

## Notice of Rezoning Bylaw

This Information Package has been compiled to provide further details about the proposed Zoning Bylaw Amendment for the subject property.

<b>Meeting Date:</b>	<b>April 2, 2024</b>
Subject Properties:	9303 Davidson Street
Planning File:	R22-046

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

(Project File: P2022-110)

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**CITY OF MISSION**

**BYLAW 6269-2024-5949(151)**

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 6269-2024-5949(151)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) rezoning the property located at 9303 Davidson Street and legally described as:  
Parcel Identifier: 012-289-493  
Lot 12 Section 34 Township 17 New Westminster District Plan 1668  
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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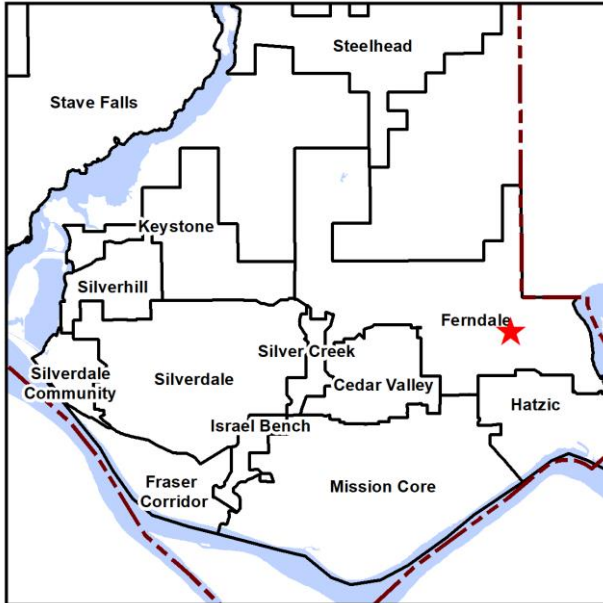
PAUL HORN  
MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER

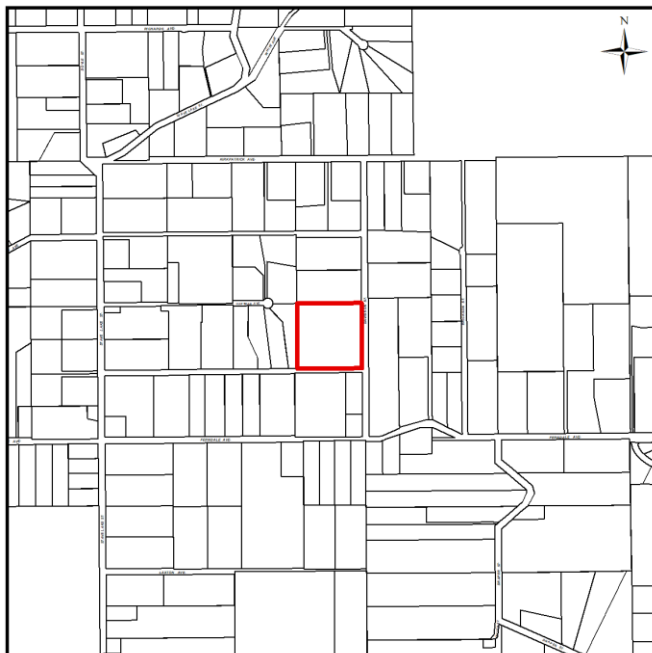
Project: P2022-110  
Application Number: R22-046

**Subject: Development Application – 9303 Davidson Street**



**DATE:** March 4, 2024  
**BYLAW / PERMIT #:** 6269-2024-5949(151)  
**PROPERTY ADDRESS:** **9303 Davidson Street**  
**LOCATION:** Ferndale Neighbourhood  
**CURRENT ZONING:** Rural 16 Zone (RU16)  
**PROPOSED ZONING:** Rural Residential Secondary Dwelling Zone (RR7s)  
**CURRENT OCP:** Rural Residential  
**PROPOSED OCP:** No change

**PROPOSAL:**  
 To rezone the subject site to facilitate a two-lot residential subdivision with a secondary dwelling unit permitted on each lot.



## Recommendation(s)

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

## Rationale of Recommendation(s)

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

- The proposed development is located outside of the Urban Growth Boundary and 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 proposed two-lot subdivision would yield one additional parcel of land and would fit within the context of the surrounding properties. This proposed development is believed to have little or no impact on the surrounding neighbourhood.
- The parent parcel would allow a subdivision of two (2) lots that would meet the minimum lot area required under the RR7s Zone, which is 0.7 hectares (1.73 acres). A draft Conceptual Lot Layout Plan of a proposed two-lot subdivision is attached to this report as **Attachment A**.
- 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. Support for this zone can be found in our 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 sizes that are able to appropriately accommodate an additional on-site parking space.”
  - **Section 5.1.26** “Encourage secondary dwelling units as a form of infill housing on lots in any residential designation that are large enough to accommodate the following associated elements: on-site parking, private outside space, separate entrance that is clearly secondary to the primary dwelling, and that scale of the secondary dwelling must be ancillary to the primary use.”

## Purpose

To accommodate a two-lot subdivision with a secondary dwelling unit permitted on each lot.

## Site Characteristics and Context

### Applicant

- Don Bowins

### Site Attributes

- The subject site located at 9303 Davidson Street is approximately 3.88 hectares (9.60 acres) in area.
- The site is a square-shaped rural parcel that is forested with mature trees and watercourses including environmentally sensitive areas. The land slopes upwards from the south and east

towards the northwest quadrant of the site. The topography has a gradual change in elevation of approximately 30 m (98 ft) from 125 m (410 ft) to 155 m (508 ft) Geodetic Survey of Canada (G.S.C.). This is an approximate slope of 11%.

