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 November 3, 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 Jenny Stevens
Councillor Nelson Tilbury

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Tina Penney, Acting Manager of Corporate Administration
Haylee Gould, Administrative Clerk
Brandi Cowell, Receptionist

1. CALL TO ORDER
Mayor Adlem called the meeting to order.

2. ADOPTION OF AGENDA
Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That the agenda for the regular Council meeting of November 3, 2014 be adopted.
CARRIED

3. PUBLIC HEARING
Zoning Amending Bylaw 5458-2014-5050(151)
R14-020 (DOM) – a bylaw to rezone property at 8449 McLean Street from the
Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 8449
McLean Street and legally described as:

Parcel Identifier: 009-737-529
Lot 1, District Lot 436 Group 1 New Westminster District, Plan 12747

from Industrial General (ING) Zone to Industrial General 2 (ING2) Zone.

Marcy Bond, Senior 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. topography and watercourse information;
4. proposed site plan;
5. development requirements; and
6. land use question.

The Acting Manager of Corporate Administration stated that one (1) written submission pertaining to the subject application had been received:

1. Email from Ms. Tracy Lyster, dated November 3, 2014, expressed concerns with the negative impacts increased barge activity would have on the Fraser River ecosystem and sturgeon habitat.

The Mayor opened the floor to the public for questions and comments.

Wendy Bales stated that she is opposed to the application and asked whether the materials to be loaded on the subject property will be restricted. Staff responded that the rezoning does not contain a restriction on types of materials.

Mike Scudder stated that he opposes all five public hearing rezoning applications on this evening’s agenda and expressed concerns about potential expansion of the barge loading operations on the subject property.

Kenny Braich spoke in regard to all five public hearing rezoning applications on this evening’s agenda, noting that he is in favour of the applications. As an adjacent property owner, he expressed concerns about his properties remaining legally non-conforming if the subject properties become legally conforming.

Peter Bulla expressed concern regarding the high density residential properties located across the street from the subject property, the future community plan and the proximity of industrial operations to residential homes.

Rod St. Godard expressed concern about the potential for increased truck traffic on Lougheed Highway.

Kenny Braich made reference to page 107 of the agenda and read aloud the “non conforming uses” section, noting that Council is correcting what was taken away in 2006. He indicated that the municipality has no business reducing a person’s net worth. By passing this and not keeping this equitable, you have reduced our (his) net worth. He also expressed concern about the waterfront becoming an industrial zone in order to allow legally conforming activity.

Wendy Bales urged Council to strike a balance between waterfront and industrial zoning. She stated that she is worried about the potential for increased numbers of trucks on the road and has concerns about potential negative impacts on the fishing and tourism industries.

Peter Bulla expressed concern regarding the habitat of the white sturgeon.

In response to a question about ingress and egress into the site, staff responded that the Ministry of Transportation and Highways is responsible for looking at the bylaws and
addressing potential issues.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5458-2014-5050(151) R14-020 (DOM) closed.

**Zoning Amending Bylaw 5459-2014-5050(152)**

R14-021 (DOM) – a bylaw to rezone property at 8421 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 8421 McLean Street and legally described as:

- Parcel Identifier: 001-722-557
- Lot 2, District Lot 436 Group 1 New Westminster District, Plan 69567 from Industrial General (ING) Zone to Industrial General 2 (ING2) Zone.

The Acting Manager of Corporate Administration stated that one (1) written submission pertaining to the subject application had been received from:

1. Email from Ms. Tracy Lyster, dated November 3, 2014, expressed concerns with the negative impacts increased barge activity would have on the Fraser River ecosystem and sturgeon habitat.

The Mayor opened the floor to the public for questions and comments.

Wendy Bales inquired as to whether a traffic or river study has been completed. Staff clarified that the Ministry of Transportation and Highways must approve the bylaw before the it is adopted.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5459-2014-5050(151) R14-021 (DOM) closed.

