

Notice of Rezoning Bylaw

This Information Package has been compiled to provide further details about the proposed Zoning Bylaw Amendment for the subject property.

Meeting Date:	August 19, 2024
Subject Properties:	10278 Dewdney Trunk Road
Planning File:	R23-006

If you have questions regarding this information, please contact Planning at (604) 820-3748 or planning@mission.ca.

(Project File: P2023-020)

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CITY OF MISSION

BYLAW 6295-2024-5949(160)

**A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"**

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6295-2024-5949(160)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 10278 Dewdney Trunk Road and legally described as:

Parcel Identifier: 013-382-250
South Half Of The North East Quarter Of The North West Quarter
Section 5 Township 18 Except:
Firstly: Parcel "A" (Reference Plan 8199)
Secondly: Part Shown On Plan 2861
Thirdly: Part Subdivided By Plan 26871
Fourthly: Part Dedicated Road On Plan 34510
Fifthly: Part Subdivided By Plan 34979
New Westminster District

from Rural 16 (RU16) Zone to Rural Residential 7 (RR7) Zone; and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this ___ day of ___, 202~~x~~

READ A SECOND TIME this ___ day of ___, 202~~x~~

READ A THIRD TIME this ___ day of ___, 202~~x~~

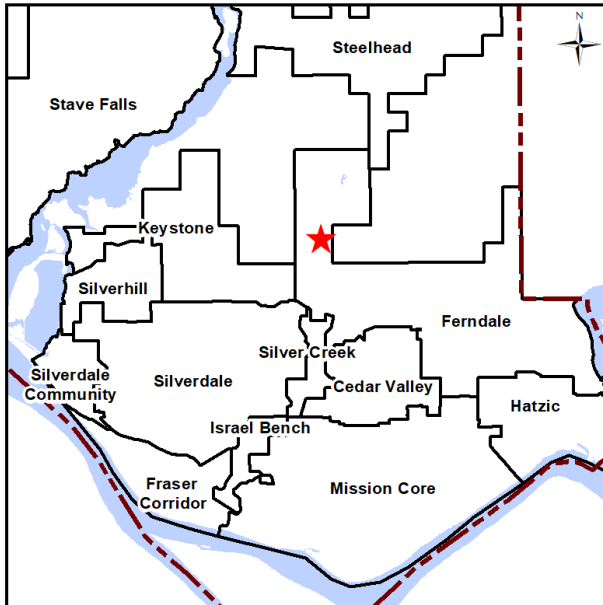
ADOPTED this ___ day of ___, 202~~x~~

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

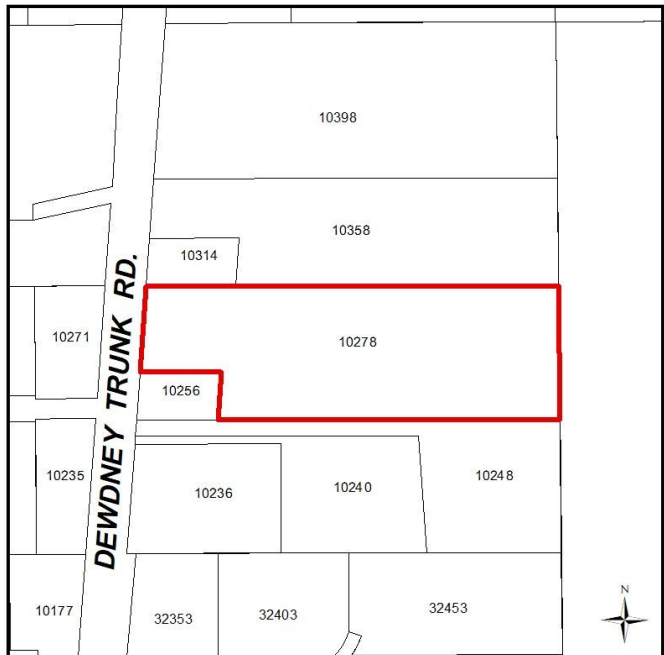
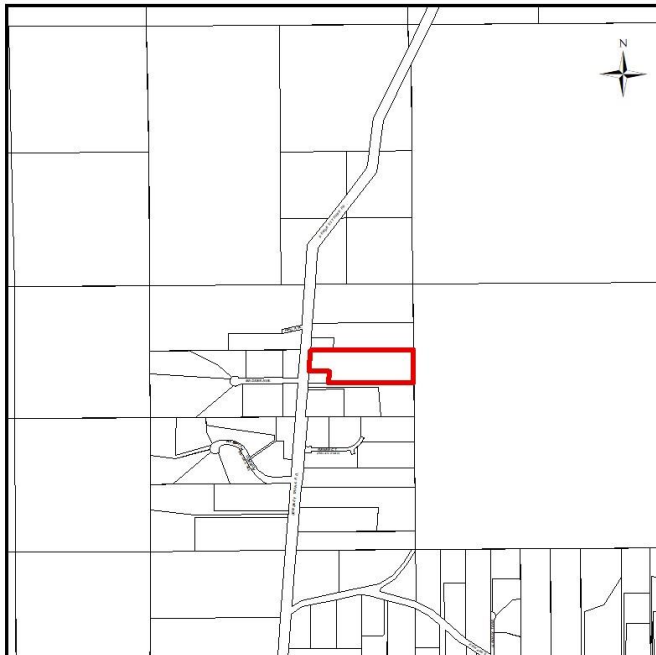
Project: P2023-020
Application Number: R23-006

Subject: Rezoning Application (R23-006) – 10278 Dewdney Trunk Road



DATE: July 2, 2024
BYLAW / PERMIT #: 6295-2024-5949(160)
PROPERTY ADDRESS: 10278 Dewdney Trunk Road
LOCATION: Ferndale Neighbourhood
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Rural Residential 7 Zone (RR7)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:
To rezone to facilitate a three-lot subdivision.



Recommendation(s)

This report is for information purposes only, no action is required. Notification of the public will begin, and following notification this application will be forwarded for consideration.

Rationale of Recommendation(s)

The subject property is designated as Rural Residential in the Official Community Plan (OCP).

The proposal to rezone the subject property to Rural Residential 7 (RR7) to facilitate a three-lot subdivision is consistent with the Urban Residential designation.

Purpose

To rezone to facilitate a three-lot subdivision.

Site Characteristics and Context

Applicant

- Issac Keast – OTG Developments Ltd.

Property Size

- The subject property is approximately 2.97 ha (7.33 ac) in area.
- The subject property currently has a single-family dwelling and accessory buildings.

Neighbourhood Character

- The subject property is located in a cluster of other properties that are designated Rural Residential. To the east of the property is the Municipal Forest.
- The property is affected by a watercourse and a BC Hydro right-of-way on the property, both travelling north to south across the property.

Environmental Protection

- The property is located within the Environmental Development Permit (DP) Area. An environmental DP will be required as part of the subdivision.
- The Environmentally Sensitive Area (ESA), determined by the applicant's consultant and confirmed by the Provincial review, will have a setback from the top of the bank. The ESA will be protected through the subdivision process with a development permit, covenant and reference plan.
- The property is located within the Geotechnical Hazard Development Permit Area. A DP will be required as a part of subdivision.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department: The Engineering Department has no objection to this proposal.

Building Division: No concerns. Property to be brought into compliance through building/demolition permits and meet all regulations and bylaws.

Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns. Development Permit required.
Forestry Department:	No concerns. Property is adjacent to Municipal Forest and increased rear setback is suggested to protect trees and potential development (structures, wells, etc.).
Mission Fire Rescue Service:	No concerns. Project to meet all regulations and bylaws.
School District 75:	No concerns.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

Policy LAN.32 Tree Retention/Replanting requires all significant trees that are removed to be replaced as part of a rezoning process. Further, no trees are to be removed from the site during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a QEP.

As the proposal includes the creation of more than ten lots, the policy requires a tree retention/replanting plan to be considered by Council. Should it be approved, the necessary requirements will be administered via the subdivision process and listed as a condition of approval in the Preliminary Layout Approval (PLA).

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the Local Government Act.

The applicant has posted a development notification sign.

Public Notification of the proposed bylaw would be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the details.

