

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: 12412 Bell Street
Planning File: RST24-4

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

(Project File: P2024-030)

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CITY OF MISSION

BYLAW 6346-2025-5949(184)

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 6346-2025-5949(184)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 12412 Bell Street and legally described as:
Parcel Identifier: 011-131-276
Lot 8 Section 24 Township 15 New Westminster District Plan 4698
from Rural 36 (RU36) 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~~

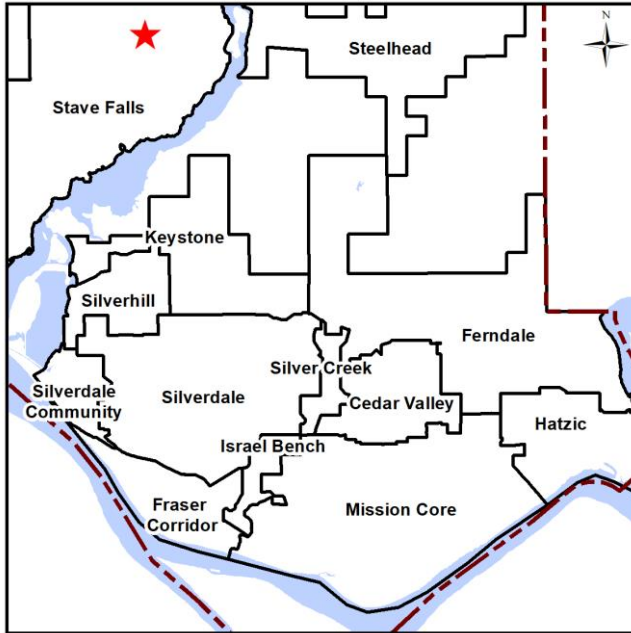
ADOPTED this ___ day of ___, 202~~x~~

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

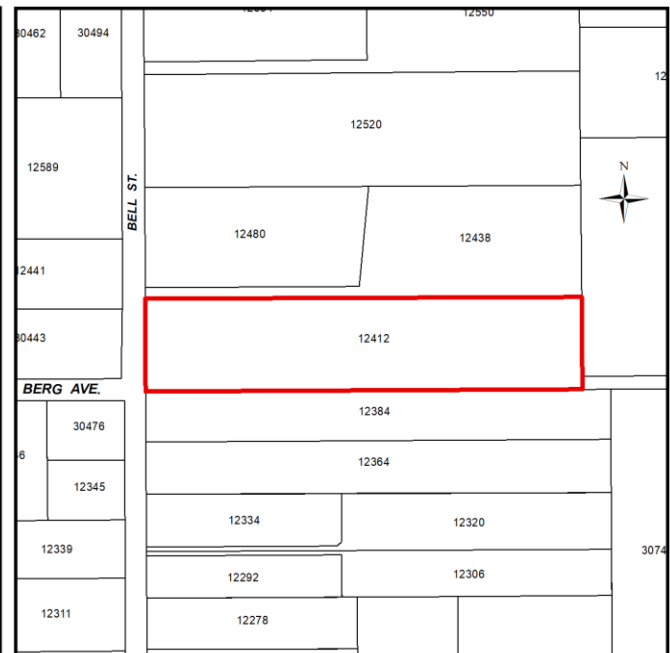
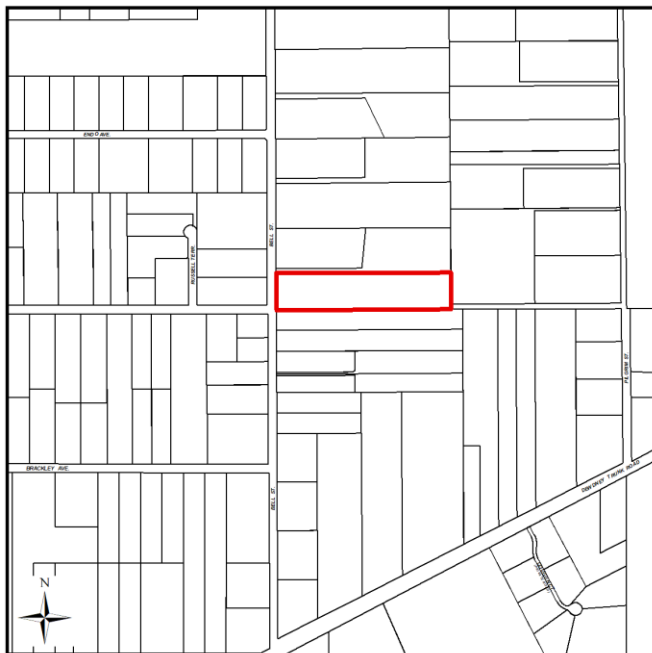
Project: P2024-030
Application Number: RST24-4

