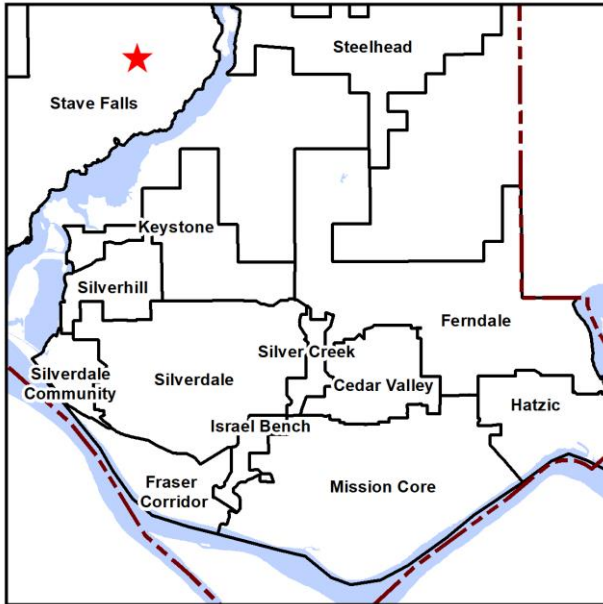


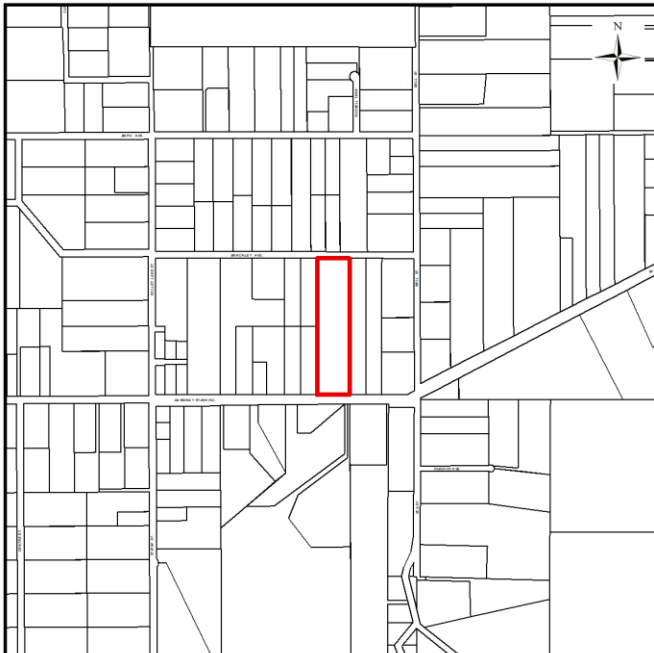
Project: P2020-056
Application Numbers: R20-015
File: 08-3310-22



DATE: December 7, 2020
BYLAW / PERMIT #: 5991-2020-5949(13)
PROPERTY ADDRESS: 30373 Dewdney Trunk Road
LOCATION: Ferndale Neighbourhood
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Rural Residential Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:

To rezone a portion of the property to allow for a three-lot subdivision with secondary dwelling units.



OVERVIEW AND STAFF COMMENTS:

This report details the rezoning application for the property located at 30373 Dewdney Trunk Road and identifies the necessary amendment to the Zoning Bylaw.

Staff support the application moving forward and, as such, have listed the Zoning Amending bylaw under the “Bylaws for Consideration” section of the agenda.

Subject to Council’s approval, a Public Hearing may be waived.

RECOMMENDATION:

Council consider and resolve:

That the Public Hearing for Zoning Amending Bylaw 5991-2020-5949(13) for the property located at 30373 Dewdney Trunk Road be waived.

PURPOSE:

To accommodate a three-lot subdivision. The two proposed northern lots will become Rural Residential 7 Secondary Dwelling Zone (RR7s) and allow secondary dwellings. The proposed southern lot will remain as Rural 16 Zone (RU16). A site plan is attached as **Attachment A**.

RATIONAL OF RECOMMENDATION:

The proposal is consistent with the Official Community Plan (OCP) and Zoning Bylaw.

