

ENGINEERING DEPARTMENT REZONING COMMENTS

July 7, 2021

CIVIC ADDRESS: 32768 & 32778 Egglestone Avenue

CURRENT ZONE: S36

PROPOSED ZONE: MD465

NOTE: The following Engineering Comments are made in accordance with the District of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB). The Applicant has provided an updated subdivision draft plan by Bennett Surveying to replace the original. Email Received: June 16th, 2021 which indicates that only Zone MD465 is being pursued.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Egglestone Avenue, Dunbar Way & Lightbody Court.

Connection to the municipal system is required.

No upgrades are required for rezoning.

Upgrades or new infrastructure shall be determined at time of Subdivision/Development application.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Egglestone Avenue, Dunbar Way & Lightbody Court.

Connection to the municipal system is required.

No upgrades are required for rezoning.

Upgrades or new infrastructure shall be determined at time of Subdivision/Development application.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Egglestone Avenue, Dunbar Way & Lightbody Court.

Connection to the municipal system is required.

No upgrades are required for rezoning.

Upgrades or new infrastructure shall be determined at time of Subdivision/Development application.

ROAD WORK REQUIREMENTS:

Egglestone Avenue, Dunbar Way & Lightbody Court provide paved access to the site.

No upgrades are required for rezoning.

Upgrades or new infrastructure shall be determined at time of Subdivision/Development application.

ENVIRONMENTAL REQUIREMENTS:

The site is located within the District's Natural Environment Development Permit Area, please follow guidelines in Section 9.7 of the [Official Community Plan](#) (OCP). Please have a QEP prepared

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a tree inventory and a noxious weed assessment, specifically for the four knotweed species and giant hogweed, as per Section 9.16 of the [Development and Subdivision Control Bylaw 5650-2017](#).

No trees are to be removed during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environmental Professional (QEP) to ensure compliance with the federal [Migratory Birds Convention Act](#) and the provincial [Wildlife Act](#), as required meet the legislation and ensure best management practices are followed.

WASTE MANAGEMENT

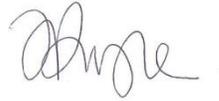
Curbside collection involves the weekly collection of compost and recyclables and the bi-weekly collection of up to two 80-litre bins of garbage, as well as a separate container glass bin. As per [Solid Waste Management Bylaw 5526-2015](#), household waste materials must be stored in a way that prevents wildlife attraction. Sufficient animal-resistant, enclosed storage space is to be included with every dwelling unit/lot.

RECOMMENDATION:

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



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