Subject: Development Application – 12412 Bell Street



DATE: March 3, 2025
BYLAW / PERMIT #: 6346-2025-5949 (184)
PROPERTY ADDRESS: **12412 Bell Street**
LOCATION: Stave Falls
CURRENT ZONING: Rural 36 Zone (RU36)
PROPOSED ZONING: Rural Residential 7 Zone (RR7)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:
To rezone the subject site from RU36 to RR7, to facilitate a three (3) lot rural residential subdivision.



Recommendation(s)

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

Notification to the public will begin following the March 3, 2025 Council meeting and following notification, this application will be forwarded to Council for consideration.

Rationale of Recommendation(s)

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

- The site is currently designation as Rural Residential in the OCP and zoned as RU36. The proposal to rezone to the RR7 Zone is consistent with the OCP and would accommodate the future subdivision of the lands for a rural residential use.
- The proposal conforms to the Rural Residential OCP designation which is characterized by larger residential lots on the fringe of urban areas not serviced by municipal water or sewer.
- The parent parcel would allow a subdivision of three (3) lots that would meet the minimum lot area required under the RR7 Zone, which is 0.7 hectares (1.73 acres). A Conceptual Lot Layout Plan of a proposed three-lot subdivision is attached to this report as **Attachment A**.
- The subject site contains adequate area to accommodate the creation of three (3) lots consistent with the Zoning Bylaw. No variances are requested.
- The proposed rezoning is considered to be consistent with the existing and desired future character of the Stave Falls neighborhood area.

Purpose

To rezone the subject site to accommodate a single-family residential subdivision with up to three (3) lots. See **Attachment A** for the conceptual lot layout plan.

Site Characteristics and Context

Applicant

- OTG Developments Ltd.

Property Attributes

- The subject site at 12412 Bell Street is approximately 3.1 hectares (7.6 acres) in area.
- The subject site slopes gradually from west to east with elevations ranging from approximately 174 metres (571 feet) Canadian Geodetic of Survey (CGS) to 153 metres (502 feet) CGS (Source: Mission Webmap).
- The site is accessed from Bell Street. Bell Street is identified as a Local Road in the Mission Mobility 2050 Transportation Master Plan. There is an unconstructed road known as Berg Avenue to the south of the property.
- The site is impacted by two watercourses running north-south; one approximately 50 metres (164 feet) from the property frontage and one approximately 360 metres (1,181 feet) at the rear of the property.

Neighbourhood Character

- The subject site is located within the Stave Falls neighborhood. The site is bounded by similar low-density dwellings on rural lots. The rezoning and subdivision to accommodate the creation of three lots is consistent with the context of the surrounding properties.
- The site is surrounded by the RU16 Zone to the north and RU36 to the west, south, and east.

Environmental Protection

- The site is located within the following development permit areas:
 1. Development Permit Area E (DPA) for Natural Environment (DPE24-3).
 2. Development Permit Area G (DPA) for Geotechnical (DPG24-7).
 3. Development Permit Area H (DPA) for Fire Interface (DPH24-11).

Approval of a permit is required and is delegated for staff for approval.

Environmental Protection

- A Riparian Areas Protection Regulation (RAPR) Assessment Report is required and shall be finalized at the subdivision stage. A preliminary site survey to identify any sensitive environmental features, noxious weeds, and to recommend mitigation measures is also required.
- City-provided waste collection services are not available in the surrounding area. Residents would be responsible for managing their own recycling, garbage, and organics disposal.

Geotechnical Protection

Due to potential geohazards on or near the property (steep slopes, flooding, debris flows, rock fall, and liquefaction) a geohazard land assessment report is required. A preliminary geohazard assessment by GeoWest Engineering dated June 13, 2024 has been submitted, is under staff review, and would be finalized at time of subdivision.

Servicing

- The site is not serviced with municipal water, storm sewer, or sanitary sewer.
- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment B .
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns.
Forestry Department:	No concerns.
Mission Fire Rescue Service:	No concerns.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot as per Policy LAN.40(C).

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant would be required to plant two trees for each new lot that is created. This condition would be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant tree (trees having a caliper of 0.2 metre or greater) that would be removed except in the areas defined as (a) building envelope to a maximum of 2,000 square metres (21,528 square feet), (b) driveways, (c) septic field, and (d) wells and any proposed municipal infrastructure necessary to complete the development.