- The development is located within and conforms to the Rural Residential OCP designation characterized by larger residential lots on the fringe of urban areas not serviced by municipal water or sewer.
- The proposed northern lots will exceed the minimum lot area required by the RR7s Zone, which is 0.7 ha (1.73 ac). The proposed southern lot will exceed the minimum lot area required by the RU16 Zone, which is 1.6 ha (4.0 ac). Remaining under the RU16 Zone will allow certain uses for the southern lot that the RR7s Zone does not permit, such as more intensive agriculture.
- The proposal for secondary dwelling units on the two northern lots conforms to and supports the OCP policies for affordable and inclusive housing as follows:
 - **Section 5.1.8:** “Facilitate the developments of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovating housing forms.”
 - **Section 5.1.20:** “Allow detached suites such as garden cottages on all single detached lots with lot sizes that are able to appropriately accommodate an addition on-site parking space.”

It is recommended that the Public Hearing be waived, as the project is OCP compliant and is expected to have little impact on the neighbourhood.

SITE CHARACTERISTICS AND CONTEXT:

Applicant

- Steven Lafleur

Property Size

- 30373 Dewdney Trunk Road is approximately 4.045 ha (10 ac).

- The subject property is a large rural lot. The southern half of the property is developed with a single-family dwelling, green house, and several accessory buildings. The northern half of the property is forested and covered in vegetation.

Neighbourhood Character

- The subject property is located within the rural residential Stave Falls neighbourhood comprised of single-family dwellings on larger lots. The three-lot subdivision will fit within the context of the surrounding properties and is believed to have little impact on the surrounding neighbours.

Environmental Protection

- The Development Permit Area E for Natural Environment is applicable to this development. This Development Permit is delegated to staff for approval.
- There are watercourses on and adjacent to the subject site. An assessment report under the provincial Riparian Areas Protection Regulation, prepared by a qualified environmental professional, has been provided to establish appropriate protection for the watercourses.

Fire Interface

- The Development Permit under Area H for Fire Interface is applicable to this development. This Development Permit is delegated to staff for approval.

Servicing

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

REFERRALS:

Engineering Department:	The Engineering Department has no objection to this proposal, as outlined in Attachment B .
Building Division:	No concerns at this time. Ensuring all existing buildings have Building Permits will be required as part of the subdivision approval process.
Bylaw Enforcement Division:	No concerns.
Mission Fire Rescue Service:	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

An arborist report will be required to map out existing significant trees, provide tree assessments, and recommend tree retention or removal based on the assessments.

In accordance with Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant a total of six trees; two trees on each lot. This condition will be met as part of the subdivision approval process. In addition to this requirement, the applicant will be required to replace any significant

trees that will be removed in any areas, except for building envelopes and driveways having a maximum area of 2,000 sq m (21,528 sq ft).

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 a development notification sign.
- A Notice of Waived Public Hearing will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the opportunities to provide comment.

REQUIREMENTS PRIOR TO FINAL READING:

Final Reading of the Zone Amending Bylaw will be held until the following have been satisfied:

1. Substantial completion of subdivision application S20-008.
2. Collection of any volunteered contributions to the District's community amenity reserve.
3. Any other requirements as a result of Council's consideration, including Public Hearing.

ATTACHMENTS:

