

MINUTES of the **REGULAR MEETING** of the **COUNCIL** of the **DISTRICT OF MISSION** held in the council chambers of the municipal hall, 8645 Stave Lake Street, Mission, British Columbia on Monday, February 23, 2009 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe
Councillor Terry Gidda
Councillor Paul Horn
Councillor Danny Plecas
Councillor Mike Scudder
Councillor Heather Stewart
Councillor Jenny Stevens

Staff Members Present: G. Robertson, chief administrative officer
D. Clark, director of corporate administration
C. Brough, administrative clerk

1. DELEGATIONS, PRESENTATIONS AND PROCLAMATIONS

PH09/0010

Bobby Brar
Re: Disability Parking

Bobby Brar appeared before council to provide information on the lack of adequate disability parking in Mission and, in particular, in the downtown core. He noted that while there is a general shortage of disabled parking in the district, this problem is compounded by the impracticality of many of the existing spaces. Mr. Brar stated that the parking spots are often not wide enough to accommodate vehicles modified with disembarking ramps. He also noted that since the ramp is generally located on the right-hand side of the vehicle, on a one-way street such as First Avenue, all the disabled parking spots on the left side of the street require the user to disembark into the street rather than onto the sidewalk which represents an increased safety risk. Given this, Mr. Brar asked council to reconsider their decision to move the disabled parking spot formerly located in front of Magnolias on Main to the other side of the street, noting that with this change three of the four disabled parking spots on First Avenue are now on the left-hand side of the street.

Council explained that the disabled parking spot was moved in response to a request from the Downtown Business Association in order to address another concern and requested that staff assess the disabled parking situation and provide a report to council for their consideration.

The mayor and council thanked Mr. Brar for his presentation and for his ongoing efforts on behalf of the disabled community.

PH09/0011

Dani Miller
RE: Sustainable Urban Farming within the District Of Mission

Dani Miller appeared before council to request that the animal control bylaw be changed to allow chickens in residential zones. She outlined the environmental and health benefits of urban chickens and noted that eighty-six percent of her neighbours were in support of her proposal. Ms. Miller asked that her request be considered at council's earliest convenience as orders for chickens must be made by spring of each year.

While acknowledging the potential benefits, council raised the following concerns:

- potential noise and odour complaints;
- the need for regulation; and
- likelihood of attracting natural predators into residential neighbourhoods.

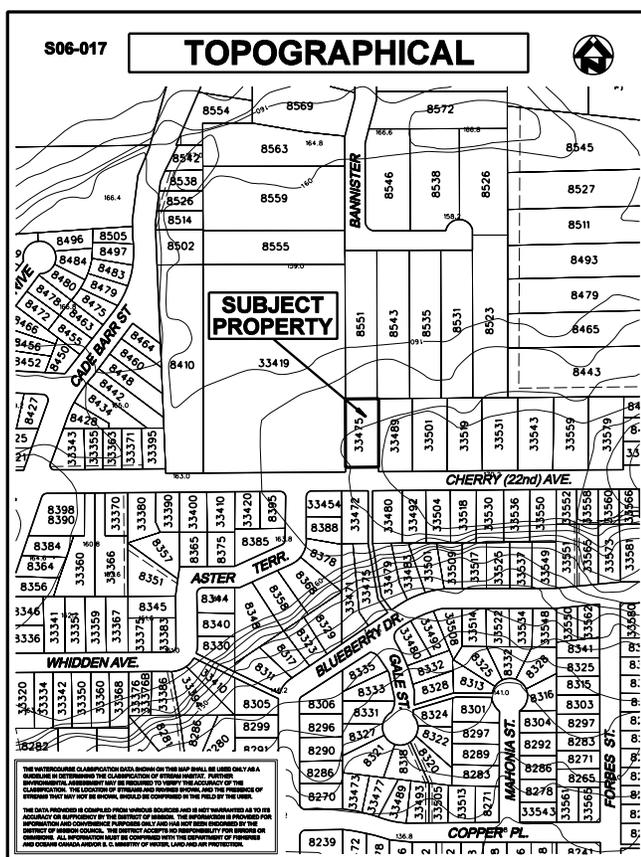
The mayor and council thanked Ms. Miller for her presentation and asked staff to provide a report for their consideration.

2. DEVELOPMENT VARIANCE PERMIT APPLICATION

PH09/0012

Development Variance Permit Application DV08-013 (Darrel McEachern) – 33475 Cherry Avenue

Marcy Bond, planner, provided information regarding development variance permit application DV08-013, in the name of Darrel McEachern, on behalf of Bella Vista Home Builders, to vary the lot depth for proposed Lot 1 from 30 metres (98.42 ft) to 25.33 metres (83.10 ft), to facilitate the subdivision of 33475 Cherry Avenue into two lots (shown on the following map):



The planner said that the subject property is oversized for the existing RS-1 zone at 1,642 sq. metres (17,674 sq ft); as such the proposed lots comply with the minimum size requirements of the RS-1 zone.

The director of corporate administration stated that the following correspondence

was received regarding this application:

- Email dated February 18, 2009 from Robert Hawkes and Roy Hafeli stating their opposition to the proposal and outlining their concern that the development would disrupt the natural flow of ground water in the area, thus endangering their already fragile septic fields. They also requested that, should the application be approved, the builder be required to install a fence indicating the location of the property line.

Robert Hawkes stated his opposition to the proposal, noting that he cannot relocate his septic field should it be rendered inoperable due to increased water flow caused by this development.

The deputy director of engineering, in response to questions from council, stated that insufficient data is available at present to predict potential water flow changes resulting from the development. He recommended that the applicant be required to provide a detailed survey of the subject property.

Councillor Horn asked if this development would result in any improvements to the sidewalk, noting that the sidewalk in front of this property ends abruptly and could potentially pose a safety risk. The deputy director of engineering stated that the current subdivision control bylaw has an exemption for road improvements on three lots or less so the developer would not be required to provide an upgrade to the sidewalk.

In response to questions from council, the planner confirmed that, while the lot is large enough to develop without rezoning, the surveyor has indicated that the current configuration is the only one possible. Ms. Bond confirmed that there was an earlier subdivision proposal which also called for the creation of a panhandle lot.

Council requested that information on water management and the potential effects of additional topsoil on the subject property be provided in the third reading report.

Hearing no further questions or comments the Mayor declared the public hearing on District of Mission development variance permit application (DV08-013) closed.

6. ADJOURNMENT

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That the meeting be adjourned.
CARRIED

The meeting was adjourned at 7:15 p.m.

JAMES ATEBE, MAYOR

DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION