



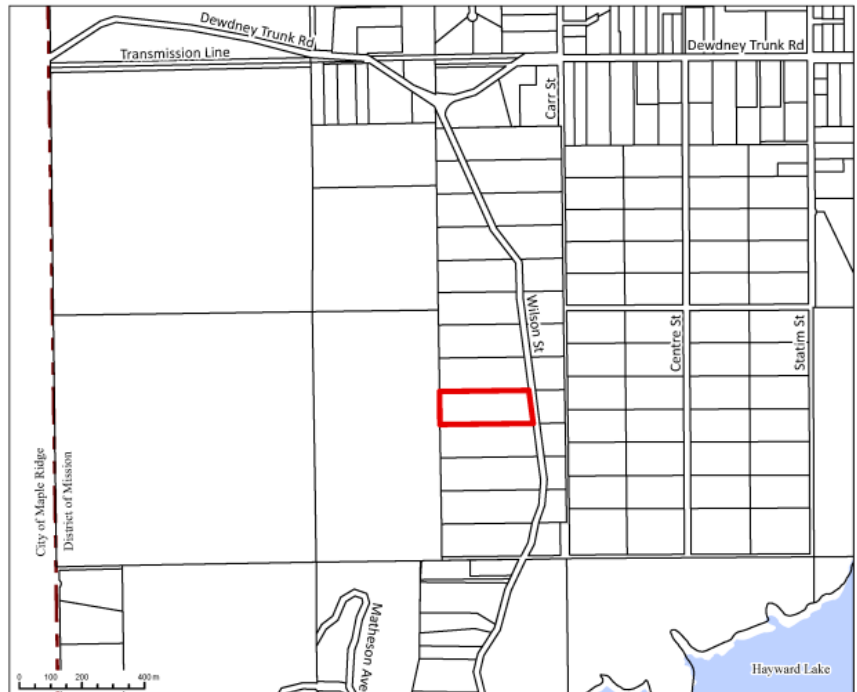
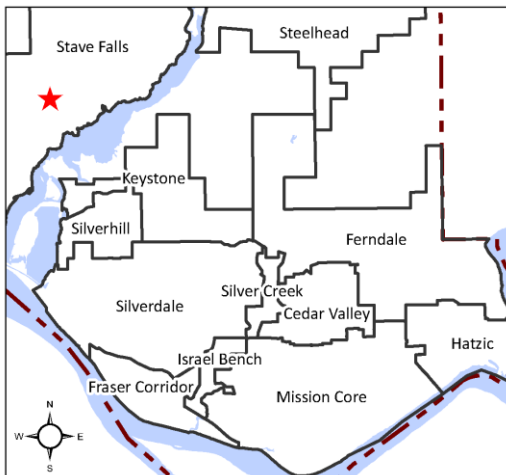
Development Services
Staff Report to Council

File Category: 3310-15
P2015-061 / R15-028 S15-018

DATE: April 18, 2016
TO: Mayor and Council
FROM: Robert Publow, Planner
SUBJECT: **Public Hearing Follow-Up Report - Development application (R15-028 - 11445 Wilson Street)**
ATTACHMENT(S): Appendix 1 – Draft Plan of Subdivision

CIVIC ADDRESS: 11445 Wilson Street
APPLICANT: Ed Grice (Orca Pacific Developments)
OCP: This application is in conformance with the current Rural Residential OCP designation

LOCATION:



OVERVIEW AND STAFF COMMENTS

This report is intended to provide further clarification to Council regarding concerns raised during the Public Hearing held March 21, 2016 for the rezoning of the property located at 11445 Wilson Street.

Given that Council could resolve to grant Third Reading to Zone Amending Bylaw 5554-2016-5050(193), the Bylaw has been listed under the "Bylaws for Consideration" section as an amended Council agenda item.

SUMMARY

At the Public Hearing held on March 21, 2016, several concerns were raised by the public and Council regarding a number of matter related to the development of the property located at 11445 Wilson Street (refer to Appendix 1 – Draft Plan of Subdivision). Specifically, Council directed staff to provide clarification regarding the following matters:

Septic System / Potential Impact on Surrounding Wells

To address concerns raised regarding the proposed septic fields for the lots within the proposed development, the applicant has provided a letter from a registered onsite wastewater practitioner, Ralph Giuriato, P.Eng / B.C.L.S, stating that "the proposed design of the septic systems and setbacks to wells will meet or exceed the regulations of the province of British Columbia set out in the Sewerage System Standards Practice Manual".

Staff are satisfied with the information provided by the applicant's professional and consider the proposal supportable as it relates to the safety and functioning of future onsite septic systems on the proposed lots. Onsite wastewater practitioners have training and experience in planning, installation, and inspection of small onsite wastewater systems.

Tree Removal

The cutting of trees within the District of Mission is guided by Policy LAN.32 – Tree Retention / Replanting, which does not limit the cutting of trees on private property. There is currently no bylaw that regulates the management of tree removal and replacement for this area of Mission. As indicated within LAN.32, the removal of trees within specific areas is permitted without the requirement to replant. Defined building envelopes, driveways, defined septic fields and well locations are exempt from the requirement to replant trees for those removed.

The applicant has stated that all tree clearing that has occurred as part of this development has been "for wells, septic fields, driveways, house" locations. As the trees that have been removed fall within the above listed exemption areas, there is no further requirement to replace the removed trees and no approvals are required to clear such trees.

Drainage

To address the concern regarding surface drainage contaminating or compromising watercourses at subject site and adjacent properties, staff have confirmed, through a review of the available water course mapping records and the geotechnical report supplied by the applicant, that there are no significant watercourses in the vicinity of the development.

Further to the concern regarding surface runoff, staff have reviewed field reports prepared by the geotechnical engineer indicating that the road subgrade has been installed to the District of Mission standards. Additionally, Best Management Practices will be incorporated into the design of the subdivision to achieve the objective of maintaining the annual water flows into watercourses at the pre-development levels. Such designs will be reviewed by District of Mission Engineering and Public Works staff where potential issues, if any, are identified and then subsequently corrected prior to construction. The proposed subdivision has provided open ditch systems which will direct over-land flow down to the road network and into the municipal ditch network.

Road Design / Location

Questions regarding the scale and location of the driveway / road under development on the property were also raised at the Public Hearing. In the short term, the applicant has been working to achieve a driveway alignment with a final grade of no more than 12 percent in order to facilitate access to the proposed single family dwelling on the property. As noted at the Public Hearing, the contentious portion of the proposed driveway is located along the south property line within the subject property, directly adjacent neighbouring property at 11367 Wilson Street. Staff have confirmed that this alignment is intended to minimize the overall grade of the driveway/municipal road.

In the long term, the applicant has proposed to develop the driveway into a municipal road as a component of a future subdivision, as shown in Appendix 1. If Council approves the proposed rezoning, which is the subject of the current application, the applicant will be required to submit engineer designs for the proposed municipal road. Such designs will be reviewed by District of Mission Engineering and Public Works staff to ensure that District of Mission road design standards are achieved prior to final approval of the development.

Blasting Notification

At the Public Hearing, some neighbouring residents raised concerns regarding rock blasting activity that had occurred on the subject property. The District of Mission does not have any requirements for blasting activity as it relates to property development. Blasting contractors within the Province of British Columbia are regulated by the provincial Work Safe BC authority.

SIGN-OFFS



Robert Publow, Planner



Reviewed by:

Chris Laing, Manager of Planning

Comment from Chief Administrative Officer
Reviewed

Appendix 1

Draft Plan of Subdivision

