

## REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** July 30, 2025  
**FROM:** Ian Holl, Development Planning Manager  
**SUBJECT:** Development Permit for 5476 Mills Road  
**FILE NO:** 3060-2024-23

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### RECOMMENDATION

**That DP 2025-02 be conditionally approved subject to the issuance of the Preliminary Layout Review (PLR) letter for the subdivision application.**

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### PURPOSE

To present an application for a development permit for a subdivision and multiplex housing development on Mills Road. Council has previously approved the rezoning application. There is also a related Development Variance Permit application to reduce the lane width.

### DISCUSSION

#### Summary

The application addresses the objectives and guidelines of Development Permit Area No. 8. The subdivision application review continues and revised preliminary servicing plans are required before the Preliminary Layout Review (PLR) letter can be issued. Both the DP and DVP can be considered for approval subject to the issuance of the PLR. No major changes are anticipated as a result of updating the servicing plans from the previous eight-lot proposal to the current seven-lot proposal.

#### Legislative Context

Local governments have the authority to establish objectives for the form and character of intensive residential development within the Official Community Plan. Guidelines are specified to provide direction for developers to meet the objectives. The relevance of guidelines can vary depending on the context and form of development. Guidelines can also range in importance from required to optional. It is a discretionary decision of Council to determine if sufficient guidelines have been incorporated to meet the objectives of the development permit area.

The review of development permit applications is restricted to consideration of guidelines and objectives in relation to the proposed development. The level of density or use of the land may not be regulated through the development permit process.

The *Local Government Act* limits that development permits may only include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

## Background

Table 1 – Application Information

<b>Applicant</b>	Highland Advantage Builders Inc.
<b>Owner</b>	1400831 BC Ltd.
<b>Civic Address</b>	5476 Mills Road
<b>Legal Address</b>	Lot 12 Block E&F District Lot 4294 Plan 20152 Except Plan EPP117269 & EPP117892
<b>PID</b>	006-834-701
<b>Size of Properties</b>	~2,884 m <sup>2</sup>
<b>OCP Designation</b>	Residential
<b>Zoning Designation</b>	R6
<b>DP Areas</b>	DPA No. 8 – Intensive Residential and Infill

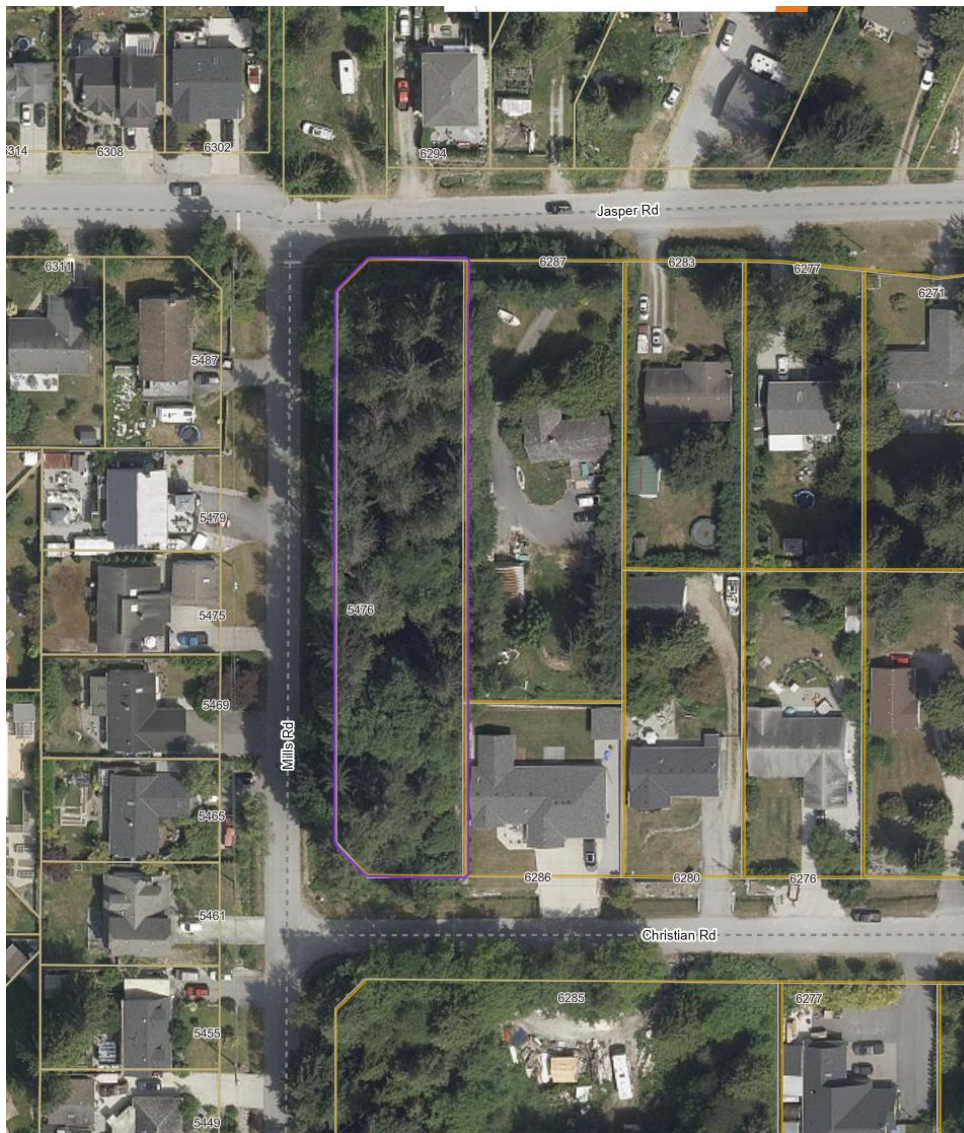


Figure 1 – Subject Property Location

## **POLICY AND BYLAW IMPLICATIONS**

### Official Community Plan

The OCP supports housing opportunities in this location.

### Zoning Bylaw

The subject property is zoned R6. The proposal is compliant with the zoning bylaw.

## **SUSTAINABILITY PLAN IMPLICATIONS**

The goals within the adopted Integrated Community Sustainability Plan that relate to this proposal are:

1. Social Sustainability and Community Well Being
3. Environmental Sustainability
6. Sustainable Community Growth and Development

## **STRATEGIC PLAN IMPLICATIONS**

The goals within the adopted Strategic Plan that relate to this proposal are:

1. Effective Growth
2. Housing

## **COMMUNICATIONS**

None.

Respectfully submitted,

Ian Holl, MCIP, RPP  
Development Planning Manager

Attachments:

1. Development Permit 2024-23