

## **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:** **April 22, 2025**  
**Subject Properties:** 33616 Dewdney Trunk Road  
**Planning File:** R23-023

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

(Project File: P2023-069)

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**CITY OF MISSION**

**BYLAW 6347-2025-5949(185)**

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 6347-2025-5949(185)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) rezoning the property located at 33616 Dewdney Trunk Road and legally described as:  
Parcel Identifier: 016-222-865  
Lot 1, Section 27, Township 17, New Westminster District, Plan 86134  
from Suburban 20 (S20) Zone to Multi-unit Duplex 465 (MD465) Zone; and
  - b) amending the zoning maps accordingly.

READ A FIRST TIME this \_\_\_ day of \_\_\_, 202x

READ A SECOND TIME this \_\_\_ day of \_\_\_, 202x

READ A THIRD TIME this \_\_\_ day of \_\_\_, 202x

ADOPTED this \_\_\_ day of \_\_\_, 202x

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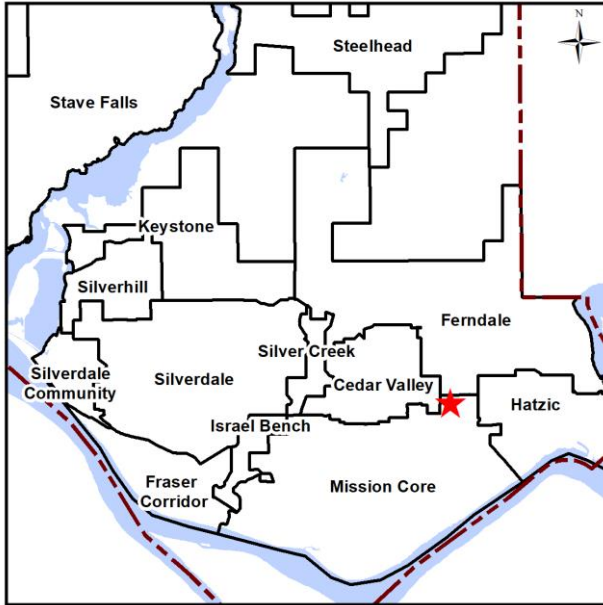
PAUL HORN  
MAYOR

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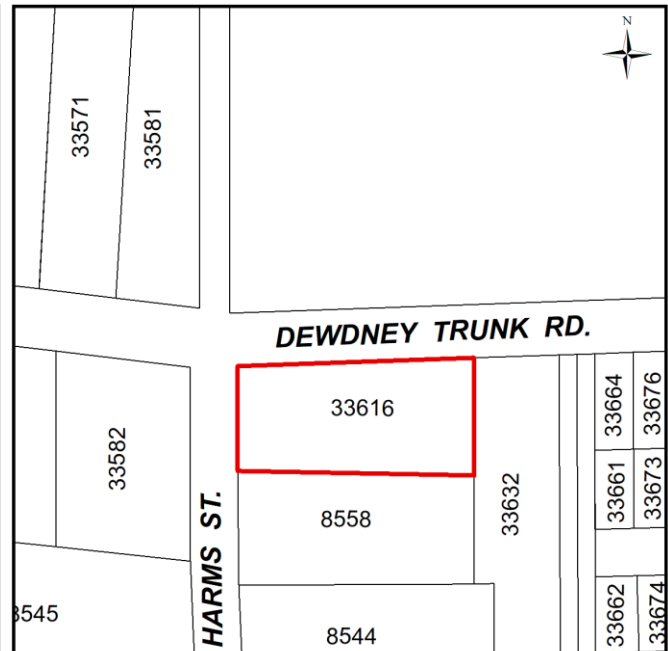
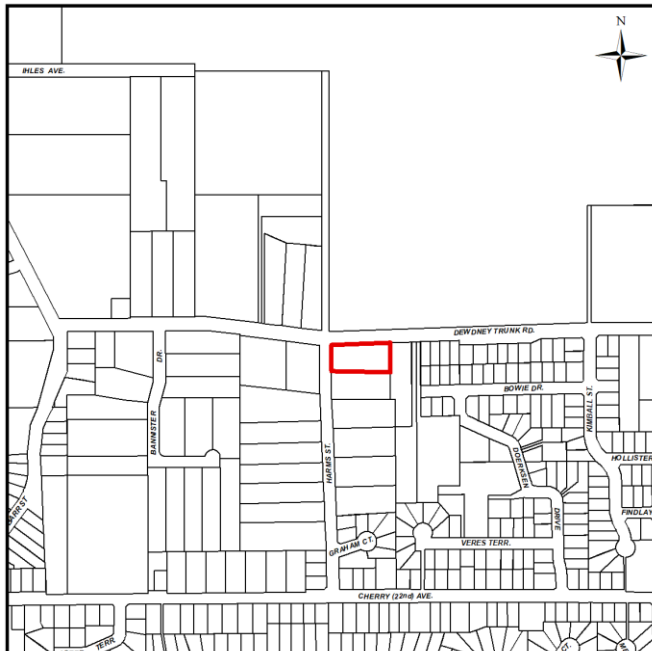
JENNIFER RUSSELL  
CORPORATE OFFICER

Project: P2023-069  
Application Number: R23-023

**Subject: Development Application 33616 Dewdney Trunk Road – Introduction Report**



**DATE:** March 17, 2025  
**BYLAW / PERMIT #:** 6347-2025-5949(185)  
**PROPERTY ADDRESS:** **33616 Dewdney Trunk Road**  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Suburban 20 Zone (S20)  
**PROPOSED ZONING:** Multi-unit Duplex 465 Zone (MD465)  
**CURRENT OCP:** Urban Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:**  
 To allow for a five-lot subdivision.



## Recommendation(s)

This report is for information purposes only, no action is required.

Notification to the public will begin following the March 17, 2025 Council meeting and following notification, this application will be forwarded to Council for consideration.

## Overview and Staff Comments

This report details the application to rezone the property located at 33616 Dewdney Trunk Road to the MD465 Zone, to allow for a five-lot fee simple subdivision. A duplex is proposed on each lot for a total of 10 residential units.

## Rationale of Recommendation(s)

The property is designated Urban Residential in the Official Community Plan. The proposal to rezone to the MD465 Zone is permitted as infill development when a property is designated Urban Residential in the OCP.

As Council is aware, with the introduction of the Small Scale Multi Unit Housing (SSMUH) regulations, the Zoning Bylaw was updated to allow for a variety of different types of principal uses, including *Duplex, Single Family Dwelling, Triplex, Fourplex, or Infill Townhouse* on all fully serviced urban lots.

Staff recognize there will be changes to the housing landscape with the introduction of SSMUH products, however, introducing the MD465 Zone allows a coach house or garden cottage on each lot, which is a concern for staff. The MD465 is the preferred zone by the applicant as it allows for setbacks and densities that are desired by the applicant and they have been designed the property to allow duplexes, since before SSMUH was introduced.

To address staff's concerns, the applicant has confirmed they only want to construct duplexes and are not interested in coach house or garden cottage on the lots. To guarantee that only duplexes will be constructed the applicant has volunteered to register a Section 219 covenant on the title of the property which will prohibit the construction of a coach house or garden cottage.

Staff support the request to rezone to the MD465 Zone with the offer of the Section 219 covenant.

## Purpose

To accommodate a subdivision of five lots as shown on **Attachment A**. These lots will be accessed off a new lane, as Dewdney Trunk Road is a collector road, and therefore no direct access if permitted to Dewdney Trunk Road.

## Site Characteristics and Context

### Applicant

- Adam Gill

### Property Size

- 0.36 hectares (0.08 acres)

### Neighbourhood Character

- The neighbourhood currently consists primarily of large suburban lots on the south side of Dewdney Trunk Road.

- There are a number of development applications to create lots under the R465 Zone, to the west of this property.
- The development proposal to create lots under the MD465 Zone will result in lots of a similar size as the development applications to the west.
- The north side of Dewdney Trunk Road consists of the prison and City of Mission Public Works yard.

### Environmental Protection

- Development Permit Area E1 (DPAE1) is applicable to the site. The applicant will be required to engage a Qualified Environment Professional to complete the requirements of DP Area E.
- The ditch along Dewdney Trunk Road will be infilled as part of the required road upgrades. As this ditch discharges into a natural stream on the north side of Dewdney Trunk Road, an assessment by a Qualified Environmental Professional is required to determine whether the infilling of the ditch is subject to the *Water Sustainability Act*.

### Geotechnical Protection

- Development Permit Area G (DPAG) is not applicable to the site.

