

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 July 5, 2010 commencing at 6:30 p.m.

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

Council Members Absent: Councillor Paul Horn

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

1. DELEGATIONS AND PRESENTATIONS

David Urban, Fraser Valley Regional District
Re: Experience the Fraser

RC10/357
JUL 05/10

David Urban, planner lead, Fraser Valley Regional District, appeared before council to introduce the "Experience the Fraser" project. Mr. Urban provided the following information about the project:

- the provincial government provided \$2.5 million to the Fraser Valley Regional District and Metro Vancouver for a concept plan and two demonstration projects to showcase the lower Fraser River;
- the concept plan is for a system of inter-regional trails, land and water based outdoor recreation infrastructure and cultural heritage features, extending from Hope to the Salish Sea;
- there is one demonstration project in each Regional District: the Spirit Square at Jack Poole Harbourside Park in Mission, and the Derby Reach demonstration project which will link the Trans Canada Trail from the Golden Ears Bridge to Derby Reach Regional Park to Fort Langley;
- the project objectives are all rooted in the protection and preservation of biodiversity;
- essential parts of the plan are extensive consultations with First Nations, and identification and exploration of economic development opportunities; and
- a comprehensive concept plan is expected to be completed by mid 2011, however the implementation and construction of the whole project will take decades.

Mr. Urban provided a brief overview of the roles of the various levels of government:

- Provincial - to facilitate partnerships with the federal government and to establish ongoing programs;
- Regional District - to collaborate with all levels of government, First Nations, non-governmental organizations and other stakeholders to lead the development of a

plan to guide the project; and

- Member Municipality – to support the project by guiding trail routes, supporting riverfront revitalization, and providing data to create a regional picture.

The mayor thanked Mr. Urban for the presentation.

RC10/358
JUL 05/10

Stacey Crawford, Economic Development Officer
Re: Downtown Building Concept

Stacey Crawford, economic development officer, appeared before council to provide information regarding the concept of a downtown specific community investment model that would result in the construction of a new mixed commercial and residential building(s) in the downtown core.

Mr. Crawford provided an overview of the downtown building concept, timeline and process, and stated:

- it is very early in process and is only conceptual/informational at this point;
- the concept arose from the community perception that the ageing downtown core needs physical improvements;
- there was a challenge identified in discussions with investors in that they generally do not consider the downtown core as an area for their investment consideration;
- the concept being explored is a community funded building investment project,
- it is an opportunity to advance the unique downtown potential and may serve as a catalyst for waterfront development;
- there are two paths of investigation; one for the investment model and one for basic project costs, marketability and feasibility assessment;
- inquiries are being made of other municipalities and business associations to gather the necessary information; and
- it is anticipated that representative examples of three separate project models, including construction and investment breakdown information, can be presented to council by the end of September or early October 2010.

The mayor thanked Mr. Crawford for the information.

2. ADOPTION OF INFORMATIONAL ITEMS

RC10/359
JUL 05/10

Moved by Councillor Stewart, seconded by Councillor Plecas, and

RESOLVED: That the following items be received as information:

- (a) Thank You card from Julie Hartland dated June 27, 2010;
- (b) minutes of the Downtown Coalition meeting held on April 13, 2010; and
- (c) minutes of the Emergency Planning Committee meeting held on June 3, 2010.

CARRIED

3. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC10/360
JUL 05/10

Moved by Councillor Scudder, seconded by Councillor Stevens, and

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

CARRIED

4. PLANNING

Councillor Stewart assumed the Chair.

RC10/361
JUL 05/10

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

Moved by Councillor Scudder, and

RECOMMENDED:

1. That official community plan amending bylaw 5064-2009-4052(7) and zone amending bylaw 5065-2009, be forwarded to a public hearing on July 26, 2010; and
2. That development permit DP09-004 and development variance permit DV10-008 (Regnier) for 34059, 34081, 34097 Dewdney Trunk Road; 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue; 8738 Stave Lake Street be forwarded to council for public input on July 26, 2010.

CARRIED

RC10/362
JUL 05/10

Official Community Plan and Rezoning Application R08-031, Development Variance DV10-010 (Nofle) – 8414, 8434, 8478 Stave Lake Street and 33940 Cherry Avenue

Moved by Mayor Atebe, and

RECOMMENDED:

1. That in accordance with application R08-031 (Nofle Land Development Strategies/Carson Nofle), the director of corporate administration prepare a bylaw for the properties at 8414, 8434, 8478 Stave Lake Street and legally described as:

Parcel Identifier 011-426-446 Parcel "One" (Reference Plan 12692)
Lot "A", Section 27, Township 17, New Westminster District, Plan 9506

Parcel Identifier: 003-646-416 Lot 2, Section 27, Township 17, New Westminster District, Plan 53645

Parcel Identifier: 011-426-519 Lot "B", Except: Parcel "C" and Road (Explanatory Plan 13666); Section 27, Township 17, New Westminster District, Plan 9506

to amend District of Mission official community plan bylaw 4052-2008, Maps 1 and 1a, by redesignating those portions of the above properties described as:

- Area A from Urban Residential to Parks, Recreation and Natural Open Space

as outlined on the reference plan attached as Plan 1 to a report prepared by the planner dated July 5, 2010;

2. That the bylaw be considered for first reading at the regular council meeting on July 5, 2010;
3. That, in accordance with rezoning application R08-031 (Nottle Land Development Strategies/Carson Nottle), the director of corporate administration prepare a bylaw for the properties located at 8414, 8434, 8478 Stave Lake Street and 33940 Cherry Avenue and legally described as:

Parcel Identifier: 011-426-519 Lot "B", Except: Parcel "C" and Road (Explanatory Plan 13666); Section 27, Township 17, New Westminster District, Plan 9506

Parcel Identifier: 003-646-416 Lot 2, Section 27, Township 17, New Westminster District, Plan 53645

Parcel Identifier: 003-070-255 Lot 20 Except: Part Subdivided by Plan BCP5515; Section 27, Township 17, New Westminster District Plan 62404

Parcel Identifier 011-426-446 Parcel "One" (Reference Plan 12692) Lot "A", Section 27, Township 17, New Westminster District, Plan 9506

to amend District of Mission zoning bylaw 5050-2009 by rezoning those portions of the above properties described as:

- Area A from Rural Residential 7 (RR7) zone and Suburban 36 (S36) zone to Urban Residential 465 (R465) zone,
- Area B from Suburban 36 (S36) zone to Urban Residential 465 (R465) zone, and
- Area C from Institution Parks, Recreation and Civic (IPRC) to Urban Residential 465 (R465) zone,

as outlined on the reference plan attached as Plan 2 to a report prepared by the planner dated July 5, 2010;

4. That the bylaw be considered for first reading at the regular council meeting on July 5, 2010;
5. That following first reading, the official community plan amending bylaw and zoning amending bylaw referenced above be forwarded to a public hearing on July 26, 2010;
6. That development variance permit application DV10-010, in the name of Mackenzie Properties Limited to:
 - (a) vary Section 501 C Lot Area (1) Width and Depth of District of Mission zoning bylaw 5050-2009 by reducing the minimum required:
 - (i) Lot Depth for proposed:

- Lot 11 from 30 metres (98 feet) to 29.12 metres (95.53 feet)
 - Lot 14 from 30 metres (98 feet) to 26.91 metres (88.28 feet)
 - Lot 27 from 30 metres (98 feet) to 0 metres (0 feet)
 - Lot 30 from 30 metres (98 feet) to 25.25 metres (82.84 feet)
- (ii) Lot Width for proposed Lot 17 from 17.5 metres (57.41 feet) to 16.0 metres (52.49 feet),
- (b) vary Standard Drawing R-3 from Full Urban Local residential standard in District of Mission subdivision control bylaw 1500-1985 by reducing the right of way width:
- (i) from 18.0 metres to 15.0 metres for Road A
 - (ii) from 18.0 metres to 14.0 metres for Road C,
- (c) vary Standard Drawing R-3 from Full Urban Local residential standard in District of Mission subdivision control bylaw 1500-01985 by reducing the travelled portion from 8.5 metres to 6.0 metres for Road C,
- in a proposed single family residential development located at 8414, 8434, 8478 Stave Lake Street and 33940 Cherry Avenue, be forwarded to council for public input on July 26, 2010;
7. That upon due consideration of Sections 879 and 881 of the *Local Government Act* consultation referrals go forward to:
- Land Reserve Commission
 - Department of Fisheries and Oceans.
 - School District No. 75.
 - Ministry of Water Land and Air Protection
8. That the tree survey dated April 13, 2010 submitted by Mike Fadum & Associates identifying 106 significant trees to be removed and committing to plant two trees per lot for a total of 62 trees, and paying \$11,000 (\$250 per tree for 44 trees) for the remaining trees to be planted in a municipal park in accordance with LAN.32 Tree Policy, be approved;
9. 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 S08-025;
10. That in accordance with Section 882 of the *Local Government Act*, Council has considered the District of Mission official community plan amending bylaw in conjunction with the District of Mission's financial plan (includes capital expenditure plan and operating expenditure plan) and waste management plan;
11. That four new roads over a portion of:
- Parcel Identifier: 011-426-519 Lot "B" Except Parcel "C" and Road (Explanatory Plan 13666) Section 27, Township 17, New Westminster District Plan 9506
 - Parcel Identifier: 003-646-416 Lot 2, Section 27, Township 17, New Westminster District, Plan 53645
 - Parcel Identifier: 003-070-255 Lot 20 Except: Part Subdivided by

Plan BCP5515; Section 27, Township 17, New Westminster District
Plan 62404

Parcel Identifier 011-426-446 Parcel "One" (Reference Plan 12692)
Lot "A", Section 27, Township 17, New Westminster District, Plan
9506

as outlined on Plan 6 attached to a report prepared by the planner dated July 5,
2010, be named as follows:

- (a) cul de sac extending north off of Cherry Avenue as Cherry Court,
- (b) road running north from Cherry Avenue and south from Araki Court as
Grassick Street,
- (c) cul de sac extending east off of Grassick Street as McPhee Place,
- (d) road running south off of Cherry Avenue as Lester Court.

CARRIED

RC10/363
JUL 05/10

Delegation of Council Authority

Moved by Mayor Atebe, and

RECOMMENDED:

1. That District of Mission Land Use Application Procedures and Fees bylaw
3612-2003 be amended by:
 - (a) replacing all references to "Director of Community Development" with the
words "Director of Planning or designate";
 - (b) amending section 5 by inserting the following words at the beginning of
that section: "Except when council has delegated its authority in this
bylaw,";
 - (c) inserting new section 6 to read:

"6. Delegation of Authority

Council hereby delegates authority to the Director of Planning and the
Deputy Director of Planning, to approve the issuance of:

 - (a) intensive residential development permits
 - (b) industrial development permits
 - (c) geotechnical development permits
 - (d) inserting a new section 7 to read:

"7. Notification of Development Permits and Development Variance
Permits

A notice of Development Permit or Development Variance Permit shall be
mailed or otherwise delivered prior to consideration by Council, or

delegate:

- (a) To all owners and tenants in occupation of the land that is the subject of the application;
 - (b) To all owners and tenants in occupation of the land that is within 10 metres (30 feet) of the land that is subject of the application, including those properties across dedicated rights-of-way and highways. When the Development Permit and/or Development Variance Permit is part of a rezoning application, the Permit notifications be included on the Notice of Public Hearing for the rezoning application;
 - (c) All owners and tenants may provide comment regarding the application via mail, email or by telephone to the planning department which will be considered by either Council or their delegate;
 - (d) Where applicable, and after Council introduction, Council may require an increased notification area and/or require a Public Information Meeting to be held for a specific Development Permit and/or Development Variance Permit that may affect the public interest.
- (e) renumbering existing section numbers 6, 7, 8, 9, 10, and 11 as numbers 8, 9, 10, 11, 12 and 13 respectively;
2. That planning staff bring forward a report to amend Policy LAN. 41 - Guide to Land Development to reflect the proposed changes to the Development Permit and Development Variance Permit processes outlining the new processes.
 3. That staff review the process in one year and provide an update report to council.

CARRIED

5. FORESTRY

Councillor Plecas assumed the Chair.

RC10/364
JUL 05/10

Background Re: Forestry Operations

A report from the director of forest management dated June 9, 2010 regarding forestry operations was provided for the committee's information.

6. ENGINEERING AND PUBLIC WORKS

Councillor Gidda assumed the Chair.

RC10/365
JUL 05/10

Donation Bins on Public Property

Moved by Councillor Plecas, and

RECOMMENDED:

1. That the placement of donation bins be restricted to private properties, unless otherwise approved by staff; and
2. That staff be authorized to approach the owners of the donation bins to request their removal from public property.

CARRIED

Staff were directed to publish an article on the City Page of the Mission City Record explaining where and how community members can drop off items for donation.

RC10/366
JUL 05/10

LATE ITEM – Award of Contract No. 2010-009

Moved by Councillor Stevens, and

RECOMMENDED: That contract number 2010-009 – Construction of Cedar Street from Cherry Avenue to Tunbridge Avenue, be awarded to the low bidder, King Hoe Excavating Ltd., at their tendered price of \$2,591,234.80 including HST.

CARRIED

7. ADMINISTRATION AND FINANCE

Councillor Stevens assumed the Chair.

RC10/367
JUL 05/10

Sign Bylaw 1662-1987

Moved by Councillor Scudder, and

RECOMMENDED:

1. That District of Mission sign bylaw 1662-1987, Section 2, be amended to include:

“council approved special event sign” means a sign sponsored by an organization and advertising an event for the betterment of the community and approved by council.

and;
2. That District of Mission sign bylaw 1662-1987, Section 5.2, be amended to include the following (after “The requirements of the Bylaw shall not apply to”):
 - c) council approved special event signs provided that such signs have been authorized in writing by the Director of Corporate Administration.

CARRIED

RC10/368
JUL 05/10

Housekeeping Amendment to Business Licence Bylaw 3964-2007

Moved by Councillor Stewart, and

RECOMMENDED: That District of Mission business licence bylaw 3964-2007 be amended by adding the following words after the first paragraph in Schedule "A" and before the list of classifications:

"All non-profit organizations operating in the District of Mission which fall under the definition of 'business' as noted in this bylaw are required to obtain an annual business licence at a reduced fee of \$10.00."

CARRIED

RC10/369
JUL 05/10

Distribution of Regular Council Agenda Packages

Moved by Mayor Atebe, and

RECOMMENDED: That in addition to the current agenda distribution practice, staff provide additional hard copy agenda packages at no cost to those persons or organizations who make an advance request in writing, with the understanding that if those persons or organizations do not pick up the agenda for two consecutive council meetings, the service will be discontinued.

OPPOSED: Councillor Scudder
Councillor Stewart

CARRIED

8. RESOLUTION TO RISE AND REPORT

Mayor Atebe resumed the Chair.

RC10/370
JUL 05/10

Moved by Councillor Scudder, seconded by Councillor Plecas, and

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

CARRIED

9. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

RC10/371
JUL 05/10

Moved by Councillor Gidda, seconded by Councillor Stevens, and

RESOLVED: That the recommendations of the committee of the whole, as contained in items RC10/360 to RC10/370, except item RC10/369 (agenda distribution), be adopted.

CARRIED

RC10/372
JUL 05/10

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the recommendation of the committee of the whole, as contained in item RC10/369 (agenda distribution), be adopted.

