

## 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:** 9676 Stave Lake Street  
**Planning File:** RST25-2

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

(Project File: P2025-020)

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**CITY OF MISSION**

**BYLAW 6364-2025-5949(191)**

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 6364-2025-5949(191)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) rezoning the property located at 9676 Stave Lake Street and legally described as:  
Parcel Identifier: 024-361-640  
Lot A Section 3 Township 18 New Westminster District Plan  
LMP40423  
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

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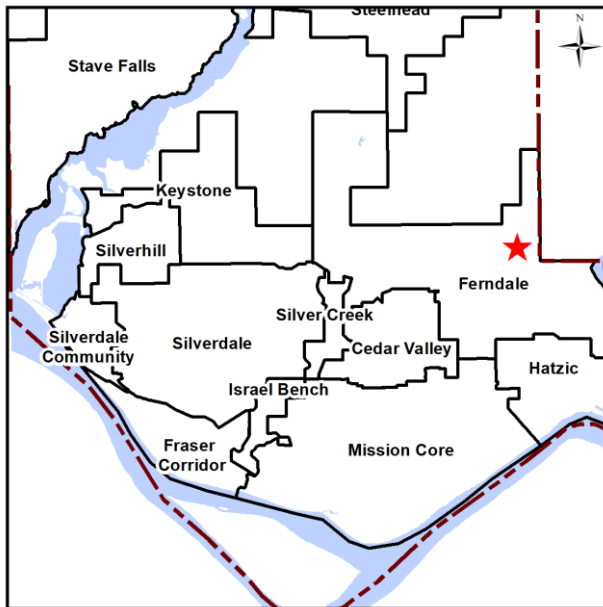
PAUL HORN  
MAYOR

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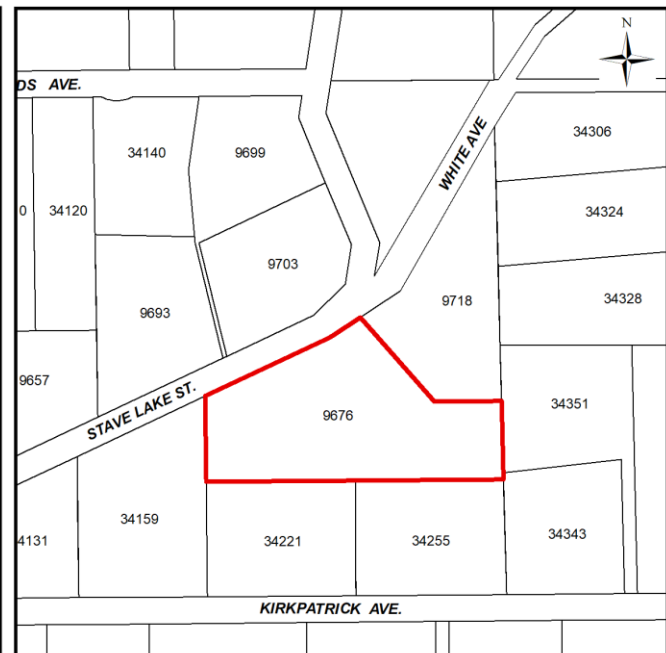
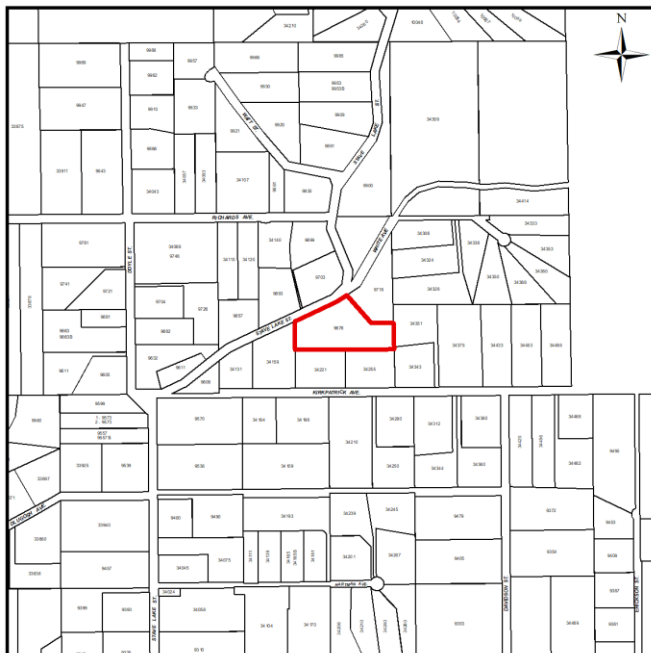
JENNIFER RUSSELL  
CORPORATE OFFICER

Project: P2025-020  
Application Numbers: RST25-2

**Subject: Development Application – 9676 Stave Lake Street – Introduction Report**



**DATE:** June 16, 2025  
**BYLAW / PERMIT #:** 6364-2025-5949(191)  
**PROPERTY ADDRESS:** **9676 Stave Lake Street**  
**LOCATION:** Ferndale Neighbourhood  
**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 rezone the property to facilitate a two-lot subdivision.



