CITY OF CHILLIWACK
Regular Meeting of Council

8550 Young Road
Chilliwack, BC V2P 8A4

January 22, 2019
3:00 pm

Agenda Listing

1. Call to Order

2. Delegations/Hearings
   (1) Cristal Biela, Early Childhood Mental Health Clinician, Child and Youth Mental Health, Ministry of Children and Family Development Chilliwack, is in attendance to provide Council with a presentation on Adverse Childhood Experiences and their impact on our community.
   
   (2) Amanda Macpherson, Executive Director, Chilliwack Restorative Justice and Youth Advocacy Association, is in attendance to provide Council with a presentation on the work they do within our community.

3. Adoption of Minutes

3-1 Recommendation that the Minutes of the Regular Meeting of Council held January 8, 2019, be adopted as circulated.

4. Business Arising

5. Consent Agenda – Bylaws/Agreements/Minutes of Committee Meetings

5-1 Recommendation that the Minutes of the Agricultural and Rural Advisory Committee Meeting held December 3, 2018 be received for information.

6. Monthly/Quarterly Reports

7. Department Reports

7-A-1 (ADMIN) Recommendation that Council receive for information the Terms of Reference and Membership Listings for the Advisory Committees as set out within the Staff Report dated January 16, 2019.

7-B-1 (ENG) Recommendation that Council authorize staff to forward Request for Proposal documents to the following selected proponents for the “Waste Water Treatment Plant Inlet Works Upgrade Project”:
   1. NAC Constructors Ltd./WSP;
   2. Tritech Group Ltd./Stantec Consulting; and,
   3. Maple Reinders Constructors Ltd./Urban Systems Ltd.
7. **Department Reports** (continued)

7-G-1  
**Recommendation that pursuant to Sections 72, 73, and 74 of the *Community Charter*,** Council adopt the resolution, as contained within the Staff Report dated January 11, 2019, with respect to the remedial action requirements regarding properties located at 45870, 45888, and 45894 Henderson Avenue.

7-H-1  
**Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, which proposes to rezone property located at 46678 Macken Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019.** (RZ001303)

7-H-2  
**Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, which proposes to rezone properties located at 46026, 46036, and 46044 Bonny Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and property located at 46015 Lewis Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone be given first and second reading; and further, that a Public Hearing be called for February 5, 2019.** (RZ001305)

7-H-3  
**Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, which proposes to rezone property located at 46067 Third Avenue from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019.** (RZ001302)

7-H-4  
**Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, which proposes to rezone property located at 46195 Clare Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019.** (RZ001304)

7-H-5  
**Recommendation that Council approve the renewal of Temporary Use Permit (TUP00080), with respect to property located at 45933 Trethewey Avenue.**

7-H-6  
**Recommendation that Council direct staff to not pre-consult with First Nations or other provincial or federal agencies with respect to rezoning application RZ001276 which proposes to redesignate property located at 42910 Vedder Mountain Road from “Rural” to “Comprehensive Development Area”.** (RZ001276)
7. **Department Reports** (continued)

7-I-1 (DEV) Recommendation that Council approve the issuance of Development Permit DP001083 with respect to property located at 42180 Majuba Hill Road, subject to geotechnical and environmental issues being met.

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8. **Motion to Adjourn to a Closed Session. Regular Meeting to Reconvene at 7:00 pm**

9. **Meeting Reconvened**

10. **Delegations/Hearings**

10-1 Delegation

10-2 Section 57 Hearing / Section 74 Hearing / Unsightly Premises Hearing

10-3 Public Hearing

   PH-1 (RZ001299) “Zoning Bylaw Amendment Bylaw 2018, No. 4629” (46032 Second Avenue)

   PH-2 (RZ001261) “Zoning Bylaw Amendment Bylaw 2019, No. 4635” “Zoning Bylaw Amendment Bylaw 2019, No. 4636” (40874 and 40949 Yale Road)

   PH-3 (RZ001201) “Zoning Bylaw Amendment Bylaw 2019, No. 4638” (7652 Diamond Crescent)

   PH-4 (RZ001256) “Zoning Bylaw Amendment Bylaw 2019, No. 4639” (46030, 46042, and 46054 Reece Avenue)

   PH-5 (RZ001296) “Zoning Bylaw Amendment Bylaw 2019, No. 4640” (46484 Riverside Drive)

   Consultation package containing 13 signatures of acknowledgement received from:
   - Prabh Shahbaaz Bath, 46484 Riverside Drive, dated November 21, 2018
10. Delegation/Hearings (continued)

10-3 Public Hearing (continued)

**PH-6 (RZ001298)**

“Zoning Bylaw Amendment Bylaw 2019, No. 4641”
(45624 and 45632 Wellington Avenue)

Consultation package containing 9 signatures of acknowledgement received from:

**PH-7 (TUP00138)**

“Temporary Use Permit TUP00138”
(7383 Ridgeview Street)

10-4 Public Information Meeting

**PI-1**

“2019 Financial Plan Bylaw 2019, No. 4642”

**PI-2**

“Development Variance Permit DVP00994”
(9590 Chapman Road)

**PI-3**

“Development Variance Permit DVP01040”
(45750 Alder Avenue)

11. Clerk’s Reports

11-A-1 (Bylaw) Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4629” with respect to property located at 46032 Second Avenue be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4629” with respect to property located at 46032 Second Avenue be adopted. (RZ001299)

11-A-2 (Bylaw) Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635” with respect to properties located at 40874 and 40949 Yale Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635” with respect to properties located at 40874 and 40949 Yale Road be adopted. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636” with respect to properties located at 40874 and 40949 Yale Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636” with respect to properties located at 40874 and 40949 Yale Road be adopted. (RZ001261)
11. **Clerk’s Reports** (continued)

11-A-3 (Bylaw)  Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638” with respect to property located at 7652 Diamond Crescent be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638” with respect to property located at 7652 Diamond Crescent be adopted. (RZ001201)

11-A-4 (Bylaw)  Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639” with respect to properties located at 46030, 46042, and 46054 Reece Avenue be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639” with respect to properties located at 46030, 46042, and 46054 Reece Avenue be adopted. (RZ001256)

11-A-5 (Bylaw)  Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640” with respect to property located at 46484 Riverside Drive be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640” with respect to property located at 46484 Riverside Drive be adopted. (RZ001296)

11-A-6 (Bylaw)  Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641” with respect to properties located at 45624 and 45632 Wellington Avenue be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641” with respect to properties located at 45624 and 45632 Wellington Avenue be adopted. (RZ001298)


12. **Application Reports**

12-A-1 (PLAN)  Recommendation that, Council approve the issuance of Temporary Use Permit TUP00138 with respect to property located at 7383 Ridgeview Street, subject to the recommendations as stipulated within the draft Temporary Use Permit.

12-A-2 (PLAN)  Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP00994 with respect to property located at 9590 Chapman Road.

12-A-3 (PLAN)  Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01040 with respect to property located at 45750 Alder Avenue.
13. Items Deferred

14. Other Business

14-1 Decisions Referred from Closed Session

14-2 Additional Items

(A-1) Administration
(B-1) Engineering
(C-1) Operations
(D-1) Recreation and Culture
(E-1) Fire Department
(F-1) Finance
(G-1) Corporate Services
(H-1) Planning and Strategic Initiatives
(I-1) Development and Regulatory Enforcement Services
(J-1) Information Technology

15. Mayor’s Report

16. Councillors’ Reports

17. Public Questions

18. Adjournment
AGENDA ITEM NO: 2-1(1)

MEETING DATE: January 22, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Delegation – Child and Youth Mental Health  Date: January 14, 2019

DEPARTMENT: Clerk’s  Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

Cristal Biela, Early Childhood Mental Health Clinician, Child and Youth Mental Health, Ministry of Children and Family Development Chilliwack, is in attendance to provide Council with a presentation on Adverse Childhood Experiences and their impact on our community.

2. RECOMMENDATION:

That the delegation Cristal Biela, Early Childhood Mental Health Clinician, Child and Youth Mental Health, Ministry of Children and Family Development Chilliwack, be received.

Jacqueline Morgan, Corporate Officer

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

P. D. Monteith, CAO
1. SUMMARY OF ISSUE:

Amanda Macpherson, Executive Director, Chilliwack Restorative Justice and Youth Advocacy Association, is in attendance to provide Council with a presentation on the work they do within our community.

2. RECOMMENDATION:

That the delegation Amanda Macpherson, Executive Director, Chilliwack Restorative Justice and Youth Advocacy Association be received.

Jacqueline Morgan, Corporate Officer

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

P. D. Monteith, CAO
1. SUMMARY OF ISSUE:

Minutes of the Regular Meeting of Council held January 8, 2019 for adoption.

2. RECOMMENDATION:

That the Minutes of the Regular Meeting of Council held January 8, 2019, be adopted as circulated.

[Signature]

Jacqueline Morgan,
Corporate Officer
PRESENT: All members of Council, except Councillors Mercer and Westeringh.

In addition, the following members of staff were present:

- P.D. Monteith, Chief Administrative Officer
- J. Morgan, Corporate Officer
- D. Blain, Director of Planning and Engineering
- C.S. Crosman, Deputy Chief Administrative Officer
- G. Savard, Director of Finance
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- I. Josephson, Fire Chief
- J Kooistra, Director of Corporate Services
- R.E. Sanderson, Deputy Director of Engineering
- K. Jefford, Manager of Transportation and Drainage
- G. Schipper, Manager of Building and Regulatory Enforcement
- K. Stanton, Manager of Long Range Planning
- G. Villeneuve, Manager of Development Planning
- C. Marleau, Manager of Leisure Development
- T. Friesen, Manager of Environmental Services
- J. Koczur, Deputy Director of Operations
- F. Van Nynatten, Assistant Manager of Environmental Services
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- M. Winn, Manager of Accounting Services
- J. Nesbitt, Fleet Operations Manager
- J. Leggatt, Communications Manager
- B. Johnson, IT Support Technician
- J. McMurray, Recording Secretary

Mayor Popove was Chair and called the meeting to order at 3:00 pm.

Adoption of Minutes

Kloot ) That the Minutes of the Regular Meeting of Council held December 18, 2018, be adopted as circulated.
Lum ( Carried unanimously

Consent Agenda

Lum ) That the Minutes of the following Committee Meetings be received for information:
Shields (  • Agriculture and Rural Advisory Committee Meeting held December 3, 2018; and,
• Design Review Advisory Committee Meeting held December 5, 2018.

Carried unanimously
Departmental Reports

Kloot
Lum

That Council accept the proposal for the provision of 30,000 27L grey Curbside Glass Recycling Containers from Thunderbird Plastics Ltd., in the amount of $118,200.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Kloot
Attrill

That Council award the tender for the "2019 Fraser River Erosion Protection Project" to Summit Earthworks Inc., in the amount of $560,200.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Attrill
Shields

That Council approve the additional expenditure for Valley Rail Trail South Enhancements to Eurovia BC for $405,000.00; and further, that the Mayor and Corporate Officer be authorized to execute the forthcoming Conditional Grant Agreements for these cycle improvements, as contained within the Staff Report dated January 2, 2019.

Carried unanimously

Attrill
Kloot

That Council accept the Request for Proposal for the "2019 – Electric Ice Resurfacer" from the lead proponent, Vimar Equipment, in the amount of $169,546.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Lum
Kloot

That Council approve a five-year Agreement for the period of 2019-2023, for the operation of the Townsend Park Ball Diamond Concession to Mr. Chris Kizmann of CK Concessions; and further, that the Mayor and the Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Lum
Shields

That Council approve the purchase of one Fire Rescue/Pumper Aerial Truck from Commercial Truck Equipment in the amount of $1,320,953.51 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

The Director of Finance provided Council with a presentation on the "2019 Financial Plan".

Kloot
Lum

That “2019 Financial Plan Bylaw 2019, No. 4642” be given first and second reading; that the presentation be received; and further, that a Public Information Meeting be called for January 22, 2019.

Carried unanimously
Departmental Reports (continued)

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to properties located at 40874 and 40949 Yale Road, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)  
      Carried unanimously

Kloot ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone properties located at 40874 and 40949 Yale Road from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)  
      Carried unanimously

Attrill ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001201)  
      Carried unanimously

Shields ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4639”, which proposes to rezone properties located at 46030, 46042 and 46054 Reece Avenue from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001256)  
      Carried unanimously

Attrill ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4640”, which proposes to rezone property located at 46484 Riverside Drive from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001296)  
      Carried unanimously

Shields ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 and 45632 Wellington Avenue from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001298)  
      Carried unanimously

Attrill ) That Council direct staff to not consult with outside agencies with respect to the subject application, which proposes to amend the 2040 Official Community Plan designation for 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”. (RZ001323)  
      Carried unanimously
City of Chilliwack Council Minutes – January 8, 2019

Departmental Reports (continued)

Lum) That Council support the proposed grant request for $25,000.00 and provide Attrill overall grant management for the development of a 2019 Chilliwack Community Child Care Space Creation Action Plan under the Union of BC Municipalities Community Child Care Planning Program.

Carried unanimously

Shields) That, in accordance with Section 90(1)(c), (e) and (i) of the Community Charter, LumCouncil hold a Closed Meeting.

Carried unanimously

The regular meeting adjourned at 3:26 pm and reconvened at 7:00 pm.

PRESENT: All members of Council, except Councillors Mercer and Westeringh.

In addition, the following members of staff were in attendance:

C.S. Crosman, Deputy Chief Administrative Officer
J. Morgan, Corporate Officer
D. Blain, Director of Planning and Engineering
B. Johnson, IT Support Technician
J. McMurray, Recording Secretary

Public Hearing

“Zoning Bylaw Amendment Bylaw 2018, No. 4612” (RZ001149)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, which proposes to rezone property located at 8734 Sunrise Drive, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Grace Rouch, 8678 Sunburst Place, spoke in opposition of the proposal and expressed concerns regarding the impact on their view; increased traffic on Chilliwack Mountain Road; and, a possible decrease in property values.

Dennis Turman, 8642 Sunrise Drive, spoke in opposition of subdividing as it will set a precedent for the neighbourhood. He stated that the existing homes were built to standards that are now being disregarded and expressed concerns of increased traffic. He questioned whether the entrance would be from both Chilliwack Mountain Road and Sunburst Place and if there would be an easement for sewer.

James Burt, 8754 Freeland Place, expressed concern regarding a possible decline in property values and an increase in the volume of traffic and commented that no improvements to the Chilliwack Mountain Road have been done to accommodate extra traffic.
Jennifer Chen, 8734 Sunrise Drive, Owner, addressed the concerns of the neighbours. She advised the second house will be located under the existing house so will not affect the view from up above and, the driveway access will be off of Chilliwack Mountain Road, not Sunrise Drive.

Michel Rouch, 8678 Sunburst Place, voiced his concern of the effect on property values and their view of the valley.

Jennifer Chen, 8734 Sunrise Drive, Owner, confirmed that because of the location of the proposed home, the view from 8678 Sunburst Place will not be affected.

Grace Rouch, 8678 Sunburst Place, questioned the allowable height of a house and how it is measured. She reiterated the fact that their view of the valley will be affected.

Dennis Turman, 8642 Sunburst Place, questioned if the existing sewer services would have to be relocated.

Michel Rouch, 8678 Sunburst Place, stated the easement for City services is on their property and asked if they will be affected.

Attrill ( ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2018, No. 4612” (RZ001149) be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4612” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2018, No. 4623” (RZ001284)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4623”, which proposes to rezone property located at 46030 Avalon Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Consultation package containing an acknowledgment petition of 13 names received from:
- Nav Mangat, 46030 Avalon Avenue, received November 16, 2018.

Correspondence of opposition received from:
- Ruth Thornton, 10082 Young Road, dated November 12, 2018;
- Mike and Debra Cleary, 10003 Merritt Drive, dated January 8, 2019 (2 letters); and,
- Tim and Corrie Ganert, 46040 Avalon Avenue, dated January 8, 2019.

Ruth Thornton, 10082 Young Road, spoke in opposition of the proposal, stressing how much it would affect her quality of life and impact her privacy. She commented that the proposed building will block the sunlight into her home and garden. She further advised that she is unable to plant privacy trees in her yard as the City sewer line is in the middle of her property.
Public Hearing (continued)

"Zoning Bylaw Amendment Bylaw 2018, No. 4623" (RZ001284) (continued)

Mike Cleary, 10003 Merritt Drive, indicated his opposition of the proposal and shared concerns of the wall of the buildings being only one metre away from the property lines; afternoon and evening sun will be blocked; their view of the mountains will be impacted; and, properties will depreciate.

Harry Sidhu, Realtor, representing the Applicant, provided a brief overview and clarified the proposal is for homes, not a building and the plan is to keep with the current trend with a height estimated at 22 to 25 feet. He commented that the current zone would permit a huge home and the proposal is to subdivide into two lots with two smaller homes, which would add value and enhancement to the neighbourhood. The homes will have either a flat roof or low pitch roof and the location of the homes would be approximately two feet closer to the lot line than the existing home. Mr. Sidhu also indicated they are willing to work with the neighbours.

Ruth Thornton, 10082 Young Road, commented on the height of 24 feet, expressing concern that it will still be huge alongside her very small home.

Mike Cleary, 10003 Merritt Drive, commented on the length of the buildings and stated he would rather see one nice home sitting a little further forward rather than two long skinny buildings that will have a bigger impact on privacy.

Attrill ) That the representations with respect to "Zoning Bylaw Amendment Bylaw 2018, No. 4623" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2018, No. 4623" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2018, No. 4630" (RZ001239)
Development Variance Permit DVP00971

Public Hearing on "Zoning Bylaw Amendment Bylaw 2018, No. 4630", which proposes to rezone property located at 46333 Topley Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone; and,

Development Variance Permit DVP00971 for said property, which proposes the following variances to facilitate a two lot subdivision:

- vary the minimum lot depth from 30m to 22.5m within proposed "Lot A";
- vary the rear lot line setback from 7.5m to 1.5m within proposed "Lot A";
- vary the minimum lot depth for proposed Lot "B" from 30m to 21.3m;
- vary the rear lot line setback from 7.5m to 6m within proposed Lot "B"; and,
- vary the front lot line setback from 6m to 5m for the house only within proposed "Lot B" (the garage will meet the required setback).

Cassidy Silbernagel, #520 – 45715 Hocking Avenue, Applicant, advised that they canvassed the neighbourhood and received no opposition. She explained the reason for the number of variances was so they could maintain the existing home.
Public Hearing (continued)

"Zoning Bylaw Amendment Bylaw 2018, No. 4630" (RZ001239)
Development Variance Permit DVP00971 (continued)

Attrill (continued) That the representation with respect to "Zoning Bylaw Amendment Bylaw 2018, No. 4630" and Development Variance Permit DVP00971 be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2018, No. 4630" and Development Variance Permit DVP00971 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2018, No. 4631" (RZ001287)

Public Hearing on "Zoning Bylaw Amendment Bylaw 2018, No. 4631", which proposes to rezone property located at 43120 Smith Road, from an AL (Agriculture Lowland) Zone to an AS (Agriculture Small Lot) Zone.

Petition of concern, containing 11 names, submitted by:

• Rick Klassen, 43092 Smith Road, received January 8, 2019.

Rick Klassen, 43092 Smith Road, representing the surrounding neighbourhood, spoke in opposition and expressed concerns regarding connection to City sewer; the covenant registered on title; impacts on the McGillivray Creek watercourse; vulnerability of culverts; narrowness of Smith Road; additional vehicle and pedestrian traffic; drainage; flood construction levels; and, the effect on future agriculture operations or expansion plans on adjacent ALR farm properties.

Gary Keay, 6234 Smith Road, spoke in opposition. He expressed concern with the 12 foot width of the road on the corner of the L; the increase in traffic; drainage problems; effect of rains on the culverts and questioned if the culverts drain into McGillivray Creek and whether or not they have to comply with floodplain regulations. He questioned whether or not McGillivray Creek is a fish bearing creek and if the Department of Fisheries and Oceans have been consulted. He also mentioned that Smith Road has a severe dip, which should be addressed.

James Lipor, 43206 Smith Road, spoke on his concerns of the subject property being backfilled, which has caused flooding on his property and is worried that the flooding will increase should the application be approved.

Corinne Decker, 43120 South Sumas Road, shared concerns with her experience of the amount of water on their back field where they do haying and is troubled about what will happen if there is more development.

Brendan Schneeberger, 45424 Wells Road, questioned whether the developer would install and pay for a water main extension, which he feels would be a benefit to the surrounding properties.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2018, No. 4631” (RZ001287) (continued)

David Grainger, 41670 South Sumas Road (co-owner of 6275 Hopedale Road) expressed concerns with respect to more run off because of the larger homes being built; the need for drainage to the ditches; and whether or not the drainage issues will be enforced. (He further commented that the applicant did a poor job canvassing the neighbours).

Rob Vane, 43218 Smith Avenue, Owner, advised he was there to answer any questions and confirmed he will be rectifying the drainage problems. In response to the comments regarding the backfilling of his property, he advised that it has been designed for the water to run to the front of his property, not into the neighbours.

Tammy Boersma, 6365 Hopedale Road, responded to the comments made by the previous speaker advising that when the backfilling was done, the drainage was worse and she voiced concerns that it might fail again.

Rick Klassen, 43092 Smith Road, questioned the City water connection with respect to the cost and commented that this application could set a precedent of changing the agricultural nature.

Gary Keay, 6234 Smith Road, commented that the water will still seep out on the surrounding properties unless there is a retaining wall. He advised that Smith Road has exceptional well water and they don’t want City water.

Attrill Koot

That the representations with respect to “Zoning Bylaw Amendment Bylaw 2018, No. 4631” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4631” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2018, No. 4632” (RZ001306)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4632”, which proposes to rezone property located at 9835 Corbould Street, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Consultation package containing an acknowledgement petition of 7 names received from:
- Blair Andrew, 9835 Corbould Street, received November 27, 2018.

Attrill Koot

That the representation with respect to “Zoning Bylaw Amendment Bylaw 2018, No. 4632” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2018, No. 4632” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously
Public Hearing (continued)

Temporary Use Permit (TUP00134)

Public Hearing on Temporary Use Permit TUP00134 with respect to property located at 45270 Bluejay Avenue to permit the operation of a 12-child daycare facility.

Email of support received from:

Lum ) That the representation with respect to Temporary Use Permit TUP00134 be received for information; and further, that Temporary Use Permit TUP00134 be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01016

Public Information Meeting on Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive, which proposes to vary the maximum permitted lot coverage for an urban ancillary building from 75m² to 102m², to facilitate the construction of a detached garage.

Consultation package containing a petition of support with 7 names received from:
- Dennis and Gloria Moorhouse, 6345 Edson Drive, dated November 4, 2018.

Lum ) That the representation with respect to Development Variance Permit DVP01016 be received for information; and further, that Development Variance Permit DVP01016 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01018

Public Information Meeting on Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road, which proposes to vary the front lot line setback from 7.5m to 2.5m, in order to bring an existing residence in line with Zoning Bylaw regulations.

There were no representations with respect to Development Variance Permit DVP01018.

Kloot ) That Development Variance Permit DVP01018 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Council recessed at 8:52 pm and reconvened at 9:04 pm.
City of Chilliwack Council Minutes – January 8, 2019

Clerk’s Reports

Kloot ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, with respect to
Shields property located at 8734 Sunrise Drive, be read a third time. (RZ001149)

Carried unanimously

Lum ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4612”, with respect to
Shields property located at 8734 Sunrise Drive, be adopted. (RZ001149)

Carried unanimously

Lum ) That the application for RZ001284 for “Zoning Bylaw Amendment Bylaw 2018,
Attrill property located at 46030 Avalon Avenue, be denied. (RZ001149)

Carried unanimously

Lum ) That application RZ001239 for “Zoning Bylaw Amendment Bylaw 2018,
Kloot property located at 46333 Topley Avenue be denied. (RZ001149)

Defeated
Mayor Popove and Councillor Shields voted “Yea”
Councillors Attrill, Lum and Kloot voted “Nay”

Lum ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4630”, with respect to
Attrill property located at 46333 Topley Avenue, be read a third time. (RZ001239)

Carried
Mayor Popove and Councillors Attrill, Lum and Kloot voted “Yea”
Councillor Shields voted “Nay”

Lum ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4630”, with respect to
Kloot property located at 46333 Topley Avenue, be adopted. (RZ001239)

Carried
Mayor Popove and Councillors Attrill, Lum and Kloot voted “Yea”
Councillor Shields voted “Nay”

Lum ) That, subject to public representation, Council approve the issuance of
Kloot Development Variance Permit DVP00971 with respect to property located at

Carried
46333 Topley Avenue.
Mayor Popove and Councillors Attrill, Lum
and Kloot voted “Yea”
Councillor Shields voted “Nay”
Kloot  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4631”, with respect to property located at 43120 Smith Road, be referred back to staff arrange for an engineering report on the water and drainage. 

Referral motion defeated
Councillor Attrill voted “Yea”
Mayor Popove and Councillors Kloot, Lum and Shields voted “Nay”

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4631”, with respect to property located at 43120 Smith Road, be read a third time; and further, that staff be directed to bring forward “Zoning Bylaw Amendment Bylaw 2018, No. 4631” for adoption after the City has received an engineering report on water and drainage. (RZ001287)

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4632”, with respect to property located at 9835 Corbould Street, be read a third time. (RZ001306)

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2018, No. 4632”, with respect to property located at 9835 Corbould Street, be adopted. (RZ001306)

Carried unanimously

Application Reports

Kloot  ) That Council approve the issuance of Temporary Use Permit TUP00134 with respect to property located at 45270 Bluejay Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit.

