-2013-5050(125), a bylaw to rezone properties at 33293 & 33237 Dewdney Trunk Road and 9343 & 9321 Barr Street from Rural 16 Zone (RU16) and Suburban 36 Zone (S36) to Rural Residential 7 Zone (RR7) and Suburban 36 Zone (S36), be read a third time; and
2. That the final reading of the Zoning Amending Bylaw be held until the following requirement(s) have been satisfied:
 - a. the community amenity contribution in the amount of \$2,815 (per newly created lot) is received.

OPPOSED: Councillor Tilbury

CARRIED

RC14/274
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5320-2012-5050(90), a bylaw to rezone property at 13169 Bell Street from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7), be adopted.

CARRIED

RC14/275
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5341-2013-5050(98), a bylaw to rezone property at 32900 Welch Avenue from Rural 80 Zone (RU80) to Industrial Resource Extraction Zone (INR), be adopted.

CARRIED

RC14/276
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Highway Closing and Undedication (Farrington Street) Bylaw 5425-2014, a bylaw to close and undedicate an unconstructed portion of Farrington Street, be read a first, second and third time.

CARRIED

RC14/277
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5427-2014-5050(137), a bylaw to rezone property at 8260 Peacock Street from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s), be read a first and second time.

CARRIED

RC14/278
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5428-2014-5050(138), a text amendment to increase the maximum permitted lot coverage for existing undersized lots within the Urban Residential Area, be read a first and second time.

OPPOSED: Councillor Jewell

CARRIED

RC14/279
APR. 07/14

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission OCP Amending Bylaw 5429-2014-4052(33), a bylaw to redesignate portions of property at 8977 and 8980 West Edwards Street from *Rural Residential* to *Urban Residential*, be read a first time.

OPPOSED: Councillor Jewell
Councillor Tilbury

CARRIED

Discussion ensued regarding various aspects of the proposed development, including potential servicing, amenities and the timing of construction. It was noted that information regarding the possibility of a phased development agreement would be included in a subsequent staff report.

14. MINUTES

RC14/280
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the following minutes be adopted:

- (a) Regular Council Meeting (for the purposes of going into a Closed meeting) – March 17, 2014; and
- (b) Regular Council Meeting – March 17, 2014.

CARRIED

15. NEW/OTHER BUSINESS

There was no other business.

RC14/281
APR. 07/14

Moved by Councillor Hensman, seconded by Councillor Jewell at 9:26 p.m., and

RESOLVED: That the meeting be extended past 9:30 p.m. until all items of business have been concluded.

OPPOSED: Councillor Nundal
Councillor Tilbury

CARRIED

16. MAYOR'S REPORT

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

17. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Tilbury, Jewell and Hensman reported on various activities, meetings and events attended since the last regular Council meeting.

18. QUESTION PERIOD

There were no questions from the public.

19. ADJOURNMENT

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:34 p.m.



WALTER (TED) ADLEM, MAYOR



KEN BJORGAARD, CHIEF
ADMINISTRATIVE OFFICER
(Interim Corporate Officer)