

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, May 28, 2012 commencing at 6:30 p.m.

Council Members Present: Mayor Ted Adlem
Councillor Dave Hensman
Councillor Tony Luck
Councillor Nelson Tilbury

Council Members Absent: Councillor Larry Nundal
Councillor Jeff Jewell
Councillor Jenny Stevens

Staff Members Present: Glen Robertson, Chief Administrative Officer
Paul Gipps, Deputy Chief Administrative Officer
Kelly Ridley, Deputy Director of Corporate Administration
Tina Mooney, Administrative Clerk

1. RESOLUTION TO ADD BYLAWS SECTION

PH12/066
MAY 28/12

Moved by Councillor Luck, seconded by Councillor Hensman, and

RESOLVED: That item 5. Bylaws for consideration be added to the agenda for the May 28, 2012 regular meeting of Council:

CARRIED

2. ADOPTION OF AGENDA

RC12/067
MAY 28/12

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

RESOLVED: That the agenda for the regular Council meeting of May 28, 2012 be adopted, as amended.

CARRIED

3. PUBLIC HEARING

Mayor Ted Adlem called the Public Hearing to order and outlined the procedures to be followed.

PH12/068
MAY 28/12

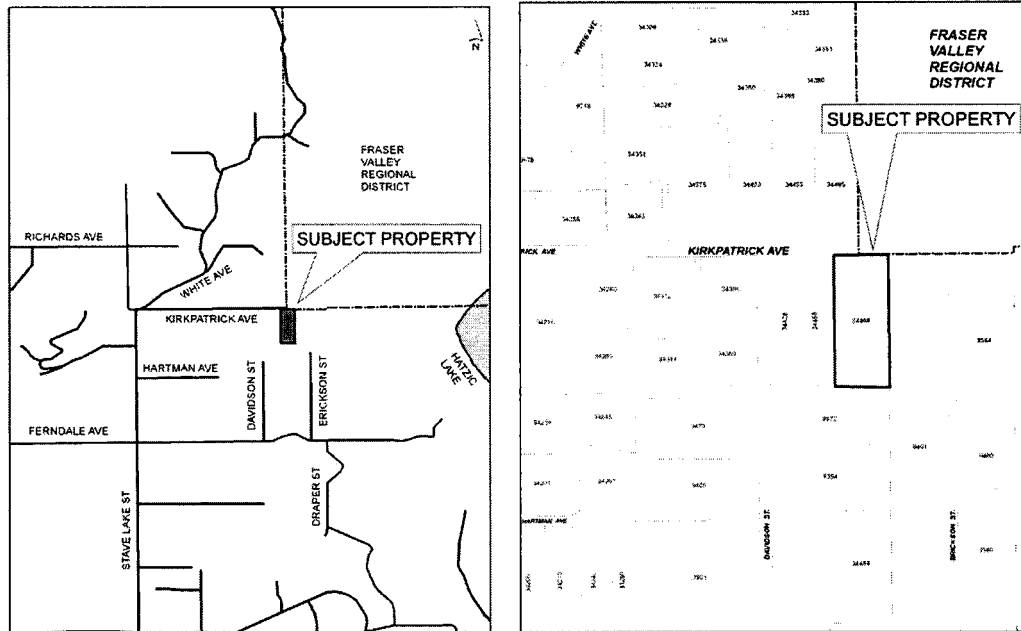
Zoning Amending Bylaw 5293-2012-5050(77) (R12-012 – OTG Developments Concepts) – a bylaw to rezone the property at 34468 Kirkpatrick Avenue

Barclay Pitkethly, Deputy Director of Planning, provided information regarding District of Mission Zoning Amending Bylaw 5293-2012-5050(77) (R12-012 – OTG Developments Concepts) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 008-670-552 Lot 7 Section 35 Township 17 New Westminster
District Plan 20186

from Rural 16 (RU16) zone to Rural Residential 7 (RR7) zone.

The location of the subject property is 34468 Kirkpatrick Avenue and is shown on the following maps:



The Deputy Director of Planning explained that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two (2) lots with a minimum 0.7 hectare (1.73 ac.) lot size.

The Deputy Director of Planning further stated that the proposed Development Variance Permit Application DV12-007 is to vary Subdivision Control Bylaw 1500-1985 Section 21. Works on Adjacent Highways: by waiving the requirement to construct a road on the unconstructed portion of Kirkpatrick Avenue to the east of the paved terminus.

The developer will be required to modify the existing driveway to use as an emergency vehicle turnaround and meet the turn-around requirements of the Mission Fire/Rescue Service.

The Engineering Department supports the Development Variance Application

Mr. Pitkethly stated that the following requirements would need to be met prior to adoption of the bylaw:

- Receipt of the Community Amenity contribution in the amount of \$2,815.
- Any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

Approval of Development Variance Permit DV12-007 will be considered as part of the rezoning proposal.

The Chief Administrative Officer stated that no written submissions were received.

There were no comments or questions from the public.

Hearing no questions or comments, the Mayor declared the Public Hearing on District of Mission Zoning Amending Bylaw 5293-2012-5050(77) (R12-012-OTG Developments Concepts) closed.

PH12/069
MAY 28/12

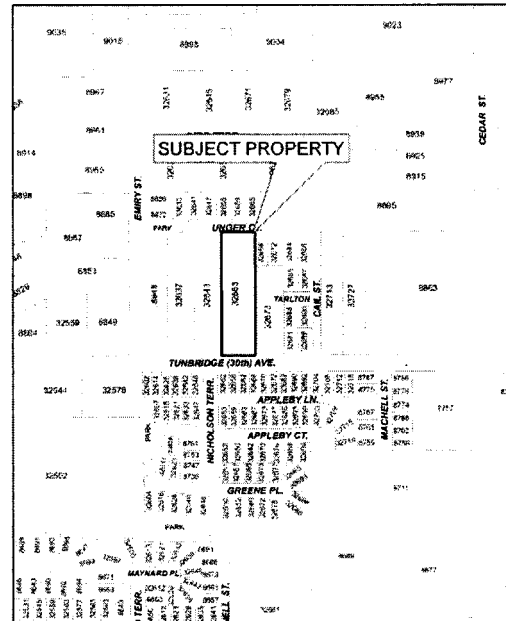
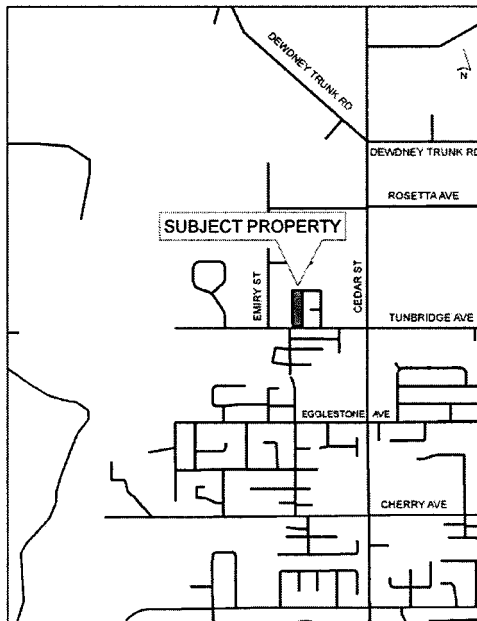
**Zoning Amending Bylaw 5295-2012-5050(79)
(R12-005 – Gill) – a bylaw to rezone the property at 32663 Tunbridge Avenue**

Marcy Bond, Planner, provided information regarding District of Mission Zoning Amending Bylaw 5295-2012-5050 (79) (R12-005 Gill) which proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 002-808-196 Lot 20 Section 32 Township 17 New Westminster District Plan 61463

from Suburban 36 (S36) zone to Urban Residential 465 Secondary Dwelling (R465s) zone (Type I and Type II).

The location of the subject property is 32663 Tunbridge Avenue and is shown on the following maps:



The Planner stated that the purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into 9 (nine) lots with a combination of 465 square metres (5,005 square feet) and 558 square metres (6,006 square feet) lot sizes.

The Planner further stated that the proposed Development Variance Permit Application DV12-005 is to vary District of Mission Zoning Bylaw 5050-2009 as follows:

- a. Section 502 D. Setbacks (1):
Setback to the rear lot line for the existing dwelling on proposed Lot 6 from 7.5 metres (24.6 ft.) to 6.19 metres (20.3 feet).

- b. Section 522 C. Lot Area (1):
Lot width at the midpoint on proposed Lot 7 from 16 metres (52 feet) to 15.01 metres (49 feet),

The Planner stated that the following requirements would need to be met prior to adoption of the bylaw:

- Receipt of the Community Amenity contribution in the amount of \$22,000;
- The suite on proposed Lot 6 must receive a final building permit or the suite is decommissioned.
- Approval of Development Variance Permit DV12-005 will be considered when the Zone Amending Bylaw is considered.
- Any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

The Deputy Chief Administrative Officer stated that the following comments were received:

1. Email dated May 24, 2012 from Artur Gryz expressing concern with the lot size and the high density in the neighbourhood;
2. Email dated May 27, 2012 from Larry Wiens expressing concerns with the road access and asked that the application not be approved without road access to allow for the highest and best use of the property to the neighbouring property as well;
3. Email dated May 25, 2012 from Sara Robertson supporting the proposed development with the exception of the permission of secondary dwellings.

Roger Gill noted that the lots be considered for this application are larger than those that exist in the neighbourhood. He discussed issues that arose in the last three years with this application, the potential development of neighbouring properties and the costs that have been incurred by the developer.

Hearing no further questions or comments, the Mayor declared the public hearing on District of Mission Zoning Amending Bylaw 5295-2012-5050(79) (R12-005-Gill) closed.

4. BYLAWS

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

- (a) **Zoning Amending Bylaw 5293-2012-5050(77)** Third Reading
(R12-012 – OTG Developments Concepts) – a bylaw to rezone property at 34468 Kirkpatrick Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Zone (RR7)
- (b) **Zoning Amending Bylaw 5295-2012-5050(79)** Third Reading
(R12-005 – Gill) – a bylaw to rezone property at 32663 Tunbridge Avenue from Suburban 36 Zone (S36) to Urban Residential 465 Secondary Dwelling type I and II Zone (R465s)
CARRIED

PH12/071
MAY 28/12

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That staff be directed to bring Zoning Amending Bylaw 5293-2012-5050(77) back to Council once the following conditions have been met:

- Receipt of the Community Amenity contribution in the amount of \$2,815.

PH12/072
MAY 28/12

Moved by Councillor Tilbury, seconded by Councillor Hensman, and

RESOLVED: That staff be directed to bring Zoning Amending Bylaw 5295-2012-5050(79) back to Council once the following conditions have been met:

- Receipt of the Community Amenity contribution in the amount of \$22,000; and
- The suite on proposed Lot 6 receives a final building permit or the suite is decommissioned.

Mr. Robertson stated that it has been an honour to serve the District of Mission and noted that he has served with six of the eight Mayors in the history of Mission.

Mayor Adlem acknowledged the impending retirement of the District of Mission Chief Administrative Officer, Glen Robertson, noting that the May 28, 2012 public hearing would be Mr. Robertson's last regular meeting of council. Mayor Adlem noted that he has only been on council a short time but thanked Mr. Robertson for his support and direction.

5. ADJOURNMENT

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:01p.m.


MAYOR WALTER (TED) ADLEM


PAUL GIPPS, DEPUTY CHIEF
ADMINISTRATIVE OFFICER