Regular Council Agenda
December 10, 2012 – 6:30 p.m.
Council Chambers
8645 Stave Lake Street, Mission, BC

1. CALL TO ORDER

2. RESOLUTION TO ADD THE FOLLOWING SECTION:

MOTION: That the following section be added to the Regular Council Agenda of December 10, 2012:

5. Bylaws for Consideration

3. ADOPTION OF AGENDA (as amended)

4. PUBLIC HEARING

   (a) OCP Amending Bylaw 5326-2012-4052(27) (Page 3)
      (R12-035 – Donatelli) – a bylaw to amend Policy 3.4.6 (minimum lot size to subdivide in the Agricultural Land Reserve)

   (b)  i. Zoning Amending Bylaw 5323-2012-5050(92) (Page 9)
        (R12-028 – Balogh) – a bylaw to create a new Core Commercial Residential Infill zone, and to rezone property at 32972 – 2nd Avenue from Residential Two Unit Zone (RT465) to Core Commercial Residential Infill Zone (CCRI)

        ii. Development Variance Permit DV12-028

   (c) Zoning Amending Bylaw 5324-2012-5050(93) (Page 28)
      (R12-029 – MacDonald) – a bylaw to rezone property at 9310 Erikson Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s)

   (d) Zoning Amending Bylaw 5325-2012-5050(94) (Page 39)
      (R12-034 – Nasiib Holdings Ltd) – a bylaw to rezone property at 7740 Tauubut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Zone (RC465)
5. **BYLAWS FOR CONSIDERATION**

MOTION: That the reading of the following bylaw be considered as listed.

(a) **OCP Amending Bylaw 5326-2012-4052(27)**
   (R12-035 – Donatelli) – a bylaw to amend Policy 3.4.6 (minimum lot size to subdivide in the Agricultural Land Reserve)

(b) **Zoning Amending Bylaw 5323-2012-5050(92)**
   (R12-028 – Balogh) – a bylaw to create a new Core Commercial Residential Infill zone, and to rezone property at 32972 – 2nd Avenue from Residential Two Unit Zone (RT465) to Core Commercial Residential Infill Zone (CCRI)

   Included in the resolution as part of the consideration of Third Reading:

   a. A community amenity contribution in the amount of $2,815 is received.

(c) **Zoning Amending Bylaw 5324-2012-5050(93)**
   (R12-029 – MacDonald) – a bylaw to rezone property at 9310 Erikson Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s)

(d) **Zoning Amending Bylaw 5325-2012-5050(94)**
   (R12-034 – Nasib Holdings Ltd) – a bylaw to rezone property at 7740 Taulbut Street from Urban Residential 558 Zone (R558) to Residential Compact 465 Zone (RC465)

   Included in the resolution as part of the consideration of Third Reading:

   a. The community amenity contribution in the amount of $16,890.00 ($2,815.00 per newly created lot) is received.

6. **ADJOURNMENT**
1. DISTRICT OF MISSION OFFICIAL COMMUNITY PLAN AMENDING BYLAW 5326-2012-4052(27) (R12-035-Donatelli)

The purpose of the proposed amendment is to provide flexibility in the application of minimum lot requirements for subdivisions within the Agricultural Land Reserve.

This bylaw proposes to amend the text of the District of Mission Official Community Plan 4052-2008 by deleting Policy 3.4.6. in its entirety which states:

“Minimum lot size in the Agricultural Land Reserve for subdivision shall be 3.6 ha (8.9 ac). Neither the approving officer nor Agricultural Land Commission is obliged to approve a subdivision that meets this minimum lot size.”

and the following be inserted:

“Upon application to subdivide ALR lands, minimum lot sizes should be large enough to provide a broad range of agricultural uses and should be at least as large as larger lots in the area. Subdivisions should be designed to accommodate and promote agricultural uses for which the immediate area is best suited.”
DATE: November 19, 2012
TO: Mayor and Council
FROM: Erik Wilhelm, Planner
SUBJECT: Official Community Plan Amendment – R12-035 (Donatelli)
ATTACHMENT: Appendix 1 – Draft Plan of Subdivision

RECOMMENDATION:

1. That a bylaw be prepared to amend the text of District of Mission Official Community Plan Bylaw 4052-2008 by deleting Policy 3.4.6. in its entirety which states:

   “Minimum lot size in the Agricultural Land Reserve for subdivision shall be 3.6 ha (8.9 ac). Neither the approving officer nor Agricultural Land Commission is obliged to approve a subdivision that meets this minimum lot size."

   and with the following be inserted:

   “Upon application to subdivide ALR lands, minimum lot sizes should be large enough to provide a broad range of agricultural uses and should be at least as large as larger lots in the area. Subdivisions should be designed to accommodate and promote agricultural uses for which the immediate area is best suited."

2. That upon due consideration of Sections 879 and 881 of the Local Government Act, and in accordance to Council Policy LAN. 47, consultation referrals will be forwarded to:

   a. Agricultural Land Reserve; and
   b. Mission Public School District No. 75 (MPSD).

3. That in accordance with Section 882 of the Local Government Act, Council has considered the Official Community Plan amending bylaw in conjunction with the District of Mission’s Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan.

4. That the bylaw be considered for 1st reading at the Regular Council Meeting on November 19, 2012.

5. That following these readings, the bylaw be forwarded to a Public Hearing on December 10, 2012.

PURPOSE:
The purpose of this memo is for Council to consider an Official Community Plan (OCP) Amendment that proposes to amend OCP Policy 3.4.6. which stipulates minimum lot standards for subdivisions within the Agricultural Land Reserve.
BACKGROUND:
Council received Agricultural Land Reserve (ALR) application ALR12-001 on October 1, 2012. The application entailed subdivision of the property located at 9479 Hayward Street (Appendix 1). The application sought to create two (2) lots; each with an area of 2.92 hectares (7.21 acres). The initial staff report outlined that the OCP requires that the minimum lot area for subdivisions within the ALR shall be no less than 3.6 hectares (8.9 acres).