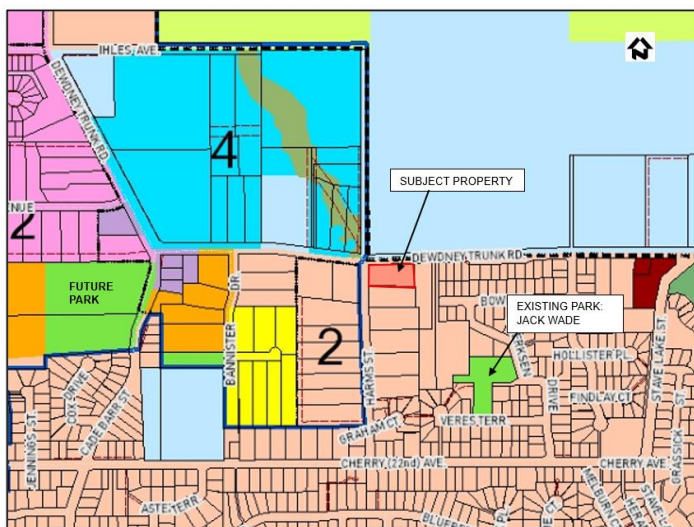
### Fire Interface

- Development Permit Area H (DPAH) is not applicable to the site.

### Parks and Trails

- There are no parks identified on this property in the OCP.
- The closest existing park is Jack Wade Park to the southeast of the development site and the closest future park will be at Dewdney Trunk Road and Cade Barr Street, as shown on *Figure 1* below.

*Figure 1 – Park Locations*



- As per Section 510 of the *Local Government Act*, and the *Parks and Trails Master Plan*, the developer is to provide five percent (5%) cash in lieu for neighbourhood parkland. This requirement

will need to be met as part of the subdivision approval process.

### Servicing

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

### **Referrals**

Engineering Department:	From an engineering point of view, the application may proceed to adoption once the rezoning/subdivision requirements have been clarified and met per the Development and Subdivision Control Bylaw, Introduction Item 10 and/or 11, Refer to <b>Attachment B</b> .
Building Division:	No concerns.
Bylaw Enforcement Division:	Bylaws has some concerns about parking including visitor parking as this property is a corner property by a major roadway.
Environmental Services:	Refer to <b>Attachment C</b> .
Mission Fire Rescue Service:	Refer to <b>Attachment D</b> .
Parks, Recreation, and Culture:	No comment.
School District 75:	No comment was provided.
BC Transit:	No comment was provided.

### **Development Considerations**

#### Community Amenity Contribution

The applicant has volunteered to contribute to the City's Community Amenity Contribution (CAC) fund, in accordance with Council Policy LAN.40 Financial Contributions for Community Amenities, which is \$7,200 per lot /unit.

#### Tree Management

The developer will be required to meet LAN.32 Tree Retention and Replanting Policy, and at a minimum plant 2 trees per lot.

An arborist report will be required to determine if any of the trees identified on the site assessment survey can be retained as part of the development.

#### Housing Needs Projections

If this development is approved, it will add ten dwelling units to the City's housing stock.

#### Transit

The proposed development is adjacent to a transit stop.

### **Financial Implications**

There are no financial implications associated with this report.

## Communication

### LAN.66 - Neighbourhood Engagement Policy

As per policy LAN.66, a neighbourhood engagement meeting is not required for this development.

### LAN.03 - Development Notification Requirements

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 two development notification signs.
- Public notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the details.

## Attachments

Attachment A: Draft Plan of Subdivision  
Attachment B: Engineering Comments  
Attachment C: Environmental Services Comments  
Attachment D: Fire Rescue Service Comments

## Sign-Offs



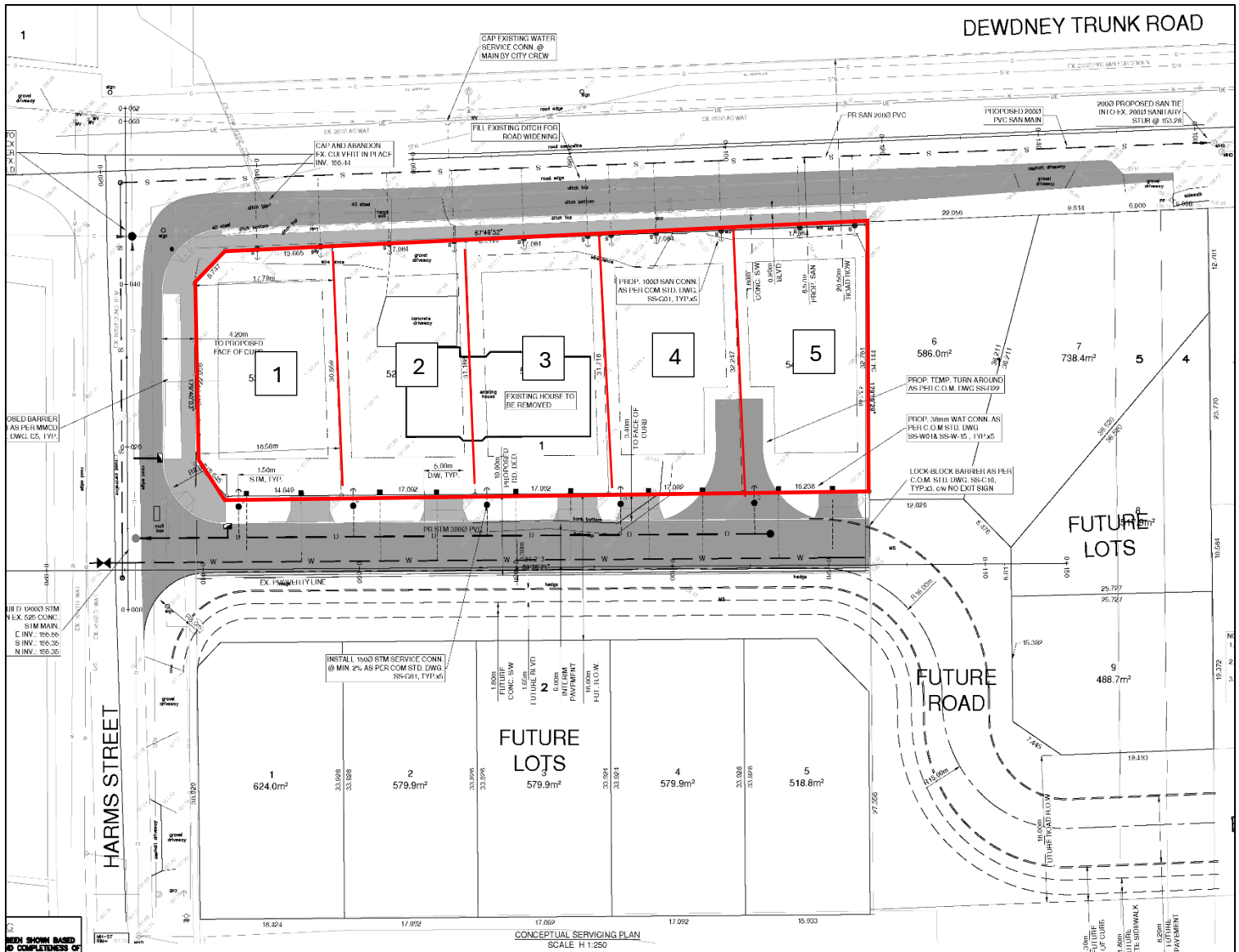
Rob Publow, Manager of Planning

MB / sh

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer



# Attachment A – Draft Plan of Subdivision



## **Attachment B - Engineering Comments**

### **ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS**

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January 6, 2025

**CIVIC ADDRESS:** 33616 Dewdney Trunk Road

**PROJECT:** P2023-069

**CURRENT ZONE:** Suburban 20 (S20)

**PROPOSED ZONE:** Multi-unit Duplex 465 (MD465)

**NOTE:** The following engineering comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) as amended.

#### **DOMESTIC WATER REQUIREMENTS:**

Municipal water is available on Dewdney Trunk Road and Harms Street.

Connection to the municipal system is required.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure may be required.

#### **STORM SEWER REQUIREMENTS:**

Municipal storm service is available on Dewdney Trunk Road and Harms Street.

Connection to the municipal system is required.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure will be required.

#### **SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is not available on Dewdney Trunk Road and Harms Street.

Connection to the municipal system is required. Extension of a municipal sanitary main along the frontages of the proposed subdivision from Dewdney Trunk Road in general accordance with the conceptual servicing plan prepared by Wedler Engineering LLP shall be completed at the Developer's expense to the satisfaction of the Municipal Engineer as a condition of rezoning.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure may be required.

#### **ROAD WORK REQUIREMENTS:**

Dewdney Trunk Road and Harms Street provide paved access to the site. Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure will be required.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS

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**RECOMMENDATION:**

From an engineering point of view, the application may proceed to adoption once the Rezoning/Subdivision requirements have been clarified and met per the Development and Subdivision Control Bylaw, Introduction Item 10 and/or 11.



