

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 7, 2025
Subject Properties:	30797 Dewdney Trunk Road
Planning File:	RSD24-4

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

(Project File: P2024-089)

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CITY OF MISSION

BYLAW 6345-2025-5949(183)

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 6345-2025-5949(183)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 30797 Dewdney Trunk Road and legally described as:

Parcel Identifier: 011-371-064
Lot B, Plan NWP9029, Section 24, Township 15, New Westminster
Land District

from Rural 16 (RU16) 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

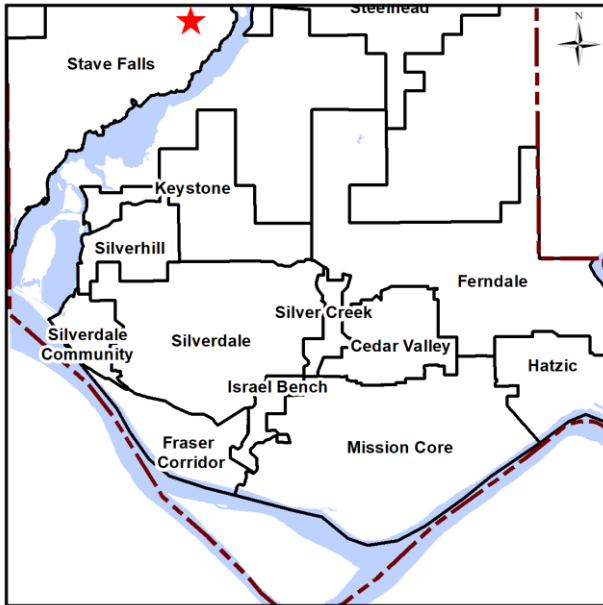
ADOPTED this ___ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

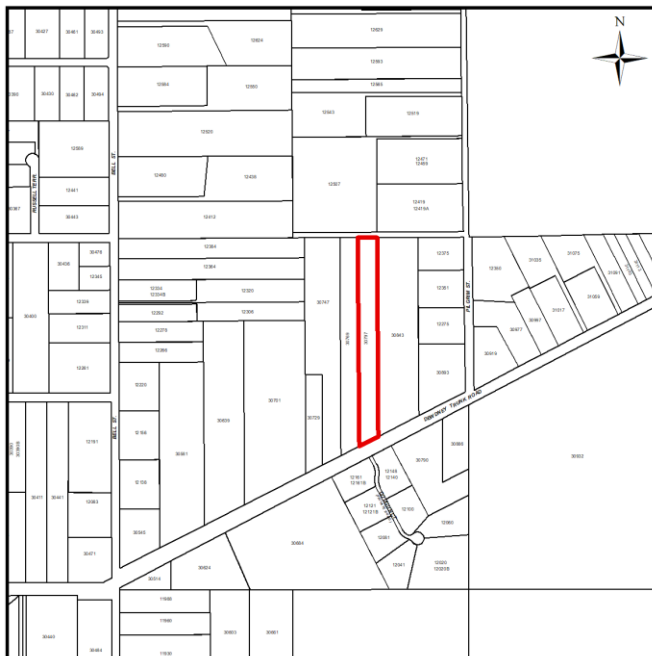
Project: P2024-089
Application Numbers: RSD24-4 & SUB24-18

Subject: Introduction Report for Rezoning (RSD24-4) Application – 30797 Dewdney Trunk Road



DATE: March 3, 2025
BYLAW / PERMIT #: 6345-2025-5949(183)
PROPERTY PID: 011-371-064
LOCATION: Stave Falls
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Rural Residential 7 Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:
To introduce a rezoning application to facilitate a 2-lot subdivision at 30797 Dewdney Trunk Road.



Recommendation(s)

This report is for information purposes only. No action is required.

The rezoning application will be presented to Council for consideration after the required notification is completed.

Rationale of Recommendation(s)

The rezoning proposal is consistent with the Official Community Plan (OCP) and Zoning Bylaw.

The proposed RR7s zone would allow for a detached secondary dwelling unit in the form of a coach house, or garden cottage. Support for the proposed zone can be found in the OCP, which states:

- **Section 5.1.8** “Facilitate the development of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovative housing forms.”
- **Section 5.1.20** “Allow detached suites such as garden cottages on all single detached lots with lot sized that are able to appropriately accommodate an additional on-site parking space.”
- **Section 8.1.1** “Adopt the land use designations and associated characteristics, land uses and densities in *Figure 8.1* as OCP policies.”

Purpose

To accommodate a 2-lot subdivision of the parent parcel. See Attachment A for the subdivision plan.

Site Characteristics and Context

Applicant

- Nicholas Renkema

Property Size

- 2.03 ha (4.97 ac)

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 E1 and determine if DP Area E2 is applicable to the site or not.

Geotechnical Protection

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

Fire Interface

- Development Permit Area H (DPAH) is applicable to the site.