**Zoning Amending Bylaw 5460-2014-5050(153)**

R14-022 (DOM) – a bylaw to rezone property at 35232 Dyke Road from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 35232 Dyke Road and legally described as:

- Parcel Identifier: 015-933-091
- Parcel “One” Sections 24 and 25 Township 17 and District Lot 2471 Group 1 Reference Plan 84603

from Industrial General (ING) Zone to Industrial General 2 (ING2) Zone.

The Acting Manager of Corporate Administration stated that three (3) written submissions pertaining to the subject application had been received from:

1. Letter from Ms. Lora Wade, dated October 24, 2014, expressed concerns with noise and dust pollution and increased large vehicle traffic.
2. Letter from Mr. and Mrs. Dixon, dated October 28, 2014, expressed the following questions and concerns:
   a. noise and dust pollution for neighbouring residents;
   b. discrepancies between the District produced Notice of Public Hearing package and the October 6, 2014 agenda; and
   c. whether approval will be required from the Department of Fisheries and Oceans prior to the undertaking of barge loading near the Hatzic Eddy.

3. Email from Ms. Tracy Lyster, dated November 3, 2014, expressed concerns with the negative impacts increased barge activity would have on the Fraser River ecosystem and sturgeon habitat.

The Mayor opened the floor to the public for questions and comments.

Peter Bulla expressed concern regarding the currently undeveloped property adjacent to the subject property, and how the rezoning of the subject property will affect the neighbouring Urban Residential properties. He questioned when an expansion of the Lougheed Highway is planned and what affect this rezoning application will have on that project.

Sean Brookes indicated that he is opposed to the application and expressed concern about the negative impact on property values.

Beverly Dixon stated that she is opposed to the 35232 Dyke Road and 34980 Lougheed Highway rezoning applications. She expressed concern about what recourse residents would have to address any noise or dust concerns if the subject properties are rezoned. She stated that currently there is no barging on the properties and questioned what regulations would be in place for future barging operations.

Staff responded that the rezoning application would have no regulations on types of barge loading and that concerns with noise or dust could be addressed through bylaw enforcement.

Beverly Dixon asked if barge loading operations or overwater conveyors would require approval from the Department of Fisheries and Oceans.

Mike Younie, Director of Development Services, responded that the Department of Fisheries and Oceans has requirements for activities that would require review prior to changing or starting new operations. Overwater conveyors are not restricted by this rezoning classification.

Beverly Dixon queried who would be responsible for any environmental spills.

Mike Younie responded that the federal and provincial governments oversee environmental spills, and that the District is not involved.

Beverly Dixon inquired about noise bylaws, whether a study had been conducted, and if Council has the ability to limit the hours of operation for noise purposes.

Mike Younie responded that the noise bylaw could be applied to address any noise
complaints but that Council has limited ability to regulate operational hours for industrially zoned properties.

Beverly Dixon expressed concern for the sturgeon population and urged Council to ensure continued dialogue with the public on these applications.

Sarah Schreier of the Fraser River Sturgeon Conservation Society stated that she is opposed to this application as well as to the application for 34980 Lougheed Highway. She stressed the importance of the Hatzic Eddy and Hatzic Slough for the fish populations, and expressed concern about the damage from potential spills, increased boat traffic, dredging of the river bottom and wakes from passing barges. Ms. Schreier noted that she feels that conserving the area is good for long term stability for the community and its growth.

Mike Scudder expressed concern about the future of the community due to increased truck traffic and wear and tear on Lougheed Highway.

Ed Swaren stated that he is opposed to the rezoning application and supports Sarah Schreier’s comments. He said that he is concerned about the location of barge loading in relation to the wintering ground of the white sturgeon and believes that the report from staff referencing ongoing barge loading on the subject property is erroneous as he has not seen barge loading or unloading from this site. He also expressed concern about property values in Hatzic Bench and the potential loss of fish tourism revenue.

Discussion ensued by Council and the following was noted:

- Concern with the comments stating that no barge loading is currently operating. Clarification from the owner was requested. Pat Catherwood and Barry Holmes, owners of the property, confirmed that the company has been loading barges since the 1960s. They have two barges which are used for various projects as required.

