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Via Email Delivery

City of Mission File: P2024-030
OTG File No. 22-520

November 27th, 2024

Development Services
City of Mission
7337 Welton St
Mission, BC
V2V 3X1

Attention: Rob Publow, Manager of Planning

Re: 12414 Bell St, Mission – Neighbourhood Engagement Summary

Mr. Publow,

Please accept this letter as a summary for the neighbourhood engagement associated with the development application for the above noted property (the “Subject Property”).

The proposal is to rezone the Subject Property from Rural 36 (RU36) to Rural Residential 7 (RR7) and subdivide it into three (3) fee-simple lots. The new lots are proposed to achieve access via a newly constructed half-road forming an extension of Berg Avenue.

On Wednesday, October 16th, the City of Mission sent out a public notification letter, drafted by OTG, to all residents within a 500-metre radius of the Subject Property as a means of soliciting feedback on the proposed development and giving residents the opportunity to engage and express their thoughts, concerns, or ask questions about the proposed development before it is presented to Council.

While this project is not subject to the *LAN.66(C) - Neighbourhood Engagement Strategy* given that it is less five (5) new lots, the applicants agreed that some form of public engagement would be well advised to reflect best planning practices.

It was also decided that, along with the mailing of the public notification letter, that the applicant would go door-to-door to all lots abutting the Subject Property to discuss the proposed development with the property owners who would be most immediately affected.

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"A plan without action is a dream,
an action without a plan is a nightmare."



In response to the public notification letters that were mailed out, no responses were received from any of the property owners.

Door-to-door consultation was held on October 28th, which yielded several discussions with adjacent property owners which resulted in discussions and constructive feedback.

Those properties identified in the map shown in Figure 1, below, were identified as meriting door-to-door engagement as they are nearest the Subject Property. Those properties identified in red were unavailable for comment, as their properties were either barred from public access by a gate or they did not answer the door. Those properties identified in green were available for comment, and brief summaries of the discussions had with these property owners are outlined below. The Subject Property is highlighted in blue.

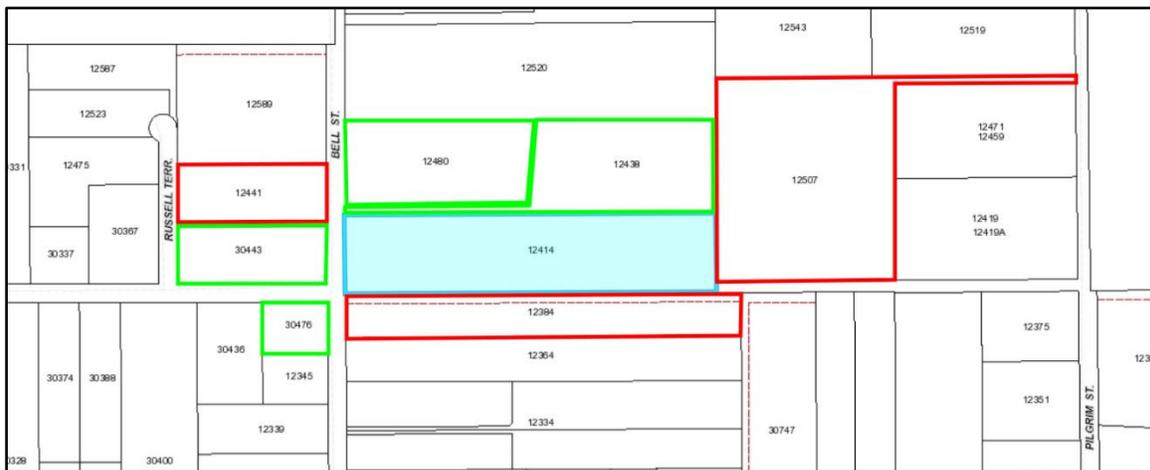


Figure 1: Door-to-door neighbourhood engagement map

12507 Pilgrim Street – This majority of this property is not visible from the street and it is barred from public access by a gate at the end of the panhandle driveway. Accordingly, there was no opportunity for engagement with this neighbour.

12441 Bell Street – This property is barred from public access by a gate at the end of the driveway. Accordingly, there was no opportunity for engagement with this neighbour.

12384 Bell Street – No owner of this property was available for comment. The property was accessibly but nobody answered the door after multiple knocks.

12438 Bell Street – [REDACTED], the owners of this property, were available for discussion and had previously been engaged in respect of the proposed development. They stated that they had no opposition to the proposed development, however, as an abutting property to the north, had an interest in the siting of the new dwellings and the removal of trees. They asked that dwellings on the new lots be sited closer to the new Berg Avenue extension, away from their shared property line, and that a tree buffer be maintained.

12430 Bell Street – The owners of this property were available for discussion. They stated that they had lived on this property for over 30 years and had no opposition to the proposed development. A discussion was had and some questions were answered by the applicant, but no comments, concerns, or considerations for the proposed development were expressed by the property owners.

30443 Berg Avenue – [REDACTED], the owner of this property, was available for discussion. [REDACTED] expressed concerns regarding the capacity of the water aquifer in this area to accommodate the proposed increased population density which would require new wells and was concerned that it would deplete their water source, leading to property owners needing to truck in water. He was concerned that the City may not know how much water is available in the aquifer and may be unable to make informed planning decisions around this information. He also expressed more broad concerns about recent planning approvals in general, such as smaller lot sizes, the lack of sewage system in the area, and what he sees as the inconsistent enforcement of Bylaws.

30476 Berg Avenue – The owner of this property was available for discussion but advised that they are planning on moving soon and accordingly, declined to provide further comment.

DISCUSSION

The feedback received through discussions with the neighbouring property owners has been considered to ensure that the proposed development does not conflict nor compromise the interests of abutting property owners.

In respect of the interests of the owners of 12438 Bell Street, immediately to the north of the Subject Property, it can be assured that no dwellings will be sited immediately adjacent to this shared property line as there is a significant riparian area in this vicinity, namely a watercourse identified in the environmental report provided with this application as “Watercourse 2”. 12438 Bell Street abuts “Proposed Lot 3” as shown on the Draft Plan of Subdivision, approximately 26% of the area of which is occupied by environmentally sensitive areas within which development is prohibited and is considered “undevelopable”.

Accordingly, no development, including the removal of trees or other vegetation, will be permitted in this area which comprises not only the Streamside Protection and Enhancement Area (SPEA) of 10 metres on either side of the watercourse, but also the Riparian Assessment Area which protects an area of 30 metres on either side of the watercourse. While the watercourse does not extend the full length of the shared property line with 12438 Bell Street, another environmentally sensitive area exists to the south of Proposed Lot 3, identified in the environmental report provided with this application as “Wetland 1”, which further reduces the developable area of the lot.

Given the constraints and limitations imposed on Proposed Lot 3 by the watercourse to the north and the wetland to the south, it is important for it to maintain a significant developable footprint upon which a home may be constructed. Furthermore, the interests of the owners of 12438 Bell Street will already be protected through the restrictive covenants which will be required to be registered over the watercourse to the north as a condition of subdivision.

The restrictive covenants which will need to be registered on the title of Proposed Lot 3 will establish a setback of at least 20 metres for approximately two-thirds of the length of the shared property line with 12438 Bell Street. This setback, given the orientation of Watercourse 2 and its intersection with Wetland 1, increases to a maximum of 72.3 metres for approximately one-third of the shared property line, spanning the full width of Proposed Lot 3 for the easternmost third of the lot. Accordingly, a significant treed buffer area will be maintained abutting 12438 Bell Street and will be legally covenanted on the title of Proposed Lot 3 to ensure that the area is maintained as a natural area in which no development may be permitted.

In respect of the interests and concerns of the owner of 30334 Berg Avenue, it is understood that proving water quality and quantity will be a requirement of subdivision and is required in order to enable the successful completion of the subdivision. As potable water is to be supplied to the proposed lots by way of drilled wells, a hydrogeology report will be prepared and submitted by a qualified professional to confirm that each of the new wells meet the requirements of Schedule C, Section 3, of the Development and Subdivision Control Bylaw.

The hydrogeology reports will also speak to the existing well on the parcel and determine whether it shall remain in service or be decommissioned. The report will confirm that the proposed wells and existing well meet all the requirements of Schedule C, Section 3.15 of the Development and Subdivision Control Bylaw.



In respect of the other concerns expressed by the owner of 30334 Berg Avenue, they are outside of the scope of this development proposal and are not within the capacity of the applicant to address through adjustments to the proposed development.

All other comments heard from neighbouring property owners were positive in nature. The owners of 30476 Berg Avenue and 12438 Bell Street were either supportive or impartial towards the proposed development.

Accordingly, it is expected that the proposed development will have no negative impact on the abutting properties and will not negatively affect the interests of neighbouring property owners. Actions undertaken by the applicant through the completion of the subdivision will ensure that all new lots will be safe for the use intended and do not impose any hardships to be borne by the surrounding neighbourhood or individual property owners.

CLOSING

Overall, the discussions with neighbours had a positive tone and the majority of those engaged held no opposition to the proposed development. There is a general respect among all parties.

Thank you for your time and consideration. Upon review of the above, if there are any questions or concerns, please do not hesitate to contact the undersigned.

Best regards,

A handwritten signature in black ink, appearing to read 'Isaac Keast', with a long horizontal flourish extending to the right.

Isaac Keast

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