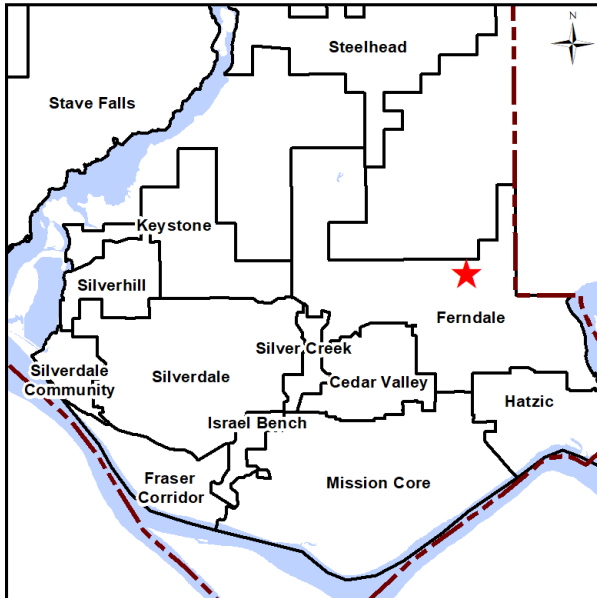


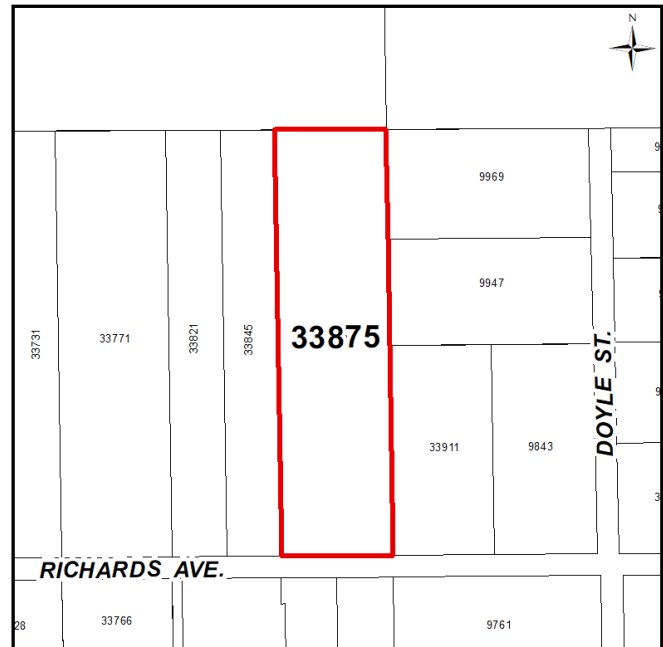
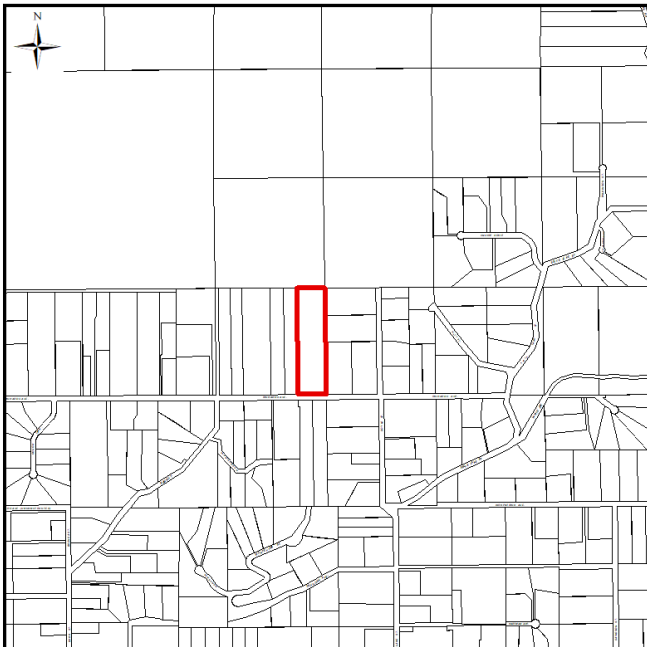
Project: P2023-021  
Application Number: R23-007