- Regarding any plans to limit the truck traffic through the city Mr. Holmes responded that they intend to expand through the east side of Mission in order to avoid excess trucks travelling through Mission.

- It was questioned whether the sturgeon would be at risk and whether they could find another location to survive if the Hatzic Eddy were to be disturbed. Ms. Schreier responded that it is difficult to determine whether the fish could find a new habitat.

- Since the area has a long history of barge loading, it was questioned if there have been any previous events that have caused a disturbance to the sturgeon population. Ms. Schreier responded that she strongly recommends not allowing any disturbance.

- There were comments made on previous barge loading operations during the 1960s and with it noted that the population of sturgeon during that time was stable. Ms. Schreier responded that during the 1900s to 1950s, preliminary take numbers showed a massive crash, and stressed that the population as it stands today needs to be significantly bigger.
Dan Kelly stated, in opposition to Mr. Catherwood's and Mr. Holmes' statements, that he has never witnessed barge loading on the subject property.

Wendy Bales expressed concern regarding potential gravel mining and the hazards to residents as a result of ingesting the dust. She expressed concern about the Aggregate Pilot Project causing extra trucks on Mission roads.

Pat Catherwood addressed Councillor Stevens to state that he believes the risk to sturgeon in this location is low. He also stated that a barge was loaded on the property a week prior.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5460-2014-5050(151) R14-022 (DOM) closed.

**Zoning Amending Bylaw 5461-2014-5050(154)**

R14-023 (DOM) – a bylaw to rezone property at 33610 Broadway Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 33610 Broadway Avenue and legally described as:

- Parcel Identifier: 003-301-516
- Parcel "C" District Lot 1 Group 3 New Westminster District Reference Plan 63289

from Industrial General (ING) Zone to Industrial General 2 (ING2) Zone.

The Acting Manager of Corporate Administration stated that one (1) written submission pertaining to the subject application had been received from:

1. Email from Ms. Tracy Lyster, dated November 3, 2014, expressed concerns with the negative impacts increased barge activity would have on the Fraser River ecosystem and sturgeon habitat.

The Mayor opened the floor to the public for questions and comments.

Wendy Bales stated that she is opposed to this rezoning application.

After calling a 2nd and 3rd time for speakers, and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5461-2014-5050(151) R14-023 (DOM) closed.

**Zoning Amending Bylaw 5462-2014-5050(155)**

R14-024 (DOM) – a bylaw to rezone property at 34980 Lougheed Highway from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 34980 Lougheed Highway and legally described as:

- Parcel Identifier: 017-710-308
- Parcel "A" District Lot 6 group 3, District Lot 476 group 1, section 26 Township 17 and District Lot 3238, 3239, 5962 and 6773 Group 1 New Westminster District Reference Plan LMP1646
from Industrial General (ING) Zone to Industrial General 2 (ING2) Zone.

The Acting Manager of Corporate Administration stated that six (6) written submissions pertaining to the subject application had been received from:

1. Email from Mr. Rob Gordon, dated October 28, 2014, expressed concerns with the proximity of the industrial zone to the residential areas and with noise and dust pollution.

2. Letter from Mr. and Mrs. Atkinson, dated October 28, 2014, expressed concerns with noise and dust pollution and with the proximity of the industrial zone to the residential areas.

3. Letter from Mr. and Mrs. Dixon, dated October 28, 2014, expressed the following concerns:
   a. noise and dust pollution for neighbouring residents;
   b. discrepancies between the District produced Notice of Public Hearing package and the October 6, 2014 agenda; and
   c. whether approval will be required from the Department of Fisheries and Oceans prior to the undertaking of barge loading near the Hatzic Eddy.

4. Letter from Mr. Kelly and Ms. Hill, dated October 31, 2014, expressed concerns with noise, air and light pollution, increased traffic from commercial vehicles in residential neighbourhoods and school zones, and impact on property values.

5. Letter from Mr. Muir, dated October 30, 2014, expressed concerns with the impact on property values and increased traffic, as well as noise, light and air pollution.

6. Email from Ron, a Hatzic Bench Resident, dated October 31, 2014 expressed concerns with noise and air pollution and the proximity of industrial activities to residential homes.

7. Email from Ms. Tracy Lyster, dated November 3, 2014, expressed concerns with the negative impacts increased barge activity would have on the Fraser River ecosystem and sturgeon habitat.

The Mayor opened the floor to the public for questions and comments.

Ed Swaren stated that there have been no barges seen on this property.

Sean Brookes stated that there have been no barges seen on this property. He also expressed concern about potential redress from noise pollution, and the lack of limitation on the hours of operation for the business. He stated that he is opposed to the application and would like to see the application tabled until after the election.

Kelly Hill agreed with Sean Brookes, and expressed frustration at not having received any correspondence in the mail regarding this rezoning application.

Mike Scudder asked why the subject property was rezoned in 2006, which caused the
property to be legally non-conforming. A response was provided that the bylaw was changed to prevent any new bargeing operations, not to prevent current ones from operating.

Lynne Frye explained that she is in favour of the application and feels that bargeing is better than trucking for the environment. She states that the subject property is one of the few places appropriate for the proposed operations.

Beverly Dixon expressed concern regarding bargeing gravel and the associated noise and dust. She stated that Council should delay this application as well as the application for 35232 Dyke Road until the questions posed tonight are resolved.

In response to why the zoning was changed in 2006, Dan Sommer, Manager of Planning, indicated that it was in response to a spill.

In response to the question as to how many truck loads it takes to fill up a barge and how many trucks could potentially be removed from the roads if barges are used to ship material instead, Mike Younie indicated that 50 double-chained trucks of chip material are used to fill one barge and that truck traffic is dependent on the job location and requirements.

Dan Kelly expressed concern with the number of trucks required to fill a barge and the amount of noise generated from the loading of the barge.

Sean Brookes stated that he does not believe the highway can support increased traffic from barge loading. He inquired into the potential for the railway to transport material instead of trucks.

Ed Swaren stated that approving this rezoning application would not remove trucks off Mission roads.

Dawn Eines requested a delay for this application. She expressed concern about not receiving notice about this application. Staff confirmed that notifications were sent out as per District policy. Additionally, two notices were advertised in the Mission City Record.

After calling a 2nd and 3rd time for speakers and hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5462-2014-5050(151) R14-024 (DOM) closed.

4. ADOPTION OF INFORMATIONAL ITEMS

Moved by Councillor Hensman, seconded by Councillor Jewell, and

RESOLVED: That the following items be received as information:

a. Minutes of the Mission Abbotsford Transit Committee Meeting – June 26, 2014;


CARRIED

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE
Moved by Councillor Luck, seconded by Councillor Stevens, and

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

CARRIED

6. DEVELOPMENT SERVICES

Rezoning Application R14-026 and Development Permit Application DP14-006 (Kubas) – 7680 Strachan 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 7680 Strachan Street from Urban Residential 558 (R558) Zone to Residential Compact 465 Secondary Dwelling (RC465s) Zone.

2. That the bylaw be considered for 1st and 2nd readings at the Regular Council meeting on November 3, 2014.

3. That following these readings, the bylaw be forwarded to a Public Hearing on November 17, 2014.

CARRIED

Rezoning Application R14-016 (Omega & Associates) – 8977 and 8980 West Edwards Street

Moved by Councillor Nundal, and

RECOMMENDED:

1. That pursuant to Council Resolution RC14/258 APR.07/14 a zoning amending bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning portions of the properties located at 8977 and 8980 West Edwards Street from Comprehensive Development 14 (CD14) Zone to Urban Residential 558 (R558) Zone as labelled as Area "A" on Appendix 2;

2. That the zoning amending bylaw be considered for 1st reading at the Regular Council meeting on November 3, 2014;

3. That the zoning amending bylaw be forwarded to public hearing on November 17, 2014;

4. That pursuant to Council Resolution RC14/258 APR.07/14, and Section 882 of the Local Government Act Council consider the Official Community Plan Amending Bylaw 5429-2014-4052(33) in conjunction with the District of Mission’s Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan; and

5. That pursuant to Council Resolution RC14/258 APR.07/14, Official Community Plan Amending Bylaw 5429-2014-4052(33) be forwarded to public hearing on November
17, 2014.

Discussion ensued and it was,

Moved by Councillor Stevens, and

RESOLVED:

That the rezoning application be deferred until and unless the Official Community Plan (OCP) and boundary changes are resolved.

OPPOSED: Councillor Luck
          Councillor Hensman
          Councillor Nundal
          Mayor Adlem

DEFEATED

The question was called on the main motion, RC14/705, and it was

OPPOSED: Councillor Tilbury
          Councillor Jewell

CARRIED

Development Variance Permit Application DV14-020 (DOM) – Proposal to vary the eastern portion of Araki Court east of Stave Lake Street

See NEW/OTHER BUSINESS for formal approval

A report from the Planner dated November 3, 2014 regarding the proposal to vary the eastern portion of Araki Court east of Stave Lake Street was provided for the Committee’s information.

Official Community Plan Amendment R14-025 (DOM) – 32881 Tunbridge Avenue and 8850 Cedar Street

Moved by Councillor Luck, and

RECOMMENDED:

1. That a bylaw be prepared to amend District of Mission Official Community Plan Bylaw 4052-2008 by re-designating 32881 Tunbridge Avenue from Environmentally Sensitive Area to Townhouse (12-21 units / acre) as outlined in Appendix 3 of the Director of Development Services Report dated November 3, 2014;

2. That a bylaw be prepared to amend District of Mission Official Community Plan Bylaw 4052-2008 by re-designating a portion of 8850 Cedar Street from Mixed Use Commercial / Residential to Environmentally Sensitive Area as outlined in Appendix 3 of the Director of Development Services Report dated November 3, 2014;

3. That both bylaws be considered for first Reading at the Regular Council Meeting on November 3, 2014;
4. That upon due consideration of Sections 879 and 881 of the Local Government Act, and in accordance with Council Policy LAN. 47 Official Community Plan Referral, consultation referrals will be forwarded to:
   a. Fisheries and Oceans Canada
   b. Ministry of Environment
   c. School District #75

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

6. That the OCP bylaws be forwarded to Public Hearing on December 15, 2014.

OPPOSED: Councillor Tilbury

CARRIED

Official Community Plan Amendment R14-028 (DOM) – 31380 Lougheed Highway

Moved by Councillor Nundal, and

RECOMMENDED:

1. That a bylaw be prepared to amend the District of Mission Official Community Plan Bylaw 4052-2008 by re-designating 31380 Lougheed Highway from Agriculture Land Reserve to Industrial;

2. That the bylaw be considered for First Reading at the Regular Council Meeting on November 3, 2014;

3. That upon due consideration of Sections 879 and 881 of the Local Government Act, and in accordance with Council Policy LAN. 47 Official Community Plan Referral, consultation referrals will be forwarded to:
   a. Agriculture Land Commission;
   b. Ministry of Environment;
   c. Ministry of Transportation and Infrastructure;
   d. Canadian Pacific Railway; and
   e. School District #75.

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

4. That the bylaw be forwarded to Public Hearing on December 15, 2014.

OPPOSED: Councillor Tilbury

CARRIED
Development Variance Permit Application DV14-017 (Hale) – 34623 Gordon Place

See NEW/OTHER BUSINESS for formal approval

A report from the Planner dated November 3, 2014 regarding the proposal to accommodate a portion of a covered deck within the rear yard setback area and to increase the maximum height allowable for a portion of a roof for a principal building was provided for the Committee's information.

Official Community Plan Bylaw Amendment Application R14-019 (Singh) – 29550 & 29560 Lougheed Highway

Moved by Councillor Stevens, and

RECOMMENDED:

That staff continue to process Official Community Plan Bylaw Amendment Application R14-019 by initiating the interdepartmental and external agency review process. Following which a report will be prepared for Council which provides options, including moving the Bylaws to 1st Reading and a subsequent Public Hearing.

Concurrently staff proceeds with the draft terms of reference for the preparation of a Neighbourhood Area Plan as directed by Lan.48 (Silverdale Urban Residential Neighborhood Plans – Terms of Reference Policy) for discussion at an upcoming Council meeting.

OPPOSED:  Mayor Adlem

CARRIED

Rezoning application R08-031 (KC McPherson and Gary Toor) – 8414, 8434, 8478 Stave Lake Street and 33940 Cherry Avenue

Development Variance Permit Application DV10-010 (Mackenzie Properties)

See NEW/OTHER BUSINESS for formal approval

A report from the Manager of Long Range Planning dated November 3, 2014 regarding the application to reduce the highway cross section width of 18 meters to 15 meters within a subdivision was provided for the Committee's information.

Development Variance Permit Application DV13-020 (KC McPherson and Gary Toor) – Cherry Avenue east of Stave Lake Street

Previously approved in principle at the December 2, 2013 meeting

See NEW/OTHER BUSINESS for formal approval

A report from the Planner dated December 2, 2013 regarding the application to reduce the highway cross section width of 18 meters to 12.2 meters within a subdivision was provided for the Committee's information.

Seniors' Centre Project Update
A report from the Manager of Long Range Planning and Special Projects dated November 3, 2014 regarding the Seniors Centre Feasibility Study was provided for the Committee's information.

7. CORPORATE SERVICES

Updated Draft 2015 Regional Water and Sewer Financial Plans

Moved by Councillor Luck, and

RECOMMENDED: That the draft regional water and sewer financial plans, as attached as Appendix "B" to the report dated November 3, 2014 entitled "Updated Draft 2015 Regional Water and Sewer Financial Plans" from the Manager of Finance, be approved for inclusion in the District's draft 2015 financial plan.

CARRIED

Amendment to Financial Plan Bylaw 5392-2013

Moved by Councillor Nundal, and


CARRIED

8. ENGINEERING AND PUBLIC WORKS

Crosswalk on Wren Street and Hillcrest Avenue

Moved by Councillor Tilbury, and

RECOMMENDED: That the requested crosswalk on Wren Street at Hillcrest Avenue be installed.

OPPOSED: Councillor Nundal

CARRIED

Asset Management Plan

Moved by Councillor Nundal, and

RECOMMENDED:

1. That the District engage the services of a consultant to complete work on the District's asset management plan up to a maximum of $150,000, with funding of $35,000 from the sewer reserve fund (reallocated from the sewer condition assessment project #98664), $15,000 from the water reserve fund (reallocated from the corrosion assessment ductile iron water mains project #93013), and the remaining $100,000 from the Community Works Gas Tax Reserve fund; and

2. That District's 2014 financial plan be amended accordingly.
9. PARKS, RECREATION AND CULTURE

Mission Leisure Centre - Air Handling Units

Moved by Councillor Luck, and

RECOMMENDED:

1. That up to $36,000 be made available from the General Capital Reserve Fund for the repairs to air handling units at the Mission Leisure Centre; and


CARRIED

10. RESOLUTION TO RISE AND REPORT

Moved by Councillor Hensman, seconded by Councillor Luck, and

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

CARRIED

11. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/703 to RC14/719, except items:

RC14/705 (8977 and 8980 West Edwards Street)
RC14/707 (32881 Tunbridge Avenue and 8850 Cedar Street)
RC14/708 (31380 Lougheed Highway)
RC14/710 (29550 & 29560 Lougheed Highway)
RC14/716 (Crosswalk on Wren Street and Hillcrest Avenue)

be adopted.

CARRIED

Moved by Councillor Nundal, seconded by Councillor Stevens, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/705 (8977 and 8980 West Edwards Street), be adopted.

OPPOSED: Councillor Tilbury
          Councillor Jewell

CARRIED
Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/707 (32881 Tunbridge Avenue and 8850 Cedar Street), be adopted.

OPPOSED: Councillor Tilbury

CARRIED

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/708 (31380 Lougheed Highway), be adopted.

OPPOSED: Councillor Tilbury

CARRIED

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/710 (29550 & 29560 Lougheed Highway), be adopted.

OPPOSED: Mayor Adlem

CARRIED

Moved by Councillor, seconded by Councillor, and

RESOLVED: That the recommendation of the Committee of the Whole, as contained in item RC14/716 (Crosswalk on Wren Street and Hillcrest Avenue), be adopted.

CARRIED

12. BYLAWS

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5147-2010-5050(15), a bylaw to rezone property at 8414, 8434, 8478 Stave Lake Street and 33940 Cherry Avenue from Rural Residential zone (RR7), Suburban 36 zone (S36) and Institution, Parks, Recreation and Civic zone (IPRC) to Urban Residential 465 zone (R465), be adopted.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5160-2010-4052(10), a bylaw to re-designate portions of the property at 8414, 8434, 8478 Stave Lake Street from Urban Residential to Parks, Recreation and Natural Open Space, be rescinded for the first, second and third readings.
CARRIED

Moved by Councillor Hensman, seconded by Councillor Stevens, and

RESOLVED: That District of Mission Street Naming Bylaw 5161-2010 (Cherry Court, Grassick Street, McPhee Place), a bylaw to name a road (Grassick Street) and two cul de sacs (Cherry Court and McPhee Place), be adopted.

CARRIED

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED: That District of Mission Zoning Amending Bylaws:

- Zoning Amending Bylaw 5458-2014-5050(151) R14-020 (DOM) – a bylaw to rezone property at 8449 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);

- Zoning Amending Bylaw 5459-2014-5050(152) R14-C21 (DOM) – a bylaw to rezone property at 8421 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);

- Zoning Amending Bylaw 5460-2014-5050(153) R14-C22 (DOM) – a bylaw to rezone property at 35232 Dyke Road from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);

- Zoning Amending Bylaw 5461-2014-5050(154) R14-C23 (DOM) – a bylaw to rezone property at 33610 Broadway Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);

- Zoning Amending Bylaw 5462-2014-5050(155) R14-C24 (DOM) – a bylaw to rezone property at 34980 Lougheed Highway from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);

be delayed and that, prior to consideration of third reading, staff come forward with a third reading report.

A lengthy discussion ensued and the following amendment to the motion was put to the floor:

Moved by Councillor Stevens, seconded by Councillor Luck, and

RESOLVED: That the main motion, RC14/729, be amended by excluding bylaws:

- Zoning Amending Bylaw 5458-2014-5050(151) R14-020 (DOM) – a bylaw to rezone property at 8449 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);

- Zoning Amending Bylaw 5459-2014-5050(152) R14-021 (DOM) – a bylaw to rezone property at 8421 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2);
• Zoning Amending Bylaw 5461-2014-5050(154) R14-023 (DOM) – a bylaw to rezone property at 33610 Broadway Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2).

OPPOSED: Mayor Adlem

CARRIED

The Mayor called the question on the main motion, RC14/729, as amended, and it was:

OPPOSED: Mayor Adlem

CARRIED

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED that in accordance with the Council Procedure’s Bylaw that the meeting be extended past the hour of 9:30 p.m. until the meeting is complete.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5458-2014-5050(152) R14-020 (DOM) – a bylaw to rezone property at 8449 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2), be read a third time.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5459-2014-5050(152) R14-021 (DOM) – a bylaw to rezone property at 8421 McLean Street from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2), be read a third time.

CARRIED

Moved by Councillor Stevens, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5461-2014-5050(154) R14-023 (DOM) – a bylaw to rezone property at 33610 Broadway Avenue from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2), be read a third time.

CARRIED

Moved by Councillor Nundal, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5464-2014-5050(157), a bylaw to rezone property at 7680 Strachan from Urban Residential Zone (R558) to Residential Compact 465 Secondary Dwelling Zone (RC465s), be read a first and second time.

CARRIED
Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5465-2014-4052(37), a bylaw to redesignate a portion of 8850 Cedar Street from Mixed Use Commercial / Residential to Environmentally Sensitive Area, be read a first time.

CARRIED

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5466-2014-4052(38), a bylaw to redesignate 31380 Lougheed Highway from Agriculture Land Reserve to Industrial, be read a first time.

