

**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 22, 2014 commencing at 6:00 p.m.

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

Council Members Absent: Councillor Dave Hensman

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**

Moved by Councillor Stevens, seconded by Councillor Nundal, and

RESOLVED: That the agenda for the regular Council meeting of April 22, 2014 be adopted.

CARRIED

It was noted that the report that was requested by Council at the April 14, 2014 Committee of the Whole meeting regarding the evaluation by an external agency of staffing issues and operational capabilities would be brought forward to the regular Council meeting of May 5, 2014.

### **3. DELEGATIONS AND PRESENTATIONS**

#### **Mayor's Certificate of Recognition: Bob Cannon**

The Mayor presented Bob Cannon with a certificate of appreciation in recognition of his leadership, service and dedication to the District of Mission, as well as his willingness to come out of retirement to lead and assist the Fire/Rescue Service from February 27, 2013 to March 31, 2014.

#### **Calvin Williams and Akash Gill**

#### **Re: Mission Youth Fest 2014**

Kirsten Hargreaves, Manager of Social Development, and Natalie Korsovetski, Program Coordinator, appeared before Council to provide information about Youth Week in BC,

RC14/282  
APR. 22/14

RC14/283  
APR. 22/14

and about the 2014 Mission Youth Fest, which is taking place in various locations in the community from May 3 to May 9.

Akash Gill appeared before Council to present information regarding the need for a new and upgraded skate park in the District, and how a new facility would benefit youth, families, the economy, and the community as a whole. Mr. Gill presented Council with several suggestions for a new and improved skate park.

RC14/284  
APR. 22/14

Moved by Councillor Stevens, seconded by Councillor Jewell, and

RESOLVED: That staff provide a report containing information on the feasibility of a new or renovated skate park, including comments regarding location and how the project may align with other Parks, Recreation and Culture and District projects.

CARRIED

#### **Dan Gillard**

#### **Re: Proposed amendments to Zoning Bylaw related to Home Occupation Use**

Dan Gillard appeared before Council to present a proposal for a Zoning Bylaw amendment that would address various concerns related to how the "Home Occupation Use" can have a negative impact on neighbourhoods. Mr. Gillard explained the issues he was having in his neighbourhood with excessive vehicle traffic and noise that were directly related to a home-based business that was operating near his property.

RC14/285  
APR. 22/14

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That staff provide a report with recommendations to amend the wording of Zoning Bylaw 5050-2009 that would address the issues of potential excessive traffic, limited on-street parking, and maintaining the privacy and enjoyment of adjacent residences and neighbourhood character in urban residential areas, including whether existing home occupation uses would be grandfathered in.

CARRIED

#### **4. PUBLIC HEARING**

RC14/286  
APR. 22/14

#### **Zoning Amending Bylaw 5427-2014-5050(137)**

(R14-002 – George) – a bylaw to rezone property at 8260 Peacock Street from Urban Residential 465 Zone (R465) to Urban Residential 465 Secondary Dwelling Zone (R465s)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 8260 Peacock Street and legally described as:

Parcel Identifier: 018-475-884

Lot 61 Section 27 Township 17 New Westminster District Plan LMP13048

from the Urban Residential 465 (R465) Zone to the Urban Residential 465 Secondary Dwelling (R465s) Zone to accommodate a secondary dwelling in the form of a secondary suite within the existing single family dwelling.

Parissa Shafizadeh, 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. floor plan;
4. development requirements; and
5. land use question.

The Acting Manager of Corporate Administration stated that no submissions pertaining to the subject application had been received.

Rob and Donna George, the applicants, read out a prepared statement stating their concerns about the expense and complexity of the application, given that they were simply wanting to follow the rules for building an in-law suite in their home to look after Mrs. George's elderly and widowed mother.

Discussion ensued regarding the process of how bylaw readings progress to third and fourth/final readings.

Peter Bulla, Mission, stated his support of the application, and asked why the applicants were required to go through a full rezoning procedure when, to his understanding, there is no bylaw regulating illegal suites in Mission.

The Mayor responded that staff were following the regular process, as is done with every applicant.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5427-2014-5050(137) (R14-002 – George), closed.

RC14/287  
APR. 22/14

**Zoning Amending Bylaw 5428-2014-5050(138)**

(R14-003 – District of Mission) – a text amendment to increase the maximum permitted lot coverage for existing undersized lots within the Urban Residential Area

The purpose of the proposed amendment is to amend the text of District of Mission Zoning Bylaw 5050-2009 to increase the permitted lot coverage for existing undersized lots within Urban Residential area, by adding:

- 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."

Parissa Shafizadeh, Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. location of affected properties;
3. rationale to support the proposed text amendment; and
4. land use question.

The Acting Manager of Corporate Administration stated that no submissions pertaining to the subject application had been received.

Jim Hinds, Mission, stated he is opposed to the application because notification of the bylaw amendment was only through an ad published in the newspaper and not mailed out to each of the affected property owners.

The Planner clarified that staff adhered to the notification process as set out in the District's Land Use Application Procedures and Fees Bylaw, where individual notification to owners and occupiers does not apply if 10 or more properties owned by 10 or more persons are the subject of the bylaw amendment.

Peter Bulla, Mission, expressed concern that this particular situation may be setting a precedent of allowing a developer to essentially have a free rezoning.

The Manager of Planning clarified that in this case the builder came forward and applied for a variance to allow construction of detached garages on three existing undersized lots, however a variance for lot coverage cannot be done because it relates to density. Staff considered the situation in depth and determined there was merit in putting forward a more comprehensive amendment for consideration by Council.

Jim Hinds stated that the three subject properties had already been considered by Council in the past, and at that time the neighbours were informed.

The Planner clarified that the previous rezoning application Mr. Hinds is referring to was just for one of the three lots.

Peter Bulla stated that newspaper notification of a Public Hearing on its own is not adequate.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5428-2014-5050(138) (R14-003 – District of Mission), closed.

## 5. PROCLAMATIONS

RC14/288  
APR. 22/14

### **May 2014 as “MS Awareness Month” Multiple Sclerosis Society of Canada (BC & Yukon Division)**

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That May 2014 be proclaimed as “MS Awareness Month” within the District of Mission.

CARRIED

## 6. ADOPTION OF INFORMATIONAL ITEMS

RC14/289  
APR. 22/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the following items be received as information:

- (a) Mission Institution Monthly Report – March 2014; and
- (b) Minutes of the Cultural Resources Commission meeting held on March 12, 2014.

CARRIED

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

RC14/290  
APR. 22/14

Moved by Councillor Luck, seconded by Councillor Jewell, and

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

CARRIED

## 8. PUBLIC SAFETY AND HEALTH

RC14/291  
APR. 22/14

### **RCMP Quarterly Report – January 1 to March 31, 2014**

The quarterly report on policing services from the Officer in Charge, Mission Detachment, dated April 22, 2014 was provided for the Committee’s information. Inspector Konarski showed a PowerPoint presentation that provided information/statistics pertaining to violent crime, property crime, division priorities, traffic safety, staff workload, accountability, human resources, burning issues and top successes.

Insp. Konarski will be retiring from the RCMP in June, and thanked Council for its support during his time as Officer in Charge of the Mission Detachment.

The Mayor and each Councillor expressed their gratitude to Insp. Konarski, both personally as well as on behalf of the community, for his exemplary service and leadership.

RC14/292  
APR. 22/14

### **Transportation of Dangerous Goods**

Moved by Councillor Jewell, and

RECOMMENDED: That the Fire Chiefs from both Abbotsford and Mission incorporate their research and data to create a "Hazard Specific Emergency Plan" to augment the municipal emergency preparedness plan focusing on Transportation of Dangerous Goods.

CARRIED

## **9. DEVELOPMENT SERVICES**

RC14/293  
APR. 22/14

### **Development Variance Permit Application DV14-004 (Hale) – 33861 Knight Avenue**

Moved by Councillor Nundal, and

RECOMMENDED: That Development Variance Permit Application DV14-004 to vary:

Section 501, D. 1. Setbacks of the District of Mission Zoning Bylaw 5050-2009 by reducing the minimum rear setback for a Principal Building from 7.5 metres (24.6 feet) to 4 metres (13 feet) to allow for a covered patio to encroach into the rear yard setback,

be approved.