With respect to ALR application ALR12-001, Council provided the following resolution on October 1, 2012 (Resolution no. RC12/576):

1. That Council provide a resolution of ‘support in principle’ for Agricultural Land Commission Application (ALR12-001) to subdivide land in the Agricultural Land Reserve;
2. That the applicant be requested to apply for an Official Community Plan amendment application; and
3. That subdivision application ALR12-001 be deferred.

As outlined in the resolution, the ALR application was given ‘support in principle’ and deferred while an OCP amendment could be considered by Council allowing the subdivision to conform to the OCP. Accordingly, in order to facilitate the subdivision proposal, the applicant has now applied for an OCP amendment. Only upon amendment of the OCP, allowing the proposed lot size (i.e. 2.92 ha./7.21 ac.), would subdivision application ALR12-001 then be forwarded to the ALC for their final consideration.

PLANNING ANALYSIS

District of Mission - OCP

The OCP encompasses numerous policies which identify support for agriculture in the community. More specifically, in order to discourage subdivision in the ALR and encourage larger lots in the ALR which are better suited for viable farming operations, OCP Policy 3.4.6 states that “Minimum lot size in the Agricultural Land Reserve for subdivision shall be 3.6 ha (8.9 ac.) Neither the approving officer nor Agricultural Land Commission is obliged to approve a subdivision that meets this minimum lot size”. The operative word within the policy is ‘shall’ (versus ‘should’) whereby ‘shall’ means mandatory offering no level of discretion in its interpretation.

The general language related to farming adopted into the OCP was developed utilizing resident feedback/input and guided by ALC strategies found within the ‘ALR and Community Planning Guidelines, 2004’. With respect to lot areas mentioned in Policy 3.4.6., the 3.6 hectares (8.9 acres) represents the area recommended for a viable farm operation while attaining the minimum lot area required for subdivision of Rural 36 zoned properties (which is common for ALR designated properties in Mission).

In order to facilitate the proposed subdivision of 9479 Hayward Street (Appendix 2), the applicant has requested that the OCP be amended to facilitate the subdivision. The recommendation aims to delete Policy 3.4.6. from the OCP replace the wording with more ‘flexible’ policy language related to subdivisions within the ALR. The revised wording of Policy 3.4.6. would read:

Upon application to subdivide ALR lands, minimum lot sizes should be large enough to provide a broad range of agricultural uses and should be at least as large as larger lots in the area. Subdivisions should be designed to accommodate and promote agricultural uses for which the immediate area is best suited.
The proposed OCP amendment removes lot size requirements for subdivisions within the ALR and allows more flexibility while still providing language that supports agriculture in the community. Subdivisions would thereby only have to attain the minimum lot requirements outlined in the Zoning Bylaw for rural zoned properties. As example, the minimum lot size for subdivisions within the Rural 16 zone is 1.6 hectares (4 ac.). Effectively, this amendment would provide flexibility for Council to consider the merits of subdivisions within the ALR without an arbitrary number dictating the lot sizes within the ALR.

**Agricultural Land Reserve**

Unlike the District’s OCP, the Agricultural Land Commission does not apply minimum parcel sizes when making decisions in respect to subdivision applications. The ALC identifies that minimum parcel sizes should discourage possible subdivision of ALR lands as the Commission is reluctant to grant subdivision approval unless agricultural benefits can be achieved (ALR and Community Planning Guidelines, 2004). In most cases the ALC prefers large parcel sizes and at least as large as the predominant lot size in the surrounding area.

It should be noted that regardless of any potential OCP amendment that would facilitate ALR subdivision application ALR12-001, the ALC is not bound by the District’s OCP and could deny the subdivision application at their discretion.

**FINANCIAL IMPLICATIONS:**

In accordance with Section 882 of the *Local Government Act*, Council must consider OCP amendments in conjunction with the District of Mission’s Financial Plan which includes the Capital Expenditure Plan, Operating Expenditure Plan and the Waste Management Plan.

As the recommendation entails a text amendment to the OCP and does not generally affect density within the community, it is anticipated that the proposed OCP amendment will have minimal, if any, financial costs to the District and minimal, if any, effect on the District’s Waste Management Plan.

**REFERRAL REQUIREMENTS**

When an amendment is proposed to the OCP, the District of Mission will refer the proposed amendment to the organizations listed below following first reading of the bylaw, subject to provisions set out in Council Policy LAN.47. – *Official Community Plan Referral*. The organizations identified in the policy are as follows:

<table>
<thead>
<tr>
<th>Fraser Valley Regional District</th>
<th>School District No. 75</th>
<th>Department of Fisheries and Oceans</th>
</tr>
</thead>
<tbody>
<tr>
<td>District of Maple Ridge</td>
<td>Ministry of Water Land and Air Protection</td>
<td>Agricultural Land Commission</td>
</tr>
<tr>
<td>City of Abbotsford</td>
<td>Fraser Health Region</td>
<td>Utility Companies</td>
</tr>
<tr>
<td>First Nations</td>
<td>Ministry of Transportation</td>
<td>Canadian Pacific Railway</td>
</tr>
</tbody>
</table>

In accordance with the provisions of the policy, Council is to consider the requirement to make referrals on a case-by-case basis and adopt a resolution to clarify that the referral requirements have been considered as required by section 879 and 881 of the Local Government Act. Considering the referral criteria detailed in Policy LAN.47, referrals needed for this bylaw amendment should go to the Agricultural Land Commission and School District No. 75.

**INFORMATION NOTES**

Responses from external referrals must be received prior to adoption of the OCP amending bylaw.
SIGN-OFFS:

Erik Wilhelm, Planner

Reviewed by:
Barclay Pitkethly, Deputy Director of Development Services

Comment from Chief Administrative Officer
Reviewed.
Appendix 1
Draft Plan of Subdivision - 9479 Hayward Street

Lot A
Area: 2.92 hectares
(7.21 acres)

Lot B
Area: 2.92 hectares (7.21 acres)
The purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two (2) lots of a minimum 280 square metres (3,013 sq. ft.) lot size.

