

ATTACHMENT B
ENGINEERING DEPARTMENT REZONING COMMENTS

June 2, 2021

CIVIC ADDRESS: 10911 Wilson Street

CURRENT ZONE: RU80

PROPOSED ZONES: RR7s

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 not available on Wilson Street.
Municipal water service is not available on Matheson Avenue.
Connection to the municipal system is not 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 not available on Wilson Street.
Municipal storm service is not available on Matheson Avenue.
Connection to the municipal system is not 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 Wilson Street.
Municipal sanitary service is not available on Matheson Avenue.
Connection to the municipal system is not required.

No upgrades are required for rezoning.

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

ROAD WORK REQUIREMENTS:

Wilson Street provides paved access to the site.
Matheson Avenue provides paved access to the site.

Upon reviewing the submitted Draft Plan of Subdivision of Lot 4, Section 10, Township 15, New Westminster District, Plan 6369 for this project it was found to show that Wilson Street roadway right of way fronting Lot A from the corner of Matheson Avenue going south is a non-dedicated roadway right of way for the entire length of the developing parcel.

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As the current location of Wilson Street roadway could have impact on the proposed development's total legal area available for development, the Developer shall be responsible to determine the current location of the Wilson Street right of way and Wilson Street roadway by way of survey by a registered British Columbia Land Surveyor. Any trespass of Wilson Street roadway into private property shall be reviewed by the City of Mission and remedial actions discussed between the City of Mission and the Developer to properly locate Wilson Street roadway within the Wilson Street right of way as determined. The Developer shall be responsible for ensuring that Wilson Street right of way and Wilson Street roadway are properly dedicated with the British Columbia Land Titles Office across the frontage of Lot A of the proposed subdivision.

The Developer shall be responsible for all costs associated with the determination of the road right of way, current road location, and associated property lines as related to this development project as well as all costs associated with dedicating Wilson Street right of way and Wilson Street roadway with the BC Land Titles Office. Completion of the registration of the Wilson Street right of way and roadway dedication will be a condition of rezoning and subdivision acceptance and approval.

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

ENVIRONMENTAL REQUIREMENTS:

As per the [Solid Waste Management Bylaw 5526-2015](#), solid waste enclosures must be designed to prevent access by dangerous wildlife. Please ensure sufficient secure storage space for all waste streams (compost, recyclables, container glass, and garbage) in all units.

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption once the Wilson Street concern has been resolved to the satisfaction of the Municipal Engineer.



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Reviewed by:
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