

Attachment C - Engineering Comments
ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS

DATE: March 18, 2024

CIVIC ADDRESS: 9099, 9103, & 9111 Cedar Street

CURRENT ZONE: SUBURBAN 20 (S20)

PROPOSED ZONES: MULTI-UNIT TOWNHOUSE ONE (MT1)

NOTE: The following Engineering Comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB).

DOMESTIC WATER REQUIREMENTS:

Municipal water service is available on Cedar Street.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Cedar Street.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available to the subject property.

Extension of municipal sanitary from Laminman Avenue shall be completed to the satisfaction of the Municipal Engineer as a condition of rezoning.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

ROAD WORK REQUIREMENTS:

Cedar Street provides paved access to the site.

Cedar Street is classified as an Arterial Road in the Mission Mobility 2050 Transportation Plan and in the Cedar Valley Engineering Plan. Dewdney Trunk Road is currently 66 feet (20.11 metres) wide adjacent to the subject property. The Developer shall dedicate 4.0 metres of additional road right-of-way along Cedar Street as a condition of Rezoning.

Road upgrades adjacent to the subject site will be required at time of Subdivision/Development.

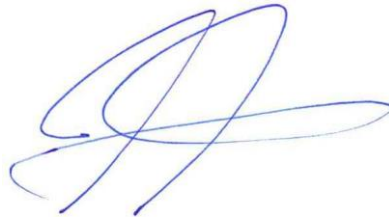
RECOMMENDATION:

From an engineering point of view, the rezoning application may proceed to 3rd Reading.

Attachment B - Engineering Comments
ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS



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