An arborist report is required as part of the subdivision application.

Conceptual Lot Layout Plan / Future Subdivision Potential

The applicant has provided a conceptual lot layout plan indicating a three-lot subdivision (see **Attachment A**). Proposed lot #1 and lot #2 would be 0.7 ha (1.73 ac) each and lot #3 would be 1.35 ha (3.33 ac) in area. The applicant would need to demonstrate that the three-lot yield for subdivision, including minimum developable area of 30% is achievable through the development permit and subdivision development application review process.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 metres (1,312 feet) or less.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.66 - Neighbourhood Engagement Policy

LAN.66 - Neighbourhood engagement is not required. However, the applicant opted into an applicant-led public notification consultation with administering letters on October 16, 2024 to properties within a 500 metre (1,640 feet) radius in-line with the City's notification protocol. The applicant also did some in-person consultation by doing some door knocking on October 28, 2024. In closing, the applicant has indicated that

“the discussions with neighbours had a positive tone and the majority of those engaged held no opposition to the proposed development. There is a general respect among all parties.”

The applicant has submitted a Public Information Summary Report which is attached to this report as **Attachment C**.

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 on the site.
- 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: Conceptual Lot Layout Plan of the Proposed Subdivision
Attachment B: Engineering Department Rezoning Comments
Attachment C: Public Notification Summary Report