Prepared by:

Jason MacPherson,

Engineering Technologist 2 - Development



Reviewed by:

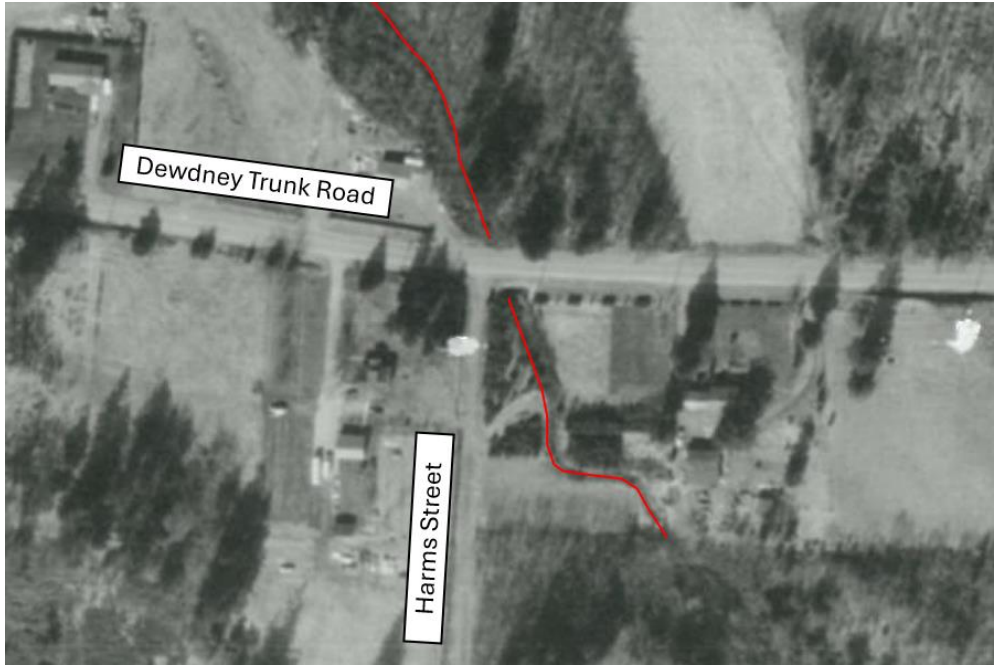
Jay Jackman,

Manager of Development Engineering

## CITY OF MISSION | PLANNING

## COMMENTS RECEIVED:

PROJECT NUMBER: P2023-069

Department or Organization:	Environmental Services
Name:	Kyle D'Appolonia
Date:	January 2, 2024
Comments:	<p>Historically, there was a stream that diagonally transected the subject property. It appears to have been altered twice, such that it was eventually diverted west (along the perimeter of 8558 and 8544 Harms Street) and into a storm sewer in the late 1980s. The storm sewer runs north and discharges back into the natural channel opposite Dewdney Trunk Road. The residual frontage ditch on Dewdney Trunk Road appears to drain into the original crossing of the roadway (prior to the relocation of the stream). As this ditch will be infilled and the culvert capped, it should be assessed by a Qualified Environmental Professional to determine whether it is subject to the <i>Water Sustainability Act</i>.</p>  <p>Prior to stream relocation, circa 1960s.</p>



Current stream configuration, 2024.

To reiterate, the impacted storm sewer along Harms Street conveys a natural stream until it daylights north of Dewdney Trunk Road. It is possible that fish will be encountered within this infrastructure, particularly near the intersection of Harms Street and Dewdney Trunk Road. Cutthroat trout were observed in a roadside ditch along Dewdney Trunk Road less than 500 m away.

This development is located within the City provided curbside collection area. Curbside collection involves the weekly collection of unlimited amounts of compost (including food and yard waste), and recyclables, as well as the bi-weekly collection of up to two 80-litre bins of garbage, and a 27-litre container glass bin. The City provides one 46-litre compost bin, the "Rot Pot", one 120-litre recyclables bin, and one 27-litre glass bin, the "Black Box" per dwelling unit. Garbage bins must be provided by residents themselves and cannot exceed 80-litres in volume each. Utility fees for waste collection will be applied per lot at: \$209.28/yr for recycling/organics and \$117.24/yr for garbage (2025 rates).

All waste must be stored in a wildlife resistant enclosure or wildlife resistant containers and only be placed out for collection between 5am and 8am the day of collection. Please refer to the [Solid Waste Management Bylaw 5526-2015](#) for complete details.

**COMMENTS RECEIVED:**

**PROJECT NUMBER: P2023-069**

Name	Dylan Murray
Organization /Department	Fire Department
Date	January 20, 2025
Comments:	<p>MFRS has the expectation that this project will conform to all fire and life safety code requirements, including the fire department access requirements, as set forth in the 2024 BC Building Code (BCBC), the 2024 BC Fire Code (BCFC), the City of Mission Development and Subdivision Control Bylaw 5650-2017 (DSCB), and the City of Mission Fire Prevention Bylaw 6258-2023 (FPB), and that the municipal water distribution system will provide adequate water volume and pressure to satisfactorily support suppression firefighting activities and sprinkler suppression systems.</p> <p>In addition, a prominently posted sign shall be installed indicating that no parking is allowed and that the turn around facility is for fire department use only.</p>