

ENGINEERING DEPARTMENT REZONING COMMENTS

July 8, 2021

CIVIC ADDRESS: 34181 Hartman Avenue

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 Hartman 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 Subdivision/Development stage.

STORM SEWER REQUIREMENTS:

Municipal storm service is not available on Hartman 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 Subdivision/Development stage.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Hartman 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 Subdivision/Development stage.

ROAD WORK REQUIREMENTS:

Hartman Avenue provides paved access to the property; however, development of the property will require additional road dedication and road improvements adjacent to Hartman Avenue as well as road dedication or reservation along the north boundary. To be determined at Subdivision/Development stage.

ENVIRONMENTAL REQUIREMENTS:

The site is located within the District's Natural Environment Development Permit Area, please follow [Official Community Plan](#) (OCP) guidelines (see OCP Section 9.7). The future rezoning application will trigger a Riparian Areas Protection Regulation (RAPR) assessment report, to be prepared by a Qualified Environmental Professional (QEP). Follow all recommendations provided

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in the preliminary bio-inventory, dated November 24, 2020, and submit a tree inventory showing tree locations to complement the preliminary bio-inventory, 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.

IMPORTANT: no trees, other vegetation, waterbody or soil is to be removed or disturbed before the District has issued the Natural Environment Development Permit.



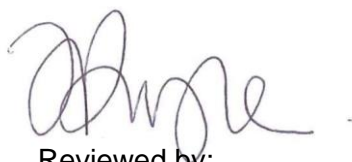
I have reviewed the Environmental Requirements
Jennifer Meier, Engineering Technologist III - Environmental Services

RECOMMENDATION:

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



Prepared by:
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Reviewed by:
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Works