

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:	October 21, 2024
Subject Properties:	31039 Greenwood Drive
Planning File:	RSD24-1

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

(Project File: P2024-045)

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CITY OF MISSION

BYLAW 6317-2024-5949(170)

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 6317-2024-5949(170)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 31039 Greenwood Drive and legally described as:
Parcel Identifier: 009-274-651
Lot C Section 12 Township 15 NWD Plan 76415
from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) 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

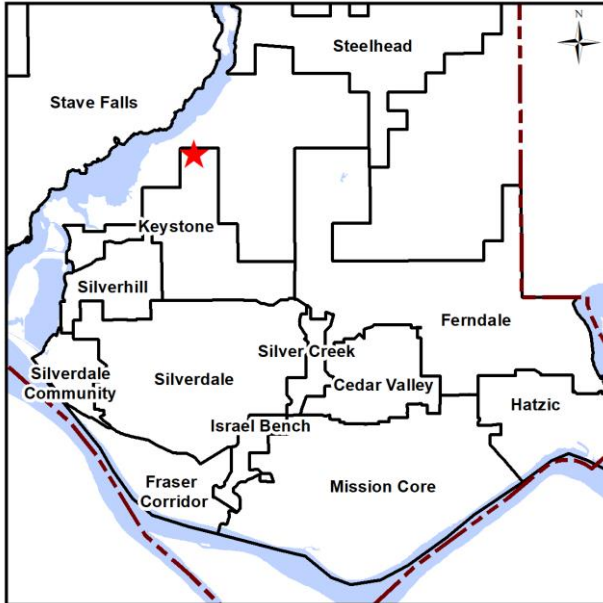
ADOPTED this ___ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

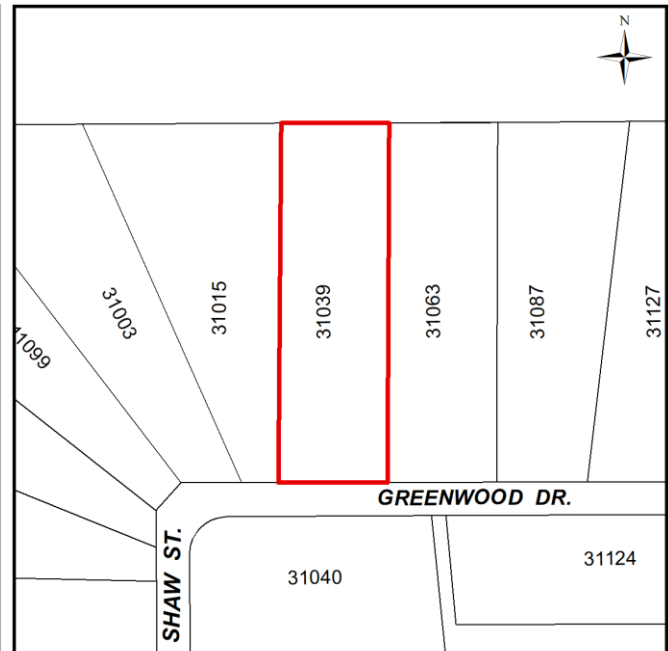
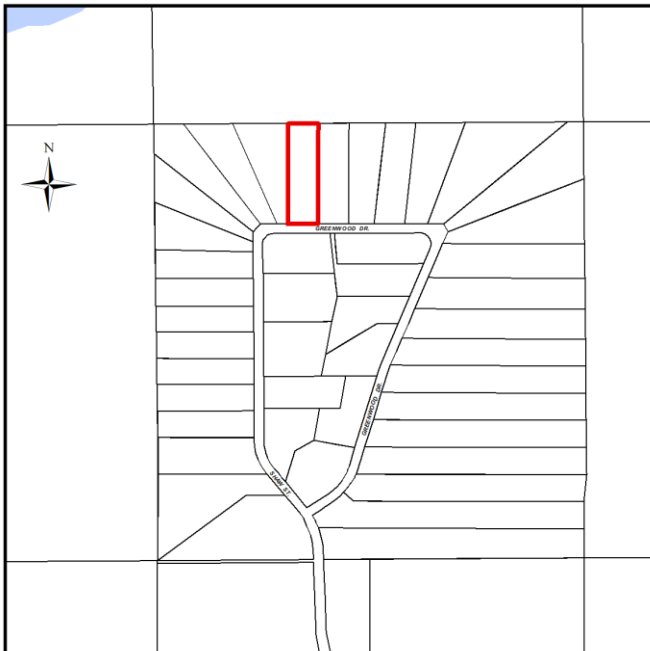
Project: P2024-045
Application Number: RSD24-1

Subject: Rezoning Application (RSD24-1) - 31039 Greenwood Drive



DATE: September 23, 2024
BYLAW / PERMIT #: 6317-2024-5949(170)
PROPERTY PID: 009-274-651
LOCATION: Keystone
CURRENT ZONING: Rural Residential 7 Zone (RR7)
PROPOSED ZONING: Rural Residential Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:
To rezone to the Rural Residential 7 Secondary Dwelling Zone (RR7s) to facilitate the construction of a detached secondary dwelling unit.



Recommendation(s)

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

Notification to the public will begin following the September 23, 2024 Council meeting and following notification, this application will be forwarded to Council for consideration.

Purpose

To accommodate the construction of a detached secondary dwelling unit.

Site Characteristics and Context

Applicant

- Angelia Marie Wellicome

Property Size

- 2.5 acres (1.0 ha)

Neighbourhood Character

- The subject site and the surrounding lots along Greenwood Drive are designated Rural Residential. To the north, the site is surrounded by large lots designated Municipal Forest.

Environmental Protection

- Development Permit Area E1 (DPA E1) is applicable to the site. As such, the applicant will be required to provide a Preliminary Site Survey . DPA E1 has been delegated to staff for approval.

Geotechnical Protection

- Development Permit Area G (DPA G) is applicable to the site. As such, the applicant has provided the required geotechnical report and it has been accepted by staff. DPA G has been delegated to staff for approval.

Fire Interface

- Development Permit Area H (DPA H) is applicable to the site. DPA H has been delegated to staff for approval.

Parks and Trails

- The closest municipal park is Mill Pond Park.

Referrals

Engineering Department:	No concerns.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns.

Financial Implications

There are no financial implications associated with this report.

Communication

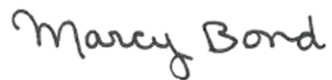
Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant will be required to post one development notification sign.

Attachments

Attachment A: Draft Site Plan

Sign-Offs

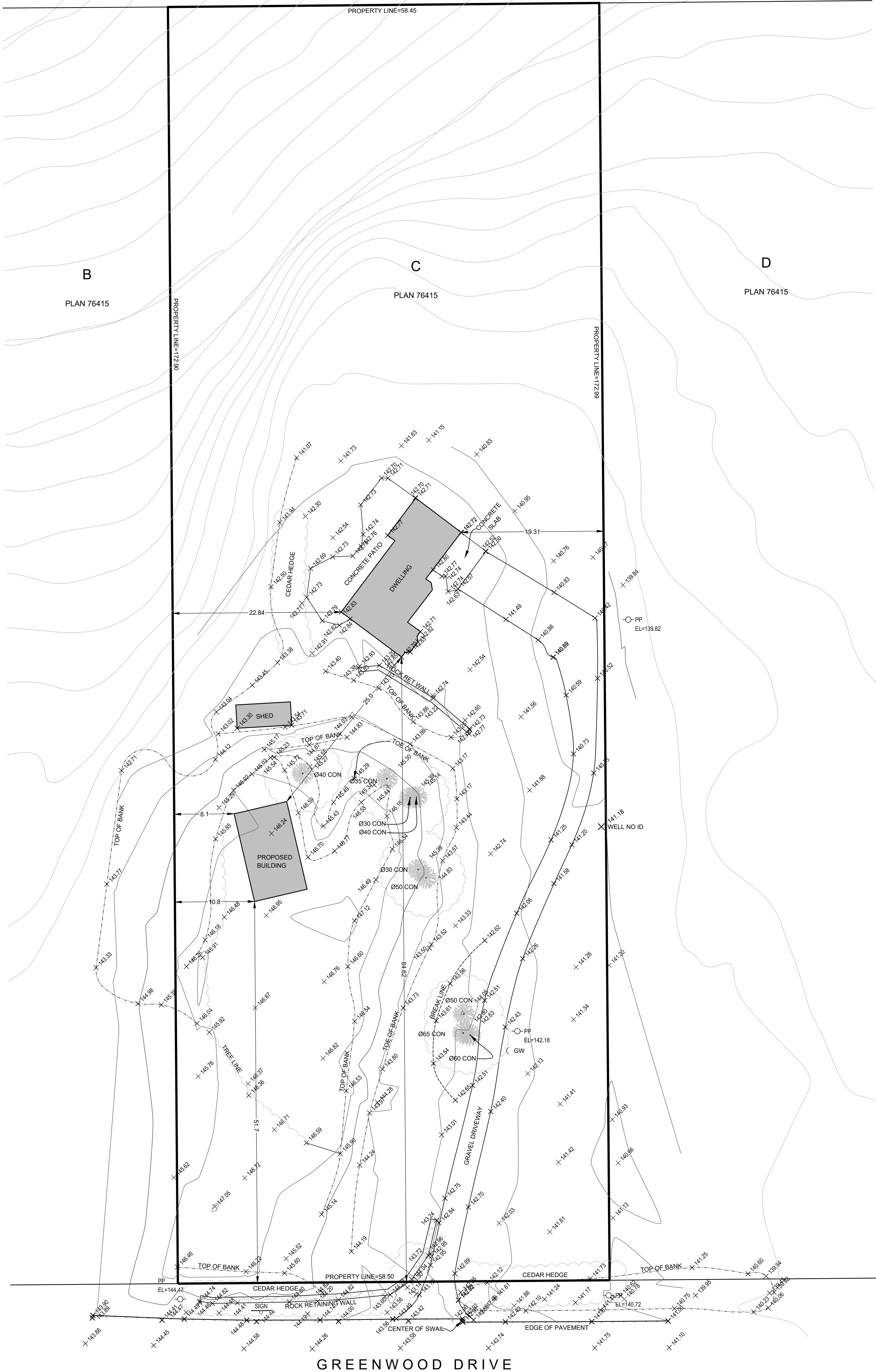


Marcy Bond, A/Manager of Planning

HA / sh

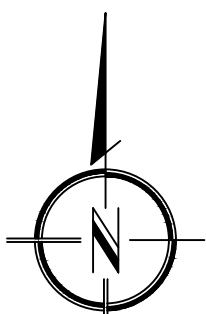
Approved for Inclusion: Mike Younie, Chief Administrative Officer

PART SE ¼ SEC 13



**TOPOGRAPHIC SURVEY OF PART OF
LOT C SECTION 12 TOWNSHIP 15
NEW WESTMINSTER DISTRICT
PLAN 76415**

CITY OF MISSION
CIVIC ADDRESS: 31039 GREENWOOD DRIVE
PID: 009-274-651



SCALE 1:300

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND:

- +0.00 - DENOTES SPOT ELEVATION OF 00.00m (TYPICAL)
- PP - DENOTES POWER POLE
- SIGN - DENOTES STREET SIGN
- 31.5 0.800 CON - DENOTES 0.80m Ø CONIFEROUS TREE WITH A GROUND ELEVATION OF 31.5m.

DATUM:

ELEVATIONS ARE TO GEODETIC (CGVD28), AND ARE DERIVED FROM GNSS OBSERVATIONS.

CONTOURS ARE GENERATED FROM FIELD SURVEY AND FROM CITY OF MISSION (IN GRAYSCALE), CONTOUR INTERVAL = 1 METRES.

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.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

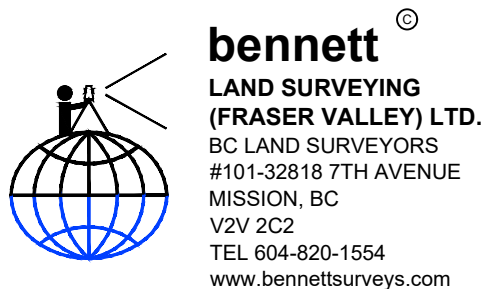
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CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON THE 15TH DAY OF APRIL, 2024.

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



DATE:	BY:
APRIL 29, 2024	DBP
REVISION:	