This bylaw proposes to amend the text of District of Mission Zoning Bylaw 5050-2009:

(a) by deleting Section 902 CORE COMMERCIAL RESIDENTIAL ZONE (CCR) and replacing it with a new Section 902 CORE COMMERCIAL RESIDENTIAL ZONES (CCR & CCRI); and
(b) by amending the zoning of the following legally described property:

Parcel Identifier: 000-951-749 Lot A (X131534) Section 21 Township 17 New Westminster District Plan 332

from Residential Two Unit (RT465) zone to Core Commercial Residential Infill (CCRI) zone.

The location of the subject property is 32972 2nd Avenue and is shown on the following maps:
DATE: November 19, 2012
TO: MAYOR AND COUNCIL
FROM: Marcy Bond, Planner
SUBJECT: To create a new Core Commercial Residential Infill (CCRI) zone to facilitate a 2-lot subdivision and request a variance required to reduce the setback to the front lot line for the existing dwelling

CIVIC ADDRESS: 32972 2nd Avenue

APPLICANT: Anthony Balogh

OCP: This application is in conformance with the current OCP designation: Core Commercial

DATE APPLICATION COMPLETE: October 17, 2012

ATTACHMENT(S): Appendix 1 - Information for Corporate Officer
Appendix 2 - Core Commercial Residential Infill zones
Appendix 3 - Draft Plan of Subdivision
Appendix 4 - Example House Design Style I
Appendix 5 - Surrounding Lot Sizes
Appendix 6 - Surrounding Land Use Designations
Appendix 7 – Engineering Comments

LOCATION:
LAND USE RECOMMENDATIONS:

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by:
   a) Deleting Section 902 CORE COMMERCIAL RESIDENTIAL ZONE (CCR) and replacing it with a new Section 902 CORE COMMERCIAL RESIDENTIAL ZONES (CCR & CCRI) as outlined in Appendix 2 attached to a report from the Planner dated November 19, 2012; and
   b) Rezoning the property located at 32972 2nd Avenue from Residential Two Unit (RT465) zone to Core Commercial Residential Infill (CCRI) zone.

2. That the bylaw be considered for 1st and 2nd readings at the Regular Council meeting on November 19, 2012.

3. That following these readings, the bylaw be forwarded to a Public Hearing on December 10, 2012.

DEVELOPMENT VARIANCE PERMIT RECOMMENDATION(S):

4. That Development Variance Permit Application DV12-028 to vary District of Mission Zoning Bylaw 5050-2009 by reducing the setback to the front lot line from 4.0 metres (13.1 ft.) to 2.66 metres (8.72 ft.) for the existing single family dwelling be forwarded to public input on December 10, 2012.

REQUIREMENTS PRIOR TO FINAL READING:

5. That the Final Reading of the amending bylaws be held until the following have been satisfied:
   a) A community amenity contribution in the amount of $2,815 is received.

EXECUTIVE SUMMARY

This proposal involves two components; firstly, to create a new Core Commercial Residential Infill (CCRI) zone to reflect the existing lot sizes in the area designated Core Commercial in the Official Community Plan (OCP); and secondly, to rezone 32972 2nd Avenue to the new Core Commercial Residential Infill (CCRI) zone to facilitate a 2-lot subdivision.

The existing dwelling, which is planned to be retained on proposed Lot 1, requires a variance to reduce the setback to the front lot line.

SITE CHARACTERISTICS

The development site is a 688 square metre (7,405 sq. ft.) single family lot located on the south side of 2nd Avenue between Birch and Grand Street. The draft plan of subdivision identifies that the existing dwelling on proposed Lot 1 will be retained as part of the development (Appendix 3). The existing dwelling was constructed prior to zoning regulations and does not meet the
setback requirements of the Residential Two Unit (RT465) zone or the proposed Core Commercial Residential Infill (CCRI) zone.

At 688 square metres, the site is approximately 220 square metres (2,368 sq. ft.) larger than most lots in the area (Appendix 4). The surrounding neighbourhood is comprised of older single family dwellings on lots ranging in size from 350 square metres (3,767 sq. ft.) to 417 square metres (4,488 sq. ft.).

ZONING BYLAW AMENDMENT (Bylaw 5050-2009)

New Core Commercial Residential Infill (CCRI) zone

A new Core Commercial Residential Infill (CCRI) zone is being proposed to facilitate development of existing single family lots within the Core Commercial area of Mission. The new zone is based on the existing Core Commercial Residential (CCR) zone that allows a single-family dwelling but also allows a commercial component to be introduced into the core of Mission without compromising the character of the neighbourhood. The primary difference between the current CCR zone and the proposed CCRI zone is lot area. The new CCRI zone allows the creation of a minimum sized 280 square metre (3,000 sq. ft.) lot.

The CCR and the new CCRI zoning allow single-family homes to be converted to commercial space. An example of this form of zoning is the Schuh Boutique located at 7340 Grand Street.

A sample design of the style of house that is proposed to be constructed on the new lot is shown on Appendix 5.

Bylaw Compliance

Each lot will meet the zoning requirements under the proposed Core Commercial Residential Infill (CCRI) zone, with the exception of the setback to the front lot line for the existing dwelling on proposed Lot 1. The existing dwelling requires a variance to reduce the setback to the front lot.

PLANNING ANALYSIS

Neighbourhood Character

The south side of the 32900 block of 2nd Avenue, including the development site, is designated Core Commercial in the OCP (Appendix 6). The creation of the Core Commercial Residential Infill (CCRI) zone provides for infill development for larger lots designated Core Commercial in the OCP.

The application to rezone and subdivide the subject site into two (2) lots, one at 412.0 square metres (4,434 sq. ft.) and one at 334.7 square metres (3,602 sq. ft.), is consistent with the lot sizes of the surrounding neighbourhood.

There have been no recent development applications under the Core Commercial designation in this area, however, there has been some development on sites designated Compact/Multi-Family on surrounding properties to the Residential Compact (RC465) zone.

Infill Development

The OCP includes policies supporting infill residential development to utilize existing municipal services such as water, sanitary sewer, storm sewer and transit. The creation of the Core
Commercial Residential Infill (CCRI) zone will allow flexibility to existing core commercial sites and achieves more sustainable (residential with the option to move to commercial) development in Mission.

Policies in the OCP that support sustainable residential development include:

**Towards More Sustainable Residential Development**

**Policy 2.1.5** Pursue a multi-faceted residential strategy, involving efforts to make more optimal use of the dwindling land base, through supporting such development forms and initiatives as:

- Higher density forms of development
- Urban infill development
- Smaller urban lot sizes
- Appropriate massing of houses according to lot size
- Cluster developments to avoid building on steeply sloping lands and to protect environmentally sensitive lands
- Innovative and proven package treatment systems for rural area septic effluent disposal
- Mixed use commercial-residential developments in commercial and industrial areas.

The Core Commercial Residential Infill (CCRI) zone supports the above sustainability policies by allowing residential and commercial infill in the core commercial area.

Infill development is further supported with the following residential policies:

**2.4 INFILL RESIDENTIAL**

One of the most cost effective techniques to mitigate urban sprawl is to facilitate different types of infill housing and mixed commercial/residential of housing as possible. There are a number of advantages to encouraging infill development, including:

- it provides economic efficiencies through using existing infrastructure and services
- It provides more affordable housing choices to young families, and single and low income households
- it provides for more interesting and varied urban neighbourhoods, with a broader range of housing forms, styles and tenures
- if done sensitively, it can provide virtually invisible densification of neighbourhoods
- it wards off urban sprawl and consequently helps preserve the natural environment

The OCP identifies the objective of infill development as follows:

*Encourage a variety of infill residential development forms in conjunction with the application of Smart Growth development principles.*

This proposal is consistent with the OCP ideal of supporting infill development and increasing opportunities for commercial development within the core commercial areas of Mission.
DEVELOPMENT VARIANCE PERMIT (Zoning Bylaw 5050-2009)

The District has no record of a building permit for the existing dwelling and the structure may have been constructed prior to the establishment of any local regulations regarding permits. Subsequently, the existing dwelling does not meet the required setback to the front lot line and therefore the applicant is applying to remedy the non-conforming situation.

The variance requested for the existing dwelling is to reduce the setback to the front lot line from 4.0 m to 2.66 m as shown on Appendix 3.

COMMUNITY AMENITY CONTRIBUTION (LAN. 40 – Financial Contribution for Community Amenities)

In accordance with Council Policy LAN. 40, the applicant has volunteered to contribute $2,815 to offset the unique financial burden that residential development incurs on the District to fund new facilities and/or amenities.

COMMUNICATION

As per the District of Mission’s Land Use Application Procedures and Fees Bylaw 3612-2003 and the Local Government Act, a notice of Public Hearing will be prepared and advertised in the local newspaper and mailed or otherwise delivered to affected neighbours in accordance to the Bylaw.

As per Council Policy LAN. 50 – Pre-Public Hearing Information Packages, a copy of the application will be made available for public viewing at the District of Mission Planning Department and on the District of Mission website.

The developer has posted one (1) development notification sign on the site which summarizes the proposed development. Provided a public hearing date is determined by Council, the sign will be modified to advertise the public hearing details (i.e. time and place). In addition, a notice will be mailed to the owners and occupants of all properties within a distance of 152 metres (500 ft.) of the development site notifying them of the public hearing details.

REFERRALS

Engineering

The Engineering Department has no objection to the project subject to the completion of engineering servicing requirements as outlined in Appendix 7.

NOTES

1. Approval of Development Variance Permit DV12-016 will be considered as part of the same Council agenda when the Zone Amending Bylaw is considered.

SIGN-OFFS:

Marcy Bond, Planner

Reviewed by:
Barclay Pitkethly, Deputy Director of Development Services

Comment from Chief Administrative Officer:
Reviewed.
Appendix 1

Information for Corporate Officer

Civic Address: 32972 2<sup>nd</sup> Avenue

PID: 000-951-749

Legal: Lot A (X131534) Section 21, Township 17, New Westminster District Plan 332
A. Zone Intent

1. The intent of the CCR and CCRI zones is to provide for single-family residential and commercial uses typically associated within a downtown area found within the Commercial Core area and to accommodate such uses within a Building with single-family residential character.

2. All CCRI Lots shall be developed with Detached Garages with access from a Lane.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CCR and CCRI zones:

   a. Accommodation limited to:
      i. Boarding House.

   b. Food and Beverage limited to:
      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.

   c. Institutional limited to:
      i. Adult Educational Institution,
      ii. Child Care Centre,
      iii. Civic Assembly,
      iv. College,
      v. Educational Facility,
      vi. Library, and
      vii. University.

   d. Office limited to:
      i. Government Service,
      ii. General Office Use, and
      iii. Administrative Office Use.

   e. Personal Service limited to:
      i. Barber Shop,
      ii. Body Art and Tattoo Parlour,
      iii. Cleaning and Repair of Clothing,
iv. Hair and Body Salon,
v. Medical Clinic,
vi. Medical Offices, and
vii. Spa.

f. Residential limited to:
   i. One Duplex, or
   ii. One Single Family Dwelling.

g. Retail limited to:
   i. Bakery,
   ii. Furniture Store,
   iii. Retail Store,
   iv. Second Hand Store,
   v. Specialty Food Store, and
   vi. Video Rental.

h. Service limited to:
   i. Community Service,
   ii. Financial, Insurance and Real Estate, and
   iii. General Service Use.

1. The following Accessory Uses and no other shall be permitted in the CCRI zone:

   a. Agriculture limited to:
      i. Hobby Greenhouse.

   b. Residential limited to:
      One of:
      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care, or
      iv. Secondary Dwelling Unit (Section106 Part F.) limited to:
         • Secondary Suite, or
         • Coach House, or
         • Garden Cottage

      And,

   v. Detached Garage, and
   vi. Home Occupation.
a. Storage limited to:

   i. Enclosed Storage.

C. Lot Area

1. Except where such Lot existed at the effective date of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>465 sq. m (5,005 sq. ft.)</td>
<td>16.0 m (52.5 ft.)</td>
<td>30.0 m (98.4 ft.)</td>
</tr>
<tr>
<td>CCRI</td>
<td>280 sq. m (3,000 sq. ft.)</td>
<td>9.0 m (29 ft.)</td>
<td>30.0 m (98.4 ft.)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 902, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

3. Notwithstanding Section 902, Part C.1 and C.2, where a Lot contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum Lot Area, or used as part of the measurement for minimum Lot Depth or Lot Width.

D. Density

1. N/A

E. Setbacks

1. All Buildings and Structures shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th>CCR</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal/Accessory Building or Structure</strong></td>
<td>6.0 m (19.7 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
<td>1.5 m (4.9 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CCRI</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>4.0 m (13.1 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
<td>1.2 m (4.9 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6)</td>
<td>0.5 m (1.6 ft.)</td>
<td>1.2 m (3.9 ft.)</td>
<td>3.0 m (9.8 ft.)</td>
</tr>
</tbody>
</table>
2. The Front Yard Setback of the Principal Building may be reduced to a minimum of 4.0 metres (13.2 ft.) provided the Front Yard Setback of a garage is a minimum of 6.0 m (19.7 ft.).

3. The minimum Setback for any attached garage shall be 6.0m (19.7 ft.).

4. The minimum separation required between the Principal Building and all Accessory Buildings exceeding 3.0 m in Height, including a Detached Garage regardless of Building Height, is 5.0 m (16.4 ft.).

5. Notwithstanding Section 902 Part E.1, all Buildings shall be sited a minimum of 6.0 m (19.6 ft.) from all Undevelopable Areas as defined in this Bylaw.

6. Notwithstanding Section 601 Part D1, the Buildable Area of any Lot shall be a minimum of 150 sq. m (1,514.6 sq. ft.).

F. Lot Coverage

Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>40%</td>
</tr>
<tr>
<td>CCRI</td>
<td>55%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (neither indoor amenity space nor garage space, detached or attached, are used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>0.70</td>
<td>335 sq. m. (3,606 sq. ft.)</td>
</tr>
<tr>
<td>CCRI</td>
<td>0.75</td>
<td>225 sq. m. (2,422 sq. ft.)</td>
</tr>
</tbody>
</table>

2. The maximum Floor Space of the second storey of the Principal Building shall not exceed 80% of the Floor Space of the first storey including attached and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced Floor Space of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof.
H. Impervious Surfaces

1. Impervious Surfaces shall together cover not more than the Lot Area as noted:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>60%</td>
</tr>
<tr>
<td>CCRI</td>
<td>65%</td>
</tr>
</tbody>
</table>

I. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

J. Height of Buildings

1. The Height of the Principal Building and Accessory Buildings shall not exceed the heights outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>11.0 (36.1 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
<tr>
<td>CCRI</td>
<td>11.0 (36.1 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
</tbody>
</table>

2. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 11.0 m (36.1 ft.).

3. The Height of an Accessory Building shall not exceed one storey to a maximum of 4.5 m (14.8 ft.).

K. Off Street Parking

1. Off Street Parking shall be in accordance with the provision of Section 109.

2. Off Street Parking shall not occupy more than 30% of the Front Yard.

3. Access to the lot for Off Street Parking from the front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft.).

L. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq. m (215.3 sq. ft.).
M. Indoor Amenity Space

1. N/A

N. Outdoor Amenity Space

1. N/A
Appendix 3

Draft Plan of Subdivision

Variance to front Lot line from 4.0 m to 2.66 m

New Lot Line
Appendix 4

Surrounding Lot Sizes in Square metres
Appendix 5

Sample House Design
Appendix 6
Official Community Plan Designation

Orange: Compact Lots/Multi Family

Yellow: Core Commercial

 SUBJECT PROPERTY
Appendix 7
Engineering Comments

ENGINEERING DEPARTMENT REZONING COMMENTS

November 7, 2012

CIVIC ADDRESS: 32972 2nd Avenue

1. DOMESTIC WATER REQUIREMENTS:
   Municipal water is available on 2nd Avenue. No further upgrading required.

2. SANITARY SEWER REQUIREMENTS:
   Municipal sanitary sewer is available on 2nd Avenue. No further upgrading required.

3. STORM SEWER REQUIREMENTS:
   Municipal storm sewer is available on 2nd Avenue. No further upgrading required.

4. ROAD WORK REQUIREMENTS:
   2nd Avenue provides paved access to the site. No upgrading is required at the rezoning stage.

RECOMMENDATION

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

Rick Bomhof
Director of Engineering

Sterling Chan
Engineering Technologist
November 28, 2012

Dear Owner/Occupant:

Re: Rezoning Application R12-028 and Development Variance Permit Application DV12-016 (Balogh) – 32972 2nd Avenue

Rezoning and development variance permit applications have been received from Mr. Anthony Balogh. Enclosed is a Public Hearing Notice for your information describing the rezoning proposal within Item #2.

The purpose of the development variance permit is to vary District of Mission Zoning Bylaw 5050-2009 Section 902 E. Setbacks - CCRI by reducing the setback to the front lot line from 4.0 metres (13.1 ft.) to 2.66 metres (8.72 ft.) for the existing single family dwelling.

This letter is to serve as notice to all adjacent property owners and occupiers of land that the District of Mission Council will consider the rezoning and development variance permit applications at the Monday, December 10, 2012 Regular Council meeting. The Regular Council meeting will be held at 6:30 p.m. in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, BC.

An opportunity will be given for any interested parties to comment on the rezoning and the development variance permit applications at the Regular Council meeting.

Yours truly

Barclay Pitkethly
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

Encl.

G:\COMDEV\PUBLIC HEARINGS & PUBLIC INPUT MTGS\PUBLIC HEARING NOTIFICATION LETTERS\R12-028 (BALOGH) NOTN OWN OCC.DOCX
3. DISTRICT OF MISSION ZONING AMENDING BYLAW 5324-2012-5050(93) (R12-029 McDonald)

The purpose of the proposed amendment is to accommodate a secondary suite.

This bylaw proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 013-381-351 Parcel “E” (Explanatory Plan 740) East Half of the North West Quarter Section 35 Township 17 New Westminster District

from Rural 16 (RU16) zone to Rural 16 Secondary Dwelling (RU16s) zone.

The location of the subject property is 9310 Erikson Street and is shown on the following maps:
DATE: November 19, 2012
TO: MAYOR AND COUNCIL
FROM: Marcy Bond, Planner
SUBJECT: Rezone the property at 9310 Erikson Street to Rural 16 Secondary Dwelling (RU16s) zone to allow a secondary dwelling unit (i.e. secondary suite) within a new dwelling

CIVIC ADDRESS: 9310 Erikson Street

APPLICANT: Bruce MacDonald

OCP: This application is not in conformance with the current OCP designation: Rural Residential & Agricultural

DATE APPLICATION COMPLETE: September 17, 2012

ATTACHMENT(S): Appendix 1 Information for Corporate Officer
Appendix 2 Site Map
Appendix 3 Official Community Plan Designation
Appendix 4 Zoning
Appendix 5 Engineering Comments

LOCATION:
LAND USE RECOMMENDATION(S):

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 9310 Erikson Street from Rural 16 (RU16) zone to Rural 16 Secondary Dwelling (RU16s) zone.
2. That the bylaw be considered for 1st and 2nd readings at the regular Council meeting on November 19, 2012.
3. That following these readings, the bylaw be forwarded to a Public Hearing on December 10, 2012.

EXECUTIVE SUMMARY

This proposal is to rezone the subject property to the Rural 16 Secondary Dwelling (RU16s) zone to allow the demolition of an existing farmhouse and to construct a new single family dwelling with a secondary suite (Appendix 2).

SITE CHARACTERISTICS

The subject property is a land-locked 9.0-hectare (22.45 ac.) parcel located east of Erikson Street, accessed by an easement through 9360 Erikson Street.

The site is home to an active farming operation and there are numerous out buildings proposed to remain on the property.

The northern portion of the property is very steep and the southern portion flattens. There are also several watercourses on the property, however, the proposal does not impact any of the identified streams.

ZONING BYLAW COMPLIANCE (Bylaw 5050-2009)

The proposal is to rezone the property to the Rural 16 Secondary Dwelling (RU16s) zone to allow a secondary suite to be constructed within a new single family dwelling.

Although the proposed rezoning to Rural 16 Secondary Dwelling (RU16s) zone is not consistent with the Rural Residential designation in the Official Community Plan (OCP), the Zoning Bylaw provides concessions to allow rezoning for a secondary dwelling unit and therefore does not require an OCP amendment.

The proposal will meet all of the requirements of the Rural 16 Secondary Dwelling (RU16s) zone.

PLANNING ANALYSIS

Neighbourhood Character

The property has split OCP designations (Appendix 3); the southern portion is designated Agricultural Land Reserve and is located within the Agricultural Land Reserve (ALR), and the northern portion is designated Rural Residential and has future development potential. The developer, however, does not wish to pursue development at this time.
The surrounding properties are primarily designated Rural Residential within the OCP where some sites have developed to a Rural Residential 7 (RR7) zone (Appendix 4).

Site Planning

The proposed dwelling is located within the Agricultural Land Reserve designation on the property. The Agricultural Land Commission (ALC) allows for a secondary suite within a dwelling, therefore, no approval from the ALC is required as part of this rezoning.

The secondary suite must meet the requirements of the zoning bylaw. The maximum allowable floor space of the suite must be 50% of the floor space of the principal residence or 110 sq. metres (1,184 sq. ft.), whichever is less.

One additional parking space for the suite is required, however as this is a larger rural property there is sufficient room for the additional parking space.

Official Community Plan Policies

The proposal is consistent with the following OCP Policies including:

Secondary Dwelling in Rural Areas

Policy 2.3.3 Consider site specific rezoning to provide for a secondary dwelling unit on properties that are designated Rural or Rural Residential.

Housing Choice for Different Lifestyles and Income Levels

Policy 2.5.1 Encourage the development of a variety of housing types, tenure, accessibility and cost to provide for a diversity of lifestyle and income levels.

Affordable Housing through Innovative Housing Forms

Policy 2.5.3 Facilitate the development of affordable, rental and special needs housing through supporting multi-family housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, granny flats and other innovative housing forms.

COMMUNICATION

As per District of Mission Land Use Application Procedures and Fees Bylaw 3612-2003 and the Local Government Act, a notice of Public Hearing will be prepared and advertised in the local newspaper and mailed or otherwise delivered to affected neighbours in accordance with the Bylaw.

As per Council Policy LAN. 50 – Pre-Public Hearing Information Packages, a copy of the application will be made available for public viewing at the District of Mission Planning Department and on the District of Mission website.

The developer has posted one (1) development notification sign on the site which summarizes the proposed development. Provided a public hearing date is determined by Council, the sign will be modified to advertise the public hearing details (i.e. time and place). In addition, a notice will be mailed to owners and occupants of all properties within a distance of 500 metres (1,640 ft.) of the development site notifying them of the public hearing details.
REFERRALS

Engineering

The Engineering Department has no objection to the project subject to the completion of engineering servicing requirements as outlined in Appendix 5.

SIGN-OFFS:

Marcy Bond, Planner

Reviewed by:
Barclay Pitkethly, Deputy Director of Development Services

Comment from Chief Administrative Officer
Reviewed.

G:\COMDEV\MARC\APPLICATION\REZONING\2012 Application\R12-029 MacDonald\R12-029 (Macdonald) COW.docx
Appendix 1
Information for Corporate Officer

Civic Address: 9310 Erikson Street

PID: 013-381-351

Legal: Parcel “E” (Explanatory Plan 740) East half of the North West Quarter
       Section 35, Township 17, New Westminster District
APPENDIX 2
Site Map

SUBJECT PROPERTY

Location of proposed dwelling with suite

Access Easement

9310
9360
Appendix 3
Official Community Plan Designation

OCP

SUBJECT PROPERTY

Rural Residential

Agricultural Land Reserve
Appendix 5

ENGINEERING DEPARTMENT REZONING COMMENTS

September 28, 2012
CIVIC ADDRESS: 9310 Erikson Street

1. DOMESTIC WATER REQUIREMENTS:

No municipal water available. Developer to provide potable water for the proposed secondary suite and a hydrology report to confirm that the well/s meet the requirements of the Subdivision Control Bylaw.