OPPOSED: Councillor Scudder
Councillor Stewart

CARRIED

10. BYLAWS

RC10/373
JUL 05/10

Moved by Councillor Stevens, seconded by Councillor Gidda, and

RESOLVED: That the readings of all bylaws included in the Bylaws section of the July 5, 2010 regular council agenda be approved as listed:

- | | | |
|-----|---|----------------------------------|
| (a) | District of Mission Land Use Application Procedures and Fees Amending Bylaw 5142-2010-3612(6) – a bylaw to add new sections for delegation of authority and notification requirements | First, Second and Third Readings |
| (b) | 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) | First Reading |
| (c) | District of Mission Municipal Ticket Information Amending Bylaw 5155-2010-2646(19) – a bylaw to clarify parking offences | Adoption |
| (d) | District of Mission Sign Amending Bylaw 5156-2010-1662(7) – a bylaw to add a provision for "council approved special event signs" | First, Second and Third Readings |
| (e) | District of Mission Business Licence Amending Bylaw 5157-2010-3964(5) – a bylaw to add a requirement for non-profit organizations to obtain a business licence at a reduced rate | First, Second and Third Readings |
| (f) | District of Mission Official Community Plan Amending Bylaw 5160-2010-4052(10) – a bylaw to redesignate portions of the property at 8414, 8434, 8478 Stave Lake Street from Urban Residential to Parks, Recreation and Natural Open Space | First Reading |
| (g) | In accordance with Section 882 of the <i>Local Government Act</i> , council has considered District of Mission official community plan amending bylaw 5160-2010-4052(10) in conjunction with the District of Mission's financial plan and waste management plan | -- |

- (h) District of Mission Street Naming (Cherry Court, Grassick Street, McPhee Place, Lester Court) Bylaw 5161-2010 First, Second and Third Readings

CARRIED

11. MINUTES

RC10/374
JUL 05/10

Moved by Councillor Stevens, seconded by Councillor Plecas, and

RESOLVED: That the minutes of the special meetings of council held on June 14 and June 17, 2010, and the minutes of the regular meeting of council held on June 21, 2010 be adopted.

CARRIED

12. OTHER BUSINESS

There was no other business.

13. CHIEF ADMINISTRATIVE OFFICER'S REPORT

The chief administrative officer commended District staff and fire fighters for volunteering at the Father's Day and Canada Day events.

14. MAYOR'S REPORT

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

15. COUNCILLOR'S REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

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

16. QUESTION PERIOD

Council and staff responded to questions and comments from the following people:

Jim Hinds, Mission, asked how many non profit organizations were currently paying for a business licence, and what the loss of revenue would be with the implementation of a reduced fee.

The deputy director of corporate administration suggested that he contact the inspection services department for that information.

Don Barton, Mission:

- (a) What was the resolution passed by council regarding the proposed Meadowlands development?

Mayor Atebe responded that the resolution was to allow the proposal to proceed to a public hearing on July 26th.

- (b) Does council believe it is a full urban development and if so, will it have the same requirements as the Cedar Valley development?

Mayor Atebe responded that the Meadowlands proposal is an urban development. He further stated that it is not appropriate for council to comment on a development before first hearing from the public, and encouraged Mr. Barton to voice his opinions and concerns at the public hearing on July 26.

The chief administrative officer added that the developer has requested an amendment to the official community plan as part of the application.

- (c) Will it follow the same guidelines as any other urban development, as right now it is set up as a strata.

The director of planning responded that setting up a development as a strata development is just the mechanism of ownership, and can take several different forms.

- (d) Why didn't the developer make the changes recommended by staff in the first report before presenting the development to the public at the open house?

The chief administrative officer responded that the public open house process is guided by the developer, who has the right to present the information any way they choose. The public hearing process, however, is separate and handled by District staff.

Councillor Scudder stated that staff recommendations are literally just recommendations. The developer is not required by law to accept those recommendations and present them to the public during their open house. It is at the public hearing stage where council hears all of the information and utilizes it to make a decision on a development.

Mayor Atebe encouraged Mr. Barton to raise his comments, concerns and ideas at the public hearing so that the developer can hear them, as well as council.

17. ADJOURNMENT

Moved by Councillor Gidda, seconded by Councillor Scudder, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:18 p.m.



JAMES ATEBE, MAYOR



KELLY RIDLEY, DEPUTY DIRECTOR
OF CORPORATE ADMINISTRATION