## Recommendation(s)

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

Notification to the public will begin following the June 16, 2025 Council meeting and following notification, this application will be forwarded to Council for consideration.

## Rationale of Recommendation(s)

- The site is designated as Rural Residential in the Official Community Plan (OCP) which is characterized by larger residential lots on the fringe of urban areas and are not serviced by municipal water or sewer. The proposal to rezone the property from RU16 to RR7s is consistent with the OCP and would accommodate the future subdivision of land for a Rural Residential use. See **Attachment A** for the proposed subdivision layout.
- The proposed RR7s Zone would allow for a secondary dwelling on each of the lots in the form of a secondary suite, garden cottage, or coach house. The new lots will be of sufficient size to appropriately accommodate a secondary dwelling with ample space for on-site parking and on-site servicing. The Rural Residential OCP designation supports this use through OCP policy which states we should *"allow for a range of residential uses including residential care and secondary units where on-site servicing can support them."*
- The proposal is Zoning Bylaw compliant and no variances are requested.

## Purpose

To accommodate a two-lot subdivision.

## Site Characteristics and Context

### Applicant

- Brian Van Roekel

### Property Size

- The property is 1.9 ha (4.7 ac) in size.
- The property is a large, rural lot with wide, open spaces. It is mostly flat except for the site's eastern edge which dips down into a wetland. A single-family dwelling resides on the property alongside an accessory building.

### 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 eastern edge. A preliminary bio-inventory and a riparian area protection regulation (RAPR) assessment will be required. This is delegated to staff for approval.

### Fire Interface

- Development Permit Area H is applicable to the site and is delegated to staff.

### Neighbourhood Character

- The property is located within the rural residential Ferndale neighbourhood which is comprised of single-family dwellings on larger lots. All surrounding lots are designated as Rural Residential.

- It is expected that the proposed subdivision will fit within the context of the surrounding properties.

#### Parks and Trails

- There are no designated parks existing or planned in the immediate area.

#### Servicing

- 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 <b>Attachment B</b> .
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	Any recommendations identified in the environmental assessments may become conditions of the Natural Environment Development Permits.
Mission Fire Rescue Service:	No concerns, provided that all bylaw and regulatory requirements are met.
BC Transit:	No comment.

### **Development Considerations**

#### Community Amenity Contribution

This application is considered instream and is not subject to the ACC Bylaw. The applicant has volunteered to contribute \$7,200 for the new lot as per Policy LAN.40(C).

#### 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.66 – Neighbourhood Engagement Policy

LAN.66 – Neighbourhood Engagement is not required.

#### 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: Proposed Subdivision Plan

Attachment B: Engineering Department Rezoning Comments

### **Sign-Offs**



Rob Publow, Manager of Planning

JH /

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

# DRAFT PLAN OF SUBDIVISION OF LOT A SECTION 3 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN LMP40423

ATTACHMENT A

SCALE 1 : 500

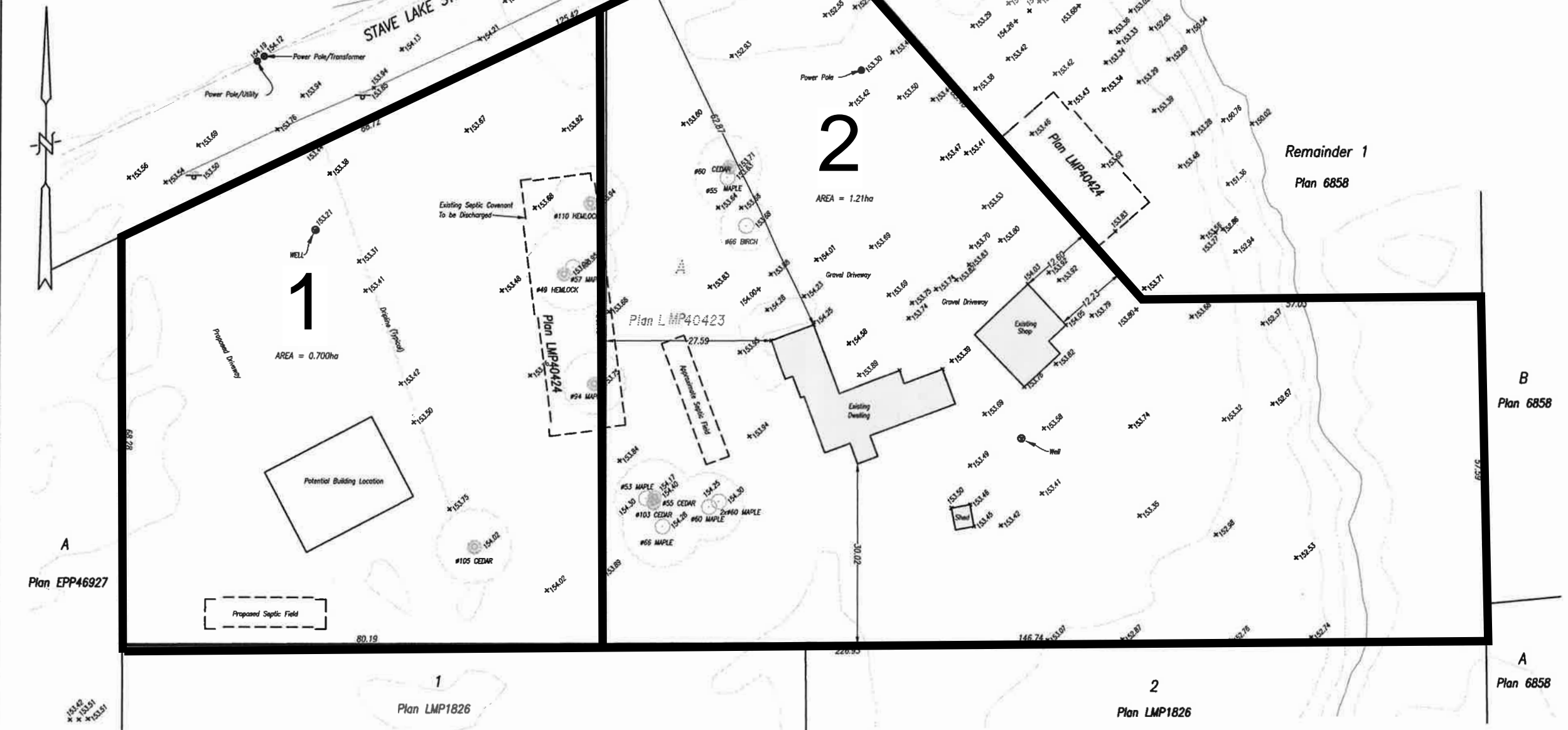
ALL DISTANCES ARE IN METRES



CIMC ADDRESS: 9676 Stave Lake Street, Mission

PARCEL IDENTIFIER: 024-361-640

PREPARED FOR: BV Industries



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 Plan LMP40423

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

**Wade & Associates Land Surveying Ltd.**  
BC Land Surveyors  
Mission & Maple Ridge  
Phone: (604) 826-9561 OR 463-4753  
File: M4344-01-DP\_R1

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

BM342011 Covenant

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

BM338794 Permit under part 26 of the Municipal Act

Unregistered interests have not been included or considered.

Elevations are in metres (Geodetic)  
Elevations are derived from Wade Control Point No. 10534  
Elevation = 153.75m  
Datum = CGVD2011 (NAD83)

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.

SURVEYED:  
OCTOBER 2018

DATED THIS 27th DAY OF FEBRUARY, 2025

J.W. VAN NOORTWYK, BCLS

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED



ATTACHMENT B  
**ENGINEERING & PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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**DATE:** April 2, 2025

**CIVIC ADDRESS:** 9676 Stave Lake Street

**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 Stave Lake 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 available on Stave Lake Street via roadside ditch.

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 Stave Lake 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:**

Stave Lake 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).

ATTACHMENT B  
**ENGINEERING & PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

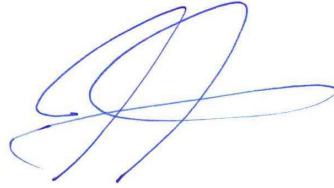
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**RECOMMENDATION:**

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