Carried unanimously

Lum  ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01016 with respect to property located at 6333 Edson Drive.

Carried unanimously

Kloot  ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01018 with respect to property located at 9535 Ford Road.

Carried unanimously
Councillors’ Reports

Councillor Shields reported that he is learning a lot and enjoying his role as Councillor. He advised they are currently screening the applications for the various committees and appreciates that the community is getting engaged.

Councillor Attrill commented on the interview process for the committees and advised that she is looking forward to the commencement of the committee meetings.

Councillor Lum reported on his attendance at the political studies class at Sardis Secondary School; the meetings of the Fraser Valley Hospital Board and the Fraser Valley Regional District; and the upcoming interviews for committee members. He commented that it is great working with the new Council and is looking forward to the new year.

Councillor Kloot wished the citizens of Chilliwack all the best for 2019, advising there are a lot of applications for the committees and decisions will be made this week for the Design Review Advisory Committee. He thanked his fellow Councillors and City staff for their continued commitment.

Mayor’s Report

Mayor Popove commented on his new role as Mayor, and that he is blessed to have a great team to work with.

Mayor Popove called for questions from the public.

Rob Vane, 43118 Smith Road, asked for clarification on the decision of Council with respect to the application for 43120 Smith Road.

On a motion of Councillor Kloot, and seconded by Councillor Lum, the meeting adjourned at 9:34 pm.

Mayor

Corporate Officer
1. SUMMARY OF ISSUE:

Consent Agenda items for Council’s consideration.

2. RECOMMENDATION:

That the Minutes from the Agricultural and Rural Advisory Committee Meeting held December 3, 2018 be received for information:

Jacqueline Morgan,
Corporate Officer
1. CALL TO ORDER

Councillor Chris Kloot was Chair and called the meeting to order at 3:30 pm. The Chair introduced the new Vice Chair, Councillor Harv Westeringh and round-table introductions were made.

2. ADOPTION OF AGENDA

Moved / Seconded That the Agenda for the Agricultural and Rural Advisory Committee meeting held Monday, December 3, 2018 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved / Seconded That the Minutes for the Agricultural and Rural Advisory Committee meeting held Wednesday, August 8, 2018 be adopted as circulated.

Carried Unanimously

4. DELEGATION
5. CURRENT ISSUES TO ADDRESS (continued)

Melvin Wubs was present.

a) ALR00325 - 48347 Chilliwack Central Road
The Manager of Development Planning provided a presentation regarding this application for non-farm use to facilitate the retention of a second single-family dwelling within the subject property. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

Discussion ensued regarding whether this application would set a precedent if approved, as the permit issued in 2017, required the original dwelling be demolished prior to the new dwelling receiving occupancy. A concern regarding the possibility of a mobile home being placed anywhere on the property was discussed; the property’s zoning and ALC policy allows for either a coach house or a mobile home, not both. Farm Home late siting requirements have been met.

The applicant spoke to the rationale regarding retaining the original dwelling and stated that his elderly parents require living assistance. He also stated that the land, on which the original dwelling sits, is not viable.

Moved / ) The Agricultural and Rural Advisory Committee forwards the proposed non-farm use application with the Agricultural Land Reserve with respect to property located at 48347 Chilliwack Central Road to Council “without comment”.

Carried Unanimously

As part of their rationale, the Committee noted there was neither a net loss nor a benefit to agriculture concerning the proposal.

Melvin Wubs left the meeting at 3:48 pm.

b) ALR000326 - 10125 McGrath Road
The Manager of Development Planning provided a presentation regarding this application for non-farm use for a new school within the property located at 10125 McGrath Road. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

Discussion ensued regarding how long the Agricultural Land Commission (ALC) will provide ‘non-farm’ use approval; approvals run with the land and may be subject to specific conditions as determined by the ALC. As the original school building was demolished, the new building would have to meet current regulatory requirements.

Moved / ) The Agricultural and Rural Advisory Committee supports the proposed “non-farm use” within the Agricultural Land Reserve at 10125 McGrath Road and recommends Council forward the application to the Agricultural Land Commission “with support”.

Carried Unanimously
5. CURRENT ISSUES TO ADDRESS (continued)

As part of their rationale, the Committee noted the use of the property for educational purposes is a pre-existing use occurring on site prior to the creation of the ALR; and further, the proposal represents no net loss to agriculture as the property was never used for agricultural purposes.

Gerry Sklykhuis and Cassidy Silbernagel left the meeting at 3:51 pm.

Matthew Schmidt was present for the meeting.

c) DP001052 – 8775 Annis Road
The Manager of Development Planning provided a presentation regarding this application to facilitate the construction of an additional single family dwelling within the subject property. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

Discussion ensued regarding the rationale of the proposed Home Plate for the second single family dwelling and whether alternate locations, such as the North West portion of the property, would be more suitable and in keeping with current policy. Also discussed was the plan for the existing dwelling as well as the proposed buildings for a new dairy farm and operational buildings. How frontage of a property is determined and location of the proposed new driveway was also discussed.

The applicant spoke to the rationale of the location of the proposed second dwelling, stating that there are potential soil issues requiring extensive fill; an alluvial fan portion of the property associated with Elk Creek creates a peat bog and wetted area, the costs and construction complications associated with siting near the Trans Mountain Pipeline and Bylaw requirements to have 30m separation between farm buildings and dwelling.

Moved / Seconded ( ) The Agricultural and Rural Advisory Committee does not support the proposed departure to the Farm Home Plate regulations to facilitate the construction of an additional single family dwelling for property located at 8775 Annis Road (DP001052).

Carried

1 supported
8 without support

As part of their rationale, the Committee noted there were alternate siting options available the applicant could pursue with reduced impact to the agricultural use of the property (ie: NW corner of property).

Matthew Schmidt and Ryan Anderson left the meeting at 4:23 pm.

8. NEW BUSINESS
6. INFORMATION / DISCUSSION

BC Agriculture & Climate Change, Regional Adaptation Strategies Update was provided for information.

9. NEXT MEETING

The next meetings of the Agricultural Advisory Committee will be held at the call of the Chair.

10. ADJOURNMENT

There being no further business the meeting adjourned at 4:28 pm.

Councillor Chris Kloot, Chair
1. SUMMARY OF ISSUE:

Attached for Council’s information are copies of the Terms of References and Membership Listings for the following Select Committees:

- Affordable Housing and Development Advisory Committee
- Agricultural and Rural Advisory Committee
- Chilliwack Parks and Trails Advisory Committee
- Design Review Advisory Committee
- Transportation Advisory Committee

Other committees are in the process of finalizing memberships and will come to an upcoming meeting of Council.

2. RECOMMENDATION:

That Council receive, for information, the Terms of References and Membership Listings for the Committees set out in the Staff Report dated January 16, 2019.

C. Crosman, Deputy CAO

3. CHIEF ADMINISTRATIVE OFFICER’S: RECOMMENDATION/COMMENTS

Supports recommendation.

P. Monteith, CAO
TERMS OF REFERENCE – 2019

Affordable Housing and Development Advisory Committee

PURPOSE:

The Affordable Housing and Development Advisory Committee (AHDC) is a Select Committee established by Council. The purpose of AHDC is to serve as an advisory/liaison body between Council and the development, building, and real estate community. The committee will provide advice to Council on the implementation of the City of Chilliwack’s (COC) Affordable Housing Strategy and other COC policies and strategies to address housing needs in the community. The committee will also be advisory to Council with respect to its bylaws and policies and their application to the building and development industry. The committee will report its findings and opinions to Council.

COMPOSITION:

The Chair, with assistance from a COC staff liaison and the Vice Chair, and in consultation with the Mayor, will coordinate the membership selection process. The Mayor will coordinate the selection for all of the Select Committees and make final appointment recommendations to Council.

The membership of AHDC shall consist of two (2) elected officials representing Council as Chair and Vice Chair, a COC liaison staff member from Planning, and up to ten (10) voting members appointed by Council as follows:

1. one (1) member from the building sector;
2. one (1) member from the survey sector;
3. one (1) members from the engineering sector;
4. one (1) member from the real estate sector;
5. two (2) members from the development sector;
6. one (1) member from the Builders Association;
7. one (1) members from the purpose built rental housing sector;

AHDC may also consist of non-voting members, including:

8. Liaison COC staff members; and
9. others, as necessary.

All member appointments may be reviewed annually at Council’s discretion, or will be done after a Council re-election takes place. Members are expected to attend at least 75% of the meetings.

The members of AHDC shall serve without remuneration but may, from time to time, and on a resolution of Council, be reimbursed for expenses they incur while performing their functions as a member of the committee.

Council may, at any time, remove any member of AHDC and any member may resign at any time upon sending written notice to the Chair of AHDC. In the event of a vacancy occurring during a regular term on the committee, the vacancy may be filled for the remainder of that term in the same way the initial appointments were made.
PROCEDURES:

1. The meetings shall be held quarterly or as determined by the Chair on an ‘as needed’ basis.

2. In the event the Chair is not present, the Vice Chair will act as Chair for that meeting. In the event that the Chair and Vice Chair are not present, the meeting shall stand adjourned until the next meeting or the next meeting called by the Chair.

3. A quorum of AHDC will be greater than 50% of its members. If a quorum is not present the Chair, at his/her discretion, may carry on with discussion of items on the Agenda but will not entertain any motions for referral or recommendation to Council. In the event that there is not a quorum, the Agenda will be reproduced and presented at a subsequent meeting of the committee.

4. The meetings shall be open to the public, with the exception of matters that would be dealt with in the closed portion of a Council meeting as defined in Division 3 of the Community Charter, and shall be held at City Hall.

5. A minimum of seven (7) days’ notice must be given, and included in the notice will be the purpose for the meeting.

6. An Agenda package shall be provided to AHDC members at least three (3) days in advance of the meeting date.

7. Responsibility for the items appearing on the Agenda will rest with the Chair in communication with the staff liaison assigned to support AHDC. AHDC members are encouraged to submit items for inclusion on the Agenda.

8. AHDC will only concern itself with the items on the Agenda and, with respect to any new business that may be presented, the Chair may entertain a general discussion and where appropriate, the item will be referred to the next regular committee meeting for full discussion and recommendation.

9. In addition to items raised by the Chair and AHDC members, the committee will also address matters referred by Council.

10. Minutes of the meeting shall be prepared by COC staff, subsequently signed by the Chair, and forwarded to Council. AHDC will report to Council through its minutes and by making recommendations for Council’s consideration.

11. AHDC will not have any administrative authority or jurisdiction to implement change or give direction to alter current policies, procedures, and practices. However, the committee may, and is encouraged to make recommendations to Council if it wishes to request staff to investigate certain matters or wishes to make recommendations with respect to Council’s policies, procedures, and practices.

12. AHDC may hold public meetings to obtain feedback from the community and to relay information to the community.
13. AHDC may appoint sub-committees of its members to review and provide recommendations on specific issues to the committee.

14. AHDC may invite or entertain delegations that are either directly related to, or have a peripheral interest in, development matters to receive their comments and recommendations with respect to specific issues.

15. AHDC will act as a clearing house and a forum for ideas and policy issues relating to its purpose.

16. AHDC will consider, as appropriate, Council’s objectives and strategies as contained within the COC Annual Report when making recommendations to Council.

17. If an industry committee member is unavailable to attend a meeting, an alternative may be sent if the alternative member has been approved by the Chair.

CONFLICT OF INTEREST:

AHDC members must abide by the conflict of interest provision outlined in the Community Charter as amended or replaced from time to time. If a conflict of interest arises between a committee member attending a meeting and the matter being discussed, the member must declare a conflict of interest and state the general nature of the conflict. After making such declaration, the member must not take part in any discussions on the matter, must immediately leave the meeting, and must not attempt to influence any member at any time in relation to the matter.
# Affordable Housing and Development Advisory Committee Membership Listing - 2019

## Council

<table>
<thead>
<tr>
<th>Councillor Harv Westering (Chair)</th>
<th>Councillor Bud Mercer (Vice Chair)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:westeringh@chilliwack.com">westeringh@chilliwack.com</a></td>
<td>Email: <a href="mailto:mercer@chilliwack.com">mercer@chilliwack.com</a></td>
</tr>
</tbody>
</table>

## Development Industry Representatives

<table>
<thead>
<tr>
<th>Allan Tunbridge</th>
<th>Ed Van Tongeren</th>
</tr>
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<tbody>
<tr>
<td>Kelly Lerigny</td>
<td>Andre Gagne</td>
</tr>
<tr>
<td>Rob Kingma</td>
<td>Daryl Goshulak</td>
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<tr>
<td>John Vander Hoek</td>
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## Affordable Housing Industry Representatives

<table>
<thead>
<tr>
<th>Bill Driesen</th>
<th>Doug Luteyn</th>
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## Staff Support

<table>
<thead>
<tr>
<th>Karen Stanton</th>
<th>Trish Alsip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manager of Long Range Planning</td>
<td>Recording Secretary</td>
</tr>
<tr>
<td>Email: <a href="mailto:stanton@chilliwack.com">stanton@chilliwack.com</a></td>
<td>Email: <a href="mailto:alsip@chilliwack.com">alsip@chilliwack.com</a></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Garrett Schipper, Manager of Building &amp; Regulatory Enforcement</th>
<th>Gillian Villeneuve, Manager of Development Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:schipper@chilliwack.com">schipper@chilliwack.com</a></td>
<td><a href="mailto:villeneuve@chilliwack.com">villeneuve@chilliwack.com</a></td>
</tr>
<tr>
<td>Glen White, Manager of Land Development</td>
<td>Chris Crosman, Deputy CAO/Director of DARES</td>
</tr>
<tr>
<td><a href="mailto:white@chilliwack.com">white@chilliwack.com</a></td>
<td><a href="mailto:crosman@chilliwack.com">crosman@chilliwack.com</a></td>
</tr>
<tr>
<td>David Blain, Director of Planning &amp; Engineering</td>
<td>Ian Josephson, Fire Chief</td>
</tr>
<tr>
<td><a href="mailto:blain@chilliwack.com">blain@chilliwack.com</a></td>
<td><a href="mailto:josephson@chilliwack.com">josephson@chilliwack.com</a></td>
</tr>
<tr>
<td>Glen MacPherson, Director Operations</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:macpherson@chilliwack.com">macpherson@chilliwack.com</a></td>
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TERMS OF REFERENCE – 2019

Agricultural and Rural Advisory Committee

PURPOSE:

The Agricultural and Rural Advisory Committee (ARAC) is a Select Committee established by Council.

The committee will serve as an advisory/liaison body between Council and the rural neighborhoods in the City of Chilliwack (COC). The committee will concentrate its rural advisory efforts on policy issues with respect to service delivery in rural areas.

ARAC will also provide advice to Council on matters relating to agriculture, agri-businesses, and agri-tourism in the City of Chilliwack (COC) including:

1. Applications initiated under the Agricultural Land Commission (ALC) Act, which are to be considered by Council.

2. Applications to amend the Official Community Plan (OCP) and/or Zoning Bylaw where the subject property is within or neighbouring the Agricultural Land Reserve (ALR).

3. Applications to amend the OCP and Zoning Bylaw where the subject property is zoned agricultural or is adjacent to agricultural zoned property.

4. Assisting with the comprehensive reviews of the documents listed below as they relate to agriculture, agri-businesses, and agri-tourism matters in the COC:

   (a) Bylaws;
   (b) Official Community Plan;
   (c) Agricultural Area Plans;
   (d) Neighbourhood and Comprehensive Development Plans;
   (e) Farm ‘Edge’ Policies;
   (f) environmental goals as they relate to farmland;
   (g) Park and Recreational Plans; and
   (h) Transportation Plans.

5. Advising and assisting Council and COC staff in implementing the “City of Chilliwack Agricultural Area Plan” with assistance from the ALC and Ministry of Agriculture and other relevant agencies.

6. Working with COC staff and Council, and at Council’s request, with other levels of governments on development proposal submissions that have potential impact on agricultural land.

7. Promoting awareness and education on agriculture in COC in partnership with the Chilliwack Agricultural Commission.

8. Other matters as referred by Council.
The committee will report its findings and opinions to Council.

**CRITERIA:**

In reviewing proposals, plans, ALR applications or issues related to the above, and in addition to what is outlined in the Agricultural Area Plan, the ARAC will consider the following:

1. Existing applicable policies and regulations pertaining to agriculture (i.e. OCP, Ag Area Plan, ALC Act and Regulations). The *Environmental Management Act, Water Act, Fisheries Act, Fish Protection Act, Pesticide Control Act, Trespass Act, Farm Practices Protection Act, Land Title Act,* and *Local Government Act* are some of the laws with which farmers and ranchers must comply.

2. The effect of the proposal on the agricultural potential of the subject property.

3. The effect of the proposal on adjacent ALR properties and surrounding agricultural production.

4. The effect of the proposal on water resources and transportation issues.

5. A rating of the priority or impact of the application on the maintenance of the ALR.

6. Where appropriate, possible alternatives to the proposal.

7. The identification of issues relating to the protection of ALR lands specific to the application, including the use of appropriate buffering techniques, aimed at enhancing land use compatibility.

**COMPOSITION:**

The Chair, with assistance from a COC staff liaison and the Vice Chair, and in consultation with the Mayor, will coordinate the membership selection process. The Mayor will coordinate the selection for all of the Select Committees and make final appointment recommendations to Council.

The membership of the ARAC shall consist of two (2) elected officials representing Council as Chair and Vice Chair, a COC liaison staff member from Planning, and up to ten (10) voting members appointed by Council as follows:

1. one (1) member from each (berry, poultry, dairy, greenhouse/nursery);
2. one (1) member from agricultural food processing and/or distribution including farm retail sales;
3. four (4) members from the community;
4. one (1) member associated with agri-tourism;
5. one (1) representative from the Chilliwack Agricultural Commission;
6. one (1) representative from an agricultural educational or research institution;

ARAC may also consist of non-voting members, including:

7. Liaison COC staff members;
8. a representative from the Agricultural Land Commission;
9. a representative from the Fraser Valley Regional District; 
10. a representative from the Ministry of Agriculture; and 
11. Others, as necessary.

Membership selection should attempt to provide representation from the rural neighbourhoods of Chilliwack including Ryder Lake, Greendale, Yarrow and Rosedale.

All members shall be appointed for a two (2) year period, or until such time a Council re-election takes place and, in this case, Council shall re-appoint ARAC. Members are expected to attend at least 75% of the meetings.

The members of ARAC shall serve without remuneration but may, from time to time, and on a resolution of Council, be reimbursed for expenses they incur while performing their functions as a member of ARAC.

Council may, at any time, remove any member of ARAC and any member of ARAC may resign at any time upon sending written notice to the Chair of ARAC. In the event of a vacancy occurring during a regular term on ARAC, the vacancy may be filled for the remainder of that term in the same way the initial appointments were made.

PROCEDURES:

1. The meetings shall be held quarterly or as determined by the Chair on an ‘as needed’ basis.

2. In the event that the Chair is not present, the Vice Chair will act as Chair for that meeting. In the event that the Chair and Vice Chair are not present, the meeting shall stand adjourned until the next meeting or the next meeting called by the Chair.

3. The quorum of ARAC will be greater than 50% of its members. If a quorum is not present the Chair, at his/her discretion, may proceed with discussion of items on the Agenda but will not entertain any motions for referral or recommendation to Council. In the event there is not a quorum, the Agenda will be reproduced and presented at a subsequent meeting of ARAC.

4. The meetings shall be open to the public, with the exception of matters that would be dealt with in the closed portion of a Council meeting as defined in Division 3 of the Community Charter, and shall be held at City Hall.

5. A minimum of seven (7) days’ notice must be given, and included in the notice will be the purpose for the meeting.

6. An Agenda package shall be provided to ARAC members at least three (3) days in advance of the meeting date.

7. Responsibility for the items appearing on the Agenda will rest with the Chair in communication with the staff liaison assigned to support ARAC. ARAC members are encouraged to submit items for inclusion on the Agenda.
8. ARAC will only concern itself with the items on the Agenda and, with respect to any new business that may be presented, the Chair may entertain a general discussion and where appropriate, the item will be referred to the next regular ARAC meeting for full discussion and recommendation.

9. In addition to items raised by the Chair and ARAC members, ARAC will also address matters referred by Council.

10. Minutes of the meeting shall be prepared by COC staff, subsequently signed by the Chair, and forwarded to Council. ARAC will report to Council through its minutes and by making recommendations for Council’s consideration.

11. ARAC will not have any administrative authority or jurisdiction to implement change or give direction to alter current policies, procedures, and practices. However, the committee may, and is encouraged to make recommendations to Council if it wishes to request staff to investigate certain matters or wishes to make recommendations with respect to Council’s policies, procedures, and practices.

12. ARAC may hold public meetings in agricultural neighbourhoods to obtain feedback from the community and to relay information to the community.

13. ARAC may appoint sub-committees of its members to review and provide recommendations on specific issues to ARAC, and recommend to Council the appointment of members from the general public to serve on the sub-committee(s).

14. ARAC may invite or entertain delegations that are either directly related to, or have a peripheral interest in, agricultural or rural matters to receive their comments and recommendations with respect to specific issues.

15. ARAC will act as a clearing house and a forum for ideas and policy issues relating to its purpose.

16. ARAC will consider, as appropriate, Council’s objectives and strategies as contained within the COC Annual Report when making recommendations to Council.

17. If an industry committee member is unavailable to attend a meeting, an alternative may be sent if the alternative member has been approved by the Chair.

CONFLICT OF INTEREST:

ARAC members must abide by the conflict of interest provision outlined in the Community Charter as amended or replaced from time to time. If a conflict of interest arises between an ARAC member attending a meeting and the matter being discussed, the member must declare a conflict of interest and state the general nature of the conflict. After making such declaration, the member must not take part in any discussions on the matter, must immediately leave the meeting, and must not attempt to influence any member at any time in relation to the matter.
# AGRICULTURAL AND RURAL ADVISORY COMMITTEE

## MEMBERSHIP LISTING - 2019

### COUNCIL

<table>
<thead>
<tr>
<th>Chris Kloot, Chair</th>
<th>Harv Westeringh, Vice Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:kloot@chilliwack.com">kloot@chilliwack.com</a></td>
<td>Email: <a href="mailto:westeringh@chilliwack.com">westeringh@chilliwack.com</a></td>
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### INDUSTRY REPRESENTATIVES

<table>
<thead>
<tr>
<th>Jeremy Wiebe</th>
<th>Stan Vander Waal</th>
</tr>
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<tbody>
<tr>
<td>Chris Les</td>
<td>Walter Dyck</td>
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<tr>
<td>Brett Payne</td>
<td>Peter Vink</td>
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### COMMUNITY MEMBERS

<table>
<thead>
<tr>
<th>Walter Goerzen</th>
<th>Sarah Sache</th>
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<tr>
<td>Steve Saccomano</td>
<td>Jacqueline Boer</td>
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### STAFF SUPPORT

<table>
<thead>
<tr>
<th>Gillian Villeneuve</th>
<th>David Blain (optional)</th>
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<tbody>
<tr>
<td>Manager of Development Planning</td>
<td>Director of Planning &amp; Engineering</td>
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<tr>
<td>Email: <a href="mailto:villeneuve@chilliwack.com">villeneuve@chilliwack.com</a></td>
<td>Email: <a href="mailto:blain@chilliwack.com">blain@chilliwack.com</a></td>
</tr>
<tr>
<td>Glen White</td>
<td>Karen Stanton (optional)</td>
</tr>
<tr>
<td>Manager of Land Development / Approving Officer</td>
<td>Manager of Long Range Planning</td>
</tr>
<tr>
<td>Email: <a href="mailto:white@chilliwack.com">white@chilliwack.com</a></td>
<td>Email: <a href="mailto:stanton@chilliwack.com">stanton@chilliwack.com</a></td>
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<tr>
<td>Trish Alsip</td>
<td></td>
</tr>
<tr>
<td>Recording Secretary</td>
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<tr>
<td>Email: <a href="mailto:alsip@chilliwack.com">alsip@chilliwack.com</a></td>
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TERMS OF REFERENCE – 2019

Chilliwack Parks And Trails Advisory Committee

PURPOSE:

The Chilliwack Parks and Trails Advisory Committee (CPTAC) is a Select Committee established by Council. The purpose of CPTAC is to serve as an advisory/liaison body between Council and park, trail users within the City. The committee will be advisory to Council with respect to its bylaws and policies and their application to parks and trails, within municipal boundaries, to ensure they are in the general best interest of the entire municipality.

The committee will report its findings and opinions to Council.

COMPOSITION:

The Chair, with assistance from the City of Chilliwack (COC) staff liaison and the Vice Chair, and in consultation with the Mayor, will coordinate the membership selection process. The Mayor will coordinate the selection for all of the Select Committees and make final appointment recommendations to Council.