Attachments

Attachment A: Conceptual Subdivision Plan

Sign-Offs

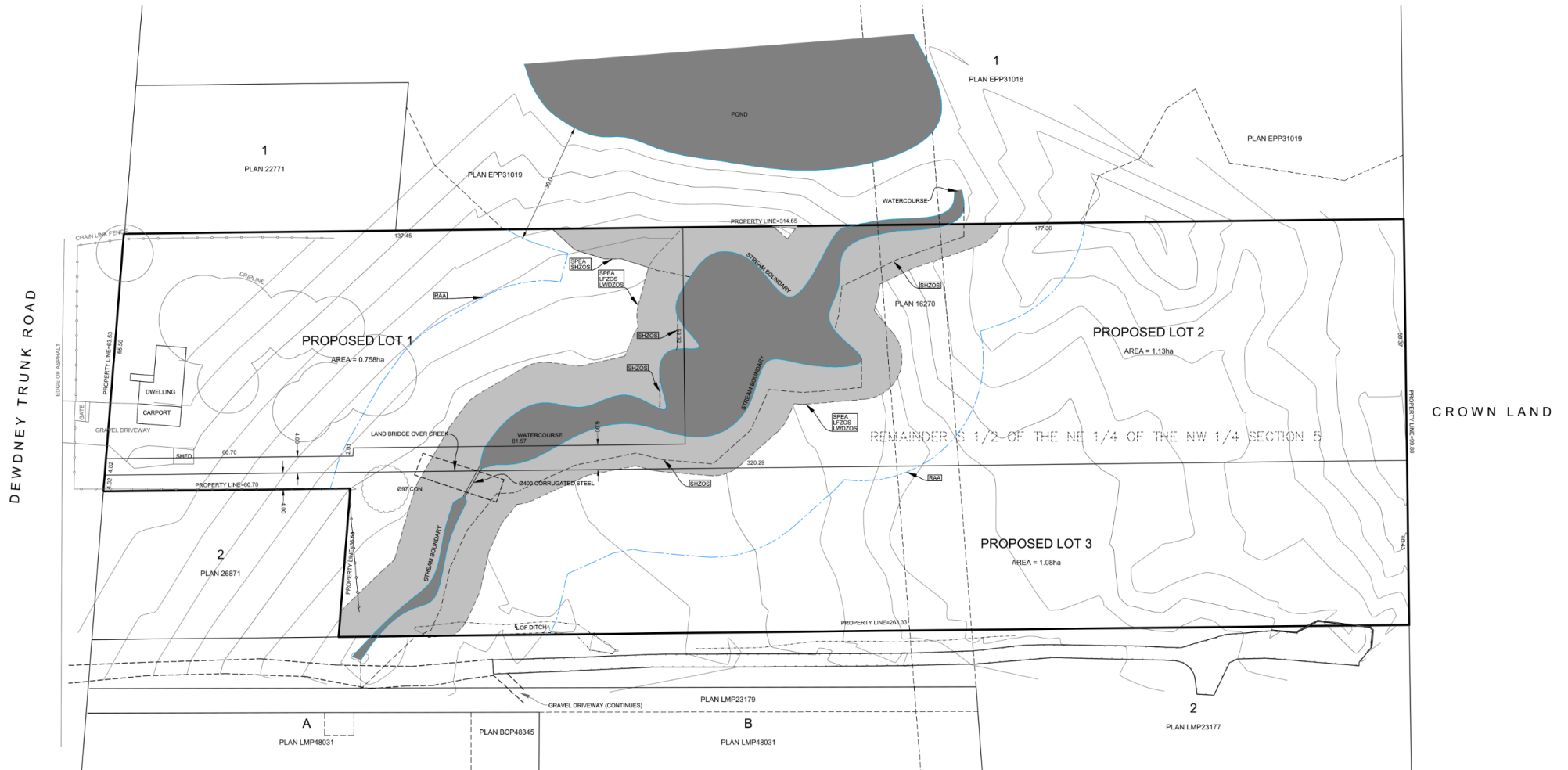


Rob Publow, Manager of Planning

BG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment A



DRAFT PLAN OF SUBDIVISION OF SOUTH HALF OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER SECTION 5 TOWNSHIP 18 EXCEPT :
FIRSTLY : PARCEL "A" (REFERENCE PLAN 8199)
SECONDLY: PART SHOWN ON PLAN 2861
THIRDLY: PART SUBDIVIDED BY PLAN 26871
FOURTHLY: PART DEDICATED ROAD ON PLAN 34510
FIFTHLY: PART SUBDIVIDED BY PLAN 34979, NEW WESTMINSTER DISTRICT



SCALE 1:500

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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CITY OF MISSION

CIVIC ADDRESS: 10278 DEWDENEY
 TRUNK ROAD
 PID: 013-382-250

DATE:	BY:
NOV 8, 2022	AG
JAN 27, 2023	AG
MARCH 14, 2023	AG
MAY 11, 2023	AG
REVISION:	

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE
 BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL,
 EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES
 NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE
 SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH
 BENNETT LAND SURVEYING LTD.

CONTOURS ACCORDING TO FIELD SURVEY (1m INTERVALS)

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR MUNICIPAL
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CERTIFIED CORRECT

Devon Pallmann Digitally signed by Devon
 FWXLAM Pallmann FWXLAM
 Date: 2023.05.11 11:11:09
 -07'00'

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
 OR DIGITALLY CERTIFIED.