2. SANITARY SEWER REQUIREMENTS:

No municipal sanitary sewer available.

3. STORM SEWER REQUIREMENTS:

No municipal storm sewer available.

4. ROAD WORK REQUIREMENTS:

Erikson Street provides paved access to the site, no further upgrading required.

RECOMMENDATION

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

[Signatures]

Rick Bonnorf
Director of Engineering

Sterling Chan
Engineering Technologist
FILE: PRO.DEV.ZON
R12-029

November 28, 2012

Dear Owner/Occupant:

Re: Public Hearing Notification for Rezoning Application R12-029 (MacDonald) – 9310 Erickson Street

As a neighbouring resident or property owner to the subject property located at 9310 Erickson Street, you are invited to attend the Public Hearing and make known any comments that you may have. Reference should be made to Item # 3.

The Public Hearing will be held on Monday, December 10, 2012 in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, BC at 6:30 p.m.

The enclosed Public Hearing notice has more specific information regarding the proposal.

If you require clarification or additional information, please contact the District of Mission Development Services Department at (604) 820-3748 or my email: planning@mission.ca.

Yours truly

Barclay Pitkethly
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

Encl.

G:\COMDEV\PUBLIC HEARINGS & PUBLIC INPUT MTGS\PUBLIC HEARING NOTIFICATION LETTERS\R12-029 (MACDONALD) NOTN OWN OCC.DOCX
4. DISTRICT OF MISSION ZONING AMENDING BYLAW 5325-2012-5050(94) (R12-034 – Nasiib Holdings Ltd.)

The purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into seven (7) lots of a minimum 465 square metres (5,005 sq. ft.) lot size.

This bylaw proposes to amend District of Mission Zoning Bylaw 5050-2009 by amending the zoning of the following legally described property:

Parcel Identifier: 002-144-867 Lot 16 Except Part Subdivided by Plan 70278, Section 21 Township 17 New Westminster District Plan 12578

Urban Residential 558 (R558) zone to Residential Compact 465 (RC465) zone.

The location of the subject property is 7740 Taulbut Street and is shown on the following maps:
DATE: November 19, 2012
TO: MAYOR AND COUNCIL
FROM: Erik Wilhelm, Planner
SUBJECT: Application to Rezone 7740 Taulbut Street in Accordance with the Official Community Plan (OCP)

CIVIC ADDRESS: 7740 Taulbut Street

APPLICANT: Nasiib Holdings Limited

OCP: This application is in conformance with the current Urban Compact – Multiple Family OCP designation

DATE APPLICATION COMPLETE: October 30, 2012

ATTACHMENT(S): Appendix 1 - Information for Corporate Officer
Appendix 2 - Draft Plan of Subdivision
Appendix 3 - Tree Retention Plan
Appendix 4 - Engineering Comments
Appendix 5 - Parks, Recreation and Culture Comments

LOCATION:
LAND USE RECOMMENDATION(S):

1. That a bylaw be prepared to amend District of Mission Zoning Bylaw 5050-2009 by rezoning the property located at 7740 Taulbut Street from Urban Residential 558 (R558) zone to Residential Compact 465 (RC465) zone.

2. That the bylaw be considered for 1st and 2nd readings at the Regular Council meeting on November 19, 2012.

3. That following these readings, the bylaw be forwarded to a Public Hearing on December 10, 2012.

COUNCIL POLICY RECOMMENDATION(S):

4. That in accordance with Council Policy LAN. 32, the developer be required to plant, or provide compensation for, 23 trees as a requirement of approval for subdivision file S12-015.

5. That in accordance with Section 941 of the Local Government Act and Council Policy LAN. 26, parkland dedication of five per cent is applied as cash-in-lieu to subdivision file S12-015.

REQUIREMENTS PRIOR TO FINAL READING:

6. That the Final Reading of the amending bylaw be held until the following have been satisfied:
   a. The community amenity contribution in the amount of $16,890.00 ($2,815.00 per newly created lot) is received.

EXECUTIVE SUMMARY

The applicant is proposing to rezone the property located at 7740 Taulbut Street from Urban Residential 558 (R558) zone to Residential Compact 465 (RC465) zone in order to facilitate a seven (7) lot subdivision. The proposed density is in accordance with the OCP.

The proposed rezoning will facilitate a subdivision application to create three (3) new lots fronting Taulbut Street and four (4) lots accessed from Holman Place. The proposed lot configuration can be seen in the attached draft subdivision plan (Appendix 2). The proposal will complete the development of Holman Place.

SITE CHARACTERISTICS

The property is located south-east of Centennial Park and north-east of the Leisure Centre. The property gently slopes from east to west and exhibits an increased slope towards Taulbut Street. The property currently contains one single family dwelling on the south-east portion which is accessed from Taulbut Street. This existing residence is slated for removal as part of the development process.

Holman Place was created as part of a previous rezoning and subdivision application approved in the spring of 2012. In accordance with District bylaws, Holman Place was only constructed to a half road standard; the proposed development will complete Holman Place to a full District cul-de-sac standard (Appendix 2).
OFFICIAL COMMUNITY PLAN (Bylaw 4052-2008)

The proposed Residential Compact 465 (RC465) zoning is permitted within the existing Urban Compact – Multiple Family OCP designation. The development’s density is in keeping with the densities envisioned within the OCP.

ZONING BYLAW (Bylaw 5050-2009)

The application proposes to rezone the property from Urban Residential 558 (R558) to Residential Compact 465 (R465) to allow for a compact lot single family development. The proposed lot areas, under the proposed RC465 zoning, are considered oversized for the zone and are directly comparable to the lot sizes on the north side of Holman Place.

PLANNING ANALYSIS

Neighbourhood Character

All new lots within the development will eventually provide for single family homes with similar building envelopes and private amenity spaces as the homes being built on Holman Place. The development will appropriately integrate into the surrounding urban residential neighbourhood while still providing densities envisioned within the OCP.

Environmental Protection

In accordance with LAN. 32 ‘Tree Retention and Replanting Policy’, there is to be ‘no net loss’ in the number of significant trees during the development process. The policy also requires that two (2) new trees per lot within the subdivision are planted as part of the development process. In accordance with the tree retention plan attached as Appendix 3, the applicant is required to plant twenty-three (23) trees within the subdivision or provide $250.00 per tree to the District.

Parks and Trails (Section 941 of the Local Government Act, Parks and Trails Master Plan)

The Parks, Recreation and Culture Department provided comment on the development proposal (Appendix 5). Given the property’s close proximity to Centennial Park and the Leisure Centre, it is recommended that cash in lieu of parkland be provided by the developer.

DEVELOPMENT PERMIT

Through the introduction of development permits, the Local Government Act enables municipalities to regulate ‘form and character’ of intensive residential development. The objective of intensive residential development permits is to facilitate a high standard of building design, site compatibility, and site aesthetics to integrate single-family infill residential development into existing neighbourhoods through general provisions within the OCP for form and character.

Council has delegated the approval of intensive residential development to the Director of Planning (now known as Director of Development Services). Accordingly, staff will work with the designers to create house plans that follow the District’s design guidelines to ensure façade elements complement surrounding development.

COMMUNITY AMENITY CONTRIBUTION

In accordance with Council Policy LAN. 40, the applicant has volunteered to contribute $2,815.00 per new lot to offset the unique financial burden that residential development incurs on the District to fund new facilities and/or amenities. As the development proposes 6 new lots, the community amenity contribution provided will amount to $16,890.00.
COMMUNICATION

The developer has posted a development notification sign on the site which summarizes the proposed development. Provided a public hearing date is determined by Council, the sign will be modified to advertise the public hearing details (i.e. time and place). In addition, a notice will be mailed to the owners and to the occupiers of all properties within a distance of 152 metres (500 ft.) of the development site notifying them of the public hearing details.

Pre-public hearing information packages will be prepared to include copies of all applicable documents and are available online or at municipal hall for public viewing.

REFERRALS

Engineering

The Engineering Department has no objection to the project. From an engineering perspective, the application may proceed to adoption (Appendix 4).

Mission Fire/Rescue Service

The Mission Fire/Rescue Service has no objection to the project. The development will complete Holman Place which will improve access to the area.

Parks, Recreation and Culture

The Parks, Recreation and Culture Department has on objection to the project and offers the following comments as attached to Appendix 5.

INFORMATIONAL NOTES

Approval of Development Permit DP12-012 will be considered by staff after Council's consideration of the Zone Amending Bylaw.

SIGN-OFFS:

Erik Wilhelm, Planner

Reviewed by:
Barclay Pitkethly, Deputy Director of Development Services

Comment from Chief Administrative Officer
Reviewed.
Appendix 1
Information for Corporate Officer

Civic Address: 7740 Taulbut Street

PID: 002-144-867

Legal: Lot 16 Except Part Subdivided by Plan 70278, Section 21 Township 17 New Westminster District Plan 12578
Appendix 2
Draft Plan of Subdivision
Appendix 3
Tree Retention Plan

Tree Retention Plan Notes

A) No. of trees to be removed without compensation* 1
B) No. of trees to be removed with new tree planting compensation 9
C) No. of trees to be protected 2
D) No. of trees required to be planted (2 trees for each lot) 14
E) Total number of trees to be planted 23**

*Existing Trees slated removal yet sited in an area planned for roadway do not require compensation in accordance with LAN.32.

**This amount represents 9 trees to be replanted plus 14 trees(2 trees per lot within the subdivision); for a total of 23 to be planted, or compensated for at a rate of $250.00 per tree, by the developer.
Appendix 4  
Engineering Comments  

ENGINEERING DEPARTMENT REZONING COMMENTS  

October 18, 2012  
REZ. FILE: R12-034  

CIVIC ADDRESS: 7740 Taulbut Street  

1. DOMESTIC WATER REQUIREMENTS:  

Municipal water is available on Taulbut Street and Holman Place. No further upgrading required.  

2. SANITARY SEWER REQUIREMENTS:  

Municipal sanitary sewer is available on Taulbut Street and Holman Place. No further upgrading required.  

3. STORM SEWER REQUIREMENTS:  

Municipal storm sewer is available on Taulbut Street and Holman Place. No further upgrading required.  

4. ROAD WORK REQUIREMENTS:  

Taulbut Street and Holman Place provides paved access to the site. No upgrading is required at the rezoning stage.  

RECOMMENDATION  

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

Rick Bomhof  
Director of Engineering  

Sterling Chan  
Engineering Technologist
Appendix 5
Parks, Recreation and Culture Comments

PLANNING APPLICATION REVIEW COMMENTS
October 16, 2012

Subject Property: 7740 Taulbut Street / Holman Place

Comments related to the proposed development:

1. The proposed lots are located within walking distance of Centennial Park which offers a variety of outdoor recreational opportunities as well as the Mission Leisure Centre and the Mission Activity Centre.

2. Given that the neighbourhood is well supplied with park and recreational opportunities the Developer should be asked to remit cash, equivalent to the cash-in-lieu of parkland contribution, so that upgrades can be made to Centennial Park to accommodate these new park users.

Maureen Sinclair
DIRECTOR OF PARKS, RECREATION AND CULTURE
FILE: PRO.DEV.ZON  
R12-034

December 6, 2012

Dear Owner/Occupant:

Re: Public Hearing Notification for Rezoning Application R12-034 (Nasiib Holdings Ltd.) – 7740 Taulbut Street

As a neighbouring resident or property owner to the subject property located at 7740 Taulbut Street, you are invited to attend the Public Hearing and make known any comments that you may have. Reference should be made to Item # 4.

The Public Hearing will be held on Monday, December 10, 2012 in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, BC at 6:30 p.m.

The enclosed Public Hearing notice has more specific information regarding the proposal.

If you require clarification or additional information, please contact the District of Mission Development Services Department at (604) 820-3748 or my email: planning@mission.ca.

Yours truly

Barclay Pitkethly  
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

Encl.

G:\COMDEV\PUBLIC HEARINGS & PUBLIC INPUT MTGS\PUBLIC HEARING NOTIFICATION LETTERS\R12-034 (NASIIB HLDS) NOTN OWN OCC.DOCX