

PROJECT FILE: P2023-050 (OCP23-004 & R23-014)

March 19, 2025

«AddressBlock»

Dear Owner / Occupant:

**Re: Public Hearing Notification regarding Development Application,
32909 Rosetta Avenue**

As a property owner or neighbouring resident to the subject property located at 32909 Rosetta Avenue, you are invited to attend a Public Hearing to consider the following proposed bylaws. The hearing will take place on **APRIL 7, 2025 at 6:00 pm**. This hearing may be viewed and heard in person at City Hall, 8645 Stave Lake Street, Mission, and on the City's livestream webcast. Any person who believes they are affected by a proposed bylaw shall be given a reasonable opportunity to be heard.

Participation in this Public Hearing can be done by:

- ✓ in-person attendance at the Council Chambers at City Hall, 8645 Stave Lake Street, Mission, BC
- ✓ virtual attendance via Zoom webinar – visit mission.ca for details and instructions
- ✓ written submissions forwarded by:
 - email to info@mission.ca with PUBLIC HEARING COMMENTS as the subject line, or
 - regular mail or delivery to the Corporate Officer, PO Box 20, 8645 Stave Lake Street, Mission, BC, V2V 4L9

All written comments should include the writer's name and address, which will become part of the public record.

All written submissions must be received by 4:00 pm on Friday, APRIL 4, 2025.

The following is an excerpt from the Public Hearing Notice:

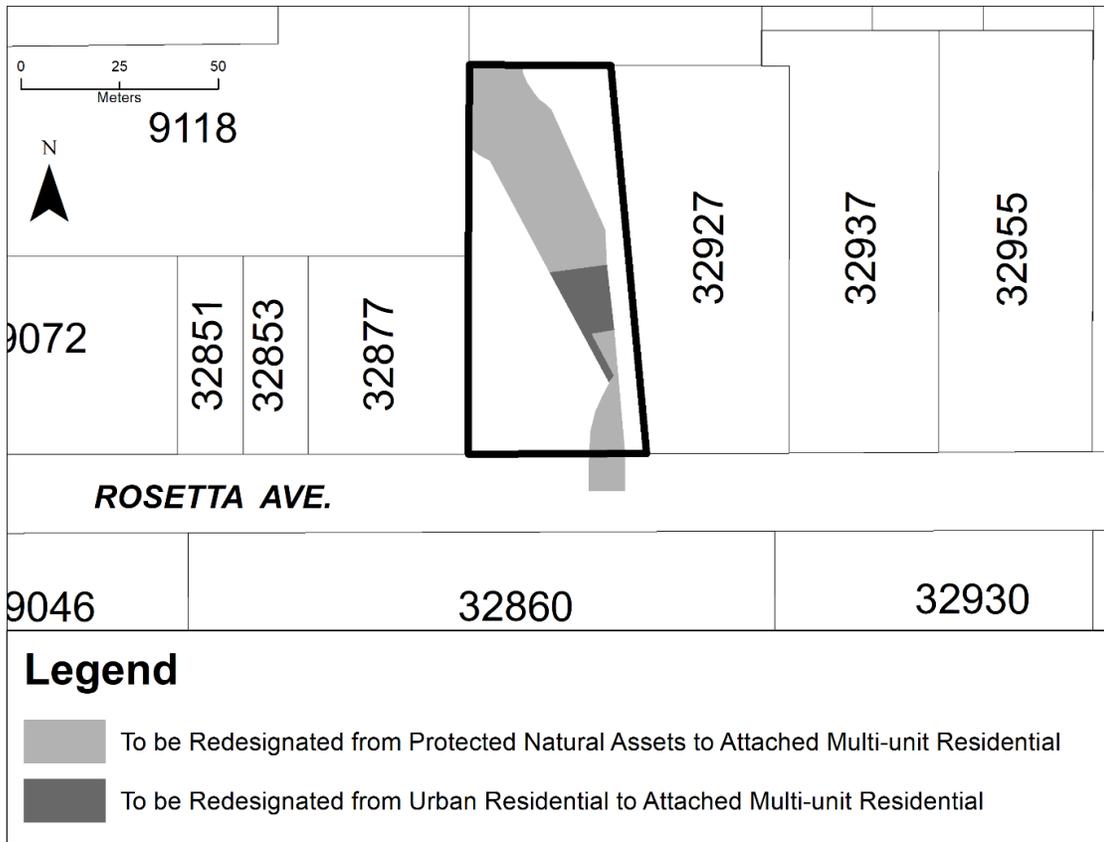
1. OFFICIAL COMMUNITY PLAN AMENDING BYLAW 6321-2024-5670(52) – File: OCP23-004

The purpose of the Bylaw is to redesignate the subject property located at 32909 Rosetta Avenue (shown on the maps below) from *Urban Residential* and *Protected Natural Assets* to *Attached Multi-unit Residential* facilitate a townhouse development.

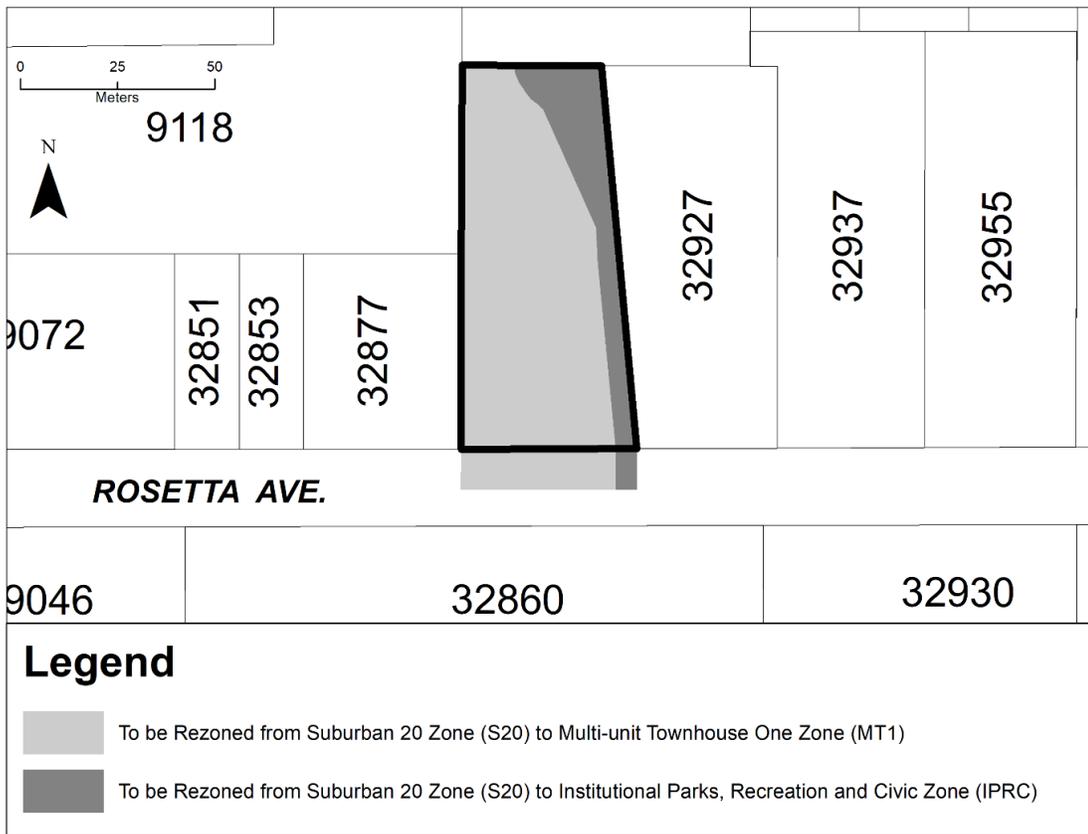
2. ZONING AMENDING BYLAW 6322-2024-5949(173) – File: R23-014

The purpose of the Bylaw is to rezone the property located at 32909 Rosetta Avenue (shown on the maps below) from Suburban 20 (S20) to Multi-unit Townhouse One (MT1) Zone and Institutional Parks Recreation and Civic (IPRC) Zone to allow a townhouse development.

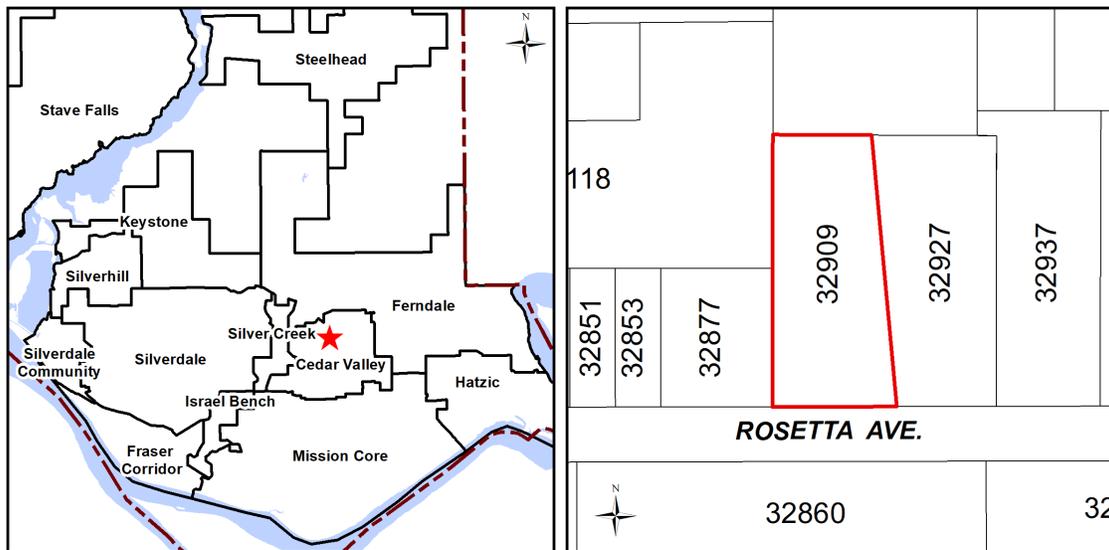
OCP Map



Zoning Map



Location Map



The purpose of the proposed development permit (DP23-049) is to:

- **provide conformity to the Official Community Plan guidelines respecting building form, landscaping, signage and parking; as well as**
- **incorporate variances for required setbacks and permit parking stalls within setbacks.**

Following the Public Hearing, Council shall not receive further information or submissions and may consider advancing bylaws forward for additional readings.

Copies of the proposed bylaws and reports relevant to these bylaws may be inspected at City Hall, 8645 Stave Lake Street, Mission, BC, Monday to Friday, excluding statutory holidays, from 8:00 am to 4:30 pm, from Friday, March 21, 2025 to Monday, April 7, 2025. The information is also available on our website at mission.ca by searching "Public Notice".

If you require additional information, please contact Planning at 604-820-3748 or planning@mission.ca.

Sincerely,



Jay Hazzard, Planner 2
For, Rob Publow, Manager of Planning