- A single-family dwelling unit is situated on the southeast corner of the site and it is anticipated that this dwelling unit would be retained.
- There are currently two existing driveway access points: one from the southeast corner of the property which serves the existing residence and one from the northeast corner of the property. The future lot is proposed to be accessed from this driveway.

### Neighbourhood Character

- The subject site is located within the Ferndale neighbourhood area which is comprised of single-family dwellings on larger rural lots. The surrounding properties are designated as Rural Residential in the OCP.
- Similar type development for rural residential density has occurred in the area. It is expected that the development of an additional single-family dwelling unit and associated ancillary use (i.e. detached garage building, secondary suite, garden cottage or a coach house) would fit within the context of the surrounding development and is anticipated to have little to no negative impact on the neighbourhood.
- The site is surrounded by the following uses:
  - North and East – Rural 16 Zone (RU16);
  - South – Rural 16 Zone (RU16) and Rural Residential 7 Zone (RR7); and
  - West – Rural Residential 7 Zone (RR7).

### Environmental Protection

- Approval of a permit for Development Permit Area E for Natural Environment (DP22-131) is required due to watercourses located on the site. The approval of this permit is delegated to staff for approval.
- A Riparian Area Protection Regulation (RAPR) Assessment Report by Envirowest Consultants Inc. has been approved which informs the site plan and topographical map (see **Attachment A**). This assessment identified watercourses and wetlands which are subject to the RAPR and the *Water Sustainability Act (WSA)*. The RAPR Assessment Report was based on an earlier design and must be updated to reflect the final subdivision layout prior to the issuance of the Development Permit.
- A preliminary Arborist Report by Diamond Head has been provided which summarizes the stand stability assessment within the Streamside Protection and Enhancement Area (SPEA). As recommended by the Arborist, an updated Report is required:
  - To identify the forested boundary found outside of the SPEA and within the assessment area;
  - Once there is a clear understanding of where structures and infrastructure will be located in relation to the retained trees.
  - To identify how many trees would be removed from the site as part of the redevelopment of the site.
  - Prior to any tree clearing and vegetation disturbance.

The Arborist Report would be finalized prior to issuance of the Development Permit.

### Geotechnical Protection

- Development Permit Area G for Geotechnical Hazards (DP22-132) is applicable to this development and is delegated to staff for approval.
- A geohazard site assessment report has been provided which assesses the nature and frequency of the potential geohazards that could impact the site, delineates safe building areas on the proposed new lots and provides recommendations for mitigative and protective measures from the identified geohazards for the new lot. The Report would be examined in greater detail as part of the Development Permit and Subdivision application review process.

### Fire Interface

- Development Permit Area I for Fire Interface (DP22-133) is applicable to this proposed development. This Permit is delegated to staff for approval.

### Servicing

- Municipal servicing is not available to the site. The development of the property would require on-site servicing as outlined under Engineering Department Referrals.

### Floodplain Management Bylaw

- New construction would have to meet the requirements of Floodplain Management Bylaw 4027-2007.

### **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.
Environmental Services:	An updated Riparian Area Protection Regulation (RAPR) Assessment Report is required as part of the Development Area E application review. Comments are reflected in the 'Environmental Protection' and 'Tree Management' sections of this report.
Forestry Department:	No comment.
Mission Fire Rescue Service:	No concerns.

### **Development Considerations**

#### Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot-unit in accordance with Council Policy LAN.40(C) – Financial Contributions for Community Amenities.

#### Tree Management

In accordance with LAN.32 – Tree Retention / Replanting, the applicant would be required to plant a minimum of two (2) trees, two trees per new lot created. This condition would be met as part of the issuance of DP22-131. In addition to this requirement, the applicant is required to replace any significant trees (trees having a caliper of 0.2 m (0.65 ft) 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)

wells.

The approved RAPR Assessment Report denotes that a portion of inadvertent over-clearing within the Riparian Assessment Area (RAA) occurred in conjunction with the clearing works for the driveway on the proposed Lot #2; as per recommendation, this area is to be planted with eighteen number two pot western redcedars to achieve the desired density of one tree per nine metres squared. No tree is to be removed within the identified SPEA. The tree retention/replanting plan would be reviewed and finalized prior to the issuance of the Development Permit and subdivision approval.

#### Conceptual Lot Layout Plan / Future Subdivision Potential

The applicant has provided a conceptual lot layout plan indicating a two-lot subdivision (see **Attachment A**). Lot #1 with the existing single-family dwelling unit is proposed to consist of a site area of 0.71 ha (1.76 ac) and the future Lot #2 is proposed to be 3.17 ha (7.83 ac) in area. The applicant would need to demonstrate that the two-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 m (1,312 ft) or less.

#### Parkland

The Official Community Plan has not identified parkland on the subject site.

#### **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 has posted a development notification sign.
- Public notification of the proposed bylaw would be sent to all occupiers and owners of properties within 500 m (1,640 ft) 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

#### **Sign-Offs**



Rob Publow, Manager of Planning



HG /

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



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**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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**DATE:** January 9, 2024

**CIVIC ADDRESS:** 9303 Davidson 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, to facilitate a future 2 lot subdivision.

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is not available on Davidson 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 Davidson 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 Davidson 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:**

Davidson Street provides paved access to the site.

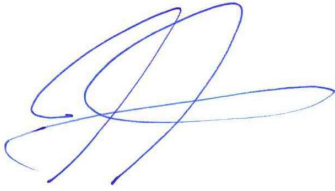
Should the rezoning result in any application for subdivision, upgrades or new infrastructure may be required (to be determined at time of application).

**RECOMMENDATION:**

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

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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Prepared by:  
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Engineering, Projects & Design



Reviewed by:  
Tracy Kyle, Director of Engineering and Public  
Works