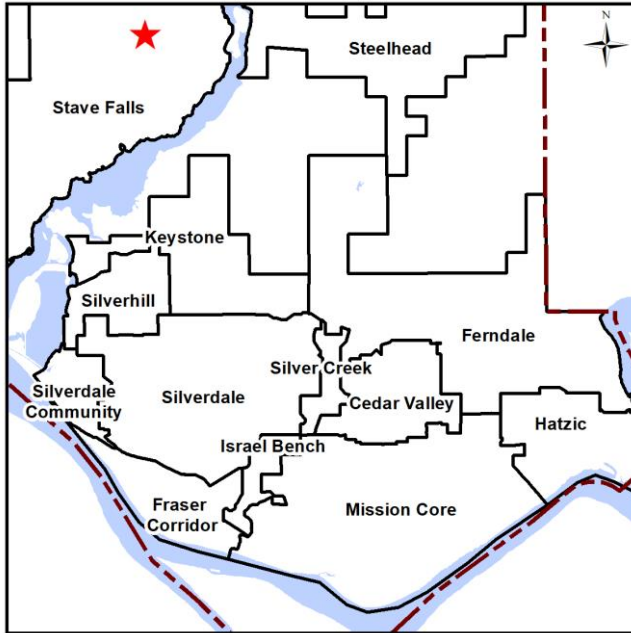


Project: P2024-030
Application Number: RST24-4

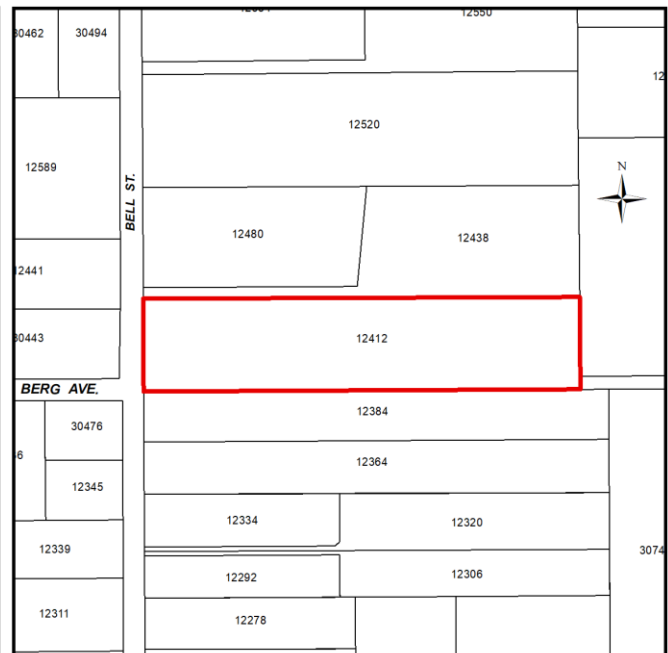
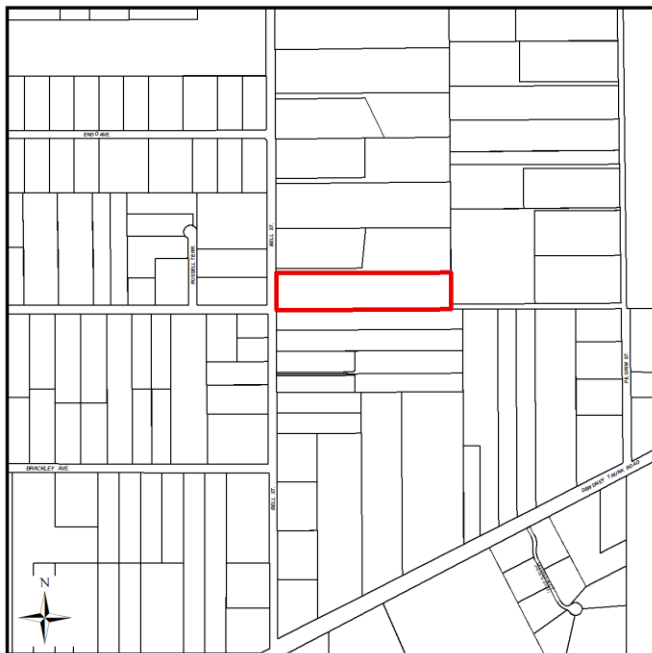
Subject: Development Application – 12412 Bell Street – 1st, 2nd and 3rd Reading



DATE: April 7, 2025
BYLAW / PERMIT #: 6346-2025-5949(184)
PROPERTY ADDRESS: 12412 Bell Street
LOCATION: Stave Falls
CURRENT ZONING: Rural 36 Zone (RU36)
PROPOSED ZONING: Rural Residential 7 Zone (RR7)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:

To rezone the subject site from RU36 to RR7, to facilitate a three (3) lot rural residential subdivision.



Recommendation(s)

1. That draft bylaw 6346-2025-5949(184) to rezone 12412 Bell Street from Rural 36 Zone (RU36) to Rural Residential 7 Zone (RR7) be considered for first and second reading;
2. That draft bylaw 6346-2025-5949(184) be considered for third reading subject to the Bylaw receiving first and second reading; and
3. That prior to the adoption of Zoning Amending Bylaw 6346-2025-5949(184), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application SUB24-9;
 - b. Collection of any volunteered contributions to the City's community amenity reserve;
 - c. Completion of the Engineering requirements, as in Attachment B;
 - d. Completion of any other requirements resulting from Council's consideration of the Bylaw.

Rationale of Recommendation(s)

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

- The site is currently designated as Rural Residential in the OCP and zoned as RU36. The proposal to rezone to the RR7 Zone is consistent with the OCP and would accommodate the future subdivision of the lands for a rural residential use.
- The proposal conforms to the Rural Residential OCP designation which is characterized by larger residential lots on the fringe of urban areas not serviced by municipal water or sewer.
- The parent parcel would allow a subdivision of three (3) lots that would meet the minimum lot area required under the RR7 Zone, which is 0.7 hectares (1.73 acres). A Conceptual Lot Layout Plan of a proposed three-lot subdivision is attached to this report as **Attachment A**.
- The subject site has an adequate area to accommodate the creation of three (3) lots consistent with the Zoning Bylaw. No variances are requested.
- The proposed rezoning is considered to be consistent with the existing and desired future character of the Stave Falls neighborhood area.

Purpose

To rezone the subject site to accommodate a single-family residential subdivision with up to three (3) lots. See **Attachment A** for the conceptual lot layout plan.

Site Characteristics and Context

Applicant

- OTG Developments Ltd.

Property Attributes

- The subject site at 12412 Bell Street is approximately 3.1 hectares (7.6 acres) in area.
- The subject site slopes gradually from west to east with elevations ranging from approximately 174 metres (571 feet) Canadian Geodetic of Survey (CGS) to 153 metres (502 feet) CGS (Source: Mission WebMap).

- The site is accessed from Bell Street. Bell Street is identified as a Local Road in the Mission Mobility 2050 Transportation Master Plan. There is an unconstructed road known as Berg Avenue to the south of the property.
- The site is impacted by two watercourses running north-south; one approximately 50 metres (164 feet) from the property frontage and one approximately 360 metres (1,181 feet) at the rear of the property.

Neighbourhood Character

- The subject site is located within the Stave Falls neighborhood. The site is bounded by similar low-density dwellings on rural lots. The rezoning and subdivision to accommodate the creation of three lots is consistent with the context of the surrounding properties.
- The site is surrounded by the RU16 Zone to the north and RU36 to the west, south, and east.

Environmental Protection

- The site is located within the following development permit areas:
 1. Development Permit Area E (DPA) for Natural Environment (DPE24-3).
 2. Development Permit Area G (DPA) for Geotechnical (DPG24-7).
 3. Development Permit Area H (DPA) for Fire Interface (DPH24-11).

Approval of a permit is required and is delegated for staff for approval.

Environmental Protection

- A Riparian Areas Protection Regulation (RAPR) Assessment Report is required and shall be finalized at the subdivision stage. A preliminary site survey to identify any sensitive environmental features, noxious weeds, and to recommend mitigation measures is also required.
- City-provided waste collection services are not available in the surrounding area. Residents would be responsible for managing their own recycling, garbage, and organics disposal.

Geotechnical Protection

Due to potential geohazards on or near the property (steep slopes, flooding, debris flows, rock fall, and liquefaction) a geohazard land assessment report is required. A preliminary geohazard assessment by GeoWest Engineering dated June 13, 2024 has been submitted, is under staff review, and would be finalized at time of subdivision.

Servicing

- The site is not serviced with municipal water, storm sewer, or sanitary sewer.
- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department: The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in **Attachment B**.

Building Division: No concerns.

| | |
|------------------------------|--------------|
| Bylaw Enforcement Division: | No concerns. |
| Environmental Services: | No concerns. |
| Forestry Department: | No concerns. |
| Mission Fire Rescue Service: | No concerns. |

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot as per Policy LAN.40(C).

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant would be required to plant two trees for each new lot that is created. This condition would be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant tree (trees having a caliper of 0.2 metre or greater) that would be removed except in the areas defined as (a) building envelope to a maximum of 2,000 square metres (21,528 square feet), (b) driveways, (c) septic field, and (d) wells and any proposed municipal infrastructure necessary to complete the development.

An arborist report is required as part of the subdivision application.

Conceptual Lot Layout Plan / Future Subdivision Potential

The applicant has provided a conceptual lot layout plan indicating a three-lot subdivision (see **Attachment A**). Proposed lot #1 and lot #2 would be 0.7 hectares (1.73 acres) each and lot #3 would be 1.35 hectares (3.33 acres) in area. The applicant would need to demonstrate that the three-lot yield for subdivision, including minimum developable area of 30% is achievable through the development permit and subdivision development application review process.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 metres (1,312 feet) or less.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.66 - Neighbourhood Engagement Policy

LAN.66 - Neighbourhood engagement is not required. However, the applicant opted into an applicant-led public notification consultation with administering letters on October 16, 2024 to properties within a 500 metre (1,640 feet) radius in-line with the City's notification protocol. The applicant also did some in-person consultation by doing some door knocking on October 28, 2024. In closing, the applicant has indicated that:

"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."

The applicant has submitted a Public Information Summary Report which is attached to this report as **Attachment C**.

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 on the site.
- Public notification was sent to all occupiers and owners of properties within 500 m from the development site notifying them of the details.

Attachments

Attachment A: Conceptual Lot Layout Plan of the Proposed Subdivision
Attachment B: Engineering Department Rezoning Comments
Attachment C: Public Notification Summary Report

Sign-Offs



Rob Publow, Manager of Planning

HG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer