

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: **January 20, 2025**
Subject Properties: 29748 Carlson Avenue
Planning File: RSD24-3

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

(Project File: P2024-063)

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CITY OF MISSION

BYLAW 6327-2024-5949(174)

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 6327-2024-5949(174)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 29748 Carlson Avenue and legally described as:
Parcel Identifier: 001-112-830
Lot 33, Section 23, Township 15, New Westminster District Plan
68658
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

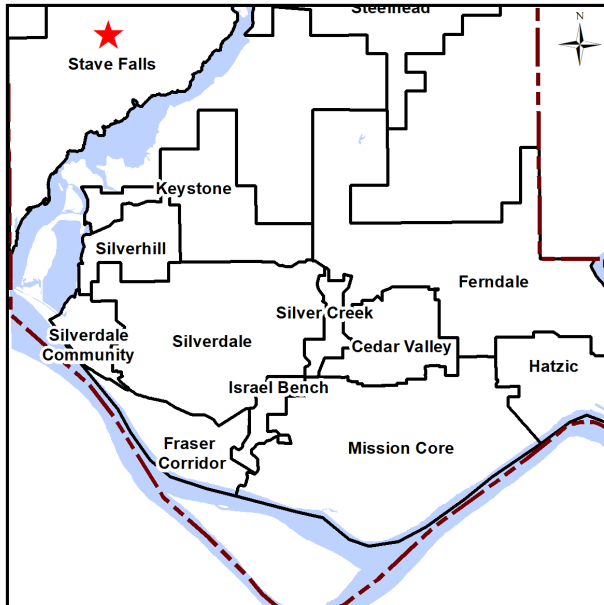
ADOPTED this ___ day of ___, 202x

PAUL HORN
MAYOR

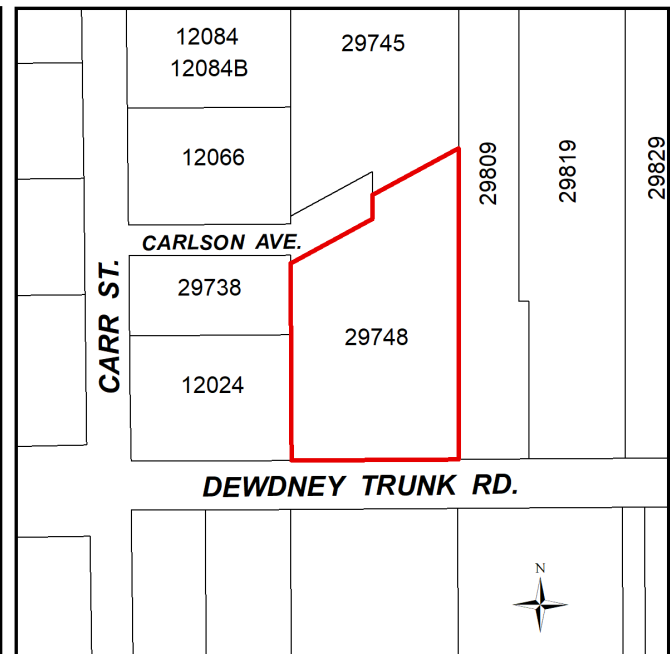
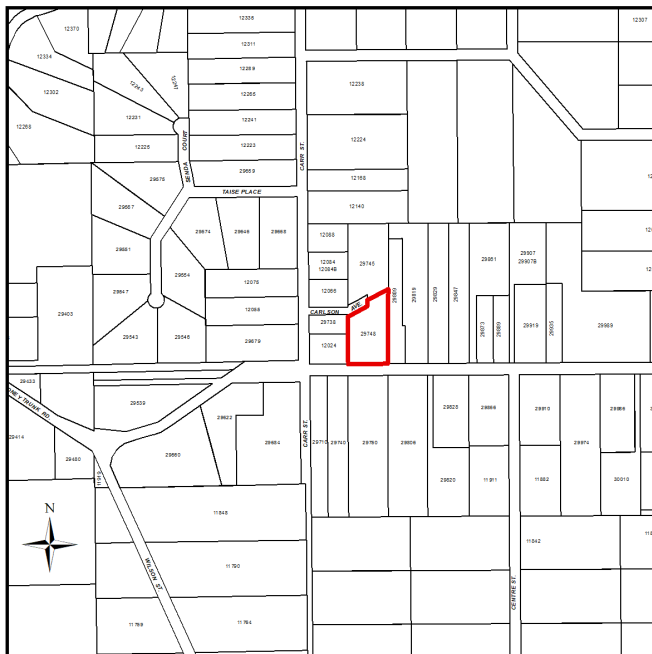
JENNIFER RUSSELL
CORPORATE OFFICER

Project: P2024-063
Application Number: RSD24-3

Subject: Rezoning Application – 29748 Carlson Avenue Introduction Report



DATE: November 18, 2024
BYLAW / PERMIT #: 6327-2024-5949(174)
PROPERTY ADDRESS: 29748 Carlson Avenue
LOCATION: Stave Falls
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 allow for the construction of a secondary detached unit.



Recommendation

This report is for information purposes only, no action is required. Notification to the public will begin following the November 18, 2024 Council meeting and this application will then be forwarded for consideration.

Rationale of Recommendation

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

- 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 RR7s zone would allow for a secondary dwelling 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 sizes that are able to appropriately accommodate an additional on-site parking space.”

Purpose

To allow for the construction of a secondary detached unit.

Site Characteristics and Context

Applicant

- David Kirkwood

Property Size

- 29748 Carlson Avenue is approximately 0.89 ha (2.19 ac) in area.
- The subject property is a rural lot, with one existing single-family dwelling and an accessory building.

Fire Interface

- Development Permit Area H for Fire Interface is applicable to this development and is delegated to staff for approval.

Neighbourhood Character

- The subject property is in the Stave Falls neighbourhood, and the surrounding area is designated Rural Residential. The Stave Falls neighbourhood consists primarily of single-family dwellings on larger rural lots. The proposed Rural Residential 7 Secondary Dwelling Zone (RR7s) would fit within the context of the surrounding neighbourhood and is anticipated to have little to no negative impact.

Servicing

- Any 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: No concerns.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.66(C) - Neighbourhood Engagement Policy

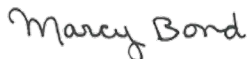
Neighbourhood engagement is not required.

LAN.03 - Development Notification Signs

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 will be sent to all occupiers and owners of properties within 500 m of the development site notifying them of the details.

Sign-Offs



Marcy Bond, A/Manager of Planning

LS / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer