

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 May 3, 2010 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 Jenny Stevens
Councillor Heather Stewart

Staff Members Present: Glen Robertson, chief administrative officer
Dennis Clark, director of corporate administration
Kelly Ridley, deputy director of corporate administration
Jennifer Russell, legislative assistant

1. PROCLAMATIONS

RC10/214
MAY 03/10

May 1 through 7, 2010 as "Youth Week" BC Youth Week Consultant

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That May 1 through 7, 2010 be proclaimed as "Youth Week" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC10/215
MAY 03/10

May 16 through 22, 2010 as "Local Government Awareness Week" Union of British Columbia Municipalities

Moved by Councillor Plecas, seconded by Councillor Scudder, and

RESOLVED: That May 16 through 22, 2010 be proclaimed as "Local Government Awareness Week" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC10/216
MAY 03/10

May 16 through 22, 2010 as "Public Works Week" Public Works Association of British Columbia

Moved by Councillor Scudder, seconded by Councillor Stevens, and

RESOLVED: That May 16 through 22, 2010 be proclaimed as "Public Works Week" within the District of Mission; the District to assume no costs related thereto.

CARRIED

RC10/217
MAY 03/10

**May 2010 as "Falun Dafa Month"
BC Falun Dafa Association**

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the proclamation request from the BC Falun Dafa Association be received as information.

CARRIED

RC10/218
MAY 03/10

**June 6 through 12, 2010 as "Seniors' Week"
Mission Community Services Society**

Moved by Councillor Stevens, seconded by Councillor Stewart, and

RESOLVED: That June 6 through 12, 2010 be proclaimed as "Seniors' Week" within the District of Mission; the District to assume no costs related thereto.

CARRIED

2. DELEGATIONS AND PRESENTATIONS

RC10/219
MAY 03/10

**Presentation of Council Recognition Award to the Fraser Valley Regional
Library 2010 Reading Link Challenge Bronze Medal Winners from Durieu
Elementary School**

Mayor Atebe presented council recognition awards to the following students from Durieu Elementary School for winning a bronze medal in the Fraser Valley Regional Library 2010 Reading Link Challenge:

Cole Barker	Christopher Dale	Jillian Pederson
Austin Rackstraw	Bradley Saunders	Kimberley Smith
Corrie Thirkell		

An award was also presented to the students' teacher and mentor, Susan Antonson.

The mayor congratulated the students and stated how proud the community was to have them represent Mission at the competition.

RC10/220
MAY 03/10

**Dallin Brooks, SEESin Wood Ltd.
Re: Temporary Use Permit for Dry Kiln Operation at
33610 East Broadway Avenue**

Mr. Dallin Brooks of SEESin Wood Ltd. appeared before council to introduce the relatively new technology of thermal modification, and to provide notification of his intent to apply to council for a temporary use permit for a small dry kiln operation for demonstration purposes.

Mr. Brooks stated:

- Thermal modification is a new technology from Finland where lumber is heated to high temperatures to make the wood less permeable, more durable

and more stable.

- The process also darkens the colour of the wood, which gives a soft wood like pine more of the colour and strength of cedar.
- The process uses no chemicals, only steam.
- The technology is relatively unused in North America, however is used in Europe to replace pressure treated and chemical treated lumber.
- The capacity of the demonstration scale dry kiln is five cubic metres, and will run off electricity.
- The temporary building would house the kiln, store the lumber and have a small office space.
- SEESin Wood Ltd. would be hiring two or three employees, hopefully from the Mission area, and would be hiring local contractors for the construction of the temporary building.
- The company goals are to help BC gain back a competitive advantage in the lumber industry, and to showcase the technology in Mission.

In response to questions from council, Mr. Brooks further stated:

- There would be no processing of wood at the site.
- The lumber being treated would come from the interior of BC and coastal hemlock.
- There are approximately 19 commercial installations in Europe, one in Minnesota and one research facility in Montreal.

The mayor thanked Mr. Brooks for the information.

3. ADOPTION OF INFORMATIONAL ITEMS

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) report from the director of planning and the economic development officer dated March 31, 2010 – Presentation to Royal Bank Financial Team;
- (b) report from the manager of environmental services dated April 26, 2010 – Metro Vancouver Solid Waste Management Plan Consultation;
- (c) report from the legislative assistant dated April 26, 2010 – Background Information Re: Use of Gaming Funds;
- (d) report from the executive assistant dated April 27, 2010 – Release from Closed Council – Community Service Awards and Freeman of the City Awards; and
- (e) minutes of the Abbotsford/Mission Water & Sewer Commission meeting held on March 11, 2010.

CARRIED

A report from the legislative assistant dated April 26, 2010 entitled "Background Information Re: Senior Government Funding Cuts" was provided for council's information.

RC10/222
MAY 03/10

Moved by Councillor Horn, seconded by Councillor Stevens, and

RESOLVED: That a letter be sent to the Minister of Finance, with copies to the Premier and the two Members of the Legislative Assembly asking that there be no further funding cuts to any local organizations.

CARRIED

A report from the executive assistant dated April 27, 2010 entitled "Release from Closed Council – Employment Land Strategy 2010" was provided for council's information.

Correspondence dated April 29, 2010 from the Federation of Canadian Municipalities Re: FCM's Rights-of-Way Outreach Campaign was provided for council's information.

Engineering staff were directed to appoint a representative to participate in the municipal online forum.

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC10/223
MAY 03/10

Moved by Councillor Scudder, seconded by Councillor Stevens, and

RESOLVED: That council now resolve itself into committee of the whole.

CARRIED

5. PLANNING

Councillor Stewart assumed the Chair.

RC10/224
MAY 03/10

Request for Extension – Rezoning Application R05-004 (Brar) – 30367 Berg Avenue

Moved by Mayor Atebe, and

RECOMMENDED: That a twelve month extension be granted to rezoning application R05-004 (Brar) for the property located at 30367 Berg Avenue to enable the applicant to complete the outstanding rezoning requirements.

CARRIED

RC10/225
MAY 03/10

Request for New Resolution – Mission Snipers Pool Hall Ltd. at 33212 – 1st Avenue/33211 North Railway Avenue – Liquor Primary License Application

Moved by Councillor Horn, and

RECOMMENDED: That planning staff be directed to submit the following resolution to the Ministry of Public Safety and Solicitor General, Liquor Control and Licensing Branch (LCLB):

“Be it resolved that:

1. Council recommends the issuance of the license for the following reasons:
 - a. The proximity of the establishment to other social and/or recreational facilities and businesses would help create a vibrant downtown.
2. Council’s comments on the prescribed considerations are as follows:
 - a. The location of the establishment is located in the Downtown Core Commercial designation and the use is supported by the Official Community Plan;
 - b. The proximity of the establishment to other social or recreational facilities is considered complementary for the area.
 - c. The person capacity of 28 person and hours of liquor service of the establishment proposed to be between 12:00 noon and 1:00 am is consistent to the trying to establish a vibrant downtown;
 - d. The number and market focus of liquor-primary license establishments within a 0.5 km radius of the proposed location is limited to two locations, the Bellevue Hotel and the Benevolent and Protective Order of Elks #30. The Bellevue Hotel holds two liquor-primary licenses and the BPOE#30 hold one. The Mission Snipers Pool Hall is considered to serve a different and complementary market than the other liquor primary licenses located within a 0.5 km radius of the site;
 - e. The potential for increased noise, traffic, parking problems if the application is approved is viewed as minimal and the current zoning of the property is deemed as conforming.
 - f. Mission is experiencing steady population growth with an average growth rate of approximately 1.78% annually. The current population is approximately 36,700 (2008 estimate) and will likely experience continued growth. Mission is a relatively young community compared to the BC Average where 42.8% of the population is between the ages of 15-44, 2.3% higher than the Provincial average. Mission need greater recreational opportunities for its residents and the demographics supports this application;
 - g. The Liquor Control and Licensing Branch have compiled contravention statistics on the identified liquor-primary and liquor-primary - club establishments within a 0.5 km radius of the proposed location. These statistics are based on a period covering from January 2003 to present and only include proven contraventions. There are no proven contraventions.
 - h. The impact on the community if the application is approved is seen as positive.
3. Council instructed Staff to hold a public information meeting. A mail out that included all residents, landowners, and businesses within 400 metres

of the application site was used to inform the public the meeting. Approximately 10 members of the public attended the meeting and offered the following concerns:

- a. Alcohol may bring the wrong type of person to the area;
- b. The owners cannot control persons after they have left the facility after consuming alcohol;
- c. Alcohol does not promote the downtown in a positive way;
- d. There is an increased probability of drinking and driving in the area;
- e. Children attend facilities in the immediate vicinity of the pool hall; and
- f. General concerns about loitering and the potential for aggressive behavior.