The membership of CPTAC shall consist of two (2) elected officials representing Council as Chair and Vice Chair, a COC liaison staff member from Operations, and up to ten (10) voting members appointed by Council as follows:

1. one (1) member from the Chilliwack Parks Society;
2. one (1) member from Rotary Club of Chilliwack Trails Committee;
3. one (1) member from the Fraser Valley Mountain Bikers Association;
4. one (1) member from the Vedder Running Club;
5. one (1) member from the Chilliwack Outdoors Club;
6. one (1) member from the Stó:lo Nation;
7. one (1) member from the general equestrian community;
8. two (2) members from the general community;

CPTAC may also consist of non-voting members, including:

1. Liaison COC staff members; and
2. FVRD Parks Rep – ex officio
3. Tourism Chilliwack – ex officio
4. Fraser Valley Watersheds Coalition – ex officio
5. Province of BC – ex officio
4. others, ad hoc as necessary.

All member appointments may be reviewed annually at Council’s discretion, or will be done after a Council re-election takes place. Members are expected to attend at least 75% of the meetings to which they are invited.

The members of CPTAC shall serve without remuneration but may, from time to time, and on a resolution of Council, be reimbursed for expenses they incur while performing their functions as a member of CPTAC.
Council may, at any time, remove any member of CPTAC and any member of CPTAC may resign at any time upon sending written notice to the Chair of CPTAC. In the event of a vacancy occurring during a regular term on CPTAC, the vacancy may be filled for the remainder of that term in the same way the initial appointments were made.

**PROCEDURES:**

1. The meetings shall be held quarterly or as determined by the Chair on an ‘as needed’ basis.

2. In the event that the Chair is not present, the Vice Chair will act as Chair for that meeting. In the event that the Chair and Vice Chair are not present, the meeting shall stand adjourned until the next meeting or the next meeting called by the Chair.

3. The quorum of CPTAC will be greater than 50% of members. If a quorum is not present the Chair, at his/her discretion, may proceed with discussion of items on the Agenda, but will not entertain any motions for referral or recommendation to Council. In the event there is not a quorum, the Agenda will be reproduced and presented at a subsequent meeting of CPTAC.

4. The meetings shall be open to the public, with the exception of matters that would be dealt with in the closed portion of a Council meeting as defined in Division 3 of the *Community Charter*, and shall be held at City Hall.

5. A minimum of seven (7) days’ notice must be given, and included in the notice will be the purpose for the meeting.

6. An Agenda package shall be provided to CPTAC members at least three (3) days in advance of the meeting date.

7. Responsibility for the items appearing on the Agenda will rest with the Chair in communication with the staff liaison assigned to support CPTAC. CPTAC members are encouraged to submit items for inclusion on the Agenda.

8. CPTAC will only concern itself with the items on the Agenda and, with respect to any new business that may be presented, the Chair may entertain a general discussion and where appropriate, the item will be referred to the next regular CPTAC meeting for full discussion and recommendation.

9. In addition to items raised by the Chair and CPTAC members, CPTAC will also address matters referred by Council.

10. Minutes of the meeting shall be prepared by COC staff, subsequently signed by the Chair, and forwarded to Council. CPTAC will report to Council through its minutes and by making recommendations for Council’s consideration.

11. CPTAC will not have any administrative authority or jurisdiction to implement change or give direction to alter current policies, procedures, and practices. However, the committee may, and is encouraged to make recommendations to Council if it wishes to request staff to investigate
certain matters or wishes to make recommendations with respect to Council’s policies, procedures, and practices.

12. CPTAC may hold public meetings to obtain feedback from the community and to relay information to the community.

13. CPTAC may appoint sub-committees of its members to review and provide recommendations on specific issues to the committee.

14. CPTAC may invite or entertain delegations that are either directly related to, or have a peripheral interest in, parks, trails and sports field matters to receive their comments and recommendations with respect to specific issues.

15. CPTAC will act as a ‘clearing house’ and a forum for ideas and policy issues relating to its purpose.

16. CPTAC will consider, as appropriate, Council’s objectives and strategies as contained within the COC Annual Report when making recommendations to Council.

17. If a committee member is unavailable to attend a meeting, an alternate may be sent if the alternate member has been approved by the Chair.

CONFLICT OF INTEREST:

CPTAC members must abide by the conflict of interest provision outlined in the Community Charter as amended or replaced from time to time. If a conflict of interest arises between a CPTAC member attending a meeting and the matter being discussed, the member must declare a conflict of interest and state the general nature of the conflict. After making such declaration, the member must not take part in any discussions on the matter, must immediately leave the meeting, and must not attempt to influence any member at any time in relation to the matter.
# CHILLIWACK PARKS AND TRAILS ADVISORY COMMITTEE
## MEMBERSHIP LIST 2019

### COUNCIL

<table>
<thead>
<tr>
<th>Councillor Bud Mercer, Chair</th>
<th>Councillor Jason Lum, Vice Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:mercer@chilliwack.com">mercer@chilliwack.com</a></td>
<td>Email: <a href="mailto:lum@chilliwack.com">lum@chilliwack.com</a></td>
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### COMMITTEE MEMBERS

<table>
<thead>
<tr>
<th>Carrielynn Victor</th>
<th>Marc Greidanus</th>
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<tr>
<td>Bob Gemmel</td>
<td>Lynda Ferris</td>
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<tr>
<td>Gary Baker</td>
<td>Mike Woods</td>
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### COMMUNITY REPRESENTATIVES

<table>
<thead>
<tr>
<th>Daris LaPointe</th>
<th>Brent Purves</th>
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<tr>
<td>Samantha Fischer</td>
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### STAFF SUPPORT

<table>
<thead>
<tr>
<th>Glen MacPherson, Director of Operations</th>
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<tr>
<td>Email:  <a href="mailto:macpherson@chilliwack.com">macpherson@chilliwack.com</a></td>
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<thead>
<tr>
<th>Rhianna Millman, Recording Secretary</th>
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<tbody>
<tr>
<td>Email:  <a href="mailto:millman@chilliwack.com">millman@chilliwack.com</a></td>
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TERMS OF REFERENCE – 2019

Design Review Advisory Committee

PURPOSE:

The Design Review Advisory Committee (DRAC) is a Select Committee established by Council. The purpose of DRAC is to serve as an advisory body to Council for design related issues. The committee will evaluate applications with respect to the form and character guidelines established in Development Permit Areas No. 4, 5, 6, 7 and 8. For each application the committee’s recommendations and the developer’s response will be summarized in a staff report for Council’s consideration. The committee shall endeavour to evaluate all design matters referred to it in a fair and balanced manner, recognizing its role to enhance Chilliwack as a whole. The committee will communicate and coordinate with the City of Chilliwack (COC) Development Process and Affordable Housing Advisory Committee in light of the overlapping areas of interest. DRAC will report its findings and opinions to Council.

COMPOSITION:

The Chair, with assistance from a COC staff liaison and the Vice Chair, and in consultation with the Mayor, will coordinate the membership selection process. The Mayor will coordinate the selection for all of the Select Committees and make final appointment recommendations to Council.

The membership of DRAC shall consist of two (2) elected officials representing Council as Chair and Vice Chair, a COC liaison staff member from Planning, and up to ten (10) voting members appointed by Council as follows:

1. one (1) member from architectural;
2. one (1) member from design;
3. one (1) member from development;
4. two (2) members from the community;
5. one (1) member planning;
6. one (1) member from landscape architectural field;
7. one (1) member from the Chilliwack and District Real Estate Board;

DRAC may also consist of non-voting members, including:

8. Liaison COC staff members; and
9. others, as necessary.

All member appointments may be reviewed annually at Council’s discretion, or will be done after a Council re-election takes place. Members are expected to attend at least 75% of the meetings.

The members of DRAC shall serve without remuneration but may, from time to time, and on a resolution of Council, be reimbursed for expenses they incur while performing their functions as a member of DRAC.
Council may, at any time, remove any member of DRAC and any member of DRAC may resign at any time upon sending written notice to the Chair of DRAC. In the event of a vacancy occurring during a regular term on the committee, the vacancy may be filled for the remainder of that term in the same way the initial appointments were made.

**PROCEDURES:**

1. The meetings shall be held as determined by the Chair on an ‘as needed’ basis.

2. In the event the Chair is not present, the Vice Chair will act as Chair for that meeting. In the event that the Chair and Vice Chair are not present, the meeting shall stand adjourned until the next meeting or the next meeting called by the Chair.

3. A quorum of the committee will be greater than 50% of its members. If a quorum is not present the Chair, at his/her discretion, may carry on with discussion of items on the Agenda but will not entertain any motions for referral or recommendation to Council. In the event that there is not a quorum, the Agenda will be reproduced and presented at a subsequent meeting of the committee.

4. The meetings shall be open to the public, with the exception of matters that would be dealt with in the closed portion of a Council meeting as defined in Division 3 of the *Community Charter*, and shall be held at City Hall.

5. A minimum of five (5) days’ notice must be given, and included in the notice will be the purpose for the meeting.

6. An Agenda package shall be provided to DRAC members at least three (3) days in advance of the meeting date.

7. Responsibility for the items appearing on the Agenda will rest with the Chair in communication with the staff liaison assigned to support DRAC. DRAC members are encouraged to submit items for inclusion on the Agenda.

8. DRAC will only concern itself with the items on the Agenda and, with respect to any new business that may be presented, the Chair may entertain a general discussion and where appropriate, the item will be referred to the next regular DRAC meeting for full discussion and recommendation.

9. In addition to items raised by the Chair and DRAC members, DRAC will also address matters referred by Council.

10. Minutes of the meeting shall be prepared by COC staff, subsequently signed by the Chair, and forwarded to Council. DRAC will report to Council through its minutes and by making recommendations for Council’s consideration.

11. DRAC will not have any administrative authority or jurisdiction to implement change or give direction to alter current policies, procedures, and practices. However, the committee may, and is encouraged to make recommendations to Council if it wishes to request staff to investigate
certain matters, or wishes to make recommendations with respect to Council's policies, procedures, and practices.

12. DRAC may hold public meetings to obtain feedback from the community and to relay information to the community.

13. DRAC may appoint sub-committees of its members to review and provide recommendations on specific issues to the committee.

14. DRAC may invite or entertain delegations that are either directly related to, or have a peripheral interest in, design review matters to receive their comments and recommendations with respect to specific issues.

15. DRAC will act as a clearing house and a forum for ideas and policy issues relating to its purpose.

16. DRAC will consider, as appropriate, Council's objectives and strategies as contained within the COC Annual Report when making recommendations to Council.

17. If an industry committee member is unavailable to attend a meeting, an alternative may be sent if the alternative member has been approved by the Chair.

**CONFLICT OF INTEREST:**

DRAC members must abide by the conflict of interest provision outlined in the Community Charter as amended or replaced from time to time. If a conflict of interest arises between a DRAC member attending a meeting and the matter being discussed, the member must declare a conflict of interest and state the general nature of the conflict. After making such declaration, the member must not take part in any discussions on the matter, must immediately leave the meeting, and must not attempt to influence any member at any time in relation to the matter.
# DESIGN REVIEW ADVISORY COMMITTEE

## MEMBERSHIP LIST – 2019

<table>
<thead>
<tr>
<th>COUNCIL:</th>
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<tbody>
<tr>
<td>Councillor Chris Kloot, Chair</td>
<td>Councillor Bud Mercer, Vice Chair</td>
</tr>
<tr>
<td>Email: <a href="mailto:kloot@chilliwack.com">kloot@chilliwack.com</a></td>
<td>Email: <a href="mailto:mercer@chilliwack.com">mercer@chilliwack.com</a></td>
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<thead>
<tr>
<th>INDUSTRY REPRESENTATIVES:</th>
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<tbody>
<tr>
<td>Jesse Hildebrandt</td>
<td>Patrick Stewart</td>
</tr>
<tr>
<td>Hendrick Guliker</td>
<td>Blair Arbuthnot</td>
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<tr>
<td>Chris Klaassen</td>
<td>Scott Pelletier</td>
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<th>COMMUNITY MEMBERS</th>
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<tr>
<td>Michelle Savich</td>
<td>Brendan Robinson</td>
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<tr>
<td>Kim Harder</td>
<td>Mark Andersen</td>
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<tr>
<th>STAFF &amp; CPTED LIAISON:</th>
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<tbody>
<tr>
<td>Gillian Villeneuve</td>
<td>David Blain</td>
</tr>
<tr>
<td>Manager of Development Planning</td>
<td>Director of Planning &amp; Engineering</td>
</tr>
<tr>
<td>Email: <a href="mailto:villeneuve@chilliwack.com">villeneuve@chilliwack.com</a></td>
<td>Email: <a href="mailto:blain@chilliwack.com">blain@chilliwack.com</a></td>
</tr>
<tr>
<td>Richard Fortin</td>
<td>Cpl. Brad Rendall, RCMP</td>
</tr>
<tr>
<td>Manager of Parks Planning</td>
<td>Email: <a href="mailto:brad.rendall@rcmp-grc.gc.ca">brad.rendall@rcmp-grc.gc.ca</a></td>
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<tr>
<td>Email: <a href="mailto:fortin@chilliwack.com">fortin@chilliwack.com</a></td>
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<tr>
<td>Trish Alsip, Recording Secretary</td>
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<td>Email: <a href="mailto:alsip@chilliwack.com">alsip@chilliwack.com</a></td>
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TERMS OF REFERENCE – 2019
Transportation Advisory Committee

PURPOSE:

The Transportation Advisory Committee (TAC) is a Select Committee established by Council. The purpose of TAC is to serve as an advisory/liaison body between Council and the public. The committee will concentrate its efforts on policy and procedural issues relating to transportation, traffic management and transit. In addition, the committee will receive, at the Chair's discretion, presentations from groups or individuals who wish to provide comment regarding transportation in Chilliwack. The committee will be advisory to Council with respect to its bylaws and policies and their application to the transportation sector to ensure that they are in the general best interests of the entire municipality. As reasonably as possible, the committee is to represent all interests of the transportation sector. The committee will report its findings and opinions to Council.

COMPOSITION:

The Chair, with assistance from the City of Chilliwack (COC) staff liaison and the Vice Chair, and in consultation with the Mayor, will coordinate the membership selection process. The Mayor will coordinate the selection for all of the Select Committees and make final appointment recommendations to Council.

The membership of TAC shall consist of up to ten (10) voting members appointed by Council plus two (2) elected officials representing Council as Chair and Vice Chair:

1. one (1) member from BC Transit;
2. one (1) member from ICBC;
3. three (3) members from the community;
4. one (1) member from RCMP;
5. one (1) member from MOTI;
6. one (1) member from SD 33;
7. one (1) member from the Chamber of Commerce;
8. one (1) member from the cycling community

TAC may also consist of non-voting members, including:

9. a liaison COC staff member from the Engineering Department; and
10. others, as necessary.

All member appointments may be reviewed annually at Council’s discretion, or will be done after a Council re-election takes place. Members are expected to attend at least 75% of the meetings.

The members of TAC shall serve without remuneration but may, from time to time, and on a resolution of Council, be reimbursed for expenses they incur while performing their functions as a member of TAC.
Council may, at any time, remove any member of TAC and any member of TAC may resign at any time upon sending written notice to the Chair of TAC. In the event of a vacancy occurring during a regular term on TAC, the vacancy may be filled for the remainder of that term in the same way the initial appointments were made.

LIAISE/SUPPORT DEPARTMENT:

Engineering Department – 604.793.2907.

PROCEDURES:

1. The committee will meet several times per year according to a schedule created by the Chair. Special meetings may be called by the Chair or by three members of the committee. A minimum of 48 hours’ notice of a special meeting must be given and included in the notice will be the purpose for the meeting.

2. In the event the Chair is not present, the Vice Chair will act as Chair for that meeting. In the event that the Chair and Vice Chair are not present, the meeting shall stand adjourned until the next meeting or the next meeting called by the Chair.

3. A quorum of the committee will be greater than 50% of its members. If a quorum is not present the Chair, at his/her discretion, may carry on with discussion of items on the Agenda but will not entertain any motions for referral or recommendation to Council. In the event that there is not a quorum, the Agenda will be reproduced and presented at a subsequent meeting of the committee.

4. The meetings shall be open to the public, with the exception of matters that would be dealt with in the closed portion of a Council meeting as defined in Division 3 of the Community Charter, and shall be held at City Hall.

5. A minimum of seven (7) days’ notice must be given, and included in the notice will be the purpose for the meeting.

6. An Agenda package shall be provided to TAC members at least three (3) days in advance of the meeting date.

7. Responsibility for the items appearing on the Agenda will rest with the Chair in communication with the staff liaison assigned to support TAC. TAC members are encouraged to submit items for inclusion on the Agenda.

8. TAC will only concern itself with the items on the Agenda and, with respect to any new business that may be presented, the Chair may entertain a general discussion and where appropriate, the item will be referred to the next regular TAC meeting for full discussion and recommendation.

9. In addition to items raised by the Chair and TAC members, TAC will also address matters referred by Council.
10. Minutes of the meeting shall be prepared by COC staff, subsequently signed by the Chair, and forwarded to Council. TAC will report to Council through its minutes and by making recommendations for Council’s consideration.

11. TAC will not have any administrative authority or jurisdiction to implement change or give direction to alter current policies, procedures, and practices. However, the committee may, and is encouraged to make recommendations to Council if it wishes to request staff to investigate certain matters, or wishes to make recommendations with respect to Council’s policies, procedures, and practices.

12. TAC may hold public meetings to obtain feedback from the community and to relay information to the community.

13. TAC may appoint sub-committees of its members to review and provide recommendations on specific issues to the committee.

14. TAC may invite or entertain delegations that are either directly related to, or have a peripheral interest in, transportation matters to receive their comments and recommendations with respect to specific issues.

15. TAC will act as a clearing house and a forum for ideas and policy issues relating to its purpose.

16. TAC will consider, as appropriate, Council’s objectives and strategies as contained within the COC Annual Report when making recommendations to Council.

17. If an industry committee member is unavailable to attend a meeting, an alternative may be sent if the alternative member has been approved by the Chair.

**CONFLICT OF INTEREST:**

TAC members must abide by the conflict of interest provision outlined in the *Community Charter* as amended or replaced from time to time. If a conflict of interest arises between a TAC member attending a meeting and the matter being discussed, the member must declare a conflict of interest and state the general nature of the conflict. After making such declaration, the member must not take part in any discussions on the matter, must immediately leave the meeting, and must not attempt to influence any member at any time in relation to the matter.
# TRANSPORTATION ADVISORY COMMITTEE
## MEMBERSHIP LIST - 2019

### COUNCIL

<table>
<thead>
<tr>
<th>Councillor Jeff Shields, Chair</th>
<th>Councillor Jason Lum, Vice Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:shields@chilliwack.com">shields@chilliwack.com</a></td>
<td>Email: <a href="mailto:lum@chilliwack.com">lum@chilliwack.com</a></td>
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### COMMITTEE MEMBERS

<table>
<thead>
<tr>
<th>Mike Weightman</th>
<th>Collin Rogers</th>
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<tbody>
<tr>
<td>Ian Mandrusiak</td>
<td>Cpl. Mike Pfeifer</td>
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<tr>
<td>Lisa Trotter</td>
<td>David Swankey</td>
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<td>Wayne Williams</td>
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### COMMUNITY REPRESENTATIVES

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<thead>
<tr>
<th>Bryden Nelmes</th>
<th>Jim Ryan</th>
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<tr>
<td>Stephen Head</td>
<td>Chelsea Cromarty</td>
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### STAFF SUPPORT

<table>
<thead>
<tr>
<th>Kara Jefford, Manager of Transportation &amp; Drainage</th>
<th>Samantha Piper, Public Safety Specialist</th>
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<tr>
<td>Email: <a href="mailto:jefford@chilliwack.com">jefford@chilliwack.com</a></td>
<td>Email: <a href="mailto:piper@chilliwack.com">piper@chilliwack.com</a></td>
</tr>
<tr>
<td>Trish Alsip, Recording Secretary</td>
<td>Kevin Pollard, Supervisor of Roads, Transportation &amp; Drainage</td>
</tr>
<tr>
<td>Email: <a href="mailto:alsip@chilliwack.com">alsip@chilliwack.com</a></td>
<td>Email: <a href="mailto:pollard@chilliwack.com">pollard@chilliwack.com</a></td>
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SUMMARY OF ISSUE:

The City of Chilliwack invited expressions of interest from proponents for the design and construction of the Wastewater Treatment Plant (WWTP) Inlet Works Upgrade Project. Three (3) expressions of interest were received by the stipulated closing time.

A decision to advance three (3) proponents to the Request for Proposal (RFP) stage is required.

RECOMMENDATION:

Recommendation that Council authorize staff to forward Request for Proposal documents to the following selected proponents for the “WWTP Inlet Works Upgrade Project”

1. NAC Constructors Ltd. / WSP;
2. Tritech Group Ltd. / Stantec Consulting; and
3. Maple Reinders Constructors Ltd. / Urban Systems Ltd.

FINANCE COMMENTS:

Funding was allocated within the 2018 Financial Plan, funded from the Sewer Capital and DCC Funds. This project has been carried over and included in the 2019 Financial Plan.

CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports Recommendation.
1. DEFINITION OF ISSUE:

The City of Chilliwack invited expressions of interest from proponents for the design and construction of the Wastewater Treatment Plant (WWTP) Inlet Works Upgrade Project. Three (3) expressions of interest were received by the stipulated closing time.

A decision to advance three (3) proponents to the Request for Proposal (RFP) stage is required.

2. BACKGROUND:

2.1 The City of Chilliwack owns and operates a secondary Wastewater Treatment Plant which is registered to discharge up to 80,700 m$^3$/day of treated effluent to the Fraser River.

2.2 The existing inlet works that was originally constructed in 1973 has no redundancy and needs expansion to accommodate increased flows and loads due to growth in the City. In addition, the existing building has severe corrosion and the process equipment are well past their life cycle and urgently require replacement.

2.3 The objective of this project is to upgrade the Wastewater Treatment Plant (WWTP) inlet works to meet current and future capacity to service the increase in sewer population within the next 30 years.

2.4 The Project includes the following major works:

- New Inlet Works Building, including all required mechanical, electrical & instrumentation works;
- Efficient and high-performance screening units, including screenings processing;
- A high-performance induced vortex grit removal system, including grit processing;
- Allocated space for a future truck septage receiving and screening station;
- Electrical and other ancillary equipment;

2.5 The attached Figures 1 & 2 identifies the general location of the proposed work.
3. FACTORS:

3.1 Three (3) proponents submitted Expressions of Interest:

1. NAC Constructors Ltd. / WSP;
2. Tritech Group Ltd. / Stantec Consulting; and
3. Maple Reinders Constructors Ltd. / Urban Systems Ltd.

3.2 A Five (5) member evaluation committee evaluated each document based on the following criteria:

a. Experience and expertise of respondent team (30%)
b. Engineering Experience (25%)
c. Construction Experience (25%)
d. Project approach (20%)

3.3 The results of the evaluation committee point ranking are as follows:

<table>
<thead>
<tr>
<th>Proponent Teams</th>
<th>Evaluation Points</th>
<th>Ranking</th>
</tr>
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<tbody>
<tr>
<td>NAC Constructors Ltd. / WSP</td>
<td>85.5</td>
<td>1</td>
</tr>
<tr>
<td>Tritech Group Ltd. / Stantec Consulting</td>
<td>81.5</td>
<td>2</td>
</tr>
<tr>
<td>Maple Reinders Constructors Ltd. / Urban Systems Ltd</td>
<td>80.9</td>
<td>3</td>
</tr>
</tbody>
</table>

3.4 The evaluation committee ranked the RFEI submittals based on information and details provided on relevant projects that the proponent team members have completed. The three lead proponents will be invited to submit proposals under the next stage, Request for Proposals (RFP).

3.5 When the proposals are received from the three (3) selected finalists the evaluation committee will review them and subsequently recommend to Council the preferred proponent to carry out the work. The RFP closing date is tentatively set for April 24, 2019.

3.6 Sufficient funding for this $7.5 million project has been provided in the 2018 Financial Plan from the Sewer Capital & DCC Funds.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council authorize staff to forward Request for Proposal documents to the following selected proponents for the “WWTP Inlet Works Upgrade Project”

1. NAC Constructors Ltd. / WSP;
2. Tritech Group Ltd. / Stantec Consulting; and
3. Maple Reinders Constructors Ltd. / Urban Systems Ltd.
Substantiation:

This project will result in increased capacity, reliability and improved operation and maintenance of the Inlet Works at the City of Chilliwack Wastewater Treatment Plant.
Figure 1 – Overall Location Map

Figure 2 – Site Map
SUMMARY OF ISSUE:

The City's Bylaw Enforcement Department has been working to obtain compliance from the owner of properties located at 45870, 45888, and 45894 Henderson Avenue with respect to the requirements of the City of Chilliwack's "Building Maintenance and Occupancy Standards Bylaw 2010, No. 3733"; "Solid Waste Management Bylaw 2017, No. 4330"; "Unsightly Premises Bylaw 1994, No. 2122"; "Weed Control Bylaw 2008, No. 3578", and "Fire Prevention and Protection Bylaw 2007, No. 3464" in force from time to time.

