

CITY OF MISSION

BYLAW 6108-2022-5650(4)

**A Bylaw to amend "District of Mission
Development and Subdivision Control Bylaw 5650-2017"**

WHEREAS the Council of the District of Mission has adopted "District of Mission Development and Subdivision Control Bylaw 5650-2017";

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Development and Subdivision Control Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Development and Subdivision Control Amending Bylaw 6108-2022-5650(4)."
2. "District of Mission Development and Subdivision Control Bylaw 5650-2017", as amended, is hereby further amended as described and shown in Appendix 1 attached to and forming part of this Bylaw.

READ A FIRST TIME this ____ day of _____, 2022

READ A SECOND TIME ____ day of _____, 2022

READ A THIRD TIME this ____ day of _____, 2022

ADOPTED this ____ day of _____, 2022

PAUL HORN,
MAYOR

JENNIFER RUSSELL,
CORPORATE OFFICER

APPENDIX 1

Sections in the Bylaw	Description of the Change
Entire Document	FIND: "District" and replace with "City"
Introduction: Section 9, 9.16	CORRECTION: Delete "arborist" and replace with "agrologist"
Schedule B:	ADD: "T" to within urban area Industrial and Institutional. Add boulevard tree requirement to these industrial roadways to align with new road design standards and new drawing SS-R07. REVISE: "(less than 0.36 greater than 0.20) to (less than 0.36 greater than 0.19) "
Schedule B-1:	ADD: "T" to within urban area Industrial and Institutional. Add boulevard tree requirement to these industrial roadways to align with new road design standards and new drawing SS-R07. REVISE: "(less than 0.36 greater than 0.20) to (less than 0.36 greater than 0.19) " CORRECT: and remove superscript.
Schedule C: Section 1.4.1	ADD: "The Developer shall designate a <i>Consulting Engineer</i> and complete and submit to the Engineer a Schedule H Form F5"
Schedule C: Section 1.6.2.1	ADD: "as amended" after Land Use Application Procedures and Fees Bylaw. REPLACE: 5% with "a percentage" of the total cost ...
Schedule C: Section 2.3.1	DELETE: "inked and use minimum 80CL size Leroy lettering or digital CAD equivalent" ADD: "in general accordance with the National CAD standard and MMCD layers using the official City AutoCAD templates"
Schedule C: Section 2.6.2.1	DELETE: "Two complete sets of plans of the proposed Works and Services prepared, sealed and signed by the Consulting Engineer and, as required by the Consulting Electrical Engineer or, a pdf file that can be red-lined by staff" ADD: "One "optimized" PDF file that has been flattened and is free of comments, object data, digital seals, or security features."
Schedule C: Section 2.6.3.1	DELETE: "Two complete sets as in 2.6.2.1" ADD: "One complete set as described in 2.6.2.1"
Schedule C: Section 2.6.4.2	EDIT: Six (6) complete sets of paper prints of the proposed Works and Services, signed and sealed by the Consulting Engineer, Electrical Engineer, and Consulting Landscape Architect as required, and one PDF file.
Schedule C: Section 2.7.2.1	EDIT: The Consulting Engineer shall submit one complete sets of design drawings in PDF format of the Works and Services showing all works as constructed (except for the road cross-section sheet(s)) or a pdf file which can be red-lined by staff, and one set of photo copied or PDF'd Service Record Cards in PDF format.

