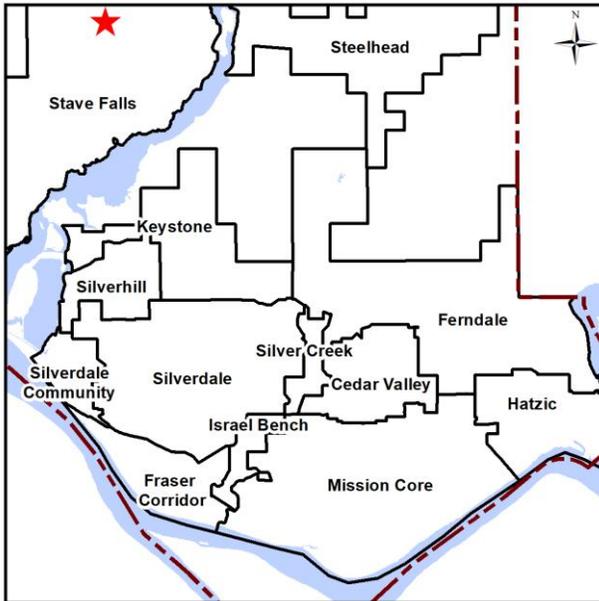
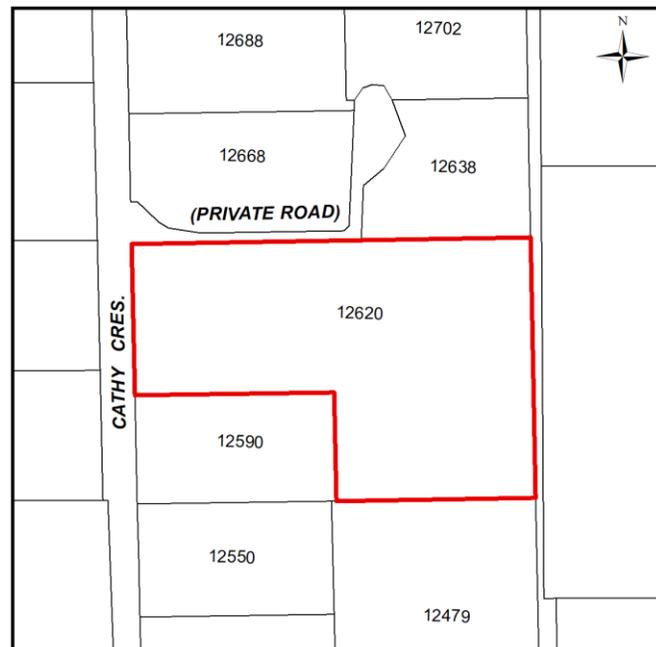


Project: P2023-030
 Application Number: R23-008

Subject: Development Application – 12620 Cathy Crescent



DATE: May 15, 2023
BYLAW / PERMIT #: 6189-2023-5949(118)
PROPERTY ADDRESS: 12620 Cathy Crescent
LOCATION: Stave Falls
CURRENT ZONING: Rural 36 Zone (RU36)
PROPOSED ZONING: Rural Residential Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change
PROPOSAL:
 To rezone the property to facilitate a four-lot subdivision.



Recommendation(s)

1. That draft Bylaw 6189-2023-5949(118) to rezone 12620 Cathy Crescent from Rural 36 Zone (RU36) to Rural Residential Secondary Dwelling Zone (RR7s) be considered for first and second reading;
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6189-2023-5949(118) the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S23-006;
 - b. Collection of any volunteered contributions to the City's community amenity reserve;
 - c. Completion of the Engineering requirements as described in Attachment A; and
 - d. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing

Rationale of Recommendation(s)

The proposed development application is consistent with the Rural Residential designation within the Official Community Plan (OCP) while committing road dedication for the future expansion of Rolley Lake Road.

Purpose

To rezone the property to facilitate a four-lot subdivision. The proposed lot layout is shown in Attachment B.

Site Characteristics and Context

Applicant

- D.K. Bowins & Assoc. Inc. – Don Bowins

Property Size

- The subject property is approximately 3.09 ha (7.6 ac)
- The subject property is currently developed with a single-family dwelling and accessory buildings.

Neighbourhood Character

- The subject property has road frontage on Cathy Crescent to the west and on the undeveloped portion of Rolley Lake Road to the east.
- The area is designated as Rural Residential within the OCP. The properties around the subject property are zoned Rural Residential 7 (RR7), Rural Residential Secondary Dwelling Zone (RR7s), Rural 16 (RU16) or Rural 36 (RU36). To the south is Stave Falls Elementary School.

Environmental Protection

- The applicant has provided a geotechnical report which is being assessed through the staff delegated Development Permit process as a part of the subdivision process.

- The applicant has provided a Riparian Areas Protection Regulation report which is being assessed through the staff delegated Development Permit process as a part of the subdivision process.

Parks and Trails

- The subject property is not within walking distance to any parks or trails. Walking distance is generally considered to be 400 m or less.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment A.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns. As a part of subdivision, tree retention and replating details are required. City provided waste collection not available in this area.
Mission Fire Rescue Service:	No comment.
RCMP:	No comment.
BC Hydro:	No concerns.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

Policy LAN.32 Tree Retention/Replanting requires all significant trees that are removed to be replaced as part of a rezoning process. Further, no trees are to be removed from the site during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environmental Professional.

As the proposal includes the creation of less than ten lots, the policy requires a tree retention/replanting plan to be considered by the Approving Officer through the subdivision process. Should it be approved, the necessary requirements will be administered via the subdivision process and listed as a condition of approval in the Preliminary Layout Approval (PLA).

Housing Needs Projections

If this development is approved, it will add 3 market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Financial Implications

There are no financial implications associated with this report.

Communication

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 one development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the public hearing details.

Attachments

Attachment A: Engineering Comments

Attachment B: Conceptual Lot Layout

Sign-Offs



Rob Publow, Manager of Planning

BG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

ATTACHMENT A

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS

DATE: March 28, 2023

CIVIC ADDRESS: 12620 Cathy Crescent

CURRENT ZONE: RU16

PROPOSED ZONE: RR7S

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

DOMESTIC WATER REQUIREMENTS:

Municipal water is not available on Cathy Crescent.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

STORM SEWER REQUIREMENTS:

Municipal storm service (open roadside ditch) is available on Cathy Crescent.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required. (to be determined at time of application)

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Cathy Crescent.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

ROAD WORK REQUIREMENTS:

Cathy Crescent provides paved access to the site. Should the rezoning result in any application for subdivision or building permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

RECOMMENDATION:

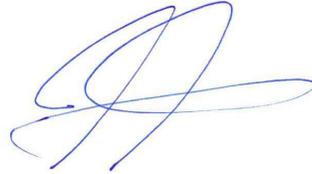
From an engineering point of view, the application may proceed to adoption.

ATTACHMENT A

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS



Prepared by:
Jason MacPherson,
Engineering Technologist I



Reviewed by:
Jay Jackman, Manager of Development
Engineering, Projects & Design

DRAFT PLAN OF SUBDIVISION OF LOT 4
EXCEPT: PART SUBDIVIDED BY PLAN 65325,
SECTION 23 TOWNSHIP 15
NEW WESTMINSTER DISTRICT PLAN 46869

ATTACHMENT B

SCALE 1 : 750
ALL DISTANCES ARE IN METRES
CIVIC ADDRESS: 12620 CATHY CRESCENT, MISSION
PARCEL IDENTIFIER: 005-066-727



Contours are derived from City of Mission mapping. Contour interval = 1m
Offset dimensions are to exterior of building siding and are perpendicular to property lines.
This document shows relative location of the surveyed structures and features with respect to the boundaries of the parcel described within this plan. This document shall not be used to define property lines or property corners.
Parcel boundary dimensions are derived from Plan 46869
This plan is prepared for building permit purposes only and is exclusively for the use of the client.
Charge(s) on title without reference to survey plans that may affect improvements: N/A
Legal notations(s) on title that may affect improvements: N/A
Unregistered interests have not been included or considered.
Elevations are in metres (Geodetic)
Elevations are derived from Water Control Pt No. 16579
Elevation = 226.55m
Datum = CGVD28(HtV2.0)

LEGEND OF FEATURES DENOTED BY RED CEDAR ENVIRONMENTAL

	HWM (HIGH WATER MARK)
	LWDZOS (LARGE WOODY DEBRIS & CHANNEL STABILITY ZOS)
	LFZOS (LITTER FALL & INSECT DROP ZOS)
	SHZOS (SHADE ZOS)
	RAA (RIPARIAN ASSESSMENT AREA)
	SPEA (STREAMSIDE PROTECTION & ENHANCEMENT AREA)

SURVEYED:
NOVEMBER 3 & 18, 2021
AUGUST 26 & 31, 2022
SEPTEMBER 6 & 9, 2022
NOVEMBER 10, 15-16, 2022
DATED THIS 17TH DAY OF NOVEMBER, 2022

Wade & Associates Land Surveying Ltd.
BC Land Surveyors
Mission & Maple Ridge
Phone: (604) 826-9561 OR 463-4753
File: M4117-01 R4

PREPARED FOR: STEWART & SON DEVELOPMENT GROUP LTD

Information regarding topography and underground services is compiled from field survey and service location plans. All U/G service locations are approximate and must be confirmed by the use of pipe locator (M-Scope) and manual digging.

TANYA KHAN, BCLS
THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED