

**ENGINEERING & PUBLIC WORKS DEPARTMENT REZONING COMMENTS**

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January 27, 2022

**CIVIC ADDRESS:** 13087 Cardinal Street

**CURRENT ZONE:** RU36

**PROPOSED ZONE:** RU16

**NOTE:** The following engineering comments are made in accordance with the City of Mission (CoM) Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) as amended.

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is not available on Cardinal Street. 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 Cardinal Street. 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 Cardinal Street. 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:**

Cardinal Street provides paved access to the property; no upgrades will be required to rezone the property.

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**ENVIRONMENTAL REQUIREMENTS:**

The ecosystem here is fragile at the moment due to unauthorized activity and major impacts on the system. Staff recommend that the Developer come into compliance under the WSA as administered by the Province first, with proof of compliance submitted to the City before rezoning is considered. The Developer shall submit a copy of the WSA Notification of Instream Works application to City staff.

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). Under the OCP:

"Where there is significant disturbance within the Streamside Protection and Enhancement Area (SPEA), restore and enhance the riparian area per a vegetation restoration plan, to be installed under the supervision and in accordance with the recommendations of a Qualified Environmental Professional (QEP) or Registered Landscape Architect" Page 176 of the OCP.

The Developer should submit evidence to the CoM that they have implemented restoration and enhancement plans (such as invoices for plantings and dated photos), that satisfy the conditions of the OCP. A restoration monitoring agreement needs to be in place with the QEP.



Environmental Requirements have been reviewed by:

Cassidy Russbueldt, Environmental Coordinator - Environmental Services


**RECOMMENDATION:**

From an engineering point of view, the proponent needs to come into compliance under the WSA as administered by the Province of British Columbia with proof of compliance submitted to the City of Mission prior to the application proceeding to adoption.



Prepared by:

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Reviewed by:

Tracy Kyle, Director of Engineering & Public Works



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Reviewed by:

Jay Jackman, Manager of Development  
Engineering, Projects & Design