Neighbourhood Character

- The subject site is located within the Stave Falls neighbourhood, on the north side of Dewdney Trunk Road.

- The surrounding land designations are all Rural Residential.

Parks and Trails

- The closest park is Rolley Lake Provincial Park, which is located approximately 3.0 km away.

Servicing

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

Referrals

Engineering Department:	No objection; comments provided as Attachment B.
Building Division:	No objection to this proposal.
Bylaw Enforcement Division:	No objection to this proposal.
Environmental Services:	No objection; comments provided within Attachment B.
Mission Fire Rescue Service:	No objection; comments provided as Attachment C.
School District 75:	No objection to this proposal.

Development Considerations

Community Amenity Contribution

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

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined as (a) building envelope to a maximum of 2,000 sq m (21,528 sq ft), (b) driveways, (c) septic field and (d) wells. Any trees removed outside of the exempt areas will be required to be replaced as per LAN.32.

Further, LAN.32 requires that two trees per lot are planted on each lot as part of this development. Through the subdivision process, the applicant will be required to plant a total of four trees (two trees per lot).

Housing Needs Projections

If this development is approved, it will add potentially one market ownership unit and two potential market rental dwelling units.

Transit

The proposed development is a rural development and is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Financial Implications

There are no financial impacts 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 one development notification sign.
- Public notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the details.

Attachments

Attachment A: Draft Plan of Subdivision
Attachment B: Engineering Comments
Attachment C: Mission Fire Rescue Service Comments

Sign-Offs

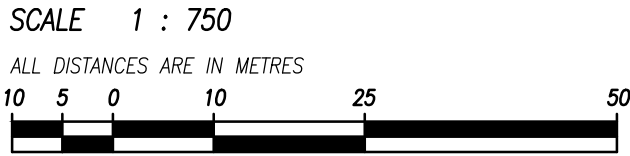


Rob Publow, Manager of Planning

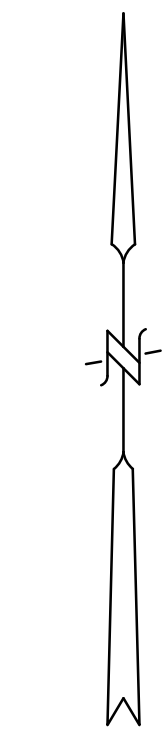
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Approved for Inclusion: Mike Younie, Chief Administrative Officer

DRAFT PLAN OF SUBDIVISION OF LOT "B"
SECTION 24 TOWNSHIP 15
NEW WESTMINSTER DISTRICT
PLAN 9029



CIVIC ADDRESS: 30797 DEWDNEY TRUNK ROAD, MISSION
PARCEL IDENTIFIER: 011-371-064



Legend of features denoted by Stickleback Environmental Consulting Services
----- SPEA (STREAMSIDE PROTECTION & ENHANCEMENT AREA)

SYMBOLS	DESCRIPTION
←	Culvert
●	Power/Utility Pole

Contours are derived from City of Mission mapping (1m interval)
Offset dimensions are to exterior of building siding and are perpendicular to property lines.

This document shows relative location of the surveyed structures and features with respect to the boundaries of the parcel described within this plan. This document shall not be used to define property lines or property corners.

Parcel boundary dimensions are derived from Posting Plan W94169

This plan is prepared for development purposes only and is exclusively for the use of the client.

Charge(s) on title without reference to survey plans that may affect improvements:
N/A

Legal notations(s) on title that may affect improvements:
N/A

Unregistered interests have not been included or considered.
Elevations are in metres (Geodetic)
Elevations are derived from Wade Control Pt No. 9656
Elevation = 144.43m
Datum = CGVD28 (HTV2.0)

Wade & Associates Land Surveying Ltd.
BC Land Surveyors
Mission & Maple Ridge
Phone: (604) 826-9561 OR 463-4753
File: M4327-01-DP_R1

PREPARED FOR: RENEX EARTHWORKS LTD

Information regarding topography and underground services is compiled from field survey and service location plans. All U/G service locations are approximate and must be confirmed by the use of pipe locator (M-Scope) and manual digging.

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SURVEYED:
JULY 4, 2018
NOVEMBER 22, 2024

DATED THIS 17TH DAY OF DECEMBER, 2024

G.D. WADE, BCLS

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED

**ENGINEERING & PUBLIC WORKS DEPARTMENT
OCP AMENDMENT AND REZONING COMMENTS**

DATE: January 31, 2025

CIVIC ADDRESS: 30797 Dewdney Trunk Road

CURRENT ZONE: RU16

PROPOSED ZONE: RR7s

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 not available on Dewdney Trunk Road. Municipal water is not available on Berg Avenue.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Dewdney Trunk Road via roadside ditch. Municipal storm service is not available on Berg Avenue.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Dewdney Trunk Road. Municipal sanitary service is not available on Berg Avenue.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

ROAD WORK REQUIREMENTS:

Dewdney Trunk Road provides paved access to the site. Berg Avenue does not provide paved access to the site. Should the rezoning result in any application for subdivision or building permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

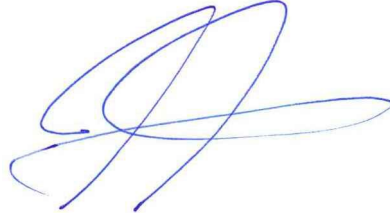
**ENGINEERING & PUBLIC WORKS DEPARTMENT
OCP AMENDMENT AND REZONING COMMENTS**

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption.