CARRIED

RC14/294  
APR. 22/14

### **Telecommunication Tower at 35471 Lougheed Highway**

A report from the Manager of Planning dated April 22, 2014 regarding further design improvements to the proposed telecommunications tower at 35471 Lougheed Highway was provided for the Committee's information.

Edward Hachey, Vice President of SBA Canada, appeared at the request of Council and provided an overview of the following information:

1. proposed tower design;
2. alternate tower design;
3. location maps; and
4. photo renderings of the various designs.

It was noted that the original photo rendering presented to Council was incorrect, as it did not accurately show how far the engineered branches would come down from the top of the tower, in relation to the total tower height.

Council confirmed that their concerns related to tower aesthetics have been met.

RC14/295  
APR. 22/14

### **Excerpt from the Minutes of the Public Hearing held on February 17, 2014 and related Staff Report dated February 3, 2014 (R13-028 – Beland)**

An excerpt from the minutes of the Public Hearing held on February 17, 2014 and a copy of the related staff report dated February 3, 2014 was provided to the Committee as background information to assist in the consideration of adoption of Zoning Amending Bylaw 5413-2014-5050(131), for the property at 31173 Dewdney Trunk Road.

## 10. CORPORATE SERVICES

RC14/296  
APR. 22/14

### **Invest North Fraser Update – Presentation by the Economic Development Officer**

Stacey Crawford, Economic Development Officer, appeared before Council to provide an overview of the Invest North Fraser (INF) alliance between Mission, Maple Ridge and Pitt Meadows, and showed a PowerPoint presentation that included the following information:

1. how this economic initiative was formed;
2. INF goals and objectives;
3. how it fits in with the BC Jobs Plan; and
4. current activities and top priorities.

RC14/297  
APR. 22/14

### **Results of Public Consultation on Proposed Changes to Council Remuneration Policy and Next Steps**

Moved by Councillor Luck, and

RECOMMENDED:

1. That Council Remuneration Policy COU.14 be rescinded; and
2. That Council Remuneration and Expense Policy C-ADM.06 be approved, with the inclusion of a per annum salary level of \$70,178 for the Mayor and \$28,071 for the Councillors, with the salaries being effective January 1st, 2015.

OPPOSED: Mayor Adlem  
Councillor Nundal

CARRIED

## 11. RESOLUTION TO RISE AND REPORT

RC14/298  
APR. 22/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

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

CARRIED

## 12. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC14/299  
APR. 22/14

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/291 to RC14/297, except item RC14/297 (Council remuneration), be adopted.

CARRIED

RC14/300  
APR. 22/14

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/297 (Council remuneration), be adopted.

OPPOSED: Mayor Adlem  
Councillor Nundal

CARRIED

### 13. BYLAWS

RC14/301  
APR. 22/14

Moved by Councillor Nundal, seconded by Councillor Luck, 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), receive third reading and adoption.

CARRIED

It was noted that any outstanding requirements would be deferred to building permit issuance.

RC14/302  
APR. 22/14

Moved by Councillor Luck, seconded by Councillor Nundal, 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 third time.

OPPOSED: Councillor Jewell  
Councillor Tilbury

CARRIED

RC14/303  
APR. 22/14

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That consideration of adoption of 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 deferred pending a further review of the legislated processes.

CARRIED

RC14/304  
APR. 22/14

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5413-2014-5050(131), a bylaw to rezone property at 31173 Dewdney Trunk Road from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s), be adopted.

CARRIED

### 14. NEW/OTHER BUSINESS

There was no other business.



**15. MAYOR'S REPORT**

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

**16. MEMBERS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES**

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

**17. QUESTION PERIOD**

There were no questions from the public.

**18. ADJOURNMENT**

Moved by Councillor Tilbury, seconded by Councillor Nundal, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:53 p.m.



WALTER (TED) ADLEM, MAYOR



KEN BJORGAARD, CHIEF  
ADMINISTRATIVE OFFICER  
(Interim Corporate Officer)