

**ENGINEERING & PUBLIC WORKS DEPARTMENT  
OCP AMENDMENT AND REZONING COMMENTS**

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**DATE:** January 31, 2025

**CIVIC ADDRESS:** 30797 Dewdney Trunk Road

**CURRENT ZONE:** RU16

**PROPOSED ZONE:** RR7s

**NOTE:** The following engineering comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) as amended.

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is not available on Dewdney Trunk Road. Municipal water is not available on Berg Avenue.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

**STORM SEWER REQUIREMENTS:**

Municipal storm service is available on Dewdney Trunk Road via roadside ditch. Municipal storm service is not available on Berg Avenue.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is not available on Dewdney Trunk Road. Municipal sanitary service is not available on Berg Avenue.

Connection to the municipal system is not required.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

**ROAD WORK REQUIREMENTS:**

Dewdney Trunk Road provides paved access to the site. Berg Avenue does not provide paved access to the site. Should the rezoning result in any application for subdivision or building permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

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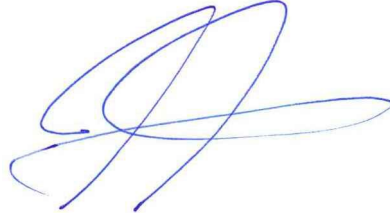
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**RECOMMENDATION:**

From an engineering point of view, the application may proceed to adoption.



Prepared by:  
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Reviewed by:  
Jay Jackman, Manager of Development  
Engineering