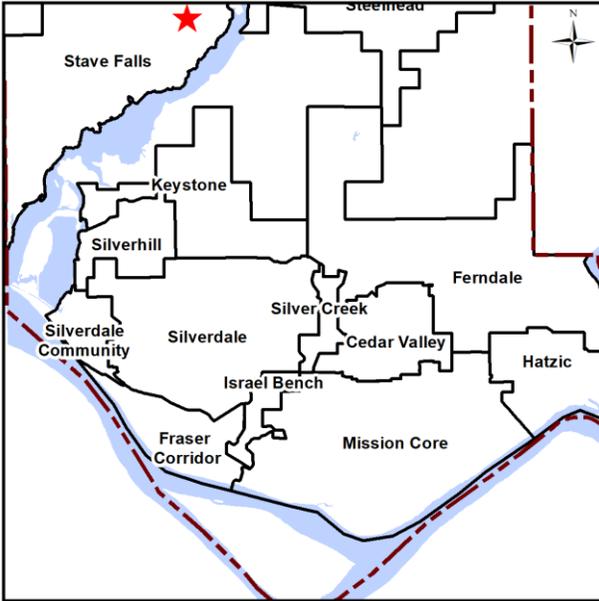


Project: P2024-089
 Application Numbers: RSD24-4 & SUB24-18

Subject: Rezoning (RSD24-4) Application – 30797 Dewdney Trunk Road



DATE: April 7, 2025
BYLAW / PERMIT #: 6345-2025-5949(183)
PROPERTY PID: 011-371-064
LOCATION: Stave Falls
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Rural Residential 7 Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:
 To rezone the subject site from the RU16 Zone to the RR7s Zone to facilitate a 2-lot subdivision at 30797 Dewdney Trunk Road.



Recommendation(s)

1. That draft bylaw 6345-2025-5949(183) to rezone 30797 Dewdney Trunk Road from Rural 16 Zone (RU16) to the Rural Residential 7 Secondary Dwelling Zone (RR7s) be considered for first and second reading;
2. That draft Zoning Amending Bylaw 6345-2025-5949(183) be considered for third reading; and
3. That prior to the adoption of Zoning Amending Bylaw 6345-2025-5949(183), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Collection of any volunteered contributions to the City's community amenity reserve fund;
 - b. Significant completion of the subdivision file SUB24-18; and
 - c. Completion of any other requirements resulting from Council's consideration of the Bylaw.

Rationale of Recommendation(s)

The rezoning proposal is consistent with the Official Community Plan (OCP) and Zoning Bylaw.

The proposed RR7s zone would allow for a detached secondary dwelling unit in the form of a coach house, or garden cottage. Support for the proposed zone can be found in the OCP, which states:

- **Section 5.1.8** "Facilitate the development of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovative housing forms."
- **Section 5.1.20** "Allow detached suites such as garden cottages on all single detached lots with lot sized that are able to appropriately accommodate an additional on-site parking space."
- **Section 8.1.1** "Adopt the land use designations and associated characteristics, land uses and densities in *Figure 8.1* as OCP policies."

Purpose

To accommodate a 2-lot subdivision of the parent parcel. See Attachment A for the subdivision plan.

Site Characteristics and Context

Applicant

- Nicholas Renkema

Property Size

- 2.03 ha (4.97 ac)

Environmental Protection

- Forest Ecosystems Development Permit Area E1 (DPA E1) is applicable to the site. The applicant will be required to engage a Qualified Environment Professional to complete the requirements of DP Area E1 and determine if the Riparian Protection Development Permit Area E2 (DPA E2) is applicable to the site or not.

Geotechnical Protection

- Development Permit Area G (DPA G) is not applicable to the site.

Fire Interface

- Development Permit Area H (DPA H) is applicable to the site.

Neighbourhood Character

- The subject site is located within the Stave Falls neighbourhood, on the north side of Dewdney Trunk Road.
- The surrounding land designations are all Rural Residential.

Parks and Trails

- The closest park is Rolley Lake Provincial Park, which is located approximately 3.0 km away.

Servicing

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

Referrals

Engineering Department:	No objection; comments provided as Attachment B.
Building Division:	No objection to this proposal.
Bylaw Enforcement Division:	No objection to this proposal.
Environmental Services:	No objection; comments provided within Attachment B.
Mission Fire Rescue Service:	No objection; comments provided as Attachment C.
School District 75:	No objection to this proposal.

Development Considerations

Community Amenity Contribution

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

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined as (a) building envelope to a maximum of 2,000 sq m (21,528 sq ft), (b) driveways, (c) septic field and (d) wells. Any trees removed outside of the exempt areas will be required to be replaced as per LAN.32.

Further, LAN.32 requires that two trees per lot are planted on each lot as part of this development. Through the subdivision process, the applicant will be required to plant a total of four trees (two trees per lot).

Housing Needs Projections

If this development is approved, it will add potentially one market ownership unit and two potential market rental dwelling units.

Transit

The proposed development is a rural development and 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 impacts associated with this report.

Communication

LAN.66 - Neighbourhood Engagement Policy

As per policy LAN.66, a neighbourhood engagement meeting is not required for this development.

LAN.03 - Development Notification Requirements

- 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 notification was sent to all occupiers and owners of properties within 500 m from the development site notifying them of the details. No comments were received in response from the public, at time of drafting this report.

Attachments

Attachment A: Draft Plan of Subdivision
Attachment B: Engineering Comments
Attachment C: Mission Fire Rescue Service Comments

Sign-Offs



Rob Publow, Manager of Planning

HA / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer