

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**

DATE: February 10, 2023

CIVIC ADDRESS: 33174 Tunbridge Avenue

CURRENT ZONE: Suburban 20 Zone (S20)

PROPOSED ZONES: UC372 and IPRC

PURPOSE: To facilitate an 8 Lot Subdivision

NOTE: The following Engineering Comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB).

DOMESTIC WATER REQUIREMENTS:

Municipal water service is available on Tunbridge Avenue and Pinchbeck Avenue.

Upgrades/extension and connection to the municipal system will be required at time of Subdivision/Development.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Tunbridge Avenue, Pinchbeck Avenue, and the lane between the two.

Upgrades/extension and connection to the municipal system will be required at time of Subdivision/Development.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available on Tunbridge Avenue, Pinchbeck Avenue, and the lane between the two.

Upgrades/extension and connection to the municipal system will be required at time of Subdivision/Development.

ROAD WORK REQUIREMENTS:

Tunbridge Avenue, Pinchbeck Avenue, and the lane between the two, provides paved access to the site.

Tunbridge Avenue is classified as a Collector Road in the Mission Mobility 2050 Transportation Plan and in the Cedar Valley Engineering Plan. Tunbridge Avenue is currently 20 metres wide adjacent to the subject property. Additional dedication along Tunbridge Avenue is not anticipated.

Road upgrades adjacent to the subject site, and a new municipal transportation system within the subject site, will be required at time of Subdivision/Development.

ENVIRONMENTAL SERVICES COMMENTS:

Detailed environmental comments will be provided at time of Subdivision/Development.

OTHER COMMENTS:

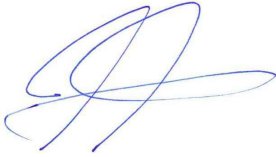
ATTACHMENT C: ENGINEERING COMMENTS

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Detailed engineering requirements will be formalized at the Subdivision/Development stage.

RECOMMENDATION:

From an engineering point of view, the rezoning application may proceed to 3rd Reading.



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Works