It has been determined from the bylaw inspections that overgrown bushes, weeds and tall grass along with the collection of garbage and debris, which are now attracting and providing a haven for vermin, rats and other pests, are causing considerable concern to the health and safety of those living in the neighbourhood. In addition, the Assistant Fire Chief considers the building to be a fire and life safety hazard for both Fire Department and trespassers who may inhabit this property. Despite attempts made by City staff to have the owner address these deficiencies, the owner has failed to comply.

In accordance with Section 73 and 74 of the Community Charter, Council may declare that the properties are a nuisance and a danger to health and life safety and are so dilapidated and unclean condition as to be offensive to the community. It is recommended that Council exercise its authority under Section 72 of the Community Charter to impose a remedial action requirement to the properties and buildings located at 45870, 45888, and 45894 Henderson Avenue. The registered owner shall be provided with the opportunity to make representation to Council to plea for additional time to complete the remedial action or for reconsideration of the remedial action.

RECOMMENDATION:

That Council adopt the following resolution:

WHEREAS Division 12 of Part 3 of the Community Charter authorizes Council to require the owner of buildings to demolish or remove them or otherwise deal with them in accordance with the directions of Council where Council considers that the buildings are in or create an unsafe condition;

AND WHEREAS Division 12 of Part 3 of the Community Charter authorizes Council to require the owner of the buildings to demolish or remove them or otherwise deal with them in accordance with the directions of Council where Council considers that the building in so dilapidated or unclean as to be offensive to the community;

.../2
AND WHEREAS 641474 BC Ltd. is the registered owner (the "Owner") of the properties located at 45870, 45888, and 45894 Henderson Avenue, and legally described as:

PID: 002-505-983, Lot 22 Division "B" New Westminster District Plan 2542A;
PID: 012-745-405, Lot 25 Division "B" New Westminster District Plan 2542A; and,
PID: 012-745-413, Lot 26 Division "B" New Westminster District Plan 2542A (the "Properties");

AND WHEREAS the properties are as shown in the photographs attached as Schedule "A" to the Staff Report dated January 11, 2019 and forming part of this resolution;

AND WHEREAS the buildings in the opinion of Council, are in and create unsafe conditions and are so dilapidated or unclean as to be offensive to the community:

NOW THEREFORE, pursuant to Sections 72 and 74 of the Community Charter, Council of the City of Chilliwack, in open meeting assembled, resolves as follows:

1. Council considers that the buildings (the "Buildings") located on the properties at 45870, 45888, and 45894 Henderson Avenue and as depicted in the photographs attached as Schedule "A" to the Staff Report dated January 11, 2019, are in and create unsafe conditions within the meaning of Section 73(2)(a) of the Community Charter. The Assistance Fire Chief considers the buildings to be a fire and life safety hazard for both the Fire Department and trespassers who may inhabit the fire damaged building.

2. Council considers the Buildings to be so dilapidated or unclean as to be offensive to the community within the meaning of Section 74(2) of the Community Charter as a result of their appearance, accumulation of garbage and debris, infestation of rodents, growth of weeds and other vegetation, unsafe condition, and safety concerns of neighbouring residents.

3. Council requires the Owner to:
   
   (a) fully enclose the perimeter of the properties located at 45870, 45888, and 45894 Henderson Avenue by erecting a 2 metre high metal fence no later than 30 days after notice of this resolution is delivered to the Owner;
   
   (b) demolish or remove the Buildings no later than 30 days after notice of this resolution is delivered to the Owner; and,
   
   (c) clean up or otherwise deal with the unsightly condition of the properties by completing the following, no later than 30 days after notice of this resolution is delivered to the Owner:

   (i) removal of weeds and tall grass;
   
   (ii) removal of all manner of unsightly debris; and,
   
   (iii) removal of garbage and debris.

4. If the Owner fails to perform the work required under Section 3 herein, within 30 days after a copy of this resolution is delivered to them, the City may by its own forces or those of a contractor engaged by the City, enter onto the Property and do the work required under Sections 3 herein.
5. In the event that the City takes action under Section 4 of this resolution, the City may recover the expense from the Owner, together with the costs and interest, in the same manner as municipal taxes in accordance with Section 17, 258 and 259 of the Community Charter.

Jacqueline Morgan  
Corporate Officer

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

P. D. Monteith, CAO
MEMO

To: Jacqueline Morgan, Corporate Officer
From: Garrett Schipper, Manager of Building and Regulatory Enforcement
Date: December 20, 2018
Re: 45870, 45888 and 45894 Henderson Avenue - Abandoned, Hazardous, and Unsightly Properties

Over the past year, the City of Chilliwack Bylaw Enforcement Department has responded to dozens of complaints from the community with regards to the dilapidated and abandoned structures, and unsightly properties, at 45870, 45888 and 45894 Henderson Avenue. The condition of the structures continues to deteriorate, and are a target for trespassers and squatters. Additionally, the abandoned properties have become targets for dumping of garbage and unsightly debris.

As supported within the attached documentation, the structures are hazardous, and the properties are unsightly, and a nuisance to the neighbouring community. The owners have verbally confirmed and indicated through inaction that they are not concerned about the activities occurring on the property, and have no interest in remedying the unsightly and hazardous conditions.

I am requesting, through the Corporate Officer in Corporate Services, that staff pursue a Remediation Order in accordance with Sections 72 to 74 of the Community Charter.

Sincerely,

Garrett Schipper
Manager of Building and Regulatory Enforcement

GS/cew

Attachments
MEMO

TO: Garrett Schipper, Manager of Building and Regulatory Enforcement
FROM: Caitlin Weston, Assistant Manager of Bylaw Enforcement
DATE: December 20, 2018
RE: 45870, 45888 and 45894 Henderson Avenue - Hazardous, abandoned, and unsightly properties

Since October 2017, the City of Chilliwack has received in excess of two dozen complaints from the community with respect to the properties located at 45870, 45888 and 45894 Henderson Avenue. The property is owned by 641474 BC Ltd (Inc No BC0641474) of Surrey BC.

The properties each consist of two structures; single family residences and detached garages. Bylaw, Fire and RCMP personnel are repeatedly called to the properties due to unauthorized persons inhabiting the houses, garages, or other makeshift structures in the yards and starting fires. The abandoned properties have become a target for dumping, resulting in the properties being unsightly and an eyesore to the neighbourhood. Bylaw Officers have repeatedly requested that the owners ensure that the structures are secure and the properties are clean at all times. Although initially there was some degree of compliance, the owners have failed since March to maintain the properties, resulting in City contractors being retained to perform maintenance work such as cutting grass and boarding up insecure windows and doors. Approximately $6,500 is currently owed by the property owner to the City for this work, in addition to $1,020 for Bylaw Offence tickets.

The failure of the property owner to maintain his properties has resulted in an unacceptable burden on Bylaw Enforcement staff, who have been required to attend to the properties several dozen times. Additionally, Michael Bourdon, Assistant Fire Chief considers these properties to be a fire and life safety hazard for both the Fire Department and trespassers who may inhabit them.

Staff considers these buildings a hazard and nuisance for the following reasons:
The buildings are continually insecure, resulting in unauthorized persons trespassing onto the properties and setting fires, depositing garbage and unsightly debris, etc.;

- There is restricted access around and into the buildings, hindering emergency personnel who may be tasked with rescuing or otherwise assisting squatters who may be inhabiting the buildings;
- The properties are an eyesore to the community; the buildings have boarded up windows and doors; there is often garbage and debris, tall grass and weeds, etc.;
- Neighbours are concerned for their safety due to the activities taking place on the property;

The failure of the owners to maintain these properties has resulted in unnecessary and increased pressure on Fire, Bylaw and Police personnel when they could be focusing their attention on higher priority calls for service within the community.

Therefore, it is recommended that Council exercise their authority under Sections 72 to 74 of the Community Charter to impose a remedial action requirement on the properties in order to demolish the above mentioned hazardous structures and clean the nuisance properties to obtain compliance and consistency with City Bylaws.

Sincerely,

Caitlin Weston
Assistant Manager of Bylaw Enforcement

Attachments
MEMO

TO: Caitlin Weston, Assistant Manager of Bylaw Enforcement
FROM: Mike Bourdon, Assistant Chief - Fire Prevention
DATE: September 14, 2018
RE: 45870, 45888, 45894 Henderson Ave.

Caitlin on January 1st 2018 we attended a call at 45870 Henderson Avenue for structure fire. The fire was in the fireplace and was left unattended by squatters and had the potential for serious concerns if it wasn’t reported as quickly as it was.

On April 11th and September 7th 2018 we were called to 45888 Henderson Avenue for a structure fire. The fire was contained to the structure on both dates. Each time we attended it was very difficult for our crews to extinguish due to restricted access around and into the building.

Firefighting operations especially at night would bring serious concerns to firefighters in the event of a fire or rescuing someone in the home; our fire crews would take a defensive approach and would not enter the building due to unsafe conditions.

The access is restricted from the back lane to all three properties due to the over growth of vegetation and there is a large sink hole in the carport of 45888 Henderson Ave., that could create serious injury to fire fighters or civilians.

The fire risk associated with these vacant properties located at 45870, 45888 and 45894 Henderson Ave has the potential for serious concerns for our firefighters, other first responders as well as the surrounding community.

The Chilliwack Fire Dept. is requesting that all three structures and other outbuildings at 45870, 45888 and 45894 Henderson Ave be demolished as soon as possible.

Regards,

Mike Bourdon, CRM
Assistant Chief, Fire Prevention
45870, 45888 & 45894
Henderson Avenue, Chilliwack

Summary

Over two dozen complaints have been received from members of the community regarding the unsightly, hazardous, nuisance and dilapidated conditions at the properties at 45870, 45888 & 45894 Henderson Avenue. The Bylaw Department, Fire Department and RCMP are continually being called to the properties and City contractors have been repeatedly required to perform work at the properties. All attempts to persuade the owner to voluntarily bring the properties into compliance with municipal bylaws have failed.

Chronological List of Events, 2017-2018

October 20, 2017

Development Permit Application for the properties submitted this date for “form and character” of a new apartment building within the Development Permit Area No. 6.

October 25, 2017

Two complaints were received regarding the property at 45870 being unsightly and the house and/or detached structures being insecure. Upon inspection, BEO McCarthy found the property to be unsightly due to piles of junk and debris on the west side of the house along the sidewalk, on the east side of the house and in the backyard. The detached garage and shed in the backyard were found to be insecure.

“Unsightly Premises” and “Insecure Premises” notices were sent to the owner.

November 9, 2017

A complaint was received regarding the property at 45870 being unsightly. The property owner was contacted and informed of the work required in order to bring the property into compliance.
November 15, 2017

The property at 45870 was cleaned up by the owner and the structures were secured by the owner.

November 27, 2017

Two complaints were received regarding the structures on the property at 45870 being insecure again. Upon inspection, BEO McCarthy found both the home and the detached garage were insecure. An "Insecure Premises" notice was sent to the owner.

December 4, 2018

A complaint was received regarding the property at 45870 being unsightly. Upon inspection, the property was found to be unsightly due to discarded furniture and debris. An "Unsightly Premises" notice was sent to the owner.

December 19, 2018

A complaint was received regarding the property at 45888 being unsightly and the structures insecure. Upon inspection, BEO Fryer found the house and garage were insecure and the property was unsightly due to discarded tires and debris. "Unsightly Premises" and "Insecure Premises" notices were sent to the property owner.

January 5, 2018

A complaint was received regarding the property at 45870 being unsightly and the structures being insecure. Upon inspection, BEO McCarthy found both the home and the detached garage were insecure, and the property continued to be unsightly due to debris. A trailer was also located on the property that was insecure and contained a mattress and other personal belongings and appeared to be inhabited by squatters. The property owner was contacted and informed of the work required in order to bring the property into compliance.

January 14, 2018

The Fire Department received a complaint of smoke originating from the property at 45870. Upon arrival, crews entered the structure and found the remains of a fire in the fireplace. The fire was
extinguished, and crews inspected all of the vacant properties and found that both 45870 and 45888 were insecure and showed signs of being inhabited and used by squatters.

January 16, 2018
The structures on the properties at 45870 and 45888 were secured by the owner.

January 22, 2018
A complaint was received regarding the property at 45870 being unsightly. An “Unsightly Premises” notice was sent to the property owner.

January 31, 2018
A complaint was received regarding the property at 45870 being unsightly. Upon inspection, the property was found to be unsightly due to furniture and debris, including the remnants of the dismantled trailer. Approximately 50 hypodermic needles were found on the property and properly disposed of. The property owner was contacted and informed of the work required in order to bring the property into compliance.

February 16, 2018
BEO McCarthy attended and found that there appeared to have been little to no clean-up performed on the property at 45870. A BNE ticket in the amount of $500 for Unsightly Real Property was issued to the property owner.

February 23, 2018
A complaint was received regarding the property at 45870 being unsightly and the structures being insecure. Upon inspection, the detached garage was found to be insecure, and garbage was found strewn around the back and side yard. The property owner was contacted and informed of the work required in order to bring the property into compliance.
February 27, 2018

BEO McCarthy attended and found that there appeared to have been little to no clean-up performed on the property at 45870. A BNE ticket in the amount of $500 for Unsightly Real Property was issued to the property owner.

March 2, 2018

The property owner contacted Assistant Manager of Bylaw Enforcement, Caitlin Weston, to discuss his properties. He advised that he had hired a contractor to perform the required work at his properties. He further advised that he would no longer maintain the properties as he was not responsible for the actions of the squatters. Ms. Weston advised that he was responsible for his properties, and that they must be kept clean and properly secured at all times. She advised that she would pursue a remediation order for the demolition of the structures if they continued to be a nuisance and safety hazard to the community. She suggested that he voluntarily demolish the dilapidated structures as soon as possible.

March 5, 2018

Upon inspection, the property at 45870 was found to be cleaned up and in compliance with the Unsightly Premises Bylaw. However, the garage was again found to be insecure. The property owner was contacted and informed of the work required in order to bring the property into compliance.

March 7, 2018

A complaint was received regarding the structures at 45888 being insecure. Upon inspection, BEO McCarthy found that the house remained secured, but the garage was insecure and was being inhabited by squatters. The property owner was contacted and informed of the work required in order to bring the property into compliance.

March 12, 2018

Upon inspection, BEO McCarthy found the garages and several windows in the houses at 45870 and 45888 remained open and insecure. As the owner failed to secure the structures as requested, the City's contractor was contacted and secured the structures.
April 10, 2018

A complaint was received regarding the structures at 45888 being insecure. Upon inspection, BEO McCarthy found the garage was insecure and being inhabited by squatters. The property owner was contacted and informed of the work required in order to bring the property into compliance.

April 11, 2018

The Fire Department received a complaint of smoke in the area. Crews arrived and investigated and found smoke coming from the detached garage on the property at 45888. Crews found that there was a fire burning inside the garage on the back wall. The fire was extinguished and the building was ventilated.

April 12, 2018

Upon inspection, BEO McCarthy found the garage at the property 45888 remained open and insecure. As the owner failed to secure the structure as requested, it was boarded up by the City's contractor.

May 18, 2018

A complaint was received regarding overgrown grass and weeds on all of the properties. Upon inspection, the properties were found to be overgrown with grass and weeds, in contravention of the Weed Control Bylaw. A “Weed Control” notice was sent to the property owner, requiring that the weeds and grass on all properties be cut.

May 31, 2018

BEO McCarthy attended and found that the grass and weeds on the properties had not been cut, as requested. The properties were cut by the City’s contractor.

June 15, 2018

A complaint was received regarding the house at 45888 being insecure. Upon inspection, BEO McCarthy found that the door to the house was open. The property owner was contacted and informed of the work required in order to bring the property into compliance.
June 21, 2018

Upon inspection, BEO McCarthy found the house at the property 45888 remained open and insecure. As the owner failed to secure the structure as requested, it was boarded up by the City's contractor.

July 27, 2018

A complaint was received regarding squatters living on the property at 45870. Upon inspection, the remnants of a small homeless camp were located, however, the individual(s) appeared to have moved along.

August 17, 2018

A complaint was received regarding overgrown grass and weeds on all of the properties. Upon inspection, the properties were found to be overgrown with grass and weeds, in contravention of the Weed Control Bylaw. A “Weed Control” notice was sent to the property owner, requiring that the weeds and grass on all the properties be cut.

August 20, 2018

A complaint was received regarding the house at the property 45894 being insecure. Upon inspection, BEO McCarthy found the house was insecure due to several broken windows. An “Insecure Premises” notice was sent to the property owner.

August 29, 2018

BEO McCarthy attended and found that the grass and weeds on the properties had not been cut, as requested. The properties were cut by the City's contractor. He also found that the owner failed to secure the structure at 45894 as requested. It was boarded up by the City's contractor.

September 7, 2018

The Fire Department received a complaint of smoke in the area. Crews attended and found a fire in a pan inside the building at 45888. The fire was extinguished and the building was secured.
September 17, 2018

A complaint was received of squatters on the property at 45870. BEO McCarthy attended and found two individuals camping on the property. They were advised that camping on private property was not permitted and they left within incident.

October 1, 2018

A complaint was received regarding the house at the property 45894 being insecure. Upon inspection, BEO McCarthy found that the front door to the house was open, leaving the house insecure. The City's contractor was called this date to secure the door.

The Fire Department received a complaint of smoke coming from the structure at 45888. Crews attended and found a smoke coming from the front roof gable and chimney and a squatter on the property. Several boards were removed in order to gain access into the house, and a fire was found in a pan inside the building. The fire was extinguished and the building was secured.

October 2, 2018

Council approved the issuance of a Development Permit for property located at 45870, 45876, 45880, 45888, and 45894 Henderson Avenue, subject to the recommendations of the Design Review Advisory Committee and the conditions set out within the Development Permit and authorized staff to proceed in this matter.

November 30, 2018

The Fire Department received a report of a structure fire at the property at 45888. Upon arrival, light smoke was seen coming from the roof gable. Several boards were removed in order to gain access into the house, and a fire was found in a barbeque inside the building. Two squatters were observed in the structure. The fire was extinguished and the building was secured.

Prepared by Caitlin Weston, Assistant Manager of Bylaw Enforcement

January 4, 2019
1. **SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46678 Macken Avenue.

2. **RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4643", which proposes to rezone property located at 46678 Macken Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001303)

Signed: 
David Blain  
Director of Planning & Engineering

3. **CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

Signed: 
Peter Monteith  
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46678 Macken Avenue.

2. PROPOSAL:

The requested rezoning is to facilitate a two lot subdivision while retaining a portion of the existing single family dwelling within one of the proposed lots. The applicant intends to remove the existing garage, attached to the south west side of the house, in order to facilitate the subdivision. The attached Conceptual Site Plan indicates the proposed lot layout and the future location of the existing single family dwelling (with the garage removed), within the eastern proposed lot.

Final lot layout must comply with City Bylaws and include urban half road frontage works, complete with LED street lighting, storm connection to each lot and improvements to the lane, as required at time of subdivision. Further, the Floodplain and Tree Management (Land Development) Bylaws also apply.

As the subject property is served by a rear lane, future driveways and vehicle access will be limited by way of the rear lane only, in accordance with the City's Infill Development Policies.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use/ Public Engagement

OCP Designation: “Residential 2” within the Chilliwack Proper and Fairfield Island Neighbourhoods Plan.

Land Use: Single family dwelling (to be retained). Garage to be demolished prior to subdivision.

Public Engagement: As outlined within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan, applicants are required to engage with residents during the rezoning application process by informing them of the proposal and addressing their concerns. The applicant has indicated that consultation with the neighbourhood was conducted early in December and an open house was
held on December 7th, 2018 noting that no significant concerns were received throughout the process.

3.2 Neighbourhood Character

The subject property is located within a residential area of the Chilliwack Proper Neighbourhood. The property is surrounded by single family dwellings within the R1-A Zone to the west, north and east. To the south of the property, across the rear lane, is an apartment building within the R5 (Medium Density Multi-Family Residential) Zone.

The property is located within walking distance to Little Mountain Elementary, Coote and Kinsman Parks as well as a grocery store and bus stop. The Chilliwack Proper and Fairfield Island Neighbourhood Plan (CPFIP) designates this area as “Residential 2” due to the accessibility to amenities and transportation as well as the rear lane access to the property, which makes it suitable for infill development.

The City’s Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character or functionality of the neighbourhood. As the neighbourhood is predominantly characterized by a mix of mature, well-maintained split level and newer two-storey single family homes, the future development of more single family homes will maintain the overall density of the area. In this instance, any new construction is likely to maximize allowable height for dwellings located on narrow residential lots, creating a potential height differentiation with some of the surrounding lots. However, both the existing R1-A Zone and the proposed R1-D Zone allow for a maximum height of 10m.

3.3 Technical Issues:

Floodplain: The subject property is located within the floodplain and, therefore, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, which proposes to rezone property located at 46678 Macken Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001303)
Substantiation:

The requested rezoning would facilitate future subdivision and redevelopment in an area with available service capacity and public amenities. Furthermore, the proposal supports the objectives set out within the City’s Infill Development Policies and the OCP, which would provide increased density at an appropriate scale and offer a mix of affordable housing options, while also maintaining the fundamental character and functionality of the neighbourhood.

5. SOURCES OF INFORMATION:

- Rezoning Application – RZ001303
- Development Application Review Team Minutes – October 25, 2018
Conceptual Site Plan (as provided by the applicant)

- House B: Area 422.7
- Patio
- Garden Box

Areas:
- A: Area 476.7
- B: Area 422.7

Dimensions:
- Macken Avenue
- Division
- Lane
- Plan 21071
- Plan 21071
- Plan 21071
- Plan 21071
City of Chilliwack

Bylaw No. 4643

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4643”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 010-248-820, Lot 14 Division “J” New Westminster District Plan 21071, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family) Zone.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 46678 Macken Avenue.
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject properties from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46026, 46036 & 46044 Bonny Avenue & 46015 Lewis Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4644", which proposes to rezone property located at 46026, 46036 & 46044 Bonny Avenue & 46015 Lewis Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001305)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject properties from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46026, 46036 & 46044 Bonny Avenue & 46015 Lewis Avenue.

2. **PROPOSAL:**

The proposal is to rezone the subject properties to facilitate a future 10-lot bare land strata subdivision and a 5-lot fee-simple subdivision, within the R3 Zone with access from Bonny Avenue, and a 2-lot fee-simple subdivision within the R1-D Zone, with access from Lewis Avenue.

*Conceptual Site Plan (as provided by the applicant)*

![Conceptual Site Plan](image-url)
Final lot layout must comply with City Bylaws and include storm main frontage works, private property drainage and urban half road frontage improvements complete with LED street lighting, as required at time of subdivision. Floodplain and Tree Management (Land Development) Bylaws apply and 5% cash in lieu of parkland dedication will apply. Installation of underground private utilities is required on both road frontages as well as an on-site fire hydrant. The turn-around is required to meet minimum standards for waste collection vehicles and a 12m turning radius is required.

As there are concerns with parking pressures that this development may place on the neighbourhood, the applicant has volunteered to increase the front lot line (FLL) setbacks from 4.5m to 6m for the future homes within the proposed R3 fee simple lots with access off of Bonny Avenue (the proposed R3 Zoned strata lots already require a 6m FLL setback). The driveways of the proposed R1-D Zoned lots will be restricted to a 4m width, as per Infill Development Policies to minimize the impact on existing on-street parking spaces.

Though visitor parking is not a bylaw requirement for a bare land strata development, additional on-site parking would be an added benefit to this development. The applicant has indicated that if space allows, once the lot layout is finalized at the time of subdivision, the empty space adjacent to Strata Lot 1 can be used to include visitor parking.

These requirements will be confirmed at the time of subdivision; as such, the final lot layout is to be determined.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Residential 1”

Land Use: Single family dwelling and associated ancillary buildings (to be removed prior to subdivision).

3.2 Neighbourhood Character

The subject properties are located within an established single family neighbourhood surrounded by single family homes within the R1-A Zone to the north, west and east. There is a single family dwelling within an R1-D Zoned lot to the south across the street from the subject property.

The City’s Infill Development Policies (IDP), a part of the overall OCP Growth Management Strategy, provides guidelines for creating new single family dwelling infill lots (10m wide lots) within existing OCP Low Density Residential designated areas. IDP guidelines aim to respect the existing development pattern and green characteristics of established neighbourhoods, and seek to minimize sidewalk letdowns for pleasant walking, as well as provide convenient access to parks and open space.

Specific criterion for determining appropriate locations for 10m infill lots (without rear lane access) considers availability of on-street parking, limiting R1-D lots to no more than 2 lots side by side on each side of any block, and proximity to parks.
The applicant is seeking a departure from this policy, as the proposed rezoning, if supported, will result in more than two R1-D zoned lots side by side within one block on the north side of Lewis Avenue. The policy is based on a "typical" City block, which is approximately 200m in length. At 488m, the north side of Lewis Avenue is more than double the length of a typical block so an additional R1-D zoned lot on the street is supportable. The proposed and existing R1-D Zoned lots will also be separated by approximately 80m ensuring that the development will not conflict with the objectives of the policies.

The proposed rezoning meets all other aspects of the policy by maintaining a single family residential streetscape that is within close proximity to Bonny and Centennial Parks and Chilliwack Secondary and Central Elementary and the future development will be consistent with the surrounding neighbourhood. The OCP also supports this type of infill development where it can be achieved without altering the character of the neighbourhood as a whole. For information a copy of the current zoning map for the local area has been included below.

**Current Zone Map**

3.3 Technical Issues:

Floodplain: The property is located within the protected floodplain and is subject to the Floodplain Regulations Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.
Geotechnical issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, which proposes to rezone property located at 46026, 46036 & 46044 Bonny Avenue & 46015 Lewis Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001305)

Substantiation:

The proposed rezoning will facilitate the creation of up to 17 new lots that meet the minimum development standards of the proposed zones and generally meet the intent of the Infill Development Policies. The proposed rezoning is consistent with the OCP designation of “Low Density Residential” and provides infill development within an established neighbourhood while maintaining the single family character and creating affordable housing options.

5. SOURCES OF INFORMATION:

- Rezoning Application – RZ001305
- Development Application Review Team Minutes – October 18, 2018
City of Chilliwack
Bylaw No. 4644

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4644”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning properties described as:

   (1) PID: 008-884-633, Lot 22 District Lot 350 Group 2 New Westminster District Plan 26497 (46026 Bonny Avenue)

   (2) PID: 011-296-089, Lot “C” Except: Part Subdivided by Plan 81249, District Lot 350 Group 2 New Westminster District Plan 7832 (46036 Bonny Avenue)

   (3) PID: 026-694-948, Lot 2 District Lot 350 Group 2 New Westminster District Plan BCP24168 (46044 Bonny Avenue)

   from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone; and,

   (4) PID: 026-694-930, Lot 1 District Lot 350 Group 2 and Division D New Westminster District Plan BCP24168, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an R1-D (Infill Small Lot One Family Residential) Zone. (46015 Lewis Avenue)

Received first and second reading on the Public hearing held on the
Received third reading on the Received adoption on the

__________________________________________
Mayor

__________________________________________
Corporate Officer
"Zoning Bylaw Amendment Bylaw 2019, No. 4644"
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46067 Third Avenue.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, which proposes to rezone property located at 46067 Third Avenue from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001302)

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

David Blain
Director of Planning & Engineering

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46067 Third Avenue.

2. **PROPOSAL:**

The proposal is to rezone the subject property from an R1-B Zone to an R1-D Zone to facilitate a future two-lot subdivision. While the applicant has not provided a conceptual subdivision plan, the subject property meets the minimum lot dimension and area requirements for a two-lot subdivision within the proposed R1-D Zone.

The final lot layout must comply with City Bylaws and include road frontage improvements, including a sidewalk and LED streetlighting, storm drain extension, lane paving to 6m wide lane standards, and applicable requirements of the Tree Management (Land Development) Bylaw, as required at time of subdivision.

As the subject property is served by a rear lane, the future driveway and vehicle access will be limited by way of the rear lane only, in accordance with the City's Infill Development Policies.

3. **FACTORS/BGACKGROUND:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

OCP Designation: "Residential 1 - Single Family Attached"; the proposal is supported by the Downtown Land Use and Development Plan and OCP designation.

Land Use: Single-family dwelling with detached garage (to be demolished at time of subdivision).
3.2 Neighbourhood Character

The subject property is located within the Chilliwack Proper neighbourhood and is surrounded by duplexes in the R1-B Zone and single-family dwellings in the R1-D Zone and R1-A (One Family Residential) Zone. The current building stock within the vicinity includes ageing one and two storey single-family dwellings (pre-floodplain requirements).

The OCP supports infill development where it can be achieved without altering the character of the neighbourhood as a whole. The City’s Infill Development Policies also support additional residential units to accommodate increased density, while recognizing the context and character of the established neighbourhoods. As the neighbourhood contains predominately single-family dwellings, it is not anticipated that the proposed rezoning will alter the appearance or function of the area and should have a limited impact on the Chilliwack Proper neighbourhood. In addition, the availability of on-street parking and the existing rear lane for vehicle access makes this property ideal for narrow lot infill development. Furthermore, as the property is within proximity to public open space and park facilities, infill development is considered appropriate.

Third Avenue is generally an older neighbourhood that contains many single-storey bungalows (pre-floodplain requirements). The future development of two single-family dwellings will maintain the single-family density however, ground entry homes with living quarters above will likely be constructed to comply with the flood construction level (FCL), creating a differentiation of height with the surrounding lots. Both the existing R1-B Zone and the proposed R1-D Zone allow for a maximum height of 10m. Given the FCL requirements, new construction is likely to maximize allowable height.

3.3 Technical Issues:

Floodplain: The subject property is located within the protected floodplain and subject to the regulations of the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.
4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, which proposes to rezone property located at 46067 Third Avenue from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001302)

Substantiation:

The proposed rezoning is in-keeping with the OCP designation of “Residential 1 - Single Family Attached” as well as the intent of the Infill Development Policies. The rezoning and proposed development will provide infill development within the established neighbourhood of Chilliwack Proper and maintain the predominantly single-family character of the neighbourhood.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – November 1, 2019
- Rezoning application RZ001302
The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw 2019, No. 4645".

2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning property described as PID: 012-342-483, Lot 18 Block 27 Division "E" New Westminster District Plan 1737, from an R1-B (One and Two Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

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Mayor

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Corporate Officer

NOTE: This bylaw refers to property located at 46067 Third Avenue.
Zoning Bylaw Amendment Bylaw 2019, No. 4645
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46195 Clare Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4646", which proposes to rezone property located at 46195 Clare Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001304)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46195 Clare Avenue.

2. FACTORS

2.1 Proposal

The applicant wishes to rezone the subject property to an R3 Zone to facilitate a two lot subdivision. Although a concept plan has not been provided, the subject property is of sufficient size to meet the minimum lot size and dimension requirements of the R3 Zone.

The final lot layout must comply with City Bylaws and include road frontage improvements complete with LED street lighting and fire hydrant and applicable requirements of the Tree Management Bylaw, as required at time of subdivision and/or building permit.

2.2 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP Designation: “Residential 1 – Chilliwack Proper & Fairfield Island Plan”

Land Use: Single family home to be demolished prior to redevelopment of the property.

Public Engagement: As outlined within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan, applicants are required to engage with residents during the rezoning application process by informing them of the proposal and addressing their concerns. The applicant sent a letter detailing the proposal to the surrounding neighbours intended to provide an opportunity for the public to voice any questions or concerns they may have with respect to the proposal. The applicant has not received any comment from the public to date. The letter and a map illustrating the properties included within the mail out have been attached as “Schedule A”.

2.3 Neighbourhood Character

The subject property is surrounded by a mix of one and two storey mature single family homes in the R1-A Zone to the east, west and south. Directly to the north is Fairfield Park while the area to
the northwest consists of large agricultural lots within the AL (Agriculture Lowland) Zone and the Agricultural Land Reserve (ALR).

As the property is adjacent to Fairfield Park, the site meets the intent of the R3 Zone description which encourages properties within the R3 Zone to be located near public open spaces.

2.4 Technical Issues:

Floodplain: The subject property is located within the protected area of the floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, which proposes to rezone property located at 46195 Clare Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for February 5, 2019. (RZ001304)

Substantiation:

The proposed rezoning is supportable as the subject property meets the minimum standards for a two lot subdivision within the R3 Zone. The proposal is also consistent with the OCP designation and will maintain the low density character of the neighbourhood while promoting infill development and the creation of affordable housing options.

4. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – October 18, 2019
- Rezoning application RZ001304

Attachments

Schedule A: Public Engagement letter from applicant
Dear Neighbours

We are going to rezone our property at 46195 Clare Avenue from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone to facilitate a future 2-lot subdivision.

If you have any concerns please contact the City of Chilliwack by phone at (604)793-2906 or email at planning@chilliwack.com or me directly at

Sincerely: Rajwinder Ottal

* Letter sent to the following addresses: 46171, 46183, 46195, 46207, 46182, 46190, 46200 & 46212 Clare Avenue (as shown on the map below)
City of Chilliwack

Bylaw No. 4646

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4646”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 004-379-381, Lot 339 District Lot 372 Group 2 New Westminster District Plan 43545, from an R1-A (One Family Residential) Zone to an R3 (Small Lot One Family Residential) Zone.

Received first and second reading on the Public hearing held on the
Received third reading on the Received adoption on the

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Mayor

__________________________
Corporate Officer

NOTE: This bylaw refers to property located at 46195 Clare Avenue.
AGENDA ITEM NO: 7-II-5
MEETING DATE: January 22, 2019

STAFF REPORT – COVER SHEET

Temporary Use Permit (Renewal)

SUBJECT: 45933 Trethewey Avenue
DATE: January 2, 2019

DEPARTMENT: Planning & Strategic Initiatives
PREPARED BY: Julie Henderson / kk

1. SUMMARY OF ISSUE:

The applicant wishes to renew a Temporary Use Permit for a further three years to allow for the continued operation of a commercial bookkeeping and payroll business on a property located within the M1 (Light Industrial) Zone. As the commercial use is not permitted within the M1 Zone, a TUP is required.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application is necessary.

2. RECOMMENDATION:

Recommendation that Council approve the renewal of Temporary Use Permit (TUP00080), with respect to property located at 45933 Trethewey Avenue.

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to renew a Temporary Use Permit for a further three years to allow for the continued operation of a commercial bookkeeping and payroll business on a property located within the M1 (Light Industrial) Zone. As the commercial use is not permitted within the M1 Zone, a TUP is required.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application is necessary.

2. BACKGROUND/PROPOSAL:

The applicant is requesting renewal of the Temporary Use Permit (TUP) for a further three years in order to continue operating the commercial bookkeeping and payroll business, Weijdeman's Bookkeeping & Payroll Service Ltd., within the subject property.

The applicant has previously indicated that the location of the subject property is ideal for their purposes as they provide bookkeeping and payroll services, along with administrative and some Human Resource functions primarily for construction and/or trade industry clients, including the two existing industrial businesses also located within the subject property.

For information, a draft renewal Permit is attached, including conditions outlined within the previously issued TUP.

2.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “General Industrial”

Rezoning the subject property to allow the proposed use on a permanent basis is not considered as a desired option as the property is designated as “General Industrial” within the OCP. As a result, a TUP is considered the best course of action.

Current Land Use: Pete & Son Plumbing Ltd. (Service Industrial)  
Alpine Refrigeration & A/C Ltd. (Service Industrial)  
Weijdeman's Bookkeeping & Payroll Service Ltd. (General Commercial)
2.2 Conditions of Temporary Use Permit

The terms and conditions listed below, and included within the draft Permit, are those outlined within the original permit and were intended to ensure that the facility remains compatible with the surrounding neighbourhood, and are as follows:

a) The commercial business use of the land shall consist of Weijdeman's Bookkeeping & Payroll Service Ltd.

b) Two months before the expiration date of this Permit the applicant shall indicate to the Director of Planning and Engineering their intention to either cease the commercial business activity or to apply for a new Temporary Use Permit (TUP) application.

c) For sake of clarity, this Permit constitutes a temporary Official Community Plan (OCP) designation for a Temporary Use area.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Temporary Use Permit (TUP00080), with respect to property located at 45933 Trethewey Avenue.

Substantiation:

The requested renewal of the Temporary Use Permit is supportable as the business has utilized the subject property with no record of any complaints regarding its operations. Further, the existing use is considered to be small in scale and is not promoting any long term or inappropriate uses as the business is also compatible with the two existing industrial uses occurring on the property.

4. SOURCES OF INFORMATION:

- Temporary Use Permit Application (TUP00080) – Issued February 15, 2016
- Business Licence Application (BL97467) – Approved February 23, 2016
- Temporary Use Permit Application (TUP00080) Renewal – Submitted December 5, 2018
CITY OF CHILLIWACK
(RENEWAL)
TEMPORARY USE PERMIT NO. TUP00080

To: DTMD Holdings Ltd.
PO Box 297 Station Main
Chilliwack BC V2P 6J1

Weijdeman's Bookkeeping & Payroll Ltd.
45933 Trethewey Avenue
Chilliwack BC V2P 1K4

WHEREAS Section 493 of the Local Government Act permits the issuance of Temporary Use Permits; and WHEREAS the Council of the City of Chilliwack in open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

IT IS HEREBY RESOLVED that a Temporary Use Permit be issued as affecting property at:

Civic Address:
45933 Trethewey Avenue

Parcel Identifier:
002-553-295

Legal Description:
Parcel 'C' District Lot 27 Group 2 New Westminster District Reference Plan 60613

General Intent of Permit
To permit the continued operation of Weijdeman's Bookkeeping & Payroll Service Ltd., a commercial bookkeeping and payroll business, on a property located within the M1 (Light Industrial) Zone.

Validity of Permit
Three calendar years from the date of issuance of this Permit.

Renewal of Permit
In accordance with Section 497(2), this permit may not be renewed.
Temporary Use Permit TUP00080 (Renewal)

**Terms and Conditions of Permit**

a) The commercial business use of the land shall consist of Weijdeman's Bookkeeping & Payroll Service Ltd.

b) Two months before the expiration date of this Permit the applicant shall indicate to the Director of Planning and Engineering their intention to either cease the commercial business activity or to apply for a new Temporary Use Permit (TUP) application.

c) For sake of clarity, this Permit constitutes a temporary Official Community Plan (OCP) designation for a Temporary Use area.

APPROVED THIS ___ DAY OF _____, 2019.

ISSUED THIS ___ DAY OF _____, 2019.

__________________________
CORPORATE OFFICER
Darren Clayton
Rezoning / 42910 Vedder Mountain

SUBJECT: Rezoning / 42910 Vedder Mountain

DEPARTMENT: Planning & Strategic Initiatives

DATE: January 4, 2019

PREPARED BY: Shannon Webb / kk

1. SUMMARY OF ISSUE:

The applicant wishes to redesignate the subject properties' Official Community Plan designation from "Rural" to "Comprehensive Development Area", to create a new CD-29 (Comprehensive Development -29) Zone and to rezone the property from an RSV1 (Limited Use Reserve) Zone to a CD-29 Zone, to facilitate a future subdivision and a public trail network.

Under Section 475 of the Local Government Act, a local government is required to determine whether referral to First Nations and other agencies, in addition to the Public Hearing, is appropriate. In this instance, OCP pre-consultation with First Nations and other provincial / federal agencies is not considered necessary given the proposal is not anticipated to directly impact those agencies due to the location of the property.

2. RECOMMENDATION:

Recommendation that Council direct staff to not pre-consult with the First Nations or other provincial and federal agencies with respect to the subject application which proposes to redesignate the subject property's Official Community Plan designation from "Rural" to "Comprehensive Development Area". (RZ001276)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **SUMMARY OF ISSUE:**

Derek Demooy, the applicant, desires to construct a new storage building on the property for the owners. The property is located within the Official Community Plan (OCP) Development Permit Area 2 and, as such, a Development Permit is required.

2. **RECOMMENDATION:**

Recommendation that Council approve the issuance of Development Permit DP001083 with respect to property located at 42180 Majuba Hill Road, subject to the geotechnical and environmental issues being met.

Chris Crosman, Deputy CAO | Director of DARES

3. **CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

Peter Monteith, CAO
STAFF REPORT ON
DEVELOPMENT PERMIT DP001083

PREPARED BY: Craig Wickham, CTech DATE: January 14, 2019
POSITION: Sr. Development Technician DEPARTMENT: Dev. & Regulatory Services

1. DEFINITION OF ISSUE:

Derek Demooy, the applicant, desires to construct a new storage building on the property for the owners. The property is located within the Official Community Plan (OCP) Development Permit Area 2 and, as such, a Development Permit is required.

2. FACTORS:

- The 41280 Majuba Hill Road property slopes gently from southeast to northwest and is located within a hillside area of minimal geotechnical hazard;
- The desired area of construction activity is limited to locations with an overall grade of approximately 10.0%;
- An existing shed/shop is sited in the approximate location of the new building. This shed will be demolished prior to construction of the new building.

3. GEOTECHNICAL:

- The site has been assessed by Madrone Environmental Services Ltd. (MESL) for geotechnical hazard review. MESL did not find any evidence of geotechnical hazards applicable to the property in their opinion;
- It is of the opinion of the professional engineer that the site is safe for the intended use.

4. ENVIRONMENTAL:

- MESL completed a riparian assessment of the roadside ditch fronting the development property as well as a secondary drainage ditch located along the western property corner;
- Both ditches were determined to be not be capable of bearing fish due to downhill grades but could provide food and nutrients to downstream fish-bearing watercourses;
- A two-meter protective riparian setback has been established by MESL for the drainage ditches.
- The watercourse locations and setbacks will not be impacted by the proposed building location.
5. **RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that Council approve the issuance of Development Permit DP001083 with respect to property located at 42180 Majuba Hill Road, subject to the geotechnical and environmental issues being met.

**Substantiation:**

The provided geotechnical reports, environmental assessments, supporting documents and recommendations provided by professionals in their selective fields, have satisfied the objectives of the Development Permit Area 2 guidelines, as outlined by the City of Chilliwack "Official Community Plan" (OCP).

Through the provision of professional investigations and site development recommendations that meet the goals and intents of the OCP and Development Permit Areas, the applicant has met the necessary requirements for Council to provide a decision on the issuance of the Development Permit as per "Division 7 – Development Permits" of the *Local Government Act*.

6. **SOURCES OF INFORMATION:**

- *Geo-Hazard Assessment: 42180 Majuba Hill Road, Chilliwack BC* - prepared by Madrone Environmental Services Ltd., October 4, 2018

- *Riparian Areas Regulation: Assessment Report* – prepared by Madrone Environmental Services Ltd., October 26, 2018

7. **ATTACHMENTS:**

1) Appendix A – Location Plan
2) Appendix B – Development Plan
3) Appendix C – Geohazard Map
4) Appendix D – Copy of Development Permit DP001083
Appendix “B”
Development Plan
Appendix “C”
Geohazard Map
Appendix “C”
Copy of Development Permit DP001083

CITY OF CHILLIWACK DEVELOPMENT PERMIT

NO. DP001083, 2019 (Portion of Development Permit Area No. #2 of the Official Community Plan)

To: De Jong, Tom Ronald
42180 Majuba Hill Road
Chilliwack BC V2R 5H2

Dmy Development
681 Angus Campbell Road
Abbotsford BC V3G 1S3

1. This Development Permit applies to the following property:
   
   Parcel Identifier: 013-032-275
   Legal Description: PARCEL 'ONE' (REFERENCE PLAN 17081) OF PARCEL 'D' (REFERENCE PLAN 6003) OF DISTRICT LOT 429 GROUP 2 NEW WESTMINSTER DISTRICT (Commonly known as 42180 MAJUBA HILL RD)

2. Development of the subject property shall be substantially in conformance to the following:
   
   3. Site development to be under the guidance, direction, and review of the geotechnical engineer of record, Madrone Environmental Services Ltd.
   
   
   5. City of Chilliwack Hillside Development Standards Policy
   
   6. City of Chilliwack Tree Management Bylaw
   
   7. Specifications of the City of Chilliwack Official Community Plan

   N.B. The above technical information is retained on file in the Land Development Department.

8. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.

9. If the permittee does not commence development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE _____ DAY OF _____, 2019.

ISSUED THIS _____ DAY OF _____, 2019.

________________________________________
CORPORATE OFFICER
PH-1 (RZ001299)  “Zoning Bylaw Amendment Bylaw 2018, No. 4629”

Public Hearing on “Zoning Bylaw Amendment Bylaw 2018, No. 4629”, which proposes to rezone property located at 46032 Second Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

PH-2 (RZ001261)  “Zoning Bylaw Amendment Bylaw 2019, No. 4635”

“Zoning Bylaw Amendment Bylaw 2019, No. 4636”

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to properties located at 40874 and 40949 Yale Road; and,

“Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone properties located at 40874 and 40949 Yale Road, from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone.

PH-3 (RZ001201)  “Zoning Bylaw Amendment Bylaw 2019, No. 4638”

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019 No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent, from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone.

PH-4 (RZ001256)  “Zoning Bylaw Amendment Bylaw 2019, No. 4639”

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4639”, which proposes to rezone properties located at 46030, 46042, and 46054 Reece Avenue, from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone.
PH-5  (RZ001296)  “Zoning Bylaw Amendment Bylaw 2019, No. 4640”

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4640”, which proposes to rezone property located at 46484 Riverside Drive, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Consultation package containing an acknowledgement petition of 13 names received from:
- Prabh Shahbaaz Bath, 46484 Riverside Drive, November 21, 2018

PH-6  (RZ001298)  “Zoning Bylaw Amendment Bylaw 2019, No. 4641”

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 and 45632 Wellington Avenue, from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone.

Consultation package containing an acknowledgement petition of 9 names received from:

PH-7  (TUP00138)  “Temporary Use Permit TUP00138”

Public Hearing on “Temporary Use Permit TUP00138”, with respect to property located at 7383 Ridgeview Street (background information on this matter is contained within Agenda Item 12-A-1)
“Zoning Bylaw Amendment Bylaw 2018, No. 4629”

(46032 Second Avenue – RZ001299)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46032 Second Avenue.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4629”, which proposes to rezone property located at 46032 Second Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001299)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

   The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46032 Second Avenue.

2. **PROPOSAL:**

   The requested rezoning is to facilitate a two lot subdivision of the subject property. As shown on the attached Conceptual Site Plan (as provided by the applicant), the minimum lot size and dimensions of the proposed zone are met.

   Final lot layout must comply with City Bylaws and include urban half road frontage improvements, complete with LED street lighting, a storm main connection to each lot, and rear lane paving to a 6m width, as required at time of subdivision. Further, the Floodplain and Tree Management (Land Development) Bylaws also apply.

   As the subject property is served by a rear lane, future driveways and vehicle access will be limited by way of the rear lane only, in accordance with the City’s Infill Development Policies.

3. **FACTORS/BACKGROUND:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

   OCP Designation: “Residential 1” within the Downtown Land Use and Development Plan

   Land Use: Single family dwelling (to be demolished prior to subdivision)

3.2 **Neighbourhood Character**

   The subject property is located within a residential area of Chilliwack Proper. An apartment building, within the R6 (High Density Multi-Family Residential) Zone, is located to the north, single family dwellings within the R1-A Zone are located to the west and south and a duplex, within the R1-B (One and Two Family Residential) Zone is located to the east. The property is within close proximity to Salish and Third Avenue Parks.
The City’s Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character or functionality of the neighbourhood. As the neighbourhood is predominantly characterized by a mix of mature, well-maintained split level and newer two-storey single family homes, the future development of more single family homes will maintain the overall density of the area. In this instance, any new construction is likely to maximize allowable height for dwellings located on narrow residential lots, creating a potential height differentiation with some of the surrounding lots. However, both the existing R1-A Zone and the proposed R1-D Zone allow for a maximum height of 10m.

3.3 Technical Issues

Floodplain: The subject property is located within the floodplain and, therefore, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2018, No. 4629”, which proposes to rezone property located at 46032 Second Avenue from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 8, 2019. (RZ001299)

Substantiation:

Rezoning the subject property to the R1-D Zone would facilitate future subdivision and redevelopment in an area with available service capacity and public amenities. Furthermore, the proposal supports the objectives set out within the City’s Infill Development Policies and the OCP, which would provide increased density at an appropriate scale and offer a mix of affordable housing options, while also maintaining the fundamental character and functionality of the neighbourhood.

5. SOURCES OF INFORMATION:

Rezoning Application – RZ001299
Development Application Review Team Minutes – October 11, 2018
Conceptual Site Plan (as provided by the applicant)
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. ZONING BYLAW AMENDMENT BYLAW 2018, No. 4629 (RZ001299)

Location: 46032 Second Avenue

Applicant: JCR Design

Purpose: To rezone the subject property, as shown on the map below, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision.
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
City of Chilliwack

Bylaw No. 4629

A bylaw to amend the "Zoning Bylaw 2001, No. 2800"

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw 2018, No. 4629".
2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning property described as PID: 012-342-360, Lot 8 Block 27 Division "E" New Westminster District Plan 1737, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Received first and second reading on the 18th day of December, 2018.
Public hearing held on the
Received third reading on the
Received adoption on the

_______________________________  Mayor

_______________________________  Corporate Officer

NOTE: This bylaw refers to property located at 46032 Second Avenue.
PH-2

"Zoning Bylaw Amendment Bylaw 2019, No. 4635

and

"Zoning Bylaw Amendment Bylaw 2019, No. 4636"

(40874 and 40949 Yale Road – RZ001261)
1. SUMMARY OF ISSUE:

The proposal is to amend the text of the AC (Agriculture Commercial) Zone and to rezone portions of the subject properties from an AL (Agriculture Lowland) Zone to an AC Zone, to bring an existing business (Denbow Transport Ltd.) in line with the regulations of the Zoning Bylaw and the “Non-Farm Use” approval by the Agricultural Land Commission (Resolution #88/2018). Once the Bylaw has been to Public Hearing, staff recommends that Council give third reading and adoption to the Bylaw with respect to property located at 40874 & 40949 Yale Road.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to property located at 40874 & 40949 Yale Road, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone property located at 40874 & 40949 Yale Road from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

David Blain  
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman  
Deputy Chief Administrative Officer
1. DEFINITION OF ISSUE:

The proposal is to amend the text of the AC (Agriculture Commercial) Zone and to rezone portions of the subject properties from an AL (Agriculture Lowland) Zone to an AC Zone, to bring an existing business (Denbow Transport Ltd.) in line with the regulations of the Zoning Bylaw and the "Non-Farm Use" approval by the Agricultural Land Commission (Resolution #88/2018). Once the Bylaw has been to Public Hearing, staff recommends that Council give third reading and adoption to the Bylaw with respect to property located at 40874 & 40949 Yale Road.