A – Draft Plan of Subdivision

B – Engineering Department Rezoning Comments

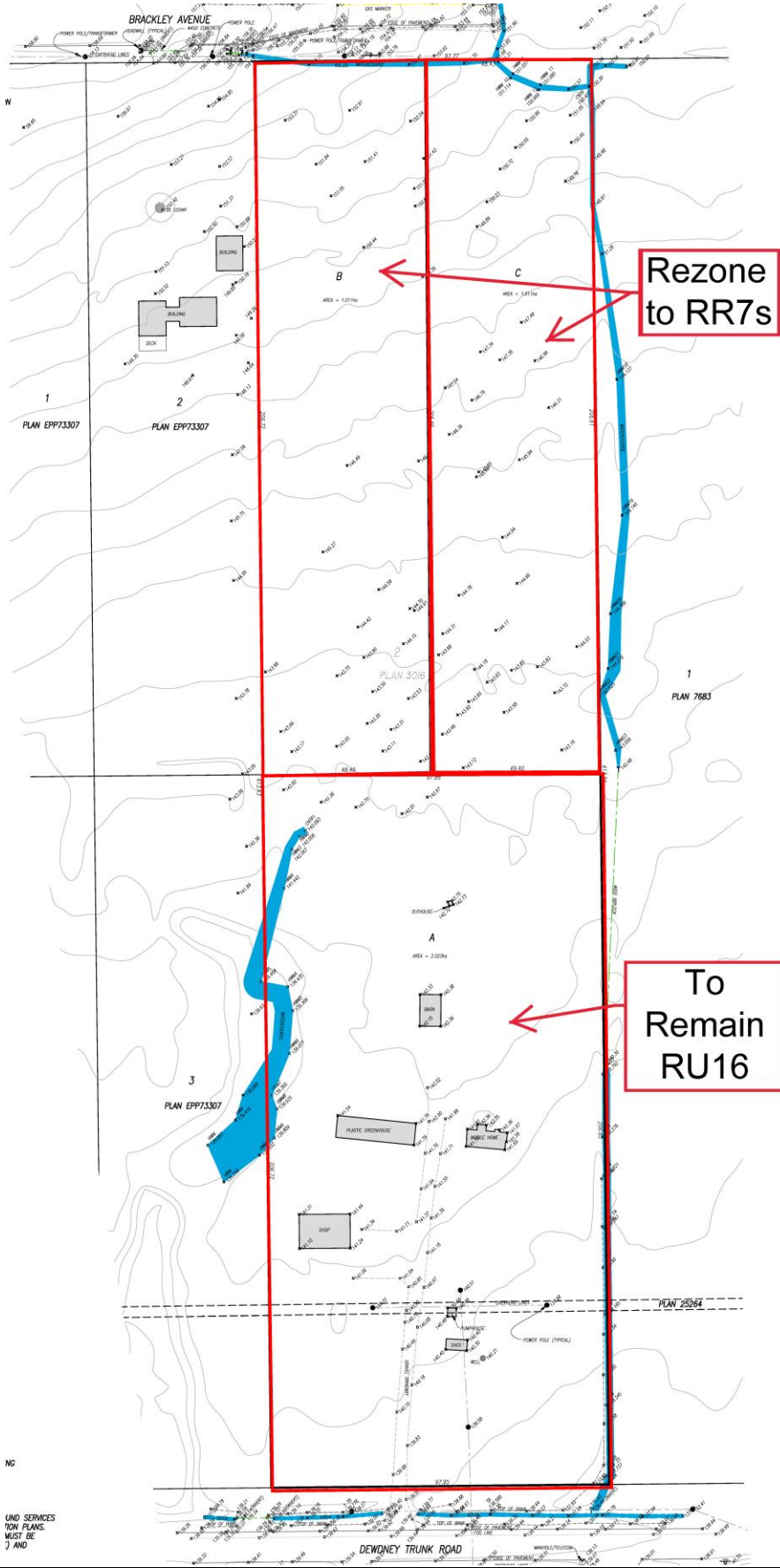
SIGN-OFFS:

Rob Publow, Manager of Planning

JH / sj

Comment from Chief Administrative Officer:
Reviewed.

ATTACHMENT A – Draft Plan of Subdivision



ATTACHMENT B – Engineering Department Rezoning Comments

ENGINEERING DEPARTMENT REZONING COMMENTS

October 9, 2020

CIVIC ADDRESS: 30373 Dewdney Trunk Road

CURRENT ZONE: RU16

PROPOSED ZONE: RU16 & RR7s

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

DOMESTIC WATER REQUIREMENTS:

Municipal water is not available on Dewdney Trunk Road or Brackley Avenue.

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 time of application)

STORM SEWER REQUIREMENTS:

Municipal storm service is not available on Dewdney Trunk Road or Brackley Avenue.

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 time of application)

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Dewdney Trunk Road or Brackley Avenue.

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 time of application)

ROAD WORK REQUIREMENTS:

Dewdney Trunk Road provides paved access to the site. Brackley Avenue has been extended as a half road on the opposite side of the corridor and technically does not provide paved access to the site. Should the rezoning result in any application for subdivision or building permit for new construction, upgrades or new infrastructure may be required. (to be determined at time of application).

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption.

FILE:08-3310-22-56
R20-015

ENGINEERING DEPARTMENT REZONING COMMENTS



Prepared by:
Graham Harder,
Engineering Technologist I



Reviewed by:
Tracy Kyle, Director of Engineering & Public
Works



Reviewed by:
Jay Jackman, Manager of Development
Engineering, Projects & Design

FILE:08-3310-22-56
R20-015