

ENGINEERING & PUBLIC WORKS DEPARTMENT REZONING COMMENTS

February 12, 2022

CIVIC ADDRESS: 32625 Cherry Avenue

CURRENT ZONE: S20

PROPOSED ZONE: UC465s

Disclaimer:

The following comments are listed for the sole purpose of identifying required works and services to enable the subject property to Rezone to an Urban Compact 465 Secondary Dwelling Zone and Develop 4 residential lots. The following works and services for this rezoning and development proposal are in accordance with the standards contained within the City of Mission's (CoM) current Development and Subdivision Control Bylaw (DSCB) 5650-2017 as amended.

The CoM is in receipt of an Application Package (dated: September 17, 2021) complete with a draft plan of subdivision and a conceptual site servicing plan. It is understood that the existing home is to be removed and the property is to be subdivide into 4 new lots.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Cherry Avenue and Stokes Avenue. Connection to the municipal system is required.

CoM records indicate that the existing service is a 19mmØ line, was installed in 2001 and is not metered. Provided the existing home is removed in accordance with the conceptual servicing plan received, this will not prevent the adoption of the new zone. Detailed servicing requirements will be written in response to the Subdivision referral.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Cherry Avenue and Stokes Avenue. Municipal Storm is available to be extended from the east at Lacerte Lane. Connection to the municipal system is required.

CoM records indicate that the existing home is not connected to the municipal storm system. Provided the existing home is removed in accordance with the conceptual servicing plan received, this will not prevent the adoption of the new zone. Detailed servicing requirements will be written in response to the Subdivision referral.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available on Cherry Avenue and Stokes Avenue. Connection to the municipal system is required.

CoM records indicate that the existing home is not connected to the municipal sanitary system. Provided the existing home is removed in accordance with the conceptual servicing plan received, this will not prevent the adoption of the new zone. Detailed servicing requirements will be written in response to the Subdivision referral.

ROAD WORK REQUIREMENTS:

Cherry Avenue provides paved access to the site. The developer will be required to construct the remaining half road at time of subdivision.

Attachment A

ENGINEERING & PUBLIC WORKS DEPARTMENT REZONING COMMENTS

Stokes Avenue provides paved access to the site. The Developer will be required to dedicate 8.00 metres of land adjacent to Stokes Avenue and construct the remaining half road at time of subdivision.

Lacerte Lane does not provide access to the site. The Developer will be required to extend Lacerte Lane at time of subdivision.

Detailed Road Work requirements will be written in response to the Subdivision referral.

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption once the existing home has been removed under a City of Mission issued Demolition Permit.



Prepared by:

Jay Jackman, Manager of Development
Engineering, Projects & Design



Reviewed by:

Tracy Kyle, Director of Engineering & Public
Works