Sign-Offs



Rob Publow, Manager of Planning

HG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

**DRAFT PLAN OF SUBDIVISION OF
LOT 8 SECTION 24 TOWNSHIP 15
NEW WESTMINSTER DISTRICT
PLAN 4698**

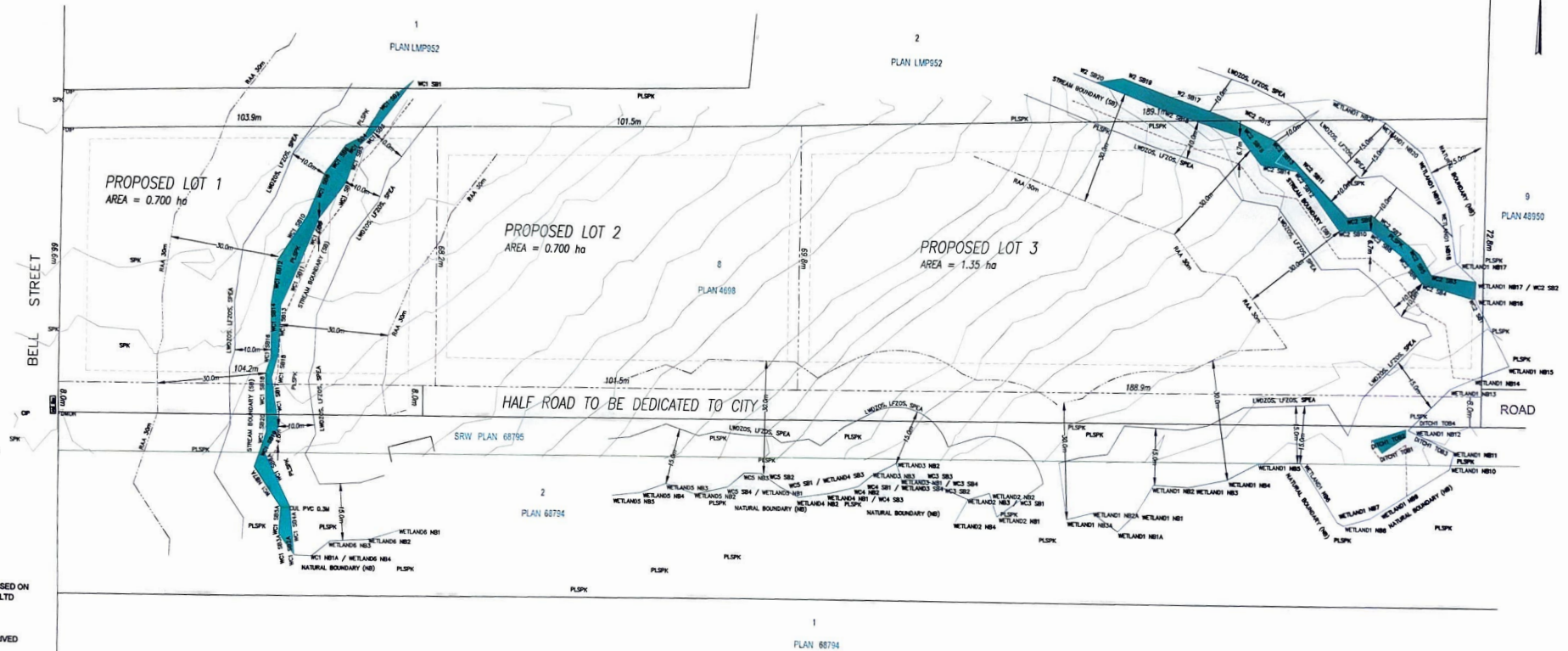
BCGS

SCALE BAR 1:500

0 15 30 60 Metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

ATTACHMENT A: CONCEPTUAL LOT LAYOUT PLAN



NOTE:

TOPOGRAPHIC INFORMATION SHOWN BASED ON FIELD SURVEY BY AMR LAND SURVEYING LTD

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 AMR LAND SURVEYING LTD.

CIVIC ADDRESS: 112 BELL STREET, MISSION B.C.

PID: 015-378

KENNETH MITCHELL
K. MITCHELL POWER, BOLS 733
DATE: APRIL 05, 2014

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THIS PLAN LIES WITHIN THE
FRASER VALLEY REGIONAL DISTRICT



Land Surveying Ltd.

201-45269 KEITH WILSON ROAD
CHILLIWACK, B.C. V2R 6S1
PHONE: 604-402-0031
24-085

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS

DATE: July 10, 2024

CIVIC ADDRESS: 12412 Bell Street

CURRENT ZONE: RU36

PROPOSED ZONE: RR7

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 Bell Street.

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 not available on Bell Street.

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 Bell Street.

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:

Bell Street provides 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)

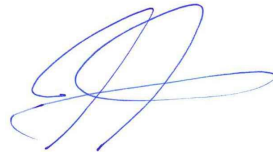
RECOMMENDATION:

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

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS



Prepared by:
Alfred Knox,
Engineering Technologist II



Reviewed by:
Jay Jackman,
Manager of Development Engineering



604.316.9405

Unit 201 - 45269 Keith Wilson Rd
Chilliwack, BC, V2R 5S1

www.otgdevelopments.com

Via Email Delivery

City of Mission File: P2024-030
OTG File No. 22-520

November 27th, 2024

Development Services
City of Mission
7337 Welton St
Mission, BC
V2V 3X1

Attention: Rob Publow, Manager of Planning

Re: 12414 Bell St, Mission – Neighbourhood Engagement Summary

Mr. Publow,

Please accept this letter as a summary for the neighbourhood engagement associated with the development application for the above noted property (the "Subject Property").

The proposal is to rezone the Subject Property from Rural 36 (RU36) to Rural Residential 7 (RR7) and subdivide it into three (3) fee-simple lots. The new lots are proposed to achieve access via a newly constructed half-road forming an extension of Berg Avenue.

On Wednesday, October 16th, the City of Mission sent out a public notification letter, drafted by OTG, to all residents within a 500-metre radius of the Subject Property as a means of soliciting feedback on the proposed development and giving residents the opportunity to engage and express their thoughts, concerns, or ask questions about the proposed development before it is presented to Council.

While this project is not subject to the *LAN.66(C) - Neighbourhood Engagement Strategy* given that it is less than five (5) new lots, the applicants agreed that some form of public engagement would be well advised to reflect best planning practices.

It was also decided that, along with the mailing of the public notification letter, that the applicant would go door-to-door to all lots abutting the Subject Property to discuss the proposed development with the property owners who would be most immediately affected.

+++

"A plan without action is a dream,
an action without a plan is a nightmare."
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12438 Bell Street – [REDACTED], the owners of this property, were available for discussion and had previously been engaged in respect of the proposed development. They stated that they had no opposition to the proposed development, however, as an abutting property to the north, had an interest in the siting of the new dwellings and the removal of trees. They asked that dwellings on the new lots be sited closer to the new Berg Avenue extension, away from their shared property line, and that a tree buffer be maintained.

12430 Bell Street – The owners of this property were available for discussion. They stated that they had lived on this property for over 30 years and had no opposition to the proposed development. A discussion was had and some questions were answered by the applicant, but no comments, concerns, or considerations for the proposed development were expressed by the property owners.

30443 Berg Avenue – [REDACTED], the owner of this property, was available for discussion. [REDACTED] expressed concerns regarding the capacity of the water aquifer in this area to accommodate the proposed increased population density which would require new wells and was concerned that it would deplete their water source, leading to property owners needing to truck in water. He was concerned that the City may not know how much water is available in the aquifer and may be unable to make informed planning decisions around this information. He also expressed more broad concerns about recent planning approvals in general, such as smaller lot sizes, the lack of sewage system in the area, and what he sees as the inconsistent enforcement of Bylaws.

30476 Berg Avenue – The owner of this property was available for discussion but advised that they are planning on moving soon and accordingly, declined to provide further comment.

DISCUSSION

The feedback received through discussions with the neighbouring property owners has been considered to ensure that the proposed development does not conflict nor comprise the interests of abutting property owners.

In respect of the interests of the owners of 12438 Bell Street, immediately to the north of the Subject Property, it can be assured that no dwellings will be sited immediately adjacent to this shared property line as there is a significant riparian area in this vicinity, namely a watercourse identified in the environmental report provided with this application as “Watercourse 2”. 12438 Bell Street abuts “Proposed Lot 3” as shown on the Draft Plan of Subdivision, approximately 26% of the area of which is occupied by environmentally sensitive areas within which development is prohibited and is considered “undevelopable”.

Accordingly, no development, including the removal of trees or other vegetation, will be permitted in this area which comprises not only the Streamside Protection and Enhancement Area (SPEA) of 10 metres on either side of the watercourse, but also the Riparian Assessment Area which protects an area of 30 metres on either side of the watercourse. While the watercourse does not extend the full length of the shared property line with 12438 Bell Street, another environmentally sensitive area exists to the south of Proposed Lot 3, identified in the environmental report provided with this application as “Wetland 1”, which further reduces the developable area of the lot.

Given the constraints and limitations imposed on Proposed Lot 3 by the watercourse to the north and the wetland to the south, it is important for it to maintain a significant developable footprint upon which a home may be constructed. Furthermore, the interests of the owners of 12438 Bell Street will already be protected through the restrictive covenants which will be required to be registered over the watercourse to the north as a condition of subdivision.

The restrictive covenants which will need to be registered on the title of Proposed Lot 3 will establish a setback of at least 20 metres for approximately two-thirds of the length of the shared property line with 12438 Bell Street. This setback, given the orientation of Watercourse 2 and its intersection with Wetland 1, increases to a maximum of 72.3 metres for approximately one-third of the shared property line, spanning the full width of Proposed Lot 3 for the easternmost third of the lot. Accordingly, a significant treed buffer area will be maintained abutting 12438 Bell Street and will be legally covenanted on the title of Proposed Lot 3 to ensure that the area is maintained as a natural area in which no development may be permitted.

In respect of the interests and concerns of the owner of 30334 Berg Avenue, it is understood that proving water quality and quantity will be a requirement of subdivision and is required in order to enable the successful completion of the subdivision. As potable water is to be supplied to the proposed lots by way of drilled wells, a hydrogeology report will be prepared and submitted by a qualified professional to confirm that each of the new wells meet the requirements of Schedule C, Section 3, of the Development and Subdivision Control Bylaw.

The hydrogeology reports will also speak to the existing well on the parcel and determine whether it shall remain in service or be decommissioned. The report will confirm that the proposed wells and existing well meet all the requirements of Schedule C, Section 3.15 of the Development and Subdivision Control Bylaw.



In respect of the other concerns expressed by the owner of 30334 Berg Avenue, they are outside of the scope of this development proposal and are not within the capacity of the applicant to address through adjustments to the proposed development.

All other comments heard from neighbouring property owners were positive in nature. The owners of 30476 Berg Avenue and 12438 Bell Street were either supportive or impartial towards the proposed development.

Accordingly, it is expected that the proposed development will have no negative impact on the abutting properties and will not negatively affect the interests of neighbouring property owners. Actions undertaken by the applicant through the completion of the subdivision will ensure that all new lots will be safe for the use intended and do not impose any hardships to be borne by the surrounding neighbourhood or individual property owners.

CLOSING

Overall, the discussions with neighbours had a positive tone and the majority of those engaged held no opposition to the proposed development. There is a general respect among all parties.

Thank you for your time and consideration. Upon review of the above, if there are any questions or concerns, please do not hesitate to contact the undersigned.

Best regards,

A handwritten signature in black ink, appearing to read 'Isaac Keast', with a long horizontal flourish extending to the right.

Isaac Keast

DEVELOPMENT PLANNER
OTG DEVELOPMENTS LTD.

c: 604.799.7469

e: isaac@otgdevelopments.com