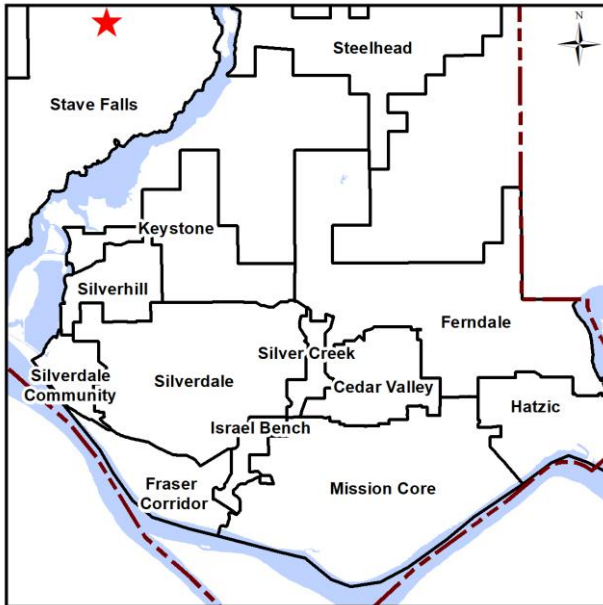
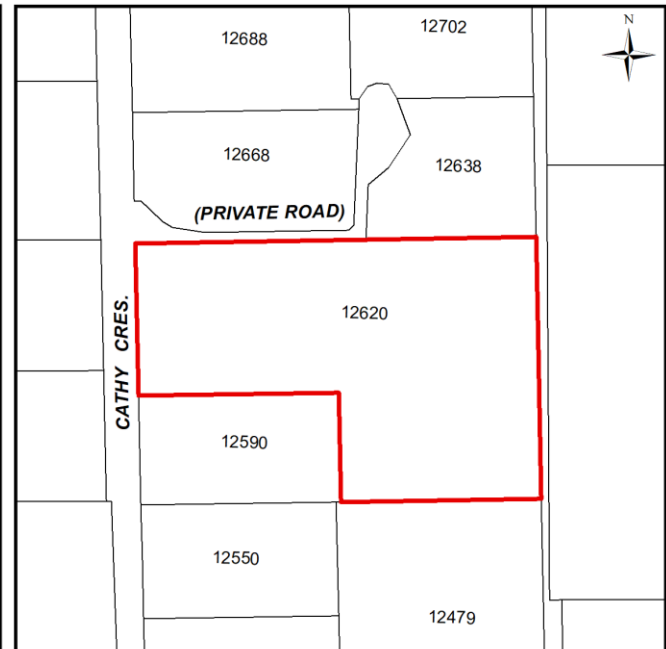
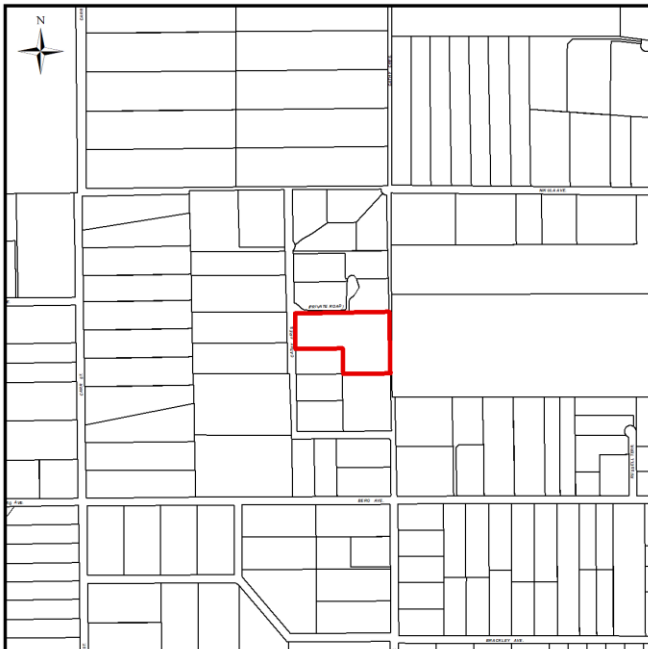


Project: P2023-030  
Application Number: R23-008

**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

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**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.

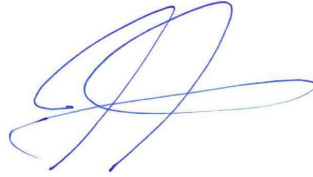
# ATTACHMENT A

## ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING COMMENTS

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Prepared by:  
Jason MacPherson,  
Engineering Technologist I



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



# ATTACHMENT B

This topographic map depicts a rural landscape with several land parcels and infrastructure. Key features include:

- Land Parcels:**
  - Strata Plan BCS1718:** Divided into sections A, B, C, and D.
  - Plan BCP22256:** A dashed-line parcel within Strata Plan BCS1718.
  - Plan BCP46537:** A parcel in the lower-left section, divided into sections A and B.
  - Plan 69411:** A parcel in the lower-right section.
  - Plan 66822:** Two parcels on the left side of the map.
  - Plan 62730:** Two parcels at the top left.
  - Plan LMP1212:** A parcel at the top right.
  - Plan 83469:** A parcel at the bottom right.
- Infrastructure:**
  - CATHY CRECENT:** A road running horizontally across the middle of the map.
  - ROAD 69412:** A road running vertically on the right side of the map.
  - SRW Plan BCP22254:** A dashed-line area at the top.
  - POWERPOLE (TYP.):** Two locations marked on the left side.
  - WETLAND:** A blue-shaded area in the lower-left section.
  - DWELLING:** A structure located in the upper-middle section.
  - WELL:** A circular feature in the lower-middle section.
  - APPROXIMATE SEPTIC CELL:** A dashed-line area in the lower-middle section.
- Topography:**
  - Contour Lines:** Numerous lines indicating elevation changes.
  - Spot Elevations:** Numerous numerical values (e.g., 271.0, 271.1, 271.2, etc.) indicating specific ground elevations.
- Other Labels:**
  - COMMON PROPERTY Strata Plan BCS1718:** A label along the top boundary of the central parcels.
  - Remainder 4:** A label in the lower-middle section.
  - PLAN 69411:** A label in the lower-right section.
  - PLAN 69412:** A label in the lower-right section.
  - PLAN 83469:** A label in the bottom right corner.

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.

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

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