The owners offered the following response:

- a. If necessary, the owners/applicants would be willing to hire a security company to monitor the loitering and any negative outcomes associated with the consumption of alcohol;
- b. Smoking is not dependent on the consumption of alcohol;
- c. Loitering as a result of smoking can in part be addressed by the security the applicant is willing to hire;
- d. A liquor license would contribute to a business which will potentially otherwise have to close down; and
- e. Comments regarding the nature of the clientele are stereotypes.

Council has considered all of the above issues and concerns within their deliberation of the resolution.

4. Council also received and considered all written submissions including letters and petitions. A summary of all written submissions is as follows:
 - a. Petition FOR from users: **191**
 - b. Petition FOR from business: **23**
 - c. Letters FOR: **4**
 - d. Petition AGAINST: **110**
 - e. Letters AGAINST: **36**

Council recognized that not all the people that signed a petition or submitted a formal written letter are directly impacted by the application, are within the 400 metre radius of the application, but considered all submission in their resolution.

5. Additionally, Mission's Downtown Business Association was given an opportunity to speak directly to Council at a Public Meeting held January 18, 2010 for which the following was noted:

"Ms. Kathy Mackovick appeared before council on behalf of the Mission Downtown Business Association (DBA) to ask that a decision regarding the liquor license application of Mission Snipers Pool Hall Ltd, be deferred until further opinions could be obtained from other DBA members.

In response to questions from council, the deputy director of planning stated:

- (a) there is a District policy governing all applications to the Liquor Control Board that sets out the due process
- (b) that due process includes a mail-out to all properties within 400 metres of the subject property, the holding of a public information meeting, and the collection of opinions both for and against via mail, email or telephone;
- (c) the letter sent out by the District did invite responses/comments

Mayor Atebe thanked Ms. Mackovick for the information and advised that a report regarding the application was on the agenda for council consideration."

Council has considered the above request in their deliberation of the resolution."

OPPOSED: Councillor Gidda
Councillor Plecas
Councillor Stevens

CARRIED

RC10/226
MAY 03/10

**Development Permit Application DP10-004 (Van Roekel) –
7383 Stave Lake Street**

Moved by Councillor Horn, and

RECOMMENDED: That development permit application DP10-004, in the name of Brian Van Roekel, to provide conformity to the official community plan guidelines respecting building form and character for a proposed coach house on the property located at 7383 Stave Lake Street be forwarded to a public input meeting and considered for council approval on May 25, 2010.

CARRIED

RC10/227
MAY 03/10

**Development Variance Application DV10-006 (Sorteboom) –
31723 Israel Avenue**

Moved by Mayor Atebe, and

RECOMMENDED: That development variance permit application DV10-006, in the name of Sorteboom, to vary District of Mission zoning bylaw 5050-2009 Section 501 URBAN RESIDENTIAL ZONES I. Height of Buildings 2. by increasing the maximum allowable height of an accessory building from 6.0 metres (19.68 ft.) to 8.0 meters (26.25 ft.) for a proposed accessory building located at 31723 Israel Avenue, be forwarded to council for public input and consideration of approval on May 25, 2010.

CARRIED

RC10/228
MAY 03/10

Official Community Plan and Rezoning Application R07-021, Development Permit DP09-004 and Development Variance Permit Application DV10-008 (Regnier) – 34059, 34081, 34097 Dewdney Trunk Road, 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue and 8738 Stave Lake Street

Moved by Councillor Scudder, and

RECOMMENDED:

1. That the director of corporate administration prepare a bylaw to:
 - (a) amend the text of District of Mission official community plan bylaw 4052-2008 by deleting Policy 2.2.7 in its entirety and replacing it with:

“Policy 2.2.7 The Compact Cluster designation within the Urban Area is designed to accommodate strata developments that shall manage all rain water on site. The built form may take a variety shapes and forms including but not limited to:

 - Multiple Family Townhouse
 - Compact Single Family Strata (bare land or traditional)
 - Compact Single Family Strata with coach homes and/or garden cottages”; and
 - (b) amend Official Community Plan Map 1 – Land Use Designation and Neighbourhood Plan Areas to include the subject properties into the Mission Urban/Infill Area and add the Urban Residential – Compact cluster designation to the legend; and
 - (c) amend Official Community Plan Map 1a – Mission Urban/Infill Area to include the subject site and add the Urban Residential – Compact Cluster designation to the legend; and
 - (d) amend the District of Mission official community plan bylaw 4052-2008 by redesignating portions of the properties located at 34059, 34081, 34097 Dewdney Trunk Road; 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue; and 8738 Stave Lake Street; and legally described as:

Parcel Identifier: 005-792-754 Lot 1 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-792-789 Lot 2 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-792-797 Lot 3 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-374-693 Lot 13 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-529 Lot 1 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-669 Lot 12 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-537 Lot 2 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-651 Lot 11 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-553 Lot 3 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-561 Lot 4 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 002-378-868 Lot 5 Section 27 Township 17 New Westminster District Plan 46208

- from Suburban to Urban Residential - Compact Cluster for Area A (6.49 hectares),
- from Suburban to Urban Residential for Area B (0.447 hectares),
- from Suburban to Urban Residential for Area C (0.595 hectares), and
- from Suburban to Urban Residential for Area D (0.416 hectares),

as outlined on the reference plan attached as Map 1a (M2261-02) to a report prepared by the Deputy Director of Planning dated May 3, 2010;

2. That the bylaw be considered for first reading at the regular council meeting on May 3, 2010;
3. That, in accordance with rezoning application R07-021 (Regnier), the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 by rezoning portions of the properties located at 34059, 34081, 34097 Dewdney Trunk Road; 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue; and 8738 Stave Lake Street and legally described as:

Parcel Identifier: 005-792-754 Lot 1 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-792-789 Lot 2 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-792-797 Lot 3 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-374-693 Lot 13 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-529 Lot 1 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-669 Lot 12 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-537 Lot 2 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-651 Lot 11 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-553 Lot 3 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-561 Lot 4 Section 27 Township 17 New

Westminster District Plan 73051

Parcel Identifier: 002-378-868 Lot 5 Section 27 Township 17 New
Westminster District Plan 46208

- from Rural 16 (RU16) zone to Comprehensive Development - 22 (CD-22) zone for Area A (6.49 ha),
- from Suburban 36 (S36) zone to Urban Residential 930 (R930) zone for Area B (0.447 hectares),
- from Suburban 36 (S36) zone to Urban Residential 930 (R930) zone for Area C (0.574 hectares),
- from Suburban 36 (S36) zone to Urban Residential 930 (R930) zone for Area D (0.574 hectares),
- from Rural 16 (RU16) zone to Urban Residential 930 (R930) zone for Area E (0.574 hectares),

as outlined on the reference plan attached as Map 2a (M2261-02 R1) to a report prepared by the Deputy Director of planning dated May 3, 2010;

4. That the bylaw be considered for first reading at the regular council meeting on May 3, 2010;
5. That prior to council consideration of second reading and the scheduling of a public hearing for the official community plan and zone amending bylaws, the applicant host a public open house;
6. That upon due consideration of Sections 879 and 881 of the *Local Government Act*, consultation referrals go forward to:
 - Fraser Valley Regional District,
 - Utility Companies,
 - District of Mission School District No. 75., and
 - Land Reserve Commission;
7. That development permit application DP09-004, in the name of Paul Regnier, to provide conformity to the official community plan guidelines respecting building form and character for a proposed development, landscaping and parking on the properties located at 34059, 34081, 34097 Dewdney Trunk Road; 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue; and 8738 Stave Lake Street be forwarded to an upcoming public input meeting;
8. That development variance permit application DV10-008, in the name of Paul Regnier, to vary District of Mission subdivision control bylaw 1500-1985 for:
 - (a) Dewdney Trunk Road from: Typical Road Section Arterial - R6 to a proposed cross section as provided in drawing: "Dewdney Trunk Typical Section - 10108-SK-2",
 - (b) Stave Lake Road from: Typical Road Section Arterial - R6 to a proposed cross section as provided in drawing: "Stave Lake Road Typical Section - 10108-SK-3 and 10108-SK-4"; and
 - (c) Moss Avenue from: Typical Road Section Urban Local Residential - R3 to a proposed cross section as provided in drawing: "Moss Road Typical Section - 10108-SK-5"

In a proposed development located at 34059, 34081, 34097 Dewdney Trunk Road; 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue; and 8738 Stave Lake Street and legally described as:

Parcel Identifier: 005-792-754 Lot 1 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-792-789 Lot 2 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-792-797 Lot 3 Section 27 Township 17 New Westminster District Plan 59626

Parcel Identifier: 005-374-693 Lot 13 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-529 Lot 1 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-669 Lot 12 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-537 Lot 2 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-651 Lot 11 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-553 Lot 3 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 005-374-561 Lot 4 Section 27 Township 17 New Westminster District Plan 73051

Parcel Identifier: 002-378-868 Lot 5 Section 27 Township 17 New Westminster District Plan 46208

be forward to an upcoming public input meeting;

9. In accordance with LAN.32 Tree policy for the proposed development, two trees per fee simple lot are planted; and
10. That the five percent parkland provision in Section 941 of the *Local Government Act* be applied as cash-in-lieu of parkland to subdivision file S07-019.

OPPOSED: Councillor Horn
Councillor Plecas
Councillor Stevens

CARRIED

RC10/229
MAY 03/10

Rezoning Application R09-018 (Doerksen) – 9730 Barr Street

Moved by Councillor Horn, and

RECOMMENDED:


1. That, in accordance with rezoning application R09-018 (Doerksen), the director of corporate administration prepare a bylaw to amend District of Mission zoning

bylaw 5050-2009 by rezoning the property located at 9730 Barr Street and legally described as:

Parcel Identifier: 012-371-289 (Lot "I", Section 3, Twp 18, New Westminster District, Plan 1762), and

Parcel Identifier: 010-995-749 (Parcel "A" (Reference Plan 15165), Lot 8, Sections 4 and 33, Twp 17 and 18, New Westminster District Plan 3344),

from RU16 Rural 16 zone to RR7s Rural Residential Secondary Dwelling zone;

2. That the bylaw be considered for first and second readings at the regular council meeting on May 3, 2010;
3. That following such readings, the bylaw be forwarded to a public hearing on May 25, 2010;
4. That development variance permit application DV10-007, in the name of (Doerksen), to vary Schedule A of District of Mission subdivision control bylaw 1500-1985 by reducing the minimum required Highway width from 20.0 meters to 16.0 meters, for a proposed single family residential development located at 9730 Barr Street be forwarded to council for public input on May 25, 2010;
5. That the five percent parkland provision in Section 941 of the *Local Government Act* be applied as cash-in-lieu; and
6. That the director of corporate administration prepare a bylaw to name a new road over a portion of (Lot "I", Section 3, Twp 18, New Westminster District, Plan 1762 and Parcel "A" (Reference Plan 15165), Lot 8, Sections 4 and 33, Twp 17 and 18, NWD Plan 3344, as  **Darbyshire Terrace** (road running from Barr Street and south into the subject property for a distance of approximately 109 meters (358 feet).

CARRIED

RC10/230
MAY 03/10

**Rezoning Application R10-002 (Tripod Developments) –
31161 Silverhill Avenue**

Moved by Councillor Scudder, and

RECOMMENDED:

1. That, in accordance with rezoning application R10-002 (Tripod Developments), the director of corporate administration prepare a bylaw to amend District of Mission zoning bylaw 5050-2009 by rezoning the property located at 31161 Silverhill Avenue and legally described as:

Parcel Identifier: PID 013-338-889; Parcel "C": (Explanatory Plan 17082) South Half of the Parcel "C" (Explanatory Plan 17082) South Half of the South East Quarter Section 1, Township 15, New Westminster District

from RU16 (Rural 16 Zone) to RR7s (Rural Residential Secondary Dwelling Zone);
2. That the bylaw be considered for first and second readings at the regular council meeting on May 3, 2010;

3. That following such readings, the bylaw be forwarded to a public hearing on May 25, 2010; and
4. That the five percent parkland provision in Section 941 of the *Local Government Act* be applied as cash-in-lieu of parkland to subdivision file S10-001.

CARRIED

RC10/231
MAY 03/10

Excerpt from the Minutes of the Public Hearing held on January 26, 2009 and Staff Report dated December 2, 2008 – Background for consideration of adoption of bylaws 5004-2008-4052(3) and 5005-2008 (R08-019 – Alpa Farms Ltd.) – 7900 Oyama Street

An excerpt from the minutes of the public hearing held on January 26, 2009 and the staff report dated December 2, 2008 were provided for the committee's information as background for consideration of adoption of official community plan amending bylaw 5004-2008-4052(3) and zoning amending bylaw 5005-2008.

RC10/232
MAY 03/10

Excerpt from the Minutes of the Public Hearing held on June 22, 2009 and Staff Report dated June 1, 2009 – Background for consideration of adoption of bylaw 5023-2009 (R09-003 - Redekop) – 32638 Cherry Avenue

An excerpt from the minutes of the public hearing held on June 22, 2009 and the staff report dated June 1, 2009 were provided for the committee's information as background for consideration of adoption of zoning amending bylaw 5023-2009.

6. PARKS, RECREATION AND CULTURE

Councillor Scudder assumed the Chair.

RC10/233
MAY 03/10

Public Art Policy

Moved by Councillor Stewart, and

RECOMMENDED: That policy ORG.08 Public Art be adopted.

CARRIED

RC10/234
MAY 03/10

LATE ITEM – Additional Funding for Lacrosse Box (RInC) Project

Moved by Councillor Stevens, and

RECOMMENDED:

1. That additional funding of up to \$15,000 be approved to complete the lacrosse box/washroom project at Centennial Park, with the funding to come from the community amenity reserve; and

2. That the financial plan be amended accordingly.

OPPOSED: Mayor Atebe
Councillor Horn
Councillor Scudder
Councillor Stewart

DEFEATED

RC10/235
MAY 03/10

Moved by Mayor Atebe, and

RECOMMENDED:

1. That additional funding of up to \$20,000 be approved to complete the lacrosse box/washroom project at Centennial Park, with the funding to come from the community amenity reserve; and
2. That the financial plan be amended accordingly.

CARRIED

7. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC10/236
MAY 03/10

2010 Tax Rates Bylaw

Moved by Councillor Horn, and

RECOMMENDED:

1. That the District's 2010 tax rates bylaw 5120-2010 receive first three readings; and
2. Council has hereby considered its proposed tax rates for each property class in conjunction with its objectives and policies regarding the distribution of property taxes among the tax classes, as set out within its 2010-2014 financial plan bylaw (bylaw 5119-2010).

CARRIED

RC10/237
MAY 03/10

District of Mission Reserve Fund Transfer Bylaw 5134-2010

Moved by Councillor Horn, and

RECOMMENDED: That District of Mission reserve fund transfer bylaw 5134-2010 receive first three readings on May 3, 2010, and be considered for adoption on May 17, 2010.

CARRIED

RC10/238
MAY 03/10

Downhill Mountain Bike Race on Red Mountain – Arduum Challenge

Moved by Councillor Scudder, and

RECOMMENDED:

1. That permission be granted to Karla Stowards and Dan Gronross to hold the Arduum mountain bike race on Red Mountain in the District of Mission on June 19 and 20, 2010 subject to them providing:
 - comprehensive general liability insurance in the amount of at least \$5,000,000. per occurrence and including the District of Mission as a named insured;
 - advising the neighbourhood of the event dates and times;
 - all site preparation including installation and removal of portable toilets as well as site clean up after the event is finished;
 - preparation of a contingency plan should human waste be spilled prior to the portable toilets being picked up. This plan needs to be reviewed and approved by district staff prior to the event taking place;
 - define off-street areas for participant parking and number of vehicles that can be accommodated at the site with limited parking taking place at Mill pond. District staff to review the parking plan and approve prior to event taking place. Organizers to place signage at Mill pond ensuring that participants and spectators do not park there as well as provide traffic control to monitor the situation throughout the day;
 - on-site first aid services;
 - all necessary traffic control; and
2. That council grant permission for the event organizers to borrow traffic cones and barriers from the public works yard. Pick up and drop off of these items to be arranged by the event organizers with district staff.

CARRIED

RC10/239
MAY 03/10

Fee for Service Grant – Fraser Valley Humane Society

Moved by Councillor Gidda, and

RECOMMENDED: That the 2010 fee for service grant to the Fraser Valley Humane Society be released, contingent upon staff receiving copies of the up to date annual report and financial statements.

CARRIED

RC10/240
MAY 03/10

Minutes of the Economic Development Select Committee Meeting held on March 18, 2010

Moved by Councillor Gidda, and

RECOMMENDED: That the minutes of the economic development select committee meeting held on March 18, 2010 be received as information.

CARRIED

RC10/241
MAY 03/10

Draft Minutes of the Economic Development Select Committee Meeting held on April 15, 2010

Moved by Councillor Gidda, and

RECOMMENDED: That the draft minutes of the economic development select committee meeting held on April 15, 2010 be received as information.

CARRIED

8. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC10/242
MAY 03/10

Temporary Industrial Permit Application TP10-002 (Kerr Properties 002 Ltd.) – 31322 Caswell Avenue

Moved by Councillor Horn, and

RECOMMENDED: That council not issue a temporary industrial use permit for processing gravel at 31322 Caswell Avenue.

CARRIED

RC10/243
MAY 03/10

Moved by Councillor Stevens, and

RECOMMENDED: That staff provide an informational report listing the options available to council for regulating the use of District roads to optimize public safety.

CARRIED

RC10/244
MAY 03/10

Moved by Mayor Atebe, and

RECOMMENDED: That staff provide an informational report listing ways to mitigate noise impacts of gravel processing in residential areas.

CARRIED

RC10/245
MAY 03/10

Sanitary Servicing to Hatzic Ridge Development

Moved by Councillor Horn, and

RECOMMENDED:

1. That the District contribute \$25,000 towards the design and construction of an improved sanitary sewer main in the Hatzic Bench area being constructed by

- the developer of the Hatzic Ridge development; and
2. That the funding come from the sewer capital reserve fund and that the financial plan be amended accordingly.

CARRIED

RC10/246
MAY 03/10

Additional Funding for Odor Control Unit on Wren Street

Moved by Councillor Scudder, and

RECOMMENDED: That the 2010 sewer capital program be increased by \$40,000 to accommodate the additional cost to purchase and install an odor control unit for Wren Street, with funding to come from the sewer capital reserve fund and the District's financial plan to be amended accordingly.

CARRIED

9. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC10/247
MAY 03/10

Moved by Councillor Stewart, seconded by Councillor Gidda, and

RESOLVED: That the committee of the whole now rise and report.

CARRIED

10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC10/248
MAY 03/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/223 to RC10/247, except items RC10/225 (Snipers Pool Hall) and RC10/228 (Meadowlands proposal), be adopted.

CARRIED

RC10/249
MAY 03/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/225 (Snipers Pool Hall), be adopted.

OPPOSED: Councillor Gidda
Councillor Plecas
Councillor Stevens

CARRIED

RC10/250
MAY 03/10

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/228 (Meadowlands proposal), be adopted.

OPPOSED: Councillor Horn
Councillor Plecas
Councillor Stevens

CARRIED

11. BYLAWS

RC10/251
MAY 03/10

District of Mission Official Community Plan Amending Bylaw 5004-2008-4052(3) (R08-019 – Alpa Farms Ltd.) – 7900 Oyama Street

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That District of Mission official community plan amending bylaw 5004-2008-4052(3) be adopted.

CARRIED

RC10/252
MAY 03/10

District of Mission Zoning Amending Bylaw 5005-2008 (R08-019 – Alpa Farms Ltd.) – 7900 Oyama Street

Moved by Councillor Scudder, seconded by Councillor Stewart, and

RESOLVED: That District of Mission zoning amending bylaw 5005-2008 be adopted.

CARRIED

RC10/253
MAY 03/10

District of Mission Zoning Amending Bylaw 5023-2009 (R09-003 – Redekop) – 32638 Cherry Avenue

Moved by Councillor Gidda, seconded by Councillor Plecas, and

RESOLVED: That District of Mission zoning amending bylaw 5023-2009 be adopted.

CARRIED

RC10/254
MAY 03/10

District of Mission Official Community Plan Amending Bylaw 5064-2009-4052(7) (R07-021 – Regnier) – 34059, 34081, 34097 Dewdney Trunk Road, 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue and 8738 Stave Lake Street

Moved by Councillor Scudder, seconded by Councillor Gidda, and

RESOLVED: That District of Mission official community plan amending bylaw 5064-2009-4052(7) be read a first time.

OPPOSED: Councillor Horn
Councillor Plecas
Councillor Stevens

CARRIED

RC10/255
MAY 03/10

District of Mission Zoning Amending Bylaw 5065-2009 (R07-021 – Regnier) – 34059, 34081, 34097 Dewdney Trunk Road, 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue and 8738 Stave Lake Street

Moved by Councillor Stewart, seconded by Councillor Scudder, and

RESOLVED: That District of Mission zoning amending bylaw 5065-2009 be read a first time.