2. BACKGROUND/PROPOSAL:

Denbow Transport Ltd. has been in operation for approximately 35 years creating and distributing organic products for agricultural, horticultural and planting restoration projects. The business currently utilizes an area of approximately 3.4ha within portions of both properties. The company uses wood and green waste from forestry and land clearing operations to create support products for a variety of farming activities including bedding for livestock and poultry farms and soils for stabilization works and greenhouses.

Both properties are located within the AL Zone and the Agricultural Land Reserve (ALR). While the business has close ties to agricultural activities, its industrial nature makes it fall outside of the permitted uses within the AL Zone and the ALR regulations.

In response to a complaint received by the City regarding the operation of the business and its non-conforming status, the owner submitted a Non-Farm Use application to the Agricultural Land Commission (ALC) to allow the business to remain in its current location. The application also sought approval to utilize the entire area of the two properties (6.9ha) for possible future expansion. The ALC was not supportive of the full expansion request but supported "Non-Farm Uses" within an area of 4.2ha. This area is reflected in the attached Location and Ortho Map (proposed AC Zone portions) and is the subject of this rezoning application.

The ALC's approval is subject to conditions being met by the owner which relate to implementing best management practices for the business which include a requirement for the owner to construct concrete pads for soil mixing areas; constructing covers for soil storage areas; and, installing a leachate collection system. These conditions are to ensure that there are no negative environmental impacts as a result of the soil business and to ensure that the agricultural utility of the properties is not adversely impacted should the soil business cease operation. For further information a copy of the ALC's approval letter is attached.
To permit the change in use and to specifically limit this use to within the subject facility, the following proposed text amendments as listed in the attached bylaw are summarized as follows:

Within the SPECIAL REGULATIONS provisions of the AC Zone, include the following sub paragraph:

“A soils business shall be permitted only within the properties identified as 40874 & 40949 Yale Road (including legal descriptions) as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission.”

3. FACTORS:

3.1 Zoning/ 2040 Official Community Plan (OCP)/ Land Use

Zone: AL (Agricultural Lowland) Zone

OCP: “Agricultural”

Land Use:
- 40874 Yale Road currently contains several industrial storage buildings, a mobile home and a single family detached dwelling which is being used as both a residence and office space for the business.
- 40949 Yale Road contains several stock piles of soils and landscaping products. The property also contains a single family dwelling and an ancillary building.

3.2 Neighbourhood Character

All surrounding properties are located within the ALR. Surrounding land uses include agricultural activities to the north, the Royalwood golf course to the south across Highway #1, an RV sales business to the east and the Vedder Canal to the west.

4. TECHNICAL CONSIDERATIONS:

Servicing: As the area is not serviced by City water, sewer or storm services, nor is there an ability to connect to nearby services; items such as sanitary waste discharge and minimum fire flow requirements will need to be addressed prior to the issuance of any permits for expansion.

Floodplain: The subject properties are located within the protected floodplain and therefore any new construction will be subject to the Floodplain Regulation Bylaw.

Watercourses: The Vedder Canal, a Class A watercourse is located to the west of both properties. The properties are located outside of the required 30m riparian setback area. Miller Slough, also a Class A watercourse, runs along the entire
length of 40949 Yale Road’s northern property line and requires a 30m riparian setback for non-agricultural land uses.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards.

Encroachment Issues: The portion of Yale Road which separates the two subject properties is currently being used by the business as a staff parking area and storage area for stock piles of materials. Machinery also frequently crosses this portion of Yale Road as part of the daily operation of the business. These encroachment issues will need to be addressed by the owner either through an encroachment agreement with the City or through a request to purchase and close the public road. The City’s Property Manager is working with the owner to address these issues.

5. RECOMMENDATION & SUBSTANTIATION:

5.1 Recommendation

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635”, which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to property located at 40874 & 40949 Yale Road, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636”, which proposes to rezone property located at 40874 & 40949 Yale Road from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001261)

5.2 Substantiation

The proposed rezoning is supportable as the ALC has determined the existing business to be suitable in this location on the grounds of the benefit to agriculture. Furthermore, the existing trucking & transport, landscaping and soils business is tied closely with agricultural based industries and is deemed to be a compatible land use with surrounding agricultural and commercial uses in the area.

6. SOURCES OF INFORMATION:

- Development Application Review Team Minutes: November 15, 2018
- Agricultural Land Reserve Non-Farm Use Applications ALR00266 & ALR00296.
March 21, 2018

Wedler Engineering
DELIVERED ELECTRONICALLY

Attention: Glen Darychuk

Re: Application 56187 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #88/2018). As agent, it is your responsibility to notify the applicant accordingly.

Review of Decisions by the Chair

Under section 33.1 of the Agricultural Land Commission Act (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to ALC Policy P-08: Request for Reconsideration available on the Commission website.

Please direct further correspondence with respect to this application to Sara Huber at (Sara.Huber@gov.bc.ca).

Yours truly,

Sara Huber, Land Use Planner

Enclosures: Reasons for Decision (Resolution #88/2018)
Schedule A: Decision Map

cc: City of Chilliwack (File: ALR00296) Attention: Gillian Villeneuve
Ministry of Environment
AGRICULTURAL LAND COMMISSION FILE 56187

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use application submitted under s. 20(3) of the Agricultural Land Commission Act

Applicants: Denbow Transport Ltd, No 976490
William Boesterd
Joan Boesterd

Agent: Glen Darychuk, Wedler Engineering

Property 1:
Parcel Identifier: 012-871-656
Legal Description: Parcel One (Reference Plan 7346), North West Quarter, Section 18, Township 23, New Westminster District
Civic: 40949 Yale Road, Chilliwack BC
Area: 3.5 ha

Property 2:
Parcel Identifier: 012-871-613
Legal Description: Parcel “P” (Reference Plan 6881), District Lot 292, Group 2, Except Firstly: Part 1.003 Acre More Or Less (Statutory Right Of Way Plan 11268), Secondly: Part .139 Acre More Or Less (Statutory Right Of Way Plan 12006), Thirdly: Part .292 Acre More Or Less (Statutory Right Of Way Plan 12006), Fourthly: Parcel “One” (Statutory Right Of Way Plan 12006), Fifthly: Part .70 Acre More Or Less (Highway Plan 28393), New Westminster District
Civic: 40874 Yale Road, Chilliwack, BC
Area: 3.4 ha
Panel: William Zylmans, South Coast Panel Chair
Ione Smith
Satwinder Bains
OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA). The Properties are located within Zone 1 as defined in s. 4.2 of the ALCA.

[2] The Properties currently contain Denbow which is a trucking, transport, landscaping and soil business (the "soil business").

[3] The Applicants are applying to the Agricultural Land Commission (the "Commission") to use 3.4 ha in order to bring the existing soil business into compliance, and if approved, to consolidate 1.12 ha of 40930 Yale Road (the "adjacent property") with Property 2 to expand the soil business (the "Proposal").

[4] The Panel considered whether the existing non-farm use is supportive of agriculture.

[5] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:
   (a) to preserve agricultural land;
   (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
   (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[6] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[7] On December 12, 2017, the Panel conducted a walk-around and meeting site visit in accordance with the ALC Policy Regarding Site Visits in Applications (the "Site Visit").
site visit report was prepared in accordance with the Policy Regarding Site Visits in Applications. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on December 22, 2017 (the "Site Visit Report").

BACKGROUND

[8] The eastern portion of Property 1 is used for the Applicants' dwelling and associated residential infrastructure. The western portion of Property 1 is used for soil processing. Property 2 is used for a dwelling/office, a manufactured home, a workshop, and soil storage, all of which are confined to the area north of the Trans-Canada Highway. The portion of Property 2 to the south of the Trans-Canada Highway is unused.

[9] The soil business was established on the Properties in the 1980's, at which time the soil operation produced sawdust mix bedding for poultry and stock farms. Since that time, the soil business has been operating and expanding on the Properties without permission from the Commission.

[10] In October 2016, the Commission's Compliance and Enforcement (C&E) department received a complaint regarding non-farm use activities occurring on the Properties. At this time, the City of Chilliwack advised that it would be following up with the complaint; therefore, the Commission's C&E department took no further action.

[11] In August 2017, the Commission received the Application. The soil business currently utilizes 3.4 ha of the Properties and the non-farm use application is for the entire 6.9 ha.

EVIDENCE AND FINDINGS

Issue: Whether the existing non-farm use is supportive of agriculture.

[12] The Applicants submit that only clean wood wastes are accepted for the soil business, which includes the processing of three primary wood products: fir bark, clean wood waste, and clean land clearing material. During the Site Visit, the Panel visually confirmed that the materials on the Properties used for the soil business appear to be
clean wood wastes. The Panel finds that facilities which process clean wood wastes pose less of a concern in terms of odour than those which accept municipal or food waste.

[13] The soil business outputs include various mulches, such as berry and bark mulch, used on farms for weed protection and water retention, and sawdust, used for animal bedding. The Panel finds that the soil business outputs are used for a variety of agricultural uses, including berry farms, livestock and poultry farms, greenhouses, propagators and nurseries. The Panel therefore finds that the Proposal supports agriculture.

[14] During the Site Visit, the Agent advised that the purpose of the Proposal is to not only to bring the soil business into compliance, but also to implement best management practices, including, but not limited to:

- constructing concrete pads for soil mixing areas;
- constructing covers for soil storage areas; and,
- installing a leachate collection system.

The Panel agrees that these best management practices should be implemented to ensure that there are no negative environmental impacts as a result of the soil business and to ensure that the agricultural utility of the Properties is not adversely impacted should the soil business cease operation. In order to ensure that the best management practices are implemented, the Panel requires a financial security in the form of an Irrevocable Letter of Credit (ILOC). The ILOC will be held by the Commission until such time that the Commission has received confirmation that the Applicants have brought the soil business up to best management practices, including the construction of concrete pads for soil mixing, covers for soil storage, and a leachate collection system (the “best management practices”).

[15] The Applicants wish to expand the soil business onto the adjacent property; however, the Panel is not amenable to the expansion. The Panel finds that the adjacent property is of a suitable size and configuration for farming and that the expansion of the soil
business on an additional 1.12 ha would negatively impact the adjacent property’s agricultural utility.

DECISION

[16] For the reasons given above, the Panel refuses the Proposal. The Panel, however, approves the use of approximately 4.2 ha of the Properties, including approximately 2.6 ha of Property 1, and 1.2 ha of Property 2, to continue the soil business, subject to the following conditions:

Pre-Operation

a. Siting of the non-farm use in accordance with Schedule A;
b. Submission of quotes for the best management practices by May 21, 2018;
c. To ensure successful completion of the best management practices, a financial security in the form of an ILOC in the amount determined through quotes for the best management practices, must be made payable to the Minister of Finance c/o the Agricultural Land Commission. The ILOC is to ensure that the best management practices and conditions of this decision are completed.

For greater clarity, some or all of the ILOC will be accessible to and used by the Commission upon default of the operation to comply with any or all aspects of the conditions of approval contained herein.

Release of the ILOC will be dependent on receipt of evidence that the best management practices are completed to a standard deemed satisfactory by the Commission.
d. Registration of the ILOC with the Commission by June 21, 2018;

During Operation

e. Clean wood waste processing only;
f. In order to ensure that the inputs for the soil business continue to be limited to clean wood wastes, the Panel requires that no municipal or food waste be processed on the
Properties. Should the Applicants consider processing other waste(s), the Commission must be notified to determine whether the other waste(s) may be accepted.

g. No additional dwellings on either of the Properties; and

h. No expansion south of the Trans-Canada Highway.

[17] The decision will also be referred to the Ministry of Environment for compliance with the Environmental Management Act. This Panel advises that this decision does not relieve the Applicants of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[18] These are the unanimous reasons of the Panel.

[19] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[20] Resolution #88/2018
Released on March 21, 2018

William Zylmans, Panel Chair
On behalf of the South Coast Panel
Schedule A: Agricultural Land Commission Decision Map
ALC File 56187 (Boesterd-Denbow)
Conditionally Approved Non-Farm Use
ALC Resolution #88/2018

- Conditionally Approved Non-Farm Use (±4.2 ha)
- The Properties
7.06 AC (AGRICULTURE COMMERCIAL) ZONE (continued)

(c) Farm Home Plate and Dwelling Unit(s) shall be sited as follows:

(i) No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,

(ii) No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)

(10) BUILDING HEIGHT (maximum)

(a) AGRICULTURAL 15.0m
(b) RURAL ANCILLARY 6.0m
(c) RESIDENTIAL 10.0m
(d) COMMERCIAL AGRICULTURE 10.0m
(e) roadside stands 3.0m

(11) OFF-STREET PARKING

(a) 2 spaces per dwelling unit
(b) 1 space per employee not residing on the farm
(c) 1 space per 20m² sales floor area

(12) OFF-STREET LOADING (minimum) N/A

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

(a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS

(a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS N/A

(a) A soils business shall be permitted only within the properties identified as:

(i) PID: 012-871-613, Parcel "P" (Reference Plan 6861) District Lot 292 Group 2 Except Firstly: Part 1.003 Acre more or less (Statutory Right of
Way Plan 11268) Secondly: Part .139 Acre more or less (Statutory Right of Way Plan 12006) Thirdly: Part .292 Acre more or less (Statutory Right of Way Plan 12006) Fourthly: Parcel “One” (Statutory Right of Way Plan 12006) Fifthly: Part .70 Acre more or less (Highway Plan 28393) New Westminster District Plan; and,

(ii) PID: 012-871-656, Parcel One (Reference Plan 7346) North West Quarter Section 18 Township 23 New Westminster District,

as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission.
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following items:

1. **ZONING BYLAW AMENDMENT BYLAW 2019, No. 4635 (RZ001261)**  
   ZONING BYLAW AMENDMENT BYLAW 2019, No. 4636 (RZ001261)

   **Locations:** 40874 & 40949 Yale Road (portions of)

   **Applicant:** Wedler Engineering LLP

   **Purpose:** The proposal is to amend the text of the AC (Agriculture Commercial) Zone and to rezone portions of the subject properties, as shown on the map below, from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, to bring an existing business (Denbow Transport Ltd.) in line with the regulations of the Zoning Bylaw and the “Non-Farm Use” approval by the Agricultural Land Commission (Resolution #88/2018).

**Location Map**
Persons who deem that their interest in the properties is affected by the proposed amendment bylaws will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

These proposed bylaws may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
City of Chilliwack
Bylaw No. 4635
A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4635”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended in SECTION 7 – AGRICULTURAL ZONES, Subsection 7.06 AC (AGRICULTURE COMMERCIAL) ZONE, Paragraph (16), by deleting the word “N/A” after the words “SPECIAL REGULATIONS” and adding a new Subparagraph and Clauses as follows:

“(a) A soils business shall be permitted only within the properties identified as:

(i) PID: 012-871-613, Parcel “P” (Reference Plan 6861) District Lot 292 Group 2 Except Firstly: Part 1.003 Acre more or less (Statutory Right of Way Plan 11268) Secondly: Part .139 Acre more or less (Statutory Right of Way Plan 12006) Thirdly: Part .292 Acre more or less (Statutory Right of Way Plan 12006) Fourthly: Parcel “One” (Statutory Right of Way Plan 12006) Fifthly: Part .70 Acre more or less (Highway Plan 28393) New Westminster District Plan; and,

(ii) PID: 012-871-656, Parcel One (Reference Plan 7346) North West Quarter Section 18 Township 23 New Westminster District,

as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission.”

Received first and second reading on the 8th day of January, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

________________________________________
Mayor

________________________________________
Corporate Officer
City of Chilliwack

Bylaw No. 4636

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4636”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning portions of properties described as:

   (1) PID: 012-871-613, Parcel “P” (Reference Plan 6861) District Lot 292 Group 2
       Except Firstly: Part 1.003 Acre more or less (Statutory Right of Way Plan 11268)
       Secondly: Part .139 Acre more or less (Statutory Right of Way Plan 12006)
       Thirdly: Part .292 Acre more or less (Statutory Right of Way Plan 12006)
       Fourthly: Parcel “One” (Statutory Right of Way Plan 12006)
       Fifthly: Part .70 Acre more or less (Highway Plan 28393) New Westminster District Plan;
       (portion of 40874 Yale Road); and,
   
   (2) PID: 012-871-656, Parcel One (Reference Plan 7346) North West Quarter Section
       18 Township 23 New Westminster District
       (portion of 40949 Yale Road)

   as shown on Schedule “A” attached hereto and forming part of this Bylaw, from an AL
   (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone.

Received first and second reading on the 8th day of January, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

______________________________
Mayor

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Corporate Officer
"Zoning Bylaw Amendment Bylaw 2019, No. 4636"
Schedule "A"

Portion to be rezoned from AL to AC
PH-3

"Zoning Bylaw Amendment Bylaw 2019, No. 4638"

(7652 Diamond Crescent – RZ001201)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, to facilitate the construction of an accessory dwelling unit in the form of a coach house.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent from R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ0001201)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Montelth
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, to facilitate the construction of an accessory dwelling unit in the form of a coach house.

2. **PROPOSAL:**

The property has an area of approximately 934m², exceeding the minimum lot size of 500m² required for the proposed R1-A Zone. A maximum lot coverage of 60m² for a detached Accessory Dwelling Unit (ADU) (i.e. coach house) is permitted within the R1-A Zone, in addition to a structure for urban ancillary use up to 10m².

Should the requested rezoning be approved, the building “form and character” as well as site design will be reviewed as part of a separate Development Permit (DP) application. A parking space is required to be provided on site for the future tenant of the proposed coach house.

*Conceptual Site Plan (as provided by the applicant)*
3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Low Density Residential”

Land Use: Single family dwelling and detached ancillary building.

3.2 Neighbourhood Character

The subject property is located within an established residential neighbourhood of Sardis. The parcel is situated on the corner of Diamond Crescent and Knight Road, which is in close proximity to a number of amenities, such as Evans Elementary and Sto:lo Alternate School. The property is surrounded by single family dwellings within the R5 Zone.

The City’s Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character of the neighbourhood. In this instance, while the R5 Zone can allow for multi-family development, the local area is predominantly characterized by well-maintained single family homes with a relatively uniform streetscape.

Due to the size of the property and siting of the existing homes, a coach house could reasonably be accommodated without compromising the original form and character of the neighbourhood. The surrounding properties are of similar size and contain ancillary structures of varying sizes. In this instance, the proposed coach house will be situated within the rear yard of the property, adjacent to Knight Road, partially screened by existing hedges.

3.3 Technical Issues:

Floodplain: The subject property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

Watercourses: “Luckakuck Creek”, a Class A watercourse with a required 30m setback, is located to the northeast of the property. A Development Permit No. 3 for Riparian Protection has been completed that permits a relaxation to the required setback from 30m to 18.3m. The reduced setback will allow for useable space within the rear yard that is anticipated to accommodate the proposed coach house.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.
4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4638”, which proposes to rezone property located at 7652 Diamond Crescent from R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ0001201)

Substantiation:

Rezoning the subject property to the R1-A Zone is consistent with the “Low Density Residential” designation and is further supported by the objectives outlined within the City’s Infill Development Policies and the OCP, which aim to provide increased density at an appropriate scale and offer a mix of affordable housing options while maintaining the fundamental form and functionality of the surrounding neighbourhood.

5. SOURCES OF INFORMATION:

- Rezoning Application – RZ001201
- Development Application Review Team Minutes – June 21, 2018
- Development Permit Area 3 Application – DP001049
- Riparian Areas Regulation Assessment Report – Barsanti Environmental Services Ltd. – November 13, 2018.
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. **ZONING BYLAW AMENDMENT BYLAW 2019, No. 4638 (RZ001201)**

   **Location:** 7652 Diamond Crescent

   **Applicant:** Bilal Ahmad

   **Purpose:** To rezone the subject property, as shown on the map below, from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone to facilitate the construction of an Accessory Dwelling Unit in the form of a coach house.

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**Location Map**

![Location Map](image-url)
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
City of Chilliwack

Bylaw No. 4638

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4638”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 015-820-815, Lot 34 District Lot 259 Group 2 New Westminster District Plan 84039, from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone.

Received first and second reading on the 8th day of January, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

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Mayor

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Corporate Officer

NOTE: This bylaw refers to property located at 7652 Diamond Crescent.
PH-4

"Zoning Bylaw Amendment Bylaw 2019, No. 4639"

(46030, 46042, and 46054 Reece Avenue – RZ001256)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject properties from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone to facilitate a future townhouse development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 46030, 46042 & 46054 Reece Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4639", which proposes to rezone properties located at 46030, 46042 & 46054 Reece Avenue from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001256)

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.
STAFF REPORT ON REZONING APPLICATION RZ001256

PREPARED BY: Julie Henderson DATE: December 13, 2018
POSITION: Planner I DEPARTMENT: Planning & Strategic Initiatives

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject properties from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone to facilitate a future townhouse development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 46030, 46042 & 46054 Reece Avenue.

2. BACKGROUND / PROPOSAL:

The requested rezoning is to facilitate a new 11-unit townhouse development within the subject properties, which is the maximum allowable density based on the properties’ combined lot area of approximately 0.28 ha (2,854m²). For information, a copy of the conceptual site plan is attached.

Should rezoning be approved, a separate Development Permit (DP) application will be required to regulate any “form and character” considerations as the properties are within Development Permit Area No. 6 (Infill Development).

Final lot layout must comply with City Bylaws and include storm main extension to the west lot line, a hydrant and urban half road frontage works, complete with LED street lighting, at time of subdivision. As Reece Avenue is identified as a neighborhood cycling route in the Chilliwack Cycle Vision Plan, curb alignment is also required to accommodate future on-street bike facilities.

In addition, an existing sewer main is located within the rear yard which requires a 3m Statutory Right-of-Way (ROW) or 1m offset from existing sewer pipe to be registered at time of subdivision depending on existing sewer alignment.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Residential 2 — Townhouses” as designated within the Chilliwack Downtown Land Use and Development Plan.

Current Land Use: Single family dwellings (to be removed at time of lot consolidation).

3.2 Neighbourhood Character

The properties are located within a mature residential neighbourhood of Chilliwack Proper with some potential for future redevelopment due to the age of the existing housing stock. The local
area is host to several public amenities, such as schools (Central Elementary, Chilliwack Middle and Chilliwack Secondary), parks (Central Community, Centennial and Bole & Fletcher), and main transit routes. The properties are otherwise surrounded by parcels zoned R1-A, R1-B (One and Two Family Residential), R4 and P1 (Civic Assembly).

Although the properties are located mid-block, which creates the possibility of isolating the neighbouring single family home located on the corner of Reece Avenue and Victor Street, there remains opportunity for redevelopment potential for that lot independent of the subject properties. As such, the proposed rezoning and future townhouse development is unlikely to negatively impact the surrounding lots.

The City's Infill Development Policies support the development of additional residential units to accommodate greater density at an appropriate scale. The policies aim to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character or functionality of the neighbourhood. As the neighbourhood is within a period of transition and characterized by a mix of rancher-style single family homes and older low-rise apartments, the future development of townhouses will maintain the varied built form and increase the density of the area as envisioned by the OCP. However, ground entry homes with living quarters above will likely be constructed in order to comply with the Flood Construction Level (FCL), creating a potential height differentiation with some of the surrounding lots. Both the existing R1-A Zone and proposed R4 Zone allow for a maximum height of 10m. Given the FCL requirements, any new construction in the area is likely to maximize allowable height in any residential zone.

3.3 Technical Issues

Floodplain: The subject properties are located within the protected floodplain, and as such, are subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject properties.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639”, which proposes to rezone properties located at 46030, 46042 & 46054 Reece Avenue from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001256)
**Substantiation:**

Rezoning to the R4 Zone is consistent with the “Residential 2” OCP designation and supports the objectives set out within the City’s Infill Development Policies by providing an increased range of housing options and density at an appropriate scale. Further, a townhouse development is suitable for the area given the proposal will facilitate future redevelopment in an area with available service capacity and public amenities, and provide for a more efficient use of land with a site design that remains sensitive to the adjacent land uses.

5. **SOURCES OF INFORMATION:**

- Development Application Review Team (DART) Minutes – July 12, 2018
- Rezoning (RZ001256) Application – May 23, 2018
Conceptual site plan only. The lot layout is subject to change as part of a separate Development Permit (DP) application.
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. **ZONING BYLAW AMENDMENT BYLAW 2019, No. 4639 (RZ001256)**

   **Locations:** 46030, 46042 & 46054 Reece Avenue

   **Applicant:** Rich Kramp

   **Purpose:** To rezone the subject properties, as shown on the map below, from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone to facilitate a future townhouse development.

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**Location Map**

![Map of Reece Avenue showing the affected properties.](image-url)
Persons who deem that their interest in the properties is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
City of Chilliwack

Bylaw No. 4639

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4639”.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning properties described as:
   (1) PID: 012-329-266, Lot 10 Block 2 Division “E” New Westminster District Plan 1737 (46030 Reece Avenue)
   (2) PID: 009-360-565, Lot 11 Block 2 Division “E” New Westminster District Plan 1737 (46042 Reece Avenue)
   (3) PID: 012-329-274, Lot 12 Block 2 Division “E” New Westminster District Plan 1737 (46054 Reece Avenue)

   from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone.

Received first and second reading on the 8th day of January, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

______________________________
Mayor

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Corporate Officer
"Zoning Bylaw Amendment Bylaw 2019, No.4639"
"Zoning Bylaw Amendment Bylaw 2019, No. 4640"

(46484 Riverside Drive – RZ001296)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46484 Riverside Drive.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640”, which proposes to rezone property located at 46484 Riverside Drive from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001296)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46484 Riverside Drive.

2. PROPOSAL:

The applicant wishes to rezone the subject property to the R1-D Zone to facilitate a future two-lot subdivision. The concept plan, as provided by the applicant, indicates that the subject property is of sufficient size to meet the minimum requirements of the R1-D Zone.

The final lot layout must comply with City Bylaws and include road frontage improvements including LED street lighting and lane paving to a width of 6m, upgrades to the catch basin and applicable requirements of the Tree Management (Land Development) Bylaw, as required at time of subdivision.

As the subject property is served by a rear lane, future driveways and vehicle access will be limited by way of the rear lane only, in accordance with the City's Infill Development Policies.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP Designation: “Residential 2 – Chilliwack Proper & Fairfield Island Plan”

Land Use: Single family home to be demolished prior to subdivision.

Public Engagement: As outlined within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan, applicants are required to engage with residents during the rezoning application process by informing them of the proposal and addressing their concerns. The applicant provided a petition of support indicating that they had approached residents within the neighbourhood with respect to the proposal. No concerns were raised by the public at that time. The petition has been attached as “Schedule A” for information. The applicant also
hand delivered letters to those properties where the owners were not present to discuss the proposal.

3.2 Neighbourhood Character

The subject property is located within the Chilliwack Proper neighbourhood and predominantly surrounded by mature single family homes within the R1-A Zone. A lot to the south of the property was recently rezoned to the R1-D Zone and subsequently, two new houses have been constructed on site.

The OCP supports infill development where it can be achieved without altering the character of the neighbourhood as a whole. The City's Infill Development Policies also support additional residential units to accommodate increased density, while recognizing the context and character of the established neighbourhoods. As the neighbourhood is comprised of single family dwellings, it is not anticipated that the proposed rezoning will alter the appearance or function of the area and should have a limited impact on the Chilliwack Proper neighbourhood. In addition, the availability of the existing rear lane for vehicle access makes this property suitable for narrow lot infill development.

Riverside Drive is located in a generally older area that contains many mature rancher-style single-family dwellings. The future development of two single-family dwellings will maintain the single family density however, ground entry homes with living quarters above will likely be constructed to comply with the flood construction level (FCL), creating a differentiation of height with the surrounding single family homes. Both the existing R1-A Zone and the proposed R1-D Zone allow for a maximum height of 10m. Given the FCL requirements, new construction is likely to maximize allowable height.

3.3 Technical Issues:

Floodplain: The subject property is located within the protected area of the floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4640", which proposes to rezone property located at 46484 Riverside Drive from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001296)
Substantiation:

The proposed rezoning to the R1-D Zone to facilitate a future two-lot subdivision is supportable as both lots will meet the minimum standards of the R1-D Zone and the proposal is consistent with the OCP designation and Infill Development Policies.

5. SOURCES OF INFORMATION:

- Development Application Review Team minutes – October 11, 2018
- Rezoning application RZ001296.

Attachments:
- Schedule A – Petition of Support
Conceptual Site Plan (as provided by the applicant)

PROPOSED LOT LAYOUT
A rezoning application (RZ001296) of the subject property at 4649 Riverside Drive, Chilliwack, B.C. has been submitted to the City of Chilliwack. The property is within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and a public consultation is required prior to the application being forwarded to Council for 1st and 2nd Reading.

Therefore, at the request of the City, the home owner concluded the public consultation by signing a petition from the neighborhood on the proposed rezoning application. The proposed development plan prepared by the applicant, Unify Engineering, was discussed and received positive feedback.

Please see below signatures from the neighborhood with whom the plans were discussed.

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<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Name/Signature</th>
<th>Signature</th>
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<tbody>
<tr>
<td>1</td>
<td>10252 Broadmay St.</td>
<td>Dhruv Agrawal</td>
<td></td>
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<td>2</td>
<td>46496 Mayfair Ave.</td>
<td>Awan Bhangeri</td>
<td></td>
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<td>3</td>
<td>47187 Hazel St.</td>
<td>Tarun Gupta</td>
<td></td>
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<td>4</td>
<td>9852 Williams St.</td>
<td>Vipul Agrawal</td>
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<td>5</td>
<td>46496 Riverside Dr.</td>
<td>J. Hartley</td>
<td></td>
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<tr>
<td>6</td>
<td>46498 Mayfair Ave.</td>
<td>Kamal Mithaonkar</td>
<td></td>
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<td>7</td>
<td>46498 Mayfair Ave.</td>
<td>Amy Roscoe</td>
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<td>8</td>
<td>47187 Hazel St.</td>
<td>Rochelle Coulombe</td>
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<td>95175 Hazel St.</td>
<td>Lakshman Songhlow</td>
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<tr>
<td>12</td>
<td>10125 Fairview Dr.</td>
<td>Kuldip Dutt</td>
<td></td>
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</table>
A rezoning application (#R2100129G) of the subject property at 46484 Riverside Drive, Chilliwack, B.C. has been submitted to the City of Chilliwack. The property is within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and a public consultation is required prior to the application being forwarded to Council for 1st and 2nd Reading.

Therefore, at the request of the City, the homeowner concluded the public consultation by signing a petition from the neighborhood on the proposed rezoning application. The proposed development plan prepared by the applicant, Unify Engineering was discussed and received positive feedback.

Please see below signatures from the neighborhood with whom the plans were discussed.

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<thead>
<tr>
<th>S. No</th>
<th>Address</th>
<th>Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>46484 Mayfair Ave, Chilliwack, V2P 5G3</td>
<td>Amandeep Bhangu</td>
<td>ASB</td>
</tr>
</tbody>
</table>
CITY OF CHILLIWACK
NOTICE OF PUBLIC HEARING
Tuesday, January 22, 2019 at 7:00 p.m.
Council Chambers
8550 Young Road, Chilliwack, BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. **ZONING BYLAW AMENDMENT BYLAW 2019, No. 4640 (RZ001296)**

   **Location:** 46484 Riverside Drive

   **Applicant:** Amarbir Hansra

   **Purpose:** To rezone the subject property, as shown on the map below, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone to facilitate a future subdivision.

Location Map
Persons who deem that their interest in the property is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
It is in Reference to your letter dated Oct. 27th, 2018 regarding Rezoning application (RZ001276) 46484 Riverside Dr. in Chilliwack, where in it was mentioned that the rezoning application was reviewed by the Development Application Review Team (DART). So, as desired by the Team I personally on 4th Nov., 2018 went door to door in the neighbourhood to inform them of the rezoning application. I tried to make all my efforts to have their consent by getting their signatures on the paper which I have attached here with as "Annexure 1" for your reference.

Also, I have personally delivered the letters in the neighbourhood on the same day as well as on 11th & 18th Nov., 2018. The copy of the information letter delivered in the neighbourhood is attached here with as "Annexure 2" for your reference.

In addition to this, I did due diligence on my part by getting the Rezoning application
letter delivered in the neighbourhood through the Canada Post. The receipt of which has been attached here with as "Annexure 3" for your information. Thanks.

(Prabh Shahbaaz Path)
46484 Riverside Drive.
Chilliwack,
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R1-D
OCP: RES2-CPF1P
TOTAL SITE AREA: 823 sq. m. [8,858 sq. ft.]
EACH LOT AREA: 411 sq. m. [4,423 sq. ft.]

DESCRIPTION: LOT 53 SECTION DIVJ NEW WESTMINSTER DISTRICT PLAN 8777
LOT AREA: 823 sq. m. [8,858 sq. ft.]
OCP: RES2-CPF1P
ZONE: R1-A

EXISTING LOT LAYOUT

PROPOSED LOT LAYOUT

46484

PROPERTY OWNER(S): PROJECT OWNER:
PROJECT NAME: RESIDENTIAL SUBDIVISION PROPOSAL
PROJECT ADDRESS (Lot): 46484 RIVERSIDE DRIVE, CHILLIWACK, B.C.
SITE PLAN

UNIFY ENGINEERING INC.
5615 DOWLING DRIVE
502-13210 102ND AVENUE
SURREY, B.C. V3S 1J4
Email info@unifyeng.ca
Website www.unifyeng.ca

DRAWSING NO. S1.0

CLAIR: PROPERTY OWNER(S)
PROJECT NO. 18-037
PROJECT NAME: RESIDENTIAL SUBDIVISION PROPOSAL
PROJECT ADDRESS (Lot): 46484 RIVERSIDE DRIVE, CHILLIWACK, B.C.
DESCRIPTION: SITE PLAN

SEAL:

REVISED

NO. DESCRIPTION DATE

S1.0

PREPARED BY:

CHECKED BY:

GRAPHIC WORKS:

REVISED BY:

SIGNATURE:

DRAWER:

DATE: AUGUST 2018

UNIFY ENGINEERING INC.
A rezoning application (#RZ001296) of the subject property at 46484 Riverside Drive, Chilliwack, B.C. has been submitted to the City of Chilliwack. The property is within the Chilliwack Proper Fairfield Island Neighbourhood Plan, and a public consultation is required prior to the application being forwarded to Council for 1st and 2nd Reading.

Therefore, at the request of the City, the homeowner concluded the public consultation by signing a petition from the neighborhood on the proposed rezoning application. The proposed development plan prepared by the applicant, Unify Engineering was discussed and received positive feedback.

Please see below signatures from the neighborhood with whom the plans were discussed.
A rezoning application (#RZ001296) of the subject property at 46484 Riverside Drive, Chilliwack, B.C. has been submitted to the City of Chilliwack. The property is within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and a public consultation is required prior to the application being forwarded to Council for 1st and 2nd Reading.

Therefore, at the request of the City, the homeowner concluded the public consultation by signing a petition from the neighborhood on the proposed rezoning application. The proposed development plan prepared by the applicant, Unify Engineering was discussed and received positive feedback.

Please see below signatures from the neighborhood with whom the plans were discussed.

<table>
<thead>
<tr>
<th>S. No</th>
<th>Address</th>
<th>Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>146476 Mayfair Ave, Chilliwack, V2P 3R2</td>
<td>Amandep Bhangu</td>
<td></td>
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</tbody>
</table>
The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4640”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 004-621-760, Lot 53 Division “J” New Westminster District Plan 8777, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.

Received first and second reading on the 8th day of January, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 46484 Riverside Drive.
"Zoning Bylaw Amendment Bylaw 2019, No. 4641"

(45624 and 45632 Wellington Avenue – RZ001298)
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject properties from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone to facilitate a future apartment development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 45624 & 45632 Wellington Avenue.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 & 45632 Wellington Avenue from R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001298)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. **DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject properties from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone to facilitate a future apartment development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 45624 & 45632 Wellington Avenue.

2. **PROPOSAL:**

The applicant wishes to rezone the subject properties to the R5 Zone to facilitate a future 30 unit apartment development with an underground parkade.

As the properties are within Development Permit Area 6 (Infill), the proposed apartment development requires a Development Permit (DP) to address “form and character” considerations. The applicant has submitted a concept plan as part of the rezoning application and is subject to change as part of the DP review process, pending successful rezoning. For information, a copy of the draft concept plan is attached.

Final site design layout must comply with City Bylaws and the installation of a new hydrant as well as frontage improvements, LED streetlighting, and applicable conditions of the Tree Management (Land Development) Bylaw, as required at time of development. In addition, as Wellington Avenue is identified as a Future Neighbourhood Bike Route in the Chilliwack Cycle Vision Plan, curb alignment will need to accommodate future bike lanes.

Consolidation of both lots will be required at building permit stage. Additional screening between land uses will also be required and will be addressed at DP stage.
3. **FACTORS/BACKGROUND:**

3.1 **2040 Official Community Plan (OCP) / Land Use**

   OCP Designation: "Residential 3 - Low Rise Apartment" as per the OCP's Downtown Land Use and Development Plan. The "Residential 3 - Low Rise Apartment" designation supports the proposed R5 Zone.

   Land Use: Single-family dwellings with detached garages (to be demolished and/or relocated at time of development).

3.2 **Neighbourhood Character**

The subject properties are located within the Chilliwack Proper neighbourhood and are entirely surrounded by single-family dwellings in the R2 Zone. The current building stock within the vicinity includes ageing one and two storey single-family dwellings (pre-floodplain requirements). The property to the north (across Wellington Avenue) contains a single-family dwelling that has recently obtained heritage designation (Rolfe House) and is legally protected under the Local Government Act.

The OCP supports infill development where it can be achieved without altering the character of the neighbourhood as a whole. Although this particular rezoning application is the first rezoning to the R5 Zone in the general vicinity, the rezoning and proposed development is consistent with the OCP designation of "Residential 3 - Low Rise Apartment". Low rise apartment development has long been envisioned along this portion of Wellington Avenue to accommodate higher densities nearby bus routes and neighbourhood amenities and to support active transportation. In addition, as the properties are located within the Chilliwack Proper neighbourhood, nearby two schools (Central Elementary and McCammon Traditional Elementary) and a number of parks (Edwards Park, Victoria Park, The Landing), the proposed rezoning for multi-family development is supportable by the OCP.

3.3 **Heritage Interest**

The property located at 45632 Wellington Avenue is home to the Paisley House (1894), which is identified as having "Heritage Interest" in the City's 1991 Heritage Inventory. While the City's Policy Directive No. G-15 (Heritage Designation) recognizes the value and importance of conservation, the Policy also recognizes the property rights of individuals, and therefore, property owners wishing to pursue heritage designation of their properties is solely voluntary. In this case, the single-family dwelling at 45632 Wellington Avenue has not been formally designated as a heritage home and is therefore not a legally protected heritage property under the Local Government Act.

It is important to note Council recently directed Staff to develop a Heritage Strategic Plan in 2019. In light of the above, the applicant has provided a summary outlining potential options for the relocation of the Paisley House as part of their redevelopment proposal. As part of the public outreach component, the applicant circulated a signature sheet and delivered information packages.
to residents within 30m of the subject properties, as shown on the map below. The signature sheet gathered opinions on what nearby residents would like to see done with the Paisley House.

For information, a copy of the summary of intentions and signed petition is attached.

3.4 Technical Issues:

Floodplain: The subject properties are located within the protected floodplain and are subject to the regulations of the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject properties.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards or earthquake related risks.
4. RECOMMENDATION & SUBSTANTIATION:

**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641”, which proposes to rezone properties located at 45624 & 45632 Wellington Avenue from R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for January 22, 2019. (RZ001298)

**Substantiation:**

The proposed rezoning to the R5 Zone to facilitate a 30 unit apartment complex is supportable as it is consistent with the OCP designation of “Residential 3 - Low Rise Apartment” and will provide an increased range of housing options in the Chilliwack Proper neighbourhood. The proposal is proceeding in advance of developing a Heritage Strategic Plan; however, is in-keeping with current practice. Current City policy encourages all owners of properties identified as having “Heritage Interest” to volunteer their properties for heritage designation; however, this practice is contingent on the property owner’s participation.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – October 11, 2018
- Rezoning application RZ001298
- 1991 Chilliwack Heritage Inventory

Attachments:

- Schedule A – Applicant’s summary of intentions and signed petition (November 6 & 23, 2018)
Conceptual Site Plan (as provided by the applicant)
Hi Madelaine,

We have come up with a strategy for how to address the house at 45632 Wellington Ave. We have reached out to Nickel Bros., a company that specializes in the moving of houses to provide a quote to move the house. Additionally, they have a platform where they advertise houses that are available to move. We will also explore other avenues of trying to give the house away for free to anyone that would be willing to bear the cost of moving it (approx. $45,000 - $55,000 depending on distance moved).

We will also be putting an information package together indicating our plans for what we will be doing with the house and what will be going up in its place. This package will be given to residents in the vicinity of this property when we canvas the neighbourhood in the coming weeks.

I trust that this was what you require to move the project forward to council. Please let me know if you require anything else, and when you anticipate moving this application to Council.

Regards,

Dylan
Hi Madelaine,

I went out with Cassidy from our office Tuesday to walk the neighbourhood to get their disposition of what they wanted done with the house.

We were able to talk to quite a few people. Many who were home wanted to see the house retained in some fashion. I indicated that we would try to move the house if possible. Many others indicated (in spite of their indication of wanting the retention of the house) that the house was fairly run down and left to decay over the years due to neglect by the previous owners/tenants. Some others were renters in the area that either recently moved to the area and had no idea where the house even was or what its significance was, or noted that, due to its condition, wanted to see it come down.

A couple people indicated that they didn't want to see an apartment in that location. I noted that I understand their comments, but wanted to keep the conversation about the house and that I would be coming around another day to discuss the land questions before the Public Hearing.

For those who weren't home, I left a package indicating our intentions for the site and what we are proposing to do with the house. I left them with my contact information and a sheet that they can leave comments on. This same package and comments sheet was given to the people I spoke to as well.

I have attached the map showing the houses we visited (going slightly beyond the 30m radius from the subject property. I have also attached the signature sheet we circulated, with some of my own notes on it.

If you have any comments or questions, please do not hesitate to contact me. I look forward to working towards our first council date.

Best regards,

Dylan

Dylan V. Anderson, BA, MUP | Development Planner/Project Manager
OTG Developments Ltd.
Unit 520 - 45715 Honkig Ave
Chilliwack, BC V2P 0Z6
Community consultation to seek opinion on the demolition of the "Paisley House"

Your neighbours, Marquee Ventures and Akashnoor Singh Kahlon, are proposing to rezone the above noted properties located at 45632 and 45624 Wellington Avenue in the City of Chilliwack. The proposed rezoning would allow for up to a four (4) story multi-family apartment to be constructed where currently two single family houses exist (one on each lot). The house located at 45632 Wellington Avenue is on the Heritage List with the City of Chilliwack. This home is known as the Paisley House but has not been registered as heritage. Our intention is to try and relocate the Paisley House. The Paisley house will be listed with Nickel Bros House Moving Ltd. and on Craigslist, to be given away for free and moved at the expense of the individual who would like the home.

We are seeking your opinion on what you would like to see done with the house.

<table>
<thead>
<tr>
<th>Printed Name</th>
<th>Signature</th>
<th>Address</th>
<th>I am indifferent to the retention of the Paisley House</th>
<th>I would like to see the Paisley House retained</th>
</tr>
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<tbody>
<tr>
<td>Michelle</td>
<td>Michelle</td>
<td>45658 Wellington Ave</td>
<td></td>
<td>X</td>
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<tr>
<td>Renter noted indifference towards neighbourhood</td>
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<td>45644 Wellington Ave</td>
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<td>X</td>
</tr>
<tr>
<td>Richard</td>
<td></td>
<td>45612 Wellington Ave</td>
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<tr>
<td>Not home</td>
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<td>45608 Wellington Ave</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Not home</td>
<td></td>
<td>45596 Wellington Ave</td>
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Date Received: 06/23/2018
Received From: Dylan Anderson - O16 Dev.
Folder Number: RZ001298
Subject Property: 45604-1 45635 Wellington
Council Date: September 2018 (anticipated)
### Schedule A (cont.)

<table>
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<tbody>
<tr>
<td>Abatished from commenting on house</td>
<td></td>
<td>45559 Princess Ave</td>
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<tr>
<td>Mike Clark</td>
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<td>45573 Princess Ave</td>
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<td>45595 Princess Ave</td>
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<td>Melissa Reed</td>
<td>Melissa稻</td>
<td>45691 Princess Ave</td>
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<tr>
<td>Did not want to talk about project</td>
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<td>45613 Princess Ave</td>
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<tr>
<td>Virginia R</td>
<td>Virginia Pampuy</td>
<td>45619 Princess Ave</td>
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<tr>
<td>Did not give name</td>
<td></td>
<td>0416 Corbould Street</td>
<td></td>
<td></td>
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<tr>
<td>Brenda Mejia</td>
<td></td>
<td>9427 Corbould Street</td>
<td>Recently renovated</td>
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<tr>
<td>Blanche Maik</td>
<td>Blanche Maiko</td>
<td>9407 Corbould Street</td>
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<tr>
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<td>46021 Wellington Ave</td>
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</tr>
<tr>
<td>Not home</td>
<td></td>
<td>45001 Wellington Ave</td>
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Date Received: **Nov 23, 2015**

Received From: **Dylan Anderson, 1074 Development**

Folder Number: **BP 1298**

Subject Property: **45624 45620 Wellington Ave**

Council Date: **January 8, 2019 (Anticipated)**
CITY OF CHILLIWACK
NOTICE OF PUBLIC HEARING
Tuesday, January 22, 2019 at 7:00 p.m.
Council Chambers
8550 Young Road, Chilliwack, BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

1. ZONING BYLAW AMENDMENT BYLAW 2019, No. 4641 (RZ001298)

Locations: 45624 & 45632 Wellington Avenue

Applicant: OTG Developments Ltd.

Purpose: To rezone the subject properties, as shown on the map below, from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone to facilitate a future apartment development.

Location Map
Persons who deem that their interest in the properties is affected by the proposed amendment bylaw will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaw may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
Community consultation to seek opinion on the demolition of the “Paisley House”

Project summary and background

Your neighbours, Marquee Ventures and Akashnoor Singh Kahlon, are proposing to rezone the above noted properties located at 45632 and 45624 Wellington Avenue in the City of Chilliwack. The proposed rezoning would allow for up to a four (4) story multi-family apartment to be constructed where currently two single family houses exist (one on each lot). The house located at 45632 Wellington Avenue is on the Heritage List with the City of Chilliwack. This home is known as the Paisley House but has not been registered as heritage. Our intention is to try and relocate the Paisley House. The Paisley house will be listed with Nickel Bros House Moving Ltd. and on Craigslist, to be given away for free and moved at the expense of the individual who would like the home.

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</tr>
</thead>
<tbody>
<tr>
<td>Michelle</td>
<td></td>
<td>45656 Wellington Ave</td>
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<td>M0</td>
</tr>
<tr>
<td>Renter noted indifference towards neighbourhood</td>
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<td>45644 Wellington Ave</td>
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<td>Kelwood</td>
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<td>45612 Wellington Ave</td>
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<td>Not home</td>
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<td>45608 Wellington Ave</td>
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<td>Not home</td>
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<td>45592 Wellington Ave</td>
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Date Received: Nov 23, 2018
Received From: Dylan Andersen - 016 DEV
Folder Number: BZ 098
Subject Property: 45634-45632 Wellington
Council Date: January 8, 2019
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<th>Printed Name</th>
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<th>I am Indifferent to the retention of the Paisley House*</th>
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<td></td>
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<td>45599 Princess Ave</td>
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<td>Melissa Reed</td>
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Date Received: Nov 23, 2018
Received From: Dylan Anderson  OTG Development
Folder Number: 1001
Subject Property: 45604-45632 Wellington Ave
Council Date: January 8, 2019 (anticipated)
City of Chilliwack

Bylaw No. 4641

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment Bylaw 2019, No. 4641”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning properties described as:

   (1) PID: 011-438-363, Parcel “A” (Reference Plan 13883) Lot 4 Division “A” New Westminster District Plan 9917
       (45624 Wellington Avenue)

   (2) PID: 011-438-380, Lot 4 Except: Parcel “A” (Reference Plan 13883); Division “A” New Westminster District Plan 9917
       (45632 Wellington Avenue)

   from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone.

Received first and second reading on the 8th day of January, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Corporate Officer
"Temporary User Permit TUP00138"

(7383 Ridgeview Street)
CITY OF CHILLIWACK
NOTICE OF PUBLIC HEARING
Tuesday, January 22, 2019 at 7:00 p.m.
Council Chambers
8550 Young Road, Chilliwack, B.C. V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on
the following item:

1. TEMPORARY USE PERMIT TUP00138

Location: 7383 Ridgeview Street
Applicant: Tomas Ulbrich
Purpose: To permit the operation of an Accessory Home Occupation within the RSV1 (Limited Use Reserve) Zoned subject property, as shown on the map below. As the RSV1 (Limited Use Reserve) Zone does not permit this use, a Temporary Use Permit (TUP) is required.
Persons who deem that their interest in the property is affected by the proposed Temporary Use Permit will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Hearing. All submissions will be recorded and form part of the official record of the Hearing.

This proposed Temporary Use Permit may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019 both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan
Corporate Officer
STAFF REPORT - COVER SHEET

SUBJECT: Public Information Listing                  Date: January 14, 2019

DEPARTMENT: Clerk’s                          Prepared by: Jacqueline Morgan

PI-1  “2019 Financial Plan Bylaw 2019, No. 4642”

PI-2  “Development Variance Permit DVP00994”

Development Variance Permit DVP00994 for property located at 9590 Chapman Road
(background information on this matter is contained within Agenda Item 12-A-2).

PI-3  “Development Variance Permit DVP01040”

Development Variance Permit DVP01040 for property located at 45750 Alder Avenue
(background information on this matter is contained within Agenda Item 12-A-3).
"2019 Financial Plan Bylaw 2019, No. 4642"
City of Chilliwack

Bylaw No. 4642

A financial plan for the City of Chilliwack for the
Period 2019 to 2028 inclusive

WHEREAS Section 165 of the Community Charter requires that the City have a financial plan adopted annually, by bylaw;

AND WHEREAS Section 165 of the Community Charter requires that the financial plan set out the objectives and policies of the City for the planning period, adopted annually, by bylaw;

NOW THEREFORE the Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “2019 Financial Plan Bylaw 2019, No. 4642”.

2. The financial plan for the City of Chilliwack for the years 2019 to 2028, as shown on Schedule “A”, attached hereto and forming part of this Bylaw, is hereby adopted.

3. The “Objectives and Policy Disclosure”, as shown on Schedule “B”, attached hereto and forming part of this Bylaw, is hereby adopted.

Received first and second reading on the 8th day of January, 2019.

Notice given under Section 59 of the Community Charter in two editions of the Chilliwack Progress on the 11th day of January and the 18th day of January, 2019.

Public Information Meeting held on the

Received third reading
Received adoption on the

Mayor

Corporate Officer
### Ten Year Financial Plan

#### CITY OF CHILLWACK

**2019-2028 FINANCIAL PLAN**

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenues</th>
<th>Expenditures</th>
<th>Annual Surplus</th>
</tr>
</thead>
<tbody>
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<td>$78,913,000</td>
<td>$82,518,900</td>
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**Notes:**
- **Grants-in-Lieu & Special Assessments:** $5,315,100 to $5,495,100
- **Property Taxes:** $78,913,000 to $96,020,400
- **Transfer from Operating Reserves:** $4,740,000 to $1,935,200
- **Protection to Persons & Property:** $39,034,950 to $77,675,600
- **Environment Health Services:** $11,574,300 to $56,020,300
- **Parks, Recreation & Cultural Services:** $22,356,800 to $77,409,300
- **Planning & Development:** $5,445,600 to $15,076,200
- **Interest & Other:** $250,000 to $1,076,200
- **Development Cost Charges:** $37,412,000 to $11,735,000
- **Annual Surplus Before Capital:** $190,030,100 to $176,756,100

**Annual Surplus Before Capital**

- **Capital Expenditures:** $104,752,000 to $43,678,400
- **Government Grants Related to Capital:** $5,862,500 to $7,589,500
- **Developer Contributions Related to Capital:** $10,450,000 to $8,450,000
- **Capital Growth Reserve:** $1,900,000 to $2,041,000
- **Equipment Replacement Reserve:** $3,200,000 to $2,970,000
- **General Capital Reserve:** $3,200,000 to $2,970,000
- **Annual Surplus:** $32,375,000 to $400,000

**Financial Plan Bylaw 2019, No. 4642**

- **Schedule "A"**

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**2019 Financial Plan Bylaw 2019, No. 4642**

"Schedule "A""

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Schedule "B"
Objectives and Policy Disclosure

1. Proportion of Total Revenue from each Funding Source
   a) Property Value Taxes
      (i) The proportion of revenues represented by property taxes should be the difference between all other collections and total revenues required.
      (ii) The objective is to balance the budget each year and maintain a reasonable tax burden.
      (iii) To maintain a reasonable tax burden, the City will continue to review and collect user fees and charges at appropriate levels.
   b) Parcel Taxes
      (i) Parcel taxes shall be used on a limited basis, and be for initiatives that are not for the benefit of the entire community. The proportion of revenues represented by parcel taxes should be zero.
      (ii) The objective is to use other sources of revenue rather than parcel taxes.
   c) Fees
      (i) Fees should be charged on a cost recovery basis as much as possible, with the exception of subsidized activities. The proportion of revenues represented by fees will vary depending on the levels of services for which fees are charged.
      (ii) The objective is to recover costs related to commercial activities and partially recover costs related to youth activities.
   d) Other Sources
      (i) The proportion of revenues represented by other sources shall be the percentage represented by those revenue sources as anticipated for the year.
      (ii) The objective is to maximize other revenue sources including grants from senior levels of government.
   e) Borrowing
      (i) Council has adopted a pay-as-you-go, no debt policy for capital expenditures.
      (ii) The objective is to identify required projects in advance and save for eventual construction or purchase.

2. Distribution of Property Value Taxes
   a) The City of Chilliwack will maintain the existing property tax distribution between property tax classes maintaining a low class multiple for business taxation compared to other lower mainland communities. Any tax increases will be applied uniformly to each property tax class, as to maintain the current tax multiples as closely as possible.
   b) Property tax distribution should be consistent from year to year with the exception of the effect of new growth and legislative changes.

3. Use of Permissive Tax Exemptions
   a) Permissive Tax Exemptions should be considered in accordance with Council's Permissive Tax Exemption Policy. The City will also continue to offer a Revitalization Tax Exemption in accordance with Revitalization Tax Exemption Bylaw No. 3012.
   b) The objective of the Permissive Tax Exemption is to provide assistance to community organizations performing activities that the City would otherwise provide while the objective of the Revitalization Tax Exemption Bylaw is to stimulate redevelopment of the aging downtown area.
PI-2

"Development Variance Permit DVP00994"

(9590 Chapman Road)
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

1. **DEVELOPMENT VARIANCE PERMIT DVP00994**

   **Location:** 9590 Chapman Road

   **Applicant:** Nick Westeringh

   **Purpose:** To increase the permitted lot coverage from 230m² to 271m² and the permitted building height from 6m to 6.8m for rural ancillary structures within the AL (Agriculture Lowland) Zone to facilitate the construction of a new workshop within the subject property, as shown on the map below.
Property Owners and any tenants in occupation of lands directly affected by the permit and within 30 metres of the lands, as shown above, will have an opportunity to be heard at the Public Information Meeting, or if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Information Meeting. All submissions will be recorded and form part of the official record of the Meeting.

This proposed Development Variance Permit may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Office of the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Information Meeting.

Jacqueline Morgan
Corporate Officer
PI-3

"Development Variance Permit DVP01040"

(45750 Alder Avenue)
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

1. DEVELOPMENT VARIANCE PERMIT DVP01040

Location: 45750 Alder Avenue

Applicant: Summit Pacific Properties Ltd.

Purpose: To reduce the minimum interior side lot line setback from 6m to 3.2m for the building face for storeys 1-3, from 6.75m to 3.2m for the 4th storey and from 6.75m to 1.96m for the roof overhang to facilitate the construction of a four storey, 58-unit apartment building within the subject property, as shown on the map below.

A conceptual plan is provided on the following page.
Property Owners and any tenants in occupation of lands directly affected by the permit and within 30 metres of the lands, as shown above, will have an opportunity to be heard at the Public Information Meeting, or if you are unable to attend, you may provide a written submission, including your full name and address, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than 4:00 p.m. on the date of the Public Information Meeting. All submissions will be recorded and form part of the official record of the Meeting.

This proposed Development Variance Permit may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, from Wednesday, January 9, 2019 to Tuesday, January 22, 2019, both inclusive, in the Office of the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at 604-793-2906.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Information Meeting.

Jacqueline Morgan
Corporate Officer

Conceptual Site Plan (as provided by the applicant)

Location of current variance request to reduce the ISL setback from 6m to 3.2m for the building face for storeys 1-3, 6.75m to 3.2m for the 4th storey and 6.75m to 1.96m for the room overhang.
AGENDA ITEM NO: 11-A-1
MEETING DATE: January 22, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing
DEPARTMENT: Clerk's
Prepared by: Jacqueline Morgan
Date: January 14, 2019

1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2018, No. 4629", which proposes to rezone property located at 46032 Second Avenue, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4629" with respect to property located at 46032 Second Avenue be given third reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2018, No. 4629" with respect to property located at 46032 Second Avenue be adopted. (RZ001299)

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2019, No. 4635", which proposes to amend the text of the AC (Agriculture Commercial) Zone with respect to properties located at 40874 and 40949 Yale Road; and,

"Zoning Bylaw Amendment Bylaw 2019, No. 4636", which proposes to rezone said properties, from an AL (Agriculture Lowland) Zone to an AC (Agriculture Commercial) Zone, have been to Public Hearing and are now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635” with respect to properties located at 40874 and 40949 Yale Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4635” with respect to properties located at 40874 and 40949 Yale Road be given adoption. (RZ001261)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No.4636” with respect to properties located at 40874 and 40949 Yale Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4636” with respect to properties located at 40874 and 40949 Yale Road be adopted. (RZ001261)

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2019, No. 4638", which proposes to rezone property located at 7652 Diamond Crescent, from an R5 (Medium Density Multi-Family Residential) Zone to an R1-A (One Family Residential) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4638" with respect to property located at 7652 Diamond Crescent be given third reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4638" with respect to property located at 7652 Diamond Crescent be adopted. (RZ001201)

[Signature]
Jacqueline Morgan, Corporate Officer
AGENDA ITEM NO: 11-A-4
MEETING DATE: January 22, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing  Date: January 14, 2019
DEPARTMENT: Clerk’s  Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2019, No. 4639", which proposes to rezone properties located at 46030, 46042, and 46054 Reece Avenue, from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639” with respect to properties located at 46030, 46042, and 46054 Reece Avenue be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4639” with respect to properties located at 46030, 46042, and 46054 Reece Avenue be adopted. (RZ001256)

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2019, No. 4640", which proposes to rezone property located at 46484 Riverside Drive, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640” with respect to property located at 46484 Riverside Drive be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4640” with respect to property located at 46484 Riverside Drive be adopted. (RZ001296)

Jacqueline Morgan,
Corporate Officer
1. **SUMMARY OF ISSUE:**

"Zoning Bylaw Amendment Bylaw 2019, No. 4641", which proposes to rezone properties located at 45624 and 45632 Wellington Avenue, from an R2 (Urban Residential) Zone to an R5 (Medium Density Multi-Family Residential) Zone, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

(1) Allow the application to proceed by giving the bylaw third reading and adoption;
(2) Deny the application;
(3) Refer the application back to staff.

2. **RECOMMENDATION:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641” with respect to properties located at 45624 and 45632 Wellington Avenue be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4641” with respect to properties located at 45624 and 45632 Wellington Avenue be adopted. (RZ001298)

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

"2019 Financial Plan Bylaw 2019, No. 4642" was given first and second readings at the Regular Meeting of Council held January 8, 2019.

The Bylaw has been to Public Information Meeting and is now presented for Council’s consideration.

2. RECOMMENDATION:

Recommendation that "2019 Financial Plan Bylaw 2019, No. 4642" be given third reading.

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

The applicant is seeking a permit for the operation of an Accessory Home Occupation within the RSV1-gra (Limited Use Reserve - Geologically Restricted Area) Zoned subject property. As the RSV1-gra Zone does not permit this use, a Temporary Use Permit (TUP) is required.

After three years, a renewal of the TUP will be required to continue to use the site for an Accessory Home Occupation for an additional three years. Once the proposed TUP has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00138 with respect to property located at 7383 Ridgeview Street.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

2. RECOMMENDATION:

Recommendation that Council approve the issuance of Temporary Use Permit (TUP00138), with respect to property located at 7383 Ridgeview Street, subject to the recommendations as stipulated within the draft Temporary Use Permit.

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant is seeking a permit for the operation of an Accessory Home Occupation within the RSV1-gra (Limited Use Reserve - Geologically Restricted Area) Zoned subject property. As the RSV1-gra Zone does not permit this use, a Temporary Use Permit (TUP) is required.

After three years, a renewal of the TUP will be required to continue to use the site for an Accessory Home Occupation for an additional three years. Once the proposed TUP has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00138 with respect to property located at 7383 Ridgeview Street.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

2. BACKGROUND / PROPOSAL:

The subject property is located on the uppermost section of Ridgeview Street and is located within the Panorama/Ridgeview Subdivision. The subject property and surrounding area were recently rezoned from an SR (Suburban Residential) Zone to an RSV1-gra Zone, in order to protect development from geological hazards in the area (where there is evidence of ground movement). As the area is subject to the occurrence or high susceptibility of geological hazards, the subject property and surrounding area are also designated as “No Build Area” in the Eastern Hillsides Comprehensive Area Plan (EHCAP).

As outlined in the EHCAP, appropriate uses for properties that are designated within the “No Build Area” include existing residential uses. No new construction or reconstruction of the existing homes is permitted. Accessory Home Occupation (AHO) use is not permitted in the RSV1-gra Zone so as to support the City’s intent of preventing further investment in this area.

As the dwelling is already on the property and was constructed with appropriate permits, the resident may continue to use it (legally non-conforming), but additional structures, including changes in use (e.g., Accessory Home Occupations) are not permitted. The applicant plans to carry-out all business activity within the existing dwelling and proposes no new development or alterations to the dwelling.

The proposed AHO business activity (“Made By U Studio”) comprises of custom woodworking, online retail sales, contracting and maintenance. The applicant previously operated the business at
a different residential location within the City and there are no records of any complaints with respect to the business at the previous site.

3. FACTORS

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: “No Build Area” of the EHCAP.

Land Use: Single-family dwelling with attached garage

3.2 Neighbourhood Character

The subject property is located within the Panorama/Ridgeview Subdivision. Properties to the north and east are similar-sized lots containing single-family dwellings within the RSV1-gra Zone and properties to the south and west include larger, vacant lots also within the RSV1-gra Zone.

As the City is the owner of the property and the proposed business can be accommodated within the existing dwelling, without further construction or development, the request to permit the operation of an AHO is supportable.

3.3 Technical Issues

Floodplain: The subject property is not located within the floodplain.

Watercourses: The subject property is affected by a Class “C” watercourse (culvert/swale), requiring a minimum 15m riparian setback. No new development or alterations to the existing dwelling are proposed.

Geotechnical Issues: The subject property is within the geotechnical “red” area, which indicates a significant identified or suspected hazard as a result of a steep slope.
4. **CONDITIONS OF ISSUANCE OF TEMPORARY USE PERMIT**

Staff are recommending the following conditions:

- that the business use of the lands shall consist of an Accessory Home Occupation for custom woodworking, online retail sales, contracting and maintenance;
- that the Accessory Home Occupation is clearly secondary to the residential use on the property, that the use and all associated equipment shall not occupy more than a total floor area of 30m², and that the use shall in no way indicate its presence from the exterior of the existing single-family dwelling on the lot;
- that no new construction or reconstruction of the existing single-family dwelling takes place; and,
- that a Business License is applied for and issued.

5. **RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that Council approve the issuance of Temporary Use Permit (TUP00138), with respect to property located at 7383 Ridgeview Street, subject to the recommendations as stipulated within the draft Temporary Use Permit.

**Substantiation:**

The request to permit an Accessory Home Occupation on the subject property is supportable on the basis that no new development or alterations to the existing dwelling is proposed. The request is further supportable as the applicant proposes no changes to the previously issued business license and that there are no records of complaints at the previous residential location.

6. **SOURCES OF INFORMATION:**

- Development Application Review Team (DART) minutes – January 10, 2019
- Temporary Use Permit application TUP00138
- Business License Account #00099044
CITY OF CHILLIWACK

TEMPORARY USE PERMIT NO. TUP00138

To: City Of Chilliwack
8550 Young Road
Chilliwack BC V2P 8A4

Tomas Ulbrich
7383 Ridgeview Street
Chilliwack BC V4Z 1J8

WHEREAS Section 493 of the Local Government Act permits the issuance of Temporary Use Permits; and WHEREAS the Council of the City of Chilliwack in open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

IT IS HEREBY RESOLVED that a Temporary Use Permit be issued as affecting property at:

Civic Address:
7383 Ridgeview Street

Parcel Identifier:
018-750-419

Legal Description:
LOT 9 SECTION 24 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN LMP16177

General Intent of Permit
To permit the operation of an Accessory Home Occupation for custom woodworking, online retail sales, contracting and maintenance on the subject property.

Validity of Permit
Three calendar years from the date of issuance of this Permit.

Renewal of Permit
In accordance with Section 497(2), this permit may be renewed once only, following application to and at the pleasure of the Council of the City of Chilliwack, following observance of due procedure.
Temporary Use Permit TUP00138

Terms and Conditions of Permit

1. That the business use of the lands shall consist of an Accessory Home Occupation for custom woodworking, online retail sales, contracting and maintenance;

2. That the Accessory Home Occupation is clearly secondary to the residential use on the property, that the use and all associated equipment shall not occupy more than a total floor area of 30m², and that the use shall in no way indicate its presence from the exterior of the existing single-family dwelling on the lot;

3. That no new construction or reconstruction of the existing single-family dwelling takes place;

4. That a Business Licence is applied for and issued;

5. Two months before the expiration date of this Permit the applicant shall indicate to the Director of Planning & Engineering their intention to either cease the business activity or to apply for a further three year permit; and,

6. For sake of clarity, this Permit constitutes a temporary Official Community Plan designation for a Temporary Use area.

APPROVED THIS ___ DAY OF ________________, 2019.

ISSUED THIS ___ DAY OF ________________, 2019.

_________________________________
CORPORATE OFFICER
1. **SUMMARY OF ISSUE:**

The applicant is seeking to increase the permitted lot coverage from 230m² to 271m² and the permitted building height from 6m to 6.8m for rural ancillary structures within the AL (Agriculture Lowland) Zone to facilitate the construction of a new workshop within the subject property.

2. **RECOMMENDATION:**

Recommendation that subject to public representation Council approve the issuance of Development Variance Permit DVP00994 with respect to property located at 9590 Chapman Road.

   [Signature]
   
   David Blain
   Director of Planning & Engineering

3. **CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:**

Supports recommendation.

   [Signature]
   
   Peter Monteith
   Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant is seeking to increase the permitted lot coverage from 230m² to 271m² and the permitted building height from 6m to 6.8m for rural ancillary structures within the AL (Agriculture Lowland) Zone to facilitate the construction of a new workshop within the subject property.

2. PROPOSAL:

The applicant requests to increase the maximum permitted lot coverage and building height for rural ancillary use to facilitate the construction of a new 170.9m² woodworking shop with a bonus room and deck on the upper floor.

The total lot coverage for the existing ancillary buildings currently on the property is 99.7m², which includes a garage (80.8m²) and a pool gazebo (18.9m²). Existing hedges will provide screening of the building in the proposed location within the front yard.

A conceptual site plan and elevations are provided below for information. The siting of the proposed building is subject to the Zoning Bylaw’s Farm Home Plate Regulations and is therefore subject to change.

**Conceptual Site Plan (as provided by the applicant)**
3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use / Agricultural Land Reserve (ALR)

OCP: "Agriculture"

Land Use: Single family dwelling, swimming pool, tennis court, detached shop and a pool mechanical room.

ALR: The property is located within the ALR and is subject to the regulations of the Agricultural Land Commission (ALC). As the property is not currently assessed as a “farm” under the BC Assessment Act the proposed building is not permitted to contain a residential unit.

3.2 Neighbourhood Character

The subject property is approximately 0.78 hectares (1.932 acres) in size located in an agricultural area, to the north of the Rosedale neighbourhood, surrounded by properties within the AL Zone. The area is comprised of both small lot agricultural properties with single family dwellings and ancillary buildings as well as larger, active farming operations. The existing hedges surrounding the property provide screening to the existing development and are anticipated to provide screening of the proposed new development.
3.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

Watercourses: The Hope Slough, a Class A watercourse, is located to the south of the property. The building is proposed to be located outside of the required 30m riparian area setback.

Geotechnical: The property is not subject to any known geotechnical hazards or earthquake-related risks.

3.4 Development Variance Permit Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that subject to public representation Council approve the issuance of Development Variance Permit DVP00994 with respect to property located at 9590 Chapman Road.

Substantiation:

The requested increase to the permitted lot coverage from 230m² to 271m² and building height from 6m to 6.8m to facilitate the construction of a new ancillary building, are considered supportable as the property size is relatively large and the building is not proposed to be sited adjacent to neighbouring development. Additionally, the existing cedar hedging around the property is expected to screen the proposed building from neighbouring properties.

5. SOURCES OF INFORMATION:

- Development Variance Permit Application – DVP00994
- Building Permit Application – BP030134
SCHEDULE "A"
THE CITY OF CHILLIWACK
DEVELOPMENT VARIANCE PERMIT

3090-20 (9590 Chapman Road) DVP00994

To: Harvey Westeringh Nick Westeringh
Lisa Lee-Ann Westeringh 7450 Arnold Road
9590 Chapman Road Chilliwack BC V2R 4J7
Rosedale BC V0X 1X2

1. This Development Variance Permit is issued subject to compliance with all of the
Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or
supplemented by this Permit.

2. This Development Variance Permit applies only to those lands within the City of
Chilliwack described below, and the construction of a 170.9m² workshop with
bonus room above, and does not apply to any additions or subsequent
replacement of any and all buildings and structures and other development
thereon:

Parcel Identifier No. 017-979-820
Legal Description: LOT 'B' (REF PL BCP11485) DISTRICT LOT 451 GROUP 2
NWD PLAN LMP7197
Address: 9590 Chapman Road

3. In accordance with the provisions of Section 922 of the Local Government Act
the following section(s) of Zoning Bylaw 2001, No. 2800 are varied as stated:

   Section 7.01(6)(b) AL (Agricultural Lowland) Zone is varied by increasing the
   maximum lot coverage for Rural Ancillary use from 230m² to 271m².

   Section 7.01(10)(b) AL (Agricultural Lowland) Zone is varied by increasing the
   maximum building height for a rural ancillary use from 6m to 6.8m.

4. The land described herein shall be developed strictly in accordance with the
terms and conditions and provisions of this Permit and the plans and information
contained within the application.

5. If the Permittee does not commence development permitted by this Permit
within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL ON THE ___ DAY OF __, 2019.

ISSUED THIS ___DAY OF __, 2019.

_____________________________
CORPORATE OFFICER
AGENDA ITEM NO: 12-A-3

MEETING DATE: January 22, 2019

STAFF REPORT – COVER SHEET

Summit Pacific Properties
Development Variance Permit / 45750

SUBJECT: Alder Avenue

DATE: January 4, 2019

DEPARTMENT: DVP01040

PREPARED BY: Stacy Thoreson / kk

1. SUMMARY OF ISSUE:

The applicant is seeking variances to the development standards of the R6 (High Density Multi-Family Residential) Zone to facilitate the construction of a four storey, 58-unit apartment building, within the subject property. The requested variances are as follows:

- to reduce the minimum interior side lot line (ISLL) setback from 6m to 3.2m for the building face for storeys 1-3, from 6.75m to 3.2m for the 4th storey and from 6.75m to 1.96m for the roof overhang.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01040 with respect to property located at 45750 Alder Avenue.

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The applicant is seeking variances to the development standards of the R6 (High Density Multi-Family Residential) Zone to facilitate the construction of a four storey, 58-unit apartment building, within the subject property. The requested variances are as follows:

- to reduce the minimum interior side lot line (ISLL) setback from 6m to 3.2m for the building face for storeys 1-3, from 6.75m to 3.2m for the 4th storey and from 6.75m to 1.96m for the roof overhang.

2. BACKGROUND/PROPOSAL:

In October 2018, Council approved the issuance of a Development Permit for the “form and character” of the apartment building as well as a Development Variance Permit with respect to building setbacks for the subject property. A Building Permit has subsequently been applied for and, upon review, an additional variance was identified that was not considered under the original application.

The previously approved variances are shown in the Conceptual Site Plan below along with the current variance request. Further, a detailed plan of the current request is provided on the following page.
3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: “Apartment/Townhouse” as specified by the Alder Neighbourhood Plan (ANP).

Land Use: There is an existing building used for a lumber company (to be demolished prior to development).

3.2 Neighbourhood Character

The subject property is located on the southern periphery of the Alder Neighbourhood with the Southern Railway of British Columbia acting as the southernmost boundary of the ANP. All of the surrounding properties are designated as “Apartment/Townhouse” within the ANP.
North: Single family homes in the R1-A Zone. Based on the ANP, a road connection (the Fraser Connector) is intended to be built in the near future to provide a connection between Webb Avenue and Alder Avenue.

South: Southern Railway of British Columbia.

East: Single family home in the CS1 (Service Commercial) Zone, Southern Railway of BC, Maple Park and Sheffield Dog Off Leash Area.

West: Windsor Plywood in the CSM (Service Commercial – Industrial) Zone.

3.3 Technical Issues:

Floodplain: The subject property is not located within the floodplain.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject properties.

Geotechnical Issues: The properties are not subject to any known geotechnical hazards or earthquake related risks.

3.4 Conditions of Issuance:

Given the above considerations, staff recommends approval of the attached draft Development Variance Permit without any additional conditions.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that subject to public representation Council approve the issuance of Development Variance Permit DVP01040 with respect to property located at 45750 Alder Avenue.

Substantiation:

The requested variances to reduce the setbacks for the building and rooftop along the southwestern property line are supportable as the variances are minor and, through an attractive design, the proposed development is not anticipated to impact the adjacent existing industrial use or potential future residential apartment developments. Further, the request is for a small portion of the building to accommodate a jog in the property line