

20. **BYLAWS FOR CONSIDERATION**

(m) **Zoning Amending Bylaw 5554-2016-5050(193)**

Third Reading

R15-028 (Orca Pacific Developments) – a bylaw to add a new Comprehensive Development Zone (CD38) to the zoning bylaw and to rezone the property at 11445 Wilson Street from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone and Comprehensive Development 38 (CD38) Zone

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DISTRICT OF MISSION**BYLAW 5554-2016-5050(193)**

Bylaw to amend "District of Mission
Zoning Bylaw 5050-2009"

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 District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5554-2016-5050(193)."
2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
 - a) inserting the Comprehensive Development 38 (CD38) Zone attached as Schedule A and forming part of this Bylaw;
 - b) rezoning the property located at 11445 Wilson Street and legally described as:

Parcel Identifier: 008-621-039
Lot 19 Section 15 Township 15 New Westminster District Plan
39781

from Rural 16 (RU16) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone for the westernmost portion of the property and from Rural 16 (RU16) Zone to Comprehensive Development 38 (CD38) Zone for the easternmost portion of the property, as shown on Schedule B attached to and forming part of this Bylaw;
and
 - c) amending the zoning maps accordingly.

READ A FIRST TIME this 7th day of March, 2016

READ A SECOND TIME this 7th day of March, 2016

PUBLIC HEARING held this 21st day of March, 2016

READ A THIRD TIME this __ day of __, 2016

APPROVED by the Ministry of Transportation and Infrastructure this __ day of __, 2016

LATE ITEM – Regular Council Agenda – April 18, 2016

ADOPTED this __ day of ____, 2016

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER

SCHEDULE A

SECTION 1238

CD38

A. Zone Intent

1. This Zone is based on the RR7s Zone and the intent of this zone is to provide one *Single Family Dwelling* with a *Secondary Dwelling Unit* in the **Rural Residential** area and compatible accessory uses, where significant community amenities and or benefits have been contributed, which are considered to offset the additional density achievable when compared to the RR7s Zone.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD38** zone:

- a. Residential limited to:
 - i. *Duplex, or*
 - ii. *One Single Family Dwelling.*

2. The following **Accessory Uses** and no other shall be permitted in the CD38 zone:

- a. Agriculture limited to:
 - i. *Hobby Greenhouse,*
 - ii. *Small Scale Agriculture* – provided minimum lot size is 0.36 ha (0.88 ac).

- b. Residential limited to:

One of:

- i. *Bed and Breakfast, or*
- ii. *Boarding Use, or*
- iii. *Residential Care, or*
- iv. *Secondary Dwelling Unit* (Section 106 Part F.), provided the *Principal Use* is not a *Duplex, limited* to one of:
 - *Secondary Suite, or*
 - *Coach House, or*
 - *Garden Cottage*

And,

- v. *Detached Garage,*
- vi. *Home Occupation*

- c. Storage limited to:

- i. *Enclosed Storage.*

C. Lot Area

- Each *Lot* shall have a minimum area as shown on the following table:

Zone:	Area
CD38	0.65 ha (1.6 ac)

D. Setbacks

- All *Buildings* and *Structures* shall be sited in accordance with the following minimum *Setbacks*:

	Front	Rear	Interior Side	Exterior Side
<i>Principal Building</i>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
<i>Accessory Building/Structure</i>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
<i>Hobby Agriculture Building/Structure</i>	15 m (49.2 ft)	15 m (49.2 ft)	15 m (49.2 ft)	15 m (49.2 ft)

E. Lot Coverage

- Buildings* shall together cover not more than 15% of the *Lot Area*.

F. Floor Space

- A *Floor Space Ratio* is not applicable in these zones.

G. Impervious Surfaces

- Impervious Surfaces* shall together cover not more than 25% of the *Lot Area*.

H. Number of Residential Buildings

- Buildings* for a *Residential Use* shall be limited to one per *Lot* except where a *Secondary Dwelling* is located within a *Coach House* or *Garden Cottage*.

I. Height of Buildings

- The *Height* of the *Principal Building* shall not exceed 11.0 m (36.1 ft).
- The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).
- The *Height* of a *Building* or *Structure* for a *Coach House* shall not exceed 9.0 m (29.5 ft).
- The *Height* of a *Building* or *Structure* for *Hobby Agriculture* use shall not exceed 11.0 m (36.1 ft).

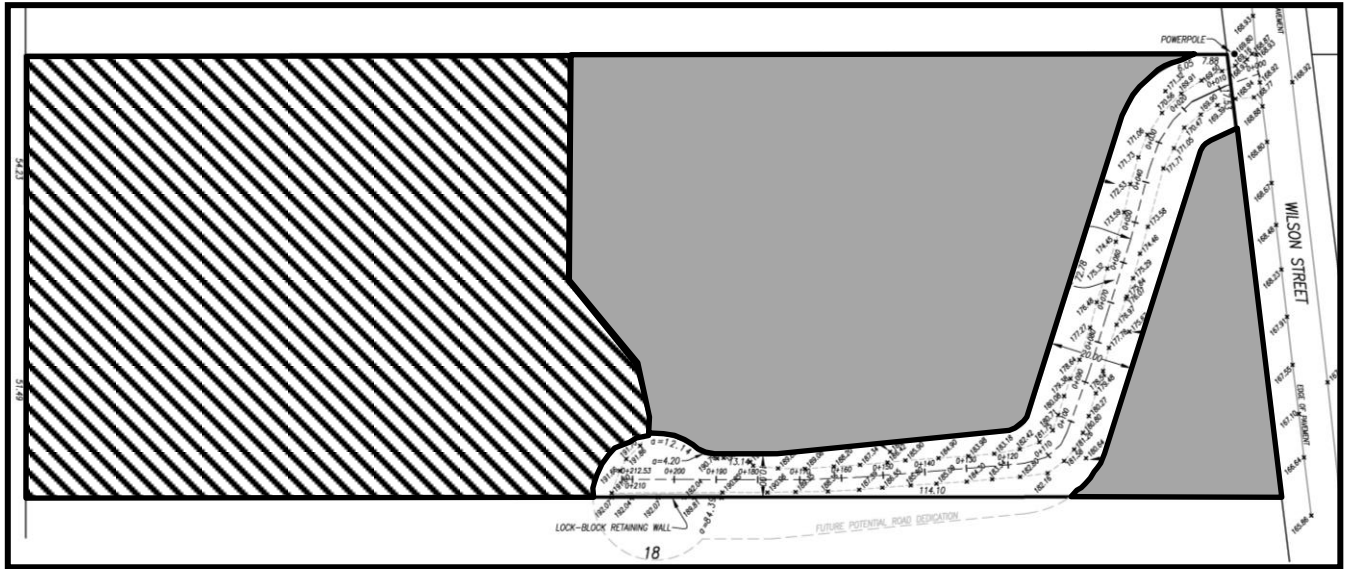
J. Off Street Parking

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

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of two *Buildings* not exceeding a total area of 70 sq m (750 sq ft).
2. Where *Greenhouse* use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in height is required.

SCHEDULE B



Legend



Cross Hatched area to be rezoned from Rural 16 (RU16) Zone to Rural Residential Secondary Dwelling (RR7s) Zone



Shaded area to be rezoned from Rural 16 (RU16) Zone to Comprehensive Development 38 (CD38) Zone