Schedule C: Section 3.5.1	EDIT: 3.5.1 Upon application for a building permit, or of all additions, renovations and structural alterations made, exceeding 50% of the current floor area, or if the cost of any proposed renovations exceeds 50% of the assessed value of the existing building, as determined by the most recent assessment by the British Columbia Assessment Authority , where each existing and future building on a Parcel is or will be constructed with an automatic fire sprinkler system protecting the entire building, the minimum fire flow required at that Parcel may be reduced to the greater of:
Schedule C: Section 3.5.2	REPLACE: 3.5.2 with: Shall be compliant with the City of Mission Fire Sprinkler Bylaw 5679-2017 requirements, designed by a registered professional, and submitted to the City Building Division for review.
Schedule C: Section 3.5.3	ADD: 3.5.3: Where necessary, the District of Mission may require the proposed extended Water Distribution System to be upsized. The Engineer may approve District payment for the cost of upsizing beyond sizes required by these standards and specifications related to material only.
Schedule C: Section 3.15.3	ADD: Where a property is zoned to allow for a detached coach house or garden cottage the well shall be capable of providing additional flows sufficient to supply a detached coach house or garden cottage. Additional flow requirements are to be determined by a qualified professional and shall be clearly noted in the report described in 3.15.6.
Schedule C: Section 3.15.6	CORRECTION: Delete reference to 3.14.3 and replace with 3.15.3
Schedule C: Section 3.15.6	CORRECTION: Delete reference to 4.8.4.2 and replace with 4.8.4.8.2
Schedule C: Section 3.15.6	CORRECTION: Delete reference to 4.8.4.3 and replace with 4.8.4.8.3
Schedule C: Section 4.8.4.1	CORRECTION: Delete reference to 4.8.4.1 and replace with 4.8.4.8.1
Schedule C: Section 4.10.1.4	ADD: New section to set out criteria for when an onsite pumped storm connection would be considered by the City of Mission.
Schedule C: Section 4.10.12.3	CORRECTION: Delete 100 year event and replace with 200 year event.
Schedule C: Section 5.3.4.1.1	CORRECTION: Delete reference to 5.3.4.1.1 and replace with 5.3.2.2.2
Schedule C: Section 5.3.2.2.1.1	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.1
Schedule C: Section 5.3.2.2.1.2	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.2
Schedule C: Section 5.3.2.2.1.3	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.3
Schedule C: Section 5.3.2.2.1.4	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.4
Schedule C: Section 5.3.2.2.1.5	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.5
Schedule C: Section 5.3.2.2.1.6	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.6
Schedule C: Section 5.3.2.2.1.7	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.7
Schedule C: Section 5.3.2.2.1.8	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.8
Schedule C: Section 5.3.2.2.1.9	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.9

Schedule C: Section 5.3.2.2.1.10	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.10
Schedule C: Section 5.3.2.2.1.11	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.11
Schedule C: Section 5.3.2.2.1.12	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.12
Schedule C: Section 5.3.2.2.1.13	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.13
Schedule C: Section 5.3.2.2.1.14	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.14
Schedule C: Section 5.3.2.2.1.15	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.15
Schedule C: Section 5.3.2.2.1.16	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.16
Schedule C: Section 5.3.2.2.1.17	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.17
Schedule C: Section 5.3.2.2.1.18	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.18
Schedule C: Section 5.3.2.2.1.19	CORRECTION: Delete reference to 5.3.2.2.1.1 and replace with 5.3.4.1.19
Schedule C: Section 8.3.3.2	DELETE: “ <i>Sidewalks</i> ” and replace with <i>Sidewalks/Multi-use Pathway</i>
Schedule C: Section 8.3.4 Table 8.1	EDIT: design criteria for Collector Road
Schedule C: Section 8.10	DELETE: “ <i>Sidewalks</i> ” and replace with <i>Sidewalks/Multi-use Pathway</i>
Schedule C: Section 8.10.1.2	ADD: “ On all roads with bike lanes, curb/gutter/catch basins adjacent to the bike lane shall be bike friendly as per Standard Drawing ”
Schedule C: Section 8.10.2.1	ADD: Ramps shall include Armor-Tile ADA-C-2448 24” X 48” Cast In Place Federal Yellow Tactile Warning Strip or approved alternate.
Schedule C: Section 8.10.3	DELETE: “ <i>Sidewalks</i> ” and replace with <i>Sidewalks/Multi-use Pathway</i>
Schedule C: Section 8.10.3.1	DELETE: “ <i>Sidewalks</i> ” and replace with <i>Sidewalks/Multi-use Pathway</i> DELETE: “Typically:” and the table which follows
Schedule C: Section 8.10.3.2	DELETE: “ <i>Sidewalks</i> ” and replace with <i>Sidewalks/Multi-use Pathway</i> (3X)
Schedule C: Section 8.10.3.3	ADD: “ All Multi-use Pathways shall be hotmix asphalt placed in accordance with MMCD 32 12 16, to a minimum compacted thickness of 75mm. ”
Schedule C: Section 8.10.3.4	DELETE: “ <i>Sidewalks</i> ” and replace with <i>Sidewalks/Multi-use Pathway</i>
Schedule C: Section 8.16	ADD: 8.16.11 Trail lighting where trails meet a municipal road should be accomplished by locating the pole and light fixture on the road allowance in a location that illuminates both the road and the trail intersection.

Schedule C: Section 8.20.1	DELETE: text and replace with “Where a comprehensive analysis of road alignments and grades confirms the maximum grades in Table 8.1 are not achievable or result in excessive cuts/fills at numerous locations, the design of roadways in the Subdivision/Development may employ the following criteria at the discretion of the Engineer. The Consulting Engineer will submit a report detailing alternate road alignments (which are not to be limited by property lines), grades, cuts/fills, and other criteria to assist the Engineer in making a determination and will provide additional analysis as required. The Consulting Engineer shall verify with the Engineer the use of these criteria prior to commencement of planning and design of a Development.” (mountainous terrain)
Schedule C: Section 8.20.1.1	EDIT: Design speed and posted speed criteria (mountainous terrain)
Schedule C: Section 8.20.2	INSERT: New Design Elements (mountainous terrain)
Schedule C: Section 8.20.3	EDIT: Intersections design criteria (mountainous terrain)
Schedule C: Section 8.20.4	ADD: Arterial Roads design criteria (mountainous terrain)
Schedule C: Section 9.7.1	CORRECTION: reference to section G. Delete “section G” and replace with “Schedule M, Supplemental Standard Drawing TP-7”
Schedule K: Area Specific Hillside Standards For Silverdale Neighbourhood Planning Area	DELETE: Schedule K
Schedule L: Waste Management Design Guidelines	ADD: Row to table for Glass – 10 L/Unit/Week – every two weeks EDIT: Text edits throughout schedule to clarify expectations.
Schedule M – Section 32 92 23 2.1 Sod	2.1.1 ADD: “Plastic Mesh is not permitted”
Schedule M – Section 33 11 01 2.6 Hydrants	2.6.3 ADD: “Clow Brigadier”
Schedule M: SS-C01	DELETE: tactile surface and replace with Armor-Tile ADA-C-2448 24” X 48” Cast In Place Federal Yellow Tactile Warning Strip
Schedule M: SS-C01A	DELETE: tactile surface and replace with Armor-Tile ADA-C-2448 24” X 48” Cast In Place Federal Yellow Tactile Warning Strip
Schedule M: SS-C11 (NEW)	ADD: SS-C11 Bike Friendly Catch Basin & Curb
Schedule M: SS-D08	EDIT: minor line work adjustment
Schedule M: SS-R01	DELETE & REPLACE: with new SS-R01 (3 variations in table)
Schedule M: SS-R02	DELETE
Schedule M: SS-R03.1	DELETE & REPLACE: with new SS-R03
Schedule M: SS-R03.2	DELETE
Schedule M: SS-R04A	DELETE & REPLACE: with new SS-R04
Schedule M: SS-R04B	DELETE & REPLACE: with new SS-R04
Schedule M: SS-R04C	DELETE & REPLACE: with new SS-R04
Schedule M: SS-R04A.1	DELETE
Schedule M: SS-R04B.1	DELETE
Schedule M: SS-R04C.1	DELETE
Schedule M: SS-R04D.1	DELETE
Schedule M: SS-R04D.2	DELETE
Schedule M: SS-R04E.1	DELETE & REPLACE: with new SS-R04
Schedule M: SS-R04E.2	ADD: details to align speed table with TAC design guidelines

Schedule M: SS-R05	DELETE & REPLACE: with new SS-R07
Schedule M: SS-R06	DELETE & REPLACE: with new SS-R08
Schedule M: SS-R07	DELETE & REPLACE: with new SS-R08
Schedule M: SS-R08	DELETE & REPLACE: with new SS-R08
Schedule M: SS-R09	DELETE
Schedule M: SS-R10	DELETE
Schedule M: SS-R11	DELETE
Schedule M: SS-R12	DELETE
Schedule M: SS-R13	DELETE
Schedule M: SS-R14	DELETE
Schedule M: SS-R15	RETAIN
Schedule M: SS-R16	DELETE & REPLACE: with SS-R06
Schedule M: SS-R16A	DELETE
Schedule M: SS-R16B	DELETE
Schedule M: SS-R17A	DELETE & REPLACE: with SS-R05
Schedule M: SS-R17A.1	DELETE
Schedule M: SS-R17A.2	DELETE
Schedule M: SS-R17B	DELETE & REPLACE: with SS-R05
Schedule M: SS-R17B.1	DELETE
Schedule M: SS-R17B.2	DELETE
Schedule M: SS-R18	MODIFY: to include reference to Multi Use Path (MUP)
Schedule M: SS-R19	MODIFY: to include reference to Multi Use Path (MUP)
Schedule M: SS-R20	RETAIN
Schedule M: SS-R21	RETAIN
Schedule M: SS-R22	MODIFY: to improve functionality
Schedule M: SS-R23	RETAIN
Schedule M: SS-R23A	RETAIN
Schedule M: SS-R23B	CORRECTION: dimension errors
Schedule M: SS-R24	RETAIN
Schedule M: SS-R25	RETAIN
Schedule M: SS-R26	RETAIN
Schedule M: SS-R27	RETAIN
Schedule M: SS-R28	RETAIN
Schedule M: SS-R29	CORRECTION: title block drawing title
Schedule M: SS-TP-1A	MODIFY: to add watering bag
Schedule M: SS-W18 (NEW)	ADD: SS-W18 Bulk Water Meter Chamber