CARRIED

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Zoning Amending Bylaw 5467-2014-5050(158), a bylaw to rezone property at 8977 and 8980 West Edwards Street from Comprehensive Development 14 Zone (CD14) to Urban Residential 558 Zone (R558), be read a first time.

OPPOSED: Councillor Jewell
        Councillor Tilbury

CARRIED

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RESOLVED: That District of Mission Financial Plan Amending Bylaw 5468-2014-5392(1), a bylaw to amend the Financial Plan Bylaw to include the Council approved budget amendments that have taken place in 2014, be read a first, second and third time.

CARRIED

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Official Community Plan Amending Bylaw 5469-2014-4052(39), a bylaw to redesignate 32881 Tunbridge Avenue from Environmentally Sensitive Area to Townhouse (12-21 units/acre), be read a first time.

CARRIED

13. MINUTES

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That the following minutes be adopted:

a. Regular Council Meeting (for the purpose of going into a Closed meeting) – October 20, 2014
b. Regular Council Meeting – October 20, 2014

A clarification was made indicating that any potential conflict of interest is the responsibility of the individual Councillor in possible conflict to declare.

CARRIED

Moved by Councillor Tilbury, seconded by Councillor Jewell, and

RESOLVED: That the following item be added to the agenda:

Drugstore Issue on the main street (First Avenue) in Mission, B.C.

CARRIED

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

RESOLVED: That Council release all correspondence, emails, letters, legal opinions, and conversational material relating to the Drugstore issue on the main street (First Avenue), in Mission B.C.

CARRIED

14. NEW/OTHER BUSINESS

Moved by Councillor Nundal, seconded by Councillor Tilbury, and

RESOLVED: That District of Mission Development Variance Permit Application DV14-020 to vary the Subdivision Control Bylaw 1500-1985 as it pertains to “SCHEDULE A" Required Highway Widths for the eastern portion of Araki Court east of Stave Lake Street from an Urban Local Residential Highway cross-section standard width of 18 metres to 15 metres be approved.

CARRIED

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That District of Mission Development Variance Permit Application DV14-017 to vary District of Mission Zoning Bylaw 5050-2009:

i. Section 501, Part D. Setbacks, subsection 1. by reducing the minimum Rear Setback for a portion of a Principal Building from 7.5 metres (24.6 feet) to 4.0 metres (13.1 feet) to allow a covered patio located off the main floor only, to encroach into the rear yard setback as shown in Appendix 3 of the report from the planner dated November 3, 2014; and

ii. Section 501, Part I. Height of Buildings, subsection 1. by increasing the height of the principal building from 9.5 metres (31.1 ft.) to 10.0 metres (32.8 ft.),

be approved.

CARRIED
Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That District of Mission Development Variance Permit Application DV10-010 to vary Subdivision Control Bylaw 1500-1985 (as it pertains to “SCHEDULE A” Required Highway Widths for Road A) from an Urban Local Residential Highway cross-section standard width of 18 metres to 15 metres be approved.

CARRIED

Moved by Councillor Luck, seconded by Councillor Nundal, and

RESOLVED: That District of Mission Development Variance Permit Application DV13-020 to vary the Subdivision Control Bylaw 1500-1985 as it pertains to “SCHEDULE A” Required Highway Widths:

i. for an Urban Local Residential Highway from 18.0 metres (59 ft.) to 12.2 metres (40 ft.)

be approved.

CARRIED

15. NOTICE OF MOTION
There were no notices of motion.

16. MAYOR'S REPORT
None.

17. MEMBERS’ REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES
None.

18. QUESTION PERIOD
There were four members of the public who came forward with comments related to OCP, Asset Management, and Budgets.

19. ADJOURNMENT
Moved by Councillor Nundal, seconded by Councillor Hensman, and
RESOLVED: That the meeting be adjourned.
CARRIED
The meeting was adjourned at 10:35 p.m.

WALTER (TED) ADLEM, MAYOR

KEN BJORGAARD, INTERIM CORPORATE OFFICER