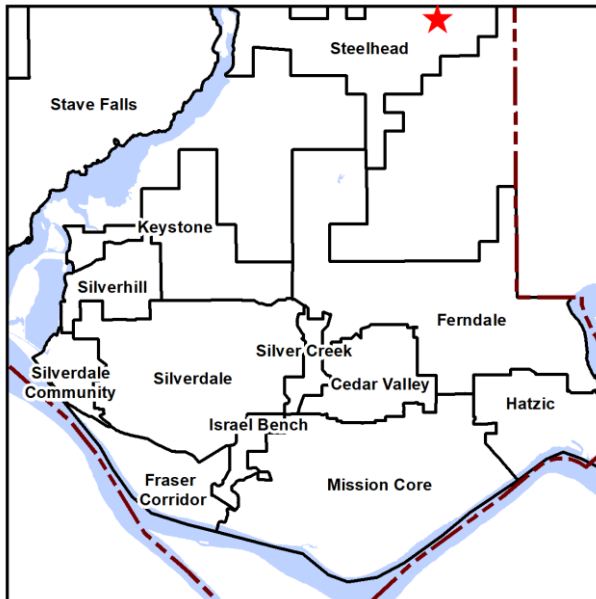


Project: P2021-055  
Application Numbers: R21-021, S21-009

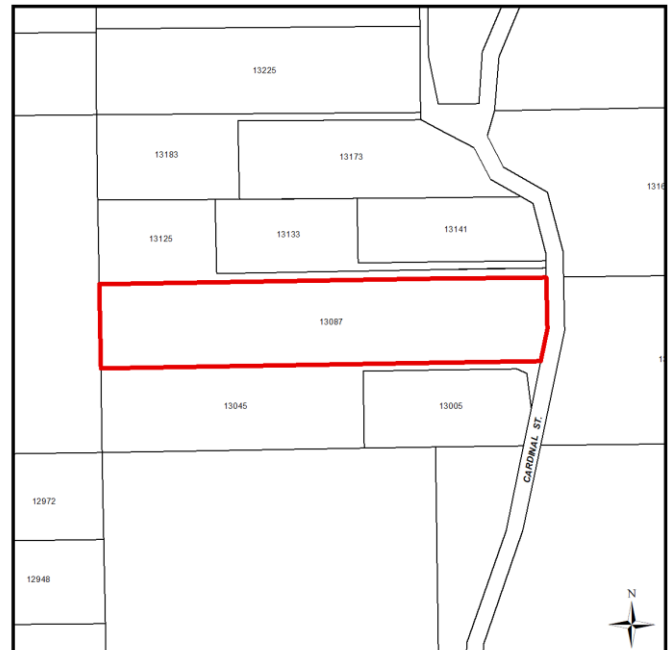
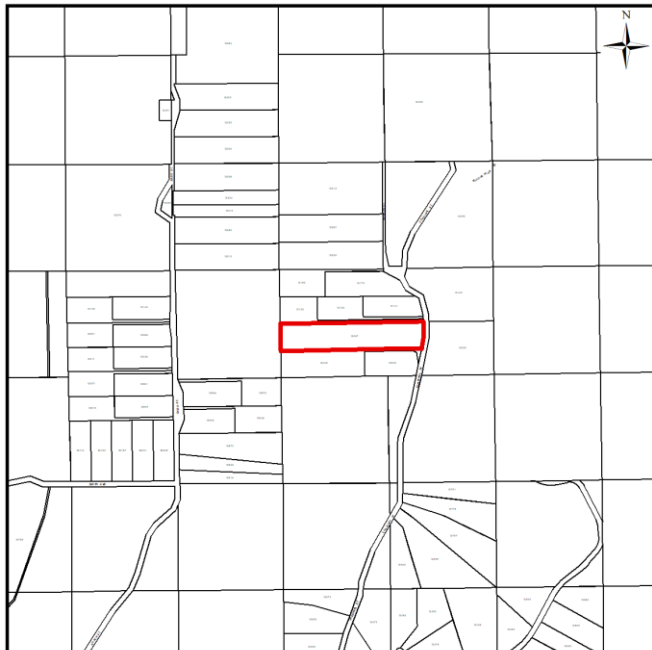
**Subject: Development Application – 13087 Cardinal Street**



**DATE:** March 21, 2022  
**BYLAW / PERMIT #:** 6083-2022-5949(58)  
**PROPERTY ADDRESS:** 13087 Cardinal Street  
**LOCATION:** Steelhead  
**CURRENT ZONING:** Rural 36 Zone (RU36)  
**PROPOSED ZONING:** Rural 16 Zone (RU16)  
**CURRENT OCP:** Rural  
**PROPOSED OCP:** No change

**PROPOSAL:**

To allow for the rezoning and subsequent two lot subdivision of the property.



## Recommendation(s)

1. That Zoning Amending Bylaw 6083-2022-5949(58) to rezone the property at 13087 Cardinal Street from Rural 36 (RU36) Zone to the Rural 16 (RU16) Zone be considered for first and second readings;
2. That subject to Zoning Amending Bylaw 6083-2022-5949(58) receiving first and second readings, a Public Hearing be scheduled on a date to be determined;
3. That prior to the adoption of Zoning Amending Bylaw 6083-2022-5949(58), the following conditions be met to the satisfaction of the Director of Development Services:
  - a. Collection of any volunteered contributions to the City's community amenity reserve;
  - b. Proof of compliance under the Water Sustainability Act (WSA) and the Riparian Area Protection Regulations (RAPR) as administered by the Province of British Columbia;
  - c. Acceptance of an arborist report detailing the pre-development tree removal activities and its impact on the City of Mission's Tree Farm Licence 26 (TFL26) trees and the onsite watercourse(s), and the completion of any noted mitigation measures;
  - d. Substantial completion of subdivision application S21-009; and
  - e. Any other requirements resulting from Council's consideration of the Bylaw, including a Public Hearing.

## Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP):

- The proposed rezoning and subdivision are consistent with the *Rural* designation.
- The proposed rezoning is compliant with the Zoning Bylaw and the applicant is not requesting any variances to any bylaw provisions.
- As shown in the Draft Plan of Subdivision (Attachment A), the proposed subdivision will meet or exceed the minimum lot area of 1.6 ha, as per the RU16 Zone.

To address the environmental concerns, the applicant has engaged with a Qualified Environmental Professional to assist the property owners with the required works to bring the property into provincial and municipal compliance.

## Purpose

To rezone the subject property from the RU36 Zone to the RU16 Zone and to subdivide the property into two lots under the RU16 Zone.

## Site Characteristics and Context

### Applicant

- Corey Siemens

### Property Size

- Approximately 5.50 ha (13.60 ac)

### Neighbourhood Character

- The subject property is located in the Steelhead neighbourhood, on the west side of Cardinal Street.
- The subject property is surrounded by other *Rural* designated properties to the north, east, and south. The neighbouring property to the west is designated *Municipal Forest*.
- The surrounding properties to the north and south are zoned RU16, while the properties across the street are zoned RU36.

### Environmental Protection

Land clearing and driveway construction occurred in advance of the rezoning and subdivision development application. The land clearing activity impacted and encroached upon the unidentified SPEA for the existing watercourse. Further, construction of the driveway is believed to have exposed groundwater and created new surface streams that were not present prior to construction.

#### *Provincial Requirements:*

- RAPR assessment report #6745 was completed for the subject site on March 9, 2021 and submitted to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (the Ministry) on March 14, 2021 for review and approval.
- On May 7, 2021, the Ministry stated that the RAPR assessment report would not be reviewed, as the works subject to WSA are to be resolved under the WSA and completed before an application can be made for RAPR.
- A Condition and Impact Assessment report dated March 2, 2021 was completed for the review and approval of the Ministry; however, it will not be reviewed by the Ministry until after the works subject to the WSA are resolved.

#### *Municipal Requirements:*

- An arborist report providing details on the approximate number of significant trees that have been removed from the subject site prior to the rezoning and subdivision application is required. A tree replanting plan will be required in accordance with Policy LAN.32.
- As the land clearing activities occurred up to the shared property line with the City of Mission forestry lands, the arborist report is required to detail the impact on the TFL26 trees and provide mitigation measures.
- The property is subject to Development Permit Area E: Natural Environment Development Permit Area. DP21-061 has been delegated to staff.
- As the subject site also has significant slopes, the property is subject to Development Permit Area G: Geotechnical Hazards Development Permit Area. DP21-062 has been delegated to staff.

### Parks and Trails

- The subject property is not located in walking distance of a park as it is a rural designated property. The nearest park is Mill Pond Park, which is an eight-minute drive from the subject site.

### Servicing

- Development of this area will require servicing, as outlined under "Referrals".

## Referrals

Engineering Department:	Refer to Attachment B.
Environmental Services:	Refer to Attachment B.
Forestry Department:	Refer to Attachment C.
Building Division:	Refer to Attachment D.
Mission Fire Rescue Service:	Refer to Attachment E.
Bylaw Enforcement Division:	No concerns.
Parks, Recreation, and Culture:	No comment was provided.
School District 75:	No concerns.

## Development Considerations

### Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

### Tree Management

The applicant is required to complete an arborist report providing details on the approximate number of significant trees that have been removed from the site and to provide a tree replanting plan in accordance with Policy LAN.32.

Additionally, the planting of two trees per lot is required.

### Housing Needs Projections

The 2020 to 2024 Housing Needs Assessment has identified the need to build 149 market home ownership dwelling units in the year 2022.

If this development is approved, it will add one market home ownership dwelling unit to the City's housing stock.

### Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

## Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted one development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the public hearing details.

## Attachments

Attachment A: Site Plan & Draft Plan of Subdivision

Attachment B: Engineering Department Comments  
Attachment C: Forestry Department Comments  
Attachment D: Building Division Comments  
Attachment E: Mission Fire Rescue Service Comments

**Sign-Offs**



Rob Publow, Manager of Planning

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**Approved for Inclusion:** Mike Younie, Chief Administrative Officer