**Subject: Development Application – 33875 Richards Avenue**



**DATE:** May 15, 2023  
**BYLAW / PERMIT #:** 6186-2023-5949(116)  
**PROPERTY ADDRESS:** **33875 Richards Avenue**  
**LOCATION:** Ferndale Neighbourhood  
**CURRENT ZONING:** Rural 16 Zone (RU16)  
**PROPOSED ZONING:** Rural Residential 7 Zone (RR7)  
**CURRENT OCP:** Rural Residential  
**PROPOSED OCP:** No change

**PROPOSAL:**  
 To rezone the subject property to facilitate a five-lot subdivision.



## **Recommendation(s)**

1. That draft bylaw 6186-2023-5949(116) to rezone 33875 Richards Avenue from Rural 16 Zone (RU16) to the Rural Residential 7 Zone (RR7) 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 6186-2023-5949(116), the following conditions be met:
  - a. Receipt of volunteered contributions to the City's community amenity reserve;
  - b. Substantial completion of subdivision application S23-005; and
  - c. Any other requirements resulting from Council's consideration of the Bylaw and or Public Hearing.

## **Rationale of Recommendation(s)**

The proposal is consistent with the Official Community Plan (OCP). The subject site is designated Rural Residential in the OCP. The proposal for rezoning to RR7 Zone conforms to the Rural Residential OCP Designation.

## **Purpose**

To accommodate a subdivision consisting of five lots. Lots 1 and 2 are proposed as fee simple, and lots 3-5 are proposed as bare land strata lots, accessed from the proposed strata road. The proposed subdivision plan is provided as Attachment A.

## **Site Characteristics and Context**

### Applicant

- OTG Developments Ltd.

### Property Size

- 3.95 ha (9.76 ac)

### Neighbourhood Character

- The surrounding properties to the east, south, and west are all designated Rural Residential and the lands to the north are designated Municipal Forest in the Official Community Plan (OCP).
- The surround properties are a patchwork of RU80, RU16, RU16s, RR7 and RR7s properties.
- The proposed rezoning follows the OCP.

### Environmental Protection

- The subject site has a watercourse and wetland located on it. A Riparian Area Protection Regulation (RAPR) report will be required to determine setbacks and protection measures.
- Development Permit (DP) under Area E for Natural Environment (DP23-017) is applicable to the development and has been delegated to staff for approval.

### Geotechnical Protection

- The DP under Area G for Geotechnical Hazards (DP23-018) is applicable to this development and has been delegated to staff for approval.

### Fire Interface

- The DP under area H for Fire Interface (DP23-019) is applicable to this development and has been delegated to staff for approval.

### Parks and Trails

- The closest park is Mill Pond Park, located approximately 5.11 km away and best accessed by motor vehicle.

### Servicing

- Development of this area will require servicing, as part of the subdivision application.

### **Referrals**

Engineering Department:	No objection to the proposal; see Attachment B for comments.
Building Division:	No objections to the proposal.
Bylaw Enforcement Division:	No objections to the proposal.
Environmental Services:	No objection to proposal, see Attachment C for comments.
Forestry Department:	No objections to proposal. The Forestry Department is requesting a 30 m “Do Not Disturb” vegetated restrictive covenant along the north property line as a buffer between the Tree Farm and the proposed lot 5. The applicant has agreed to the request and will be providing the restrictive covenant as part of the subdivision requirements.
Mission Fire Rescue Service:	No comment was provided.
Parks, Recreation, and Culture:	No comment was provided.
School District 75:	No objection to the proposal. Students resulting from this development will be in the catchment area for Hatzic Elementary School and bus to school.

### **Development Considerations**

#### Community Amenity Contribution

The applicant has volunteered to contribute to the community amenity reserve in accordance with Policy LAN.40(C).

#### Tree Management

The applicant is required to provide an arborist report detailing the condition of the existing trees and a tree plan.

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant a minimum of 10 trees, two trees per each of the proposed five lots. This condition will

be met as part of the subdivision process. In addition to this requirement, the applicant will be required to replace any significant trees (trees having a caliper of 0.2 m or greater) that are removed outside of the exempted 2,750 sq m area. Trees are not permitted to be removed within an identified streamside protection and enhancement area.

#### Housing Needs Projections

If this development is approved, it will add five 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 500m from the development site notifying them of the public hearing details.

#### **Attachments**

Attachment A: Proposed Subdivision Plan  
Attachment B: Engineering Department Comments  
Attachment C: Environmental Services Comments

#### **Sign-Offs**

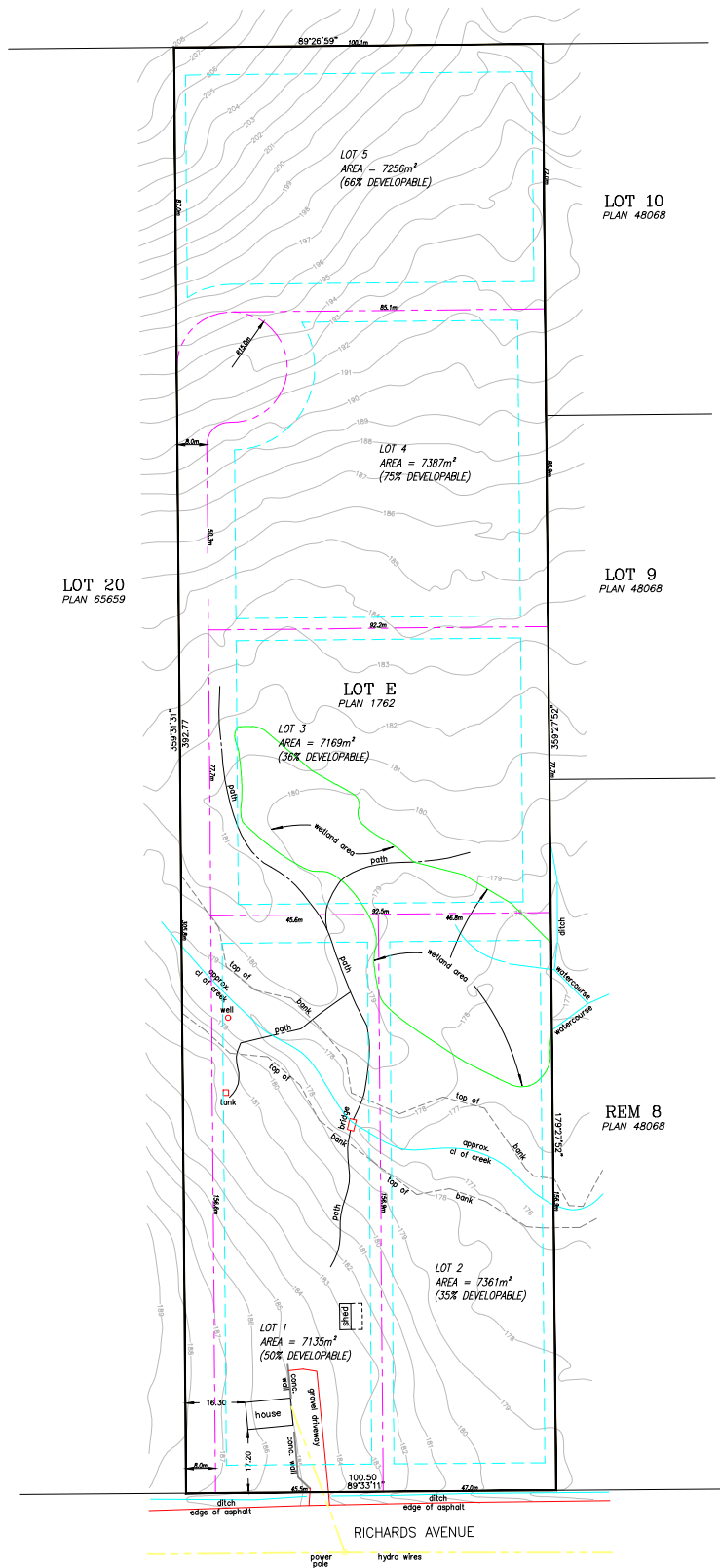


Rob Publow, Manager of Planning

HA / sh

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer

Attachment A: Subdivision Plan



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING ENVELOPE
- WATERCOURSE
- WETLAND

ZONING: RR7

PREPARED FOR APPLICANT: ISAAC KEAST



PROJECT LOCATION  
33875 RICHARDS AVE  
LOT "E" SECTION 3 TOWNSHIP 18 NEW  
WESTMINSTER DISTRICT PLAN 1792  
DRAFT PLAN FOR SUBDIVISION

PROJECT NUMBER  
22-391

DRAWN BY:  
BRITTANY FEAVER

DATE:  
FEB 1 2023

SCALE:  
1:2000

SHEET:

1

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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**DATE:** April 6, 2023

**CIVIC ADDRESS:** 33875 Richards Avenue

**CURRENT ZONE:** RU16

**PROPOSED ZONE:** RR7

**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, to facilitate a future 5 lot subdivision (2 fee simple and 3 bare land strata).

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is not available on Richards Avenue.

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 is available on Richards Avenue via roadside ditch.

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 Richards Avenue.

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:**

Richards Avenue 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:**

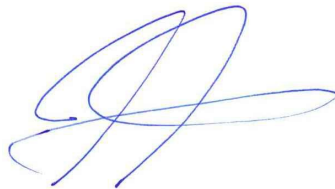
From an engineering point of view, the application may proceed to adoption.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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Prepared by:  
Alfred Knox,  
Engineering Technologist I



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



Comments:	<p>The site is located within the City's Natural Environment Development Permit Area, please follow <a href="#">Official Community Plan</a> guidelines (refer to Section 9.7). Prior to any disturbance within 30 m of any watercourse and during the process of rezoning or subdivision, applicants must retain a Qualified Environmental Professional (QEP) to prepare an environmental assessment. This assessment must identify and describe all environmentally sensitive features including potential habitat for species at risk.</p> <p><b>IMPORTANT: No trees, other vegetation, waterbody or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.</b></p> <p>A <i>Riparian Areas Protection Regulation</i> (RAPR) Assessment Report was prepared by Redcedar Environmental Consulting (REC). Based on a query of the provincial notification system, it appears that this report was submitted on December 12, 2022 and is still pending provincial review. It should be noted that the "Draft Plan of Subdivision" indicates that lots 2 and 3 have developable areas of 35% and 36%, respectively, and as such are not subject to undue hardship. However, marginal encroachment of the SPEA is required to access the northern half of the lot. As noted in the report, the proposed watercourse crossings (Ditch 2 and Watercourse 1) and encroachment into the SPEA of Wetland 1 will require provincial permitting which will be submitted once the construction schedule has been determined. Please note that this assessment identified the presence of giant knotweed. The City requires a Noxious Weed assessment to be conducted on any property proposed for rezoning and/or subdivision as per Section 9.15 of the <a href="#">Development and Subdivision Control Bylaw 5650-2017</a>. All measures outlined in this report must be implemented and the proponent has been informed of the duty to retain a QEP to conduct monitoring upon the commencement of ground disturbing activities. Failure to comply with any of these measures will result in a "Stop Work Order" and may require restorative actions.</p> <p>As per <a href="#">LAN.32</a> existing significant tree locations on the development property shall be confirmed and plotted by a British Columbia Land Surveyor (BCLS). Development permit applications must address tree retention and replanting requirements and calculations. In areas designated as Rural and Rural Residential, replacement of significant trees is exempt to a maximum of 2,750 m<sup>2</sup> for all on-site necessities. Refer to the policy for additional details.</p> <p>City provided waste collection services are not available in this area. Residents will be responsible for managing their own recycling, garbage and organics disposal by hiring their own private service provider and/or utilizing the Mission Landfill and the Mission Recycling Depot. As a reminder; residents are prohibited from burning any waste.</p> <p>All waste must be kept in a wildlife resistant container or enclosure and managed in a manner that limits wildlife interactions.</p>
Signature	
Name:	Kyle D'Appolonia
Department or Organization:	Environmental Services
Date:	March 31, 2023