OPPOSED: Councillor Horn
Councillor Plecas
Councillor Stevens

CARRIED

RC10/256
MAY 03/10

District of Mission Annual Tax Rates Bylaw 5120-2010

Moved by Councillor Plecas, seconded by Councillor Horn, and

RESOLVED: That District of Mission Annual Tax Rates Bylaw 5120-2010 be read a first, second and third time.

CARRIED

RC10/257
MAY 03/10

District of Mission Zoning Amending Bylaw 5123-2010-5050(6) (R09-014 – Ellison) – 7273 Hurd Street

Moved by Councillor Stewart, seconded by Councillor Scudder, and

RESOLVED: That District of Mission zoning amending bylaw 5123-2010-5050(6) be read a third time.

OPPOSED: Councillor Horn
Councillor Stevens

CARRIED

RC10/258
MAY 03/10

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the readings of all bylaws listed as items 11(i) through 11(o) in the Bylaws section of the May 3, 2010 regular council agenda be approved as listed:

- | | | |
|-----|--|----------------------------|
| (i) | District of Mission Zoning Amending Bylaw 5130-2010-5050(8) (R10-004 – Steele) – a bylaw to rezone property at 8463 Fennell Street from R558 (Urban Residential Zone) to R558s (Urban Residential Secondary Dwelling Zone) | Third Reading and Adoption |
|-----|--|----------------------------|

- | | | |
|-----|--|----------------------------------|
| (j) | District of Mission Zoning Amending Bylaw 5131-2010-5050(9) (R09-018 – Doerksen) – a bylaw to rezone property at 9730 Barr Street from RU16 (Rural 16 Zone) to RR7s (Rural Residential Secondary Dwelling Zone) | First and Second Readings |
| (k) | District of Mission Reserve Fund Transfer Bylaw 5134-2010 – a bylaw to implement certain previously approved reserve fund transfers, including interest earnings | First, Second and Third Readings |
| (l) | District of Mission Water Amending Bylaw 5135-2010-2196(20) – a bylaw to amend sprinkling restrictions | Adoption |
| (m) | District of Mission Water Rates Amending Bylaw 5136-2010-2197(18) – a bylaw to make a housekeeping amendment for sprinkling restrictions | Adoption |
| (n) | District of Mission Zoning Amending Bylaw 5138-2010-5050(10) (R10-002 – Tripod Developments) – a bylaw to rezone property at 31161 Silverhill Avenue from RU16 (Rural 16 Zone) to RR7s (Rural Residential Secondary Dwelling Zone) | First and Second Readings |
| (o) | District of Mission Street Naming (Darbyshire Terrace) Bylaw 5139-2010 – a bylaw to name a portion of new road | First, Second and Third Readings |

CARRIED

12. OTHER BUSINESS

RC10/259
MAY 03/10

Development Permit Application DP09-001 and Development Variance Permit Application DV09-002 (Redekop) – 32638 Cherry Avenue and 32657 Lissimore Avenue

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED:

1. That development permit application DP09-001, in the name of Rick Redekop Inc., to provide conformity to the official community plan guidelines respecting building form and character for a proposed compact single-family residential development on the property located at 32638 Cherry Avenue and 32657 Lissimore Avenue be approved; and
2. That development variance permit DV09-002, in the name of Rick Redekop Inc., to vary Section 304.3 Lot Area, Width at Front Lot Line and Depth of District of Mission zoning bylaw 3143-1998 by reducing the minimum required:
 - Lot Depth from the required 30 metres (98.4 feet) to 26.901metres (88.3 feet) on proposed Lot D;
 - Lot Depth from the required 30 metres (98.4 feet) to 25.034 metres (82.1 feet) on proposed Lot E;
 - Lot Depth from the required 30 metres (98.4 feet) to 23.108 metres (75.8 feet) on proposed Lot F; and

Lot Depth from the required 30 metres (98.4 feet) to 21.009 metres (68.9 feet) on proposed Lot G;

be approved.

CARRIED

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer did not report.

14. MAYOR'S REPORT

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

15. COUNCILLORS' REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Councillors Scudder, Stewart, Horn, Gidda and Plecas reported on various activities, meetings and events attended since the last regular council meeting.

Council commended Jason Horton and the parks, recreation and culture department crew for their excellent work in the Lane Creek clean-up.

16. QUESTION PERIOD

There were no questions from the public.

17. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Scudder, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:15 p.m.

JAMES ATEBE, MAYOR

DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION