

1. PUBLIC HEARINGS

RC20/003
JAN. 06/20

Zoning Amending Bylaw 5886-2019-5050(362)

R19-013 (Slade Dyer and Assoc. Inc.) – a bylaw to rezone property at 30782 Dewdney Trunk Road from Rural 36 (RU36) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 30782 Dewdney Trunk Road from Rural 36 (RU36) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone to allow for a subsequent bare land strata subdivision into eight strata lots with secondary dwelling units permitted on each lot. The subject property is legally described as:

Identifier: 026-991-322

Lot 1 Section 24 Township 15 New Westminster District Plan BCP28571

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Proposed site plan.

The Deputy Chief Administrative Officer stated that the following correspondence pertaining to the subject application had been received:

- Email from Gary Hausknecht dated January 2, 2020 stating his opposition to the proposal. He expressed concern regarding the development's potential to negatively impact the appearance and appeal of the surrounding area, the increase in traffic and noise, and the demand on local groundwater resources.

The Mayor opened the floor to the public for questions and comments.

Ross McLeod, Mission, expressed concern regarding the density of the project and the increased demand on the water table. He noted that his neighbours had been forced to dig a new deeper well in order to access water.

In response, the Manager of Planning stated that, if given third reading, a hydrologist would determine if the groundwater supply could support the project and that there would be no impact to surrounding properties.

Ron Anderton, Mission, asked for clarity regarding the uses permitted under the property's current zoning.

In response, the Manager of Planning stated that the property's current zoning was Rural 36 Zone (RU36), which allowed for a single family dwelling and an assortment of agricultural uses.

Ron Anderton, expressed his concerns regarding loss of canopy cover, destruction of bird and wildlife habitat, water runoff and the potential for flooding, lack of adequate water supply, impacts to the local watershed, and increase in traffic. He expressed concern that a rural area was continually losing its rural properties and questioned the benefits of the project for local residents.

Andrea Ford-Tulett, Mission, expressed her concern regarding the preservation of the Stave Falls ecosystem. She described species with local habitats and questioned what

allowances would be made for the wildlife corridors currently located on the subject property.

In response, the Manager of Planning stated that any environmentally sensitive areas identified in the riparian report would be protected by a covenant.

Brent Marley, Mission, expressed his concern regarding vehicle speeds, traffic, and poor visibility at the proposed intersection with Dewdney Trunk Road. He noted that the crest of the hill made sightlines difficult and asked if the proposal included provisions for a traffic light. He further noted that the subject property sloped down towards his property and expressed concern in regards to septic effluent and water runoff during the rainy season.

In response, the Manager of Planning stated that the proposal was for a bare land strata development with private driveway access located off of Dewdney Trunk Road. He noted that the District did not monitor traffic on private driveways. He stated that the developer would be working closely with the hydrologist to ensure that the septic design would not impact any of the surrounding parcels.

Dan Mellon, Mission, stated that he agreed with the concerns of previous speakers. He stated that he was in the plumbing industry and expressed concern regarding the density of the proposals and the land's ability to manage the additional septic systems. He stated that his property was located at a lower elevation than the subject property and expressed concern in regards to septic effluent and water runoff. He asked that Council view the hydrological report prior to considering adoption.

Ross McLeod, questioned what steps would be taken after staff received the hydrological report. He questioned if local residents would be notified if the project was adopted.

In response, the Manager of Planning stated that the hydrological report would determine the number of lots the local aquifer could support. He clarified that local residents are only notified of proposals at the Public Hearing stage. It was noted that all bylaws going forward for consideration of adoption were listed in the District's Regular Council Agenda for public viewing.

Brent Marley, stated that his well ran low on water if used continuously for several hours. He expressed concern that increased demand on the water supply could exacerbate the issue.

Andrea Ford-Tulett, expressed her concern regarding the destruction of wildlife habitat and the density of the proposed project in relation to the surrounding area. She asked if a species list was required as part of the project.

In response, the Manager of Planning noted that a species list was not required, but that the District's Tree Retention Policy (LAN.32) would be enforced.

Discussion ensued in regards to proposal and the following concerns and questions were noted by Council:

- clarification on the structure of the private driveway;
- Council's ability to prohibit secondary units on the property moving forward;
- the demand the local aquifer could support;
- if the hydrological report took neighbouring properties into consideration;
- the development leading to additional runoff onto neighbouring properties.

In response, staff noted that:

- the development would be a bare land strata with a 6-8 metre driveway to be owned and maintained by all the property owners;

- Council had discretion on the types of secondary units allowed. It was noted that staff were working on a District-wide program to review secondary suites.
- the hydrological report would take into account the potential impacts to neighbouring properties. The proposal would only be permitted to move forward if it could be determined that the development would not impact the surrounding land.
- the District's stormwater management plan required post development water flow to meet pre development flows.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5886-2019-5050(362) R19-013 (Slade Dyer and Assoc. Inc.) closed.