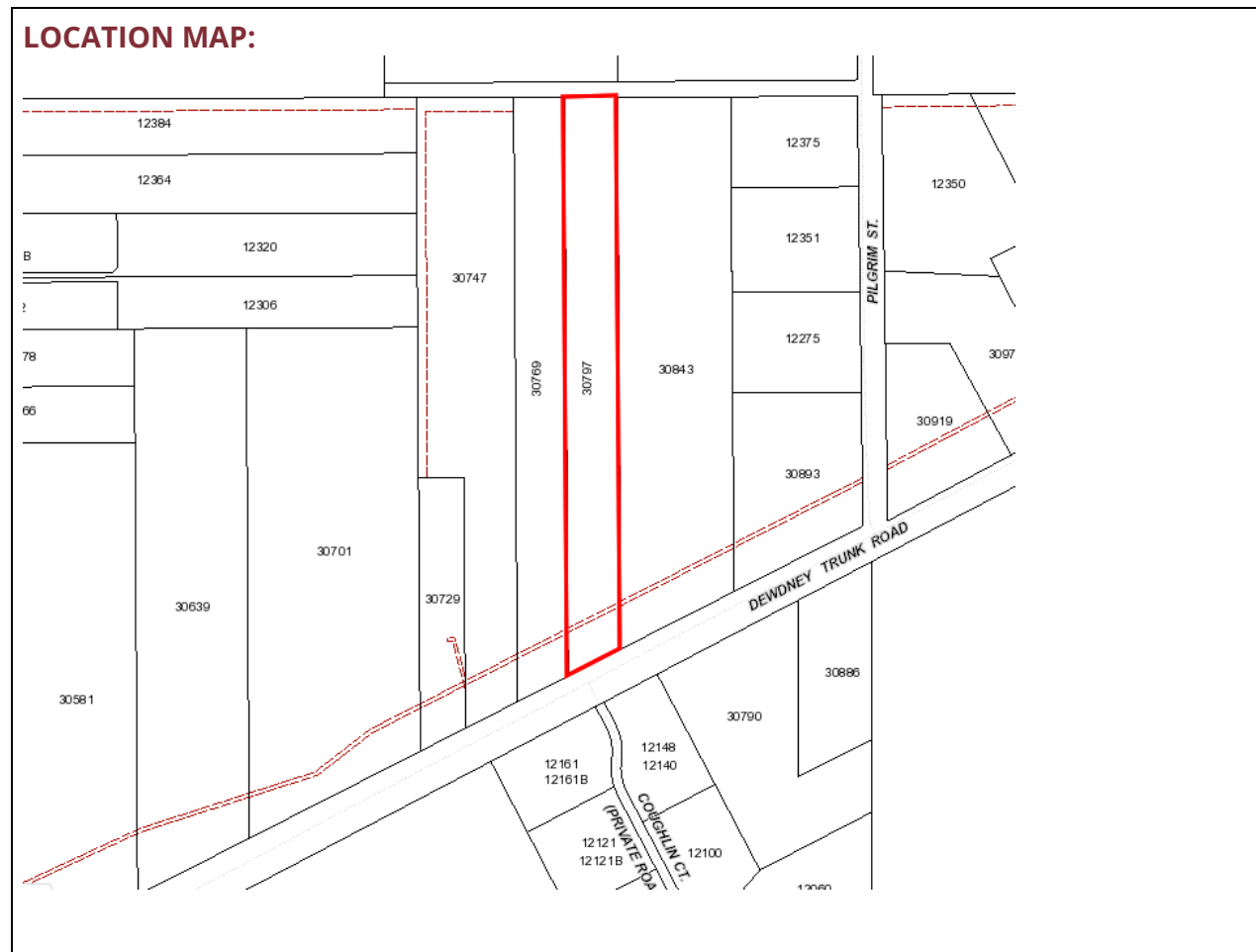


Prepared by:
Alfred Knox,
Engineering Technologist II



Reviewed by:
Jay Jackman, Manager of Development
Engineering

CITY OF MISSION | PLANNING

**COMMENTS RECEIVED:****PROJECT NUMBER: P2024-089**

Comments:	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) including long driveway signage, and that the municipal water distribution system will provide adequate water volume and pressure to satisfactorily support suppression firefighting activities and sprinkler suppression systems.
Name:	Dylan Murray
Department or Organization:	Fire Dept
Date:	February 2, 2025