

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: **July 7, 2025**
Subject Properties: 34255 Kirkpatrick Avenue
Planning File: RSD25-2

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

(Project File: P2025-019)

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CITY OF MISSION

BYLAW 6367-2025-5949(192)

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 6367-2025-5949(192)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 34255 Kirkpatrick Avenue and legally described as:
Parcel Identifier: 017-493-421
Lot 2 Section 3 Township 18 New Westminster District Plan LMP1826
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

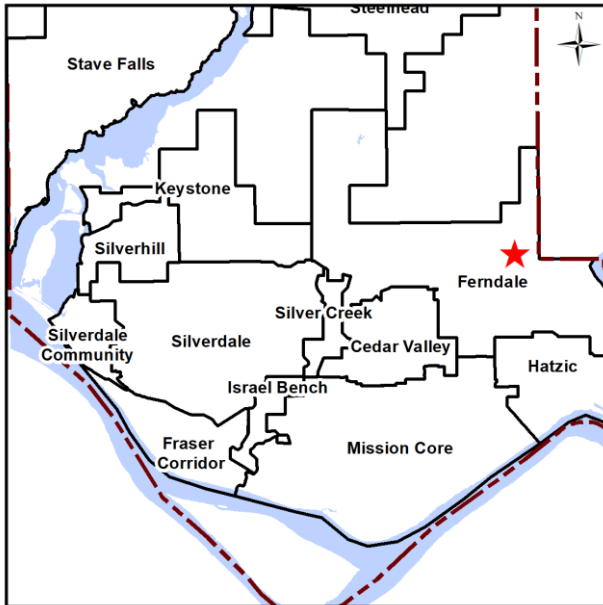
ADOPTED this __ day of __, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

Project: P2025-019
Application Number: RSD25-2

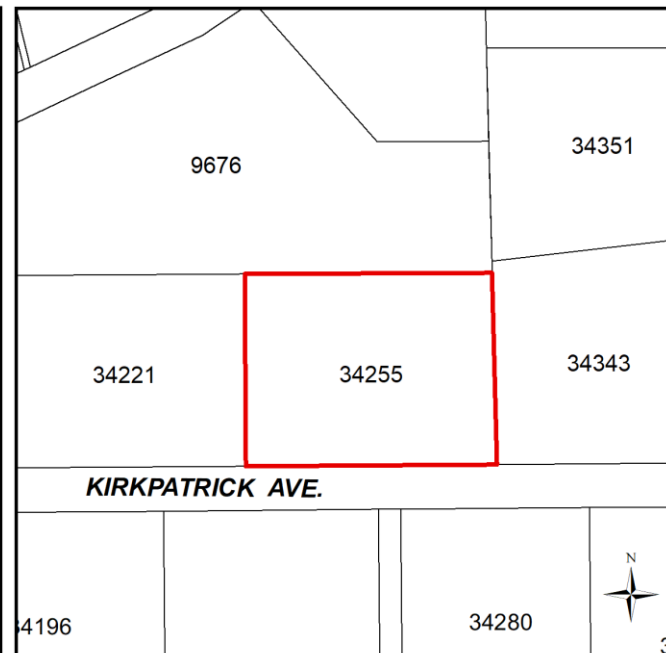
Subject: Rezoning Application (RSD25-2) – 34255 Kirkpatrick Avenue



DATE:	June 16, 2025
BYLAW / PERMIT #:	6367-2025-5949(192)
PROPERTY ADDRESS:	34255 Kirkpatrick Avenue
LOCATION:	Ferndale Neighbourhood
CURRENT ZONING:	Rural Residential 7 Zone (RR7)
PROPOSED ZONING:	Rural Residential 7 Secondary Dwelling Zone (RR7s)
CURRENT OCP:	Rural Residential
PROPOSED OCP:	No change

PROPOSAL:

To rezone the subject property from RR7 to RR7s to permit a secondary detached unit.



Recommendation(s)

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

Rationale of Recommendation(s)

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

- The property is situated outside the Urban Growth Boundary and is designated as Rural Residential in the Official Community Plan (OCP). This designation features larger expansive residential lots located on the outskirts of urban areas, which are not serviced by municipal water or sewer connections.
- The proposed RR7s zone would allow for a secondary detached unit. The Rural Residential designation supports the use of a secondary dwelling through OCP policy Section 2.1.1.10 which states we should “allow for a range of residential uses including residential care and secondary units where on-site servicing can support them.”
- No variances to the bylaws are requested.

Purpose

To rezone the subject property from RR7 to RR7s to permit a secondary detached unit.

Site Characteristics and Context

Applicants

- Earl Buker, Cyndie Buker

Property Size

- 34255 Kirkpatrick Avenue is approximately 1.00 ha (2.47 ac) in area.
- The property is a rural lot with a steep drop-off running through it. A watercourse is found on the eastern side of the property at the bottom of the ravine.

Environmental Protection

- Development Permit Area E1 and E2 for Natural Environment will be required due to the presence of a watercourse on the property's southern eastern edge. A preliminary bio-inventory and a riparian area protection regulation (RAPR) assessment will be required. This is delegated to staff for approval.

Geotechnical Protection

- A geotechnical report may be required. This is delegated to staff for approval.

Fire Interface

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

Neighbourhood Character

- The subject property is in the Ferndale neighbourhood, and the surrounding area is designated Rural Residential. The Ferndale neighbourhood consists primarily of single-family dwellings on

larger rural lots. The proposed RR7s zoning would fit within the context of the surrounding neighbourhood and is anticipated to have little to no negative impact.

Servicing

- Any testing or upgrades required will be addressed at building permit stage.

Referrals

Engineering Department:	No concerns.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	A RAPR assessment will be required.
BC Transit:	No concerns.

Development Considerations

Transit

The proposed development 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 implications associated with this report.

Communication

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 a 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: Building Division Referral Comments

Sign-Offs



Rob Publow, Manager of Planning

PD / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer



PLANNING DEVELOPMENT APPLICATION COMMENTS

Please provide your comments on the proposal below by Wednesday, May 14, 2025.

Referral Date: Wednesday, April 30, 2025 **Planner Name:** Peter Dunkley
Project Folder: P2025-019 **Email:** Peter.dunkley@mission.ca
PAR Application #: Not Applicable 604-814-1279
Subject Property: Kirkpatrick Avenue
Legal Description: LOT 2 SECTION 3 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN LMP1826

DEVELOPMENT PROPOSAL:

THE INTENT OF THIS APPLICATION IS TO REZONE FROM RR7 TO RR7S TO ALLOW FOR A SECONDARY DETACHED UNIT.

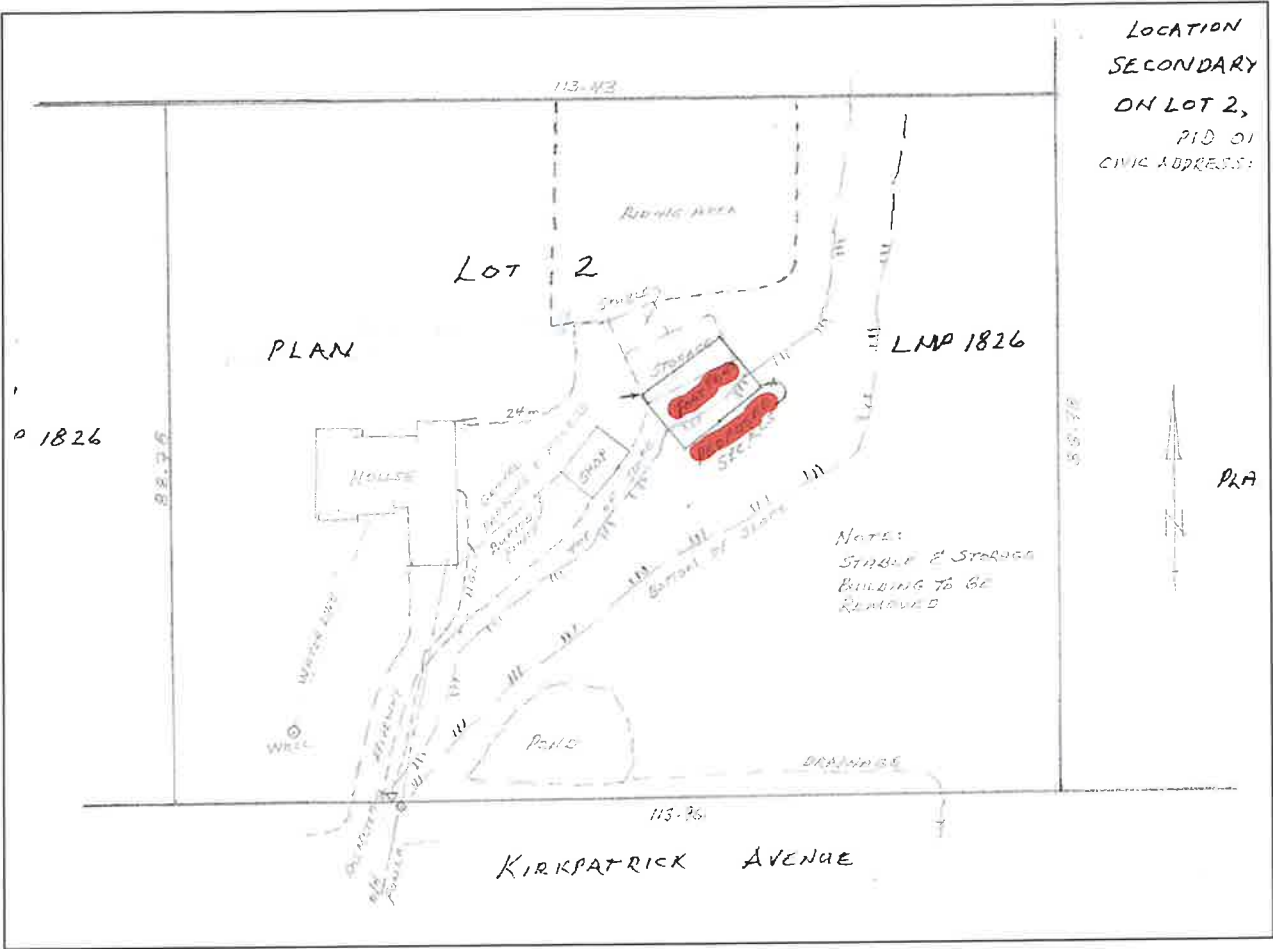
PLEASE PROVIDE COMMENTS.

REFERRAL MATERIAL

- DRAFT SITE PLAN

Application Type	File Number	Description	
OCP Amendment	NOT APPLICABLE	Current OCP Designation:	RURAL RESIDENTIAL
		Proposed OCP Designation:	NO CHANGE
Rezoning Amendment	NOT APPLICABLE	Current Zoning:	RURAL RESIDENTIAL 7 ZONE (RR7)
		Proposed Zoning:	RURAL RESIDENTIAL 7 SECONDARY DWELLING ZONE (RR7S)
Variance Permit(s)	NOT APPLICABLE		
Development Permit(s)	NOT APPLICABLE		





COMMENTS RECEIVED:

PROJECT NUMBER: P2025-019

Department or Organization:	Inspection Services
Name:	Michael Rohde
Date:	May 1, 2025
Comments For Staff Report	<p>The building department has no objection to rezoning the property to allow for a detached second dwelling provided the items below are addressed as part of the rezoning.</p> <ol style="list-style-type: none">1) A new well would be required. Unless the existing well was a drilled well and a report verifying that the well is able to supply both the house and the proposed second dwelling and meets the Development and subdivision control bylaw.2) A separate record of sewerage is required unless a certified professional assesses the existing system and verifies that the existing system meets all the current requirements including size, water course setback, etc.

	<ul style="list-style-type: none">3) The existing barn built without a building permit is totally removed or is upgraded with a permit.4) A RAPR report is required due to proximity to the water course.5) A geotechnical engineer verifies in writing that the proposed location is safe for the use intended and that there are no hazards.6) The proposed development is in full compliance with the city's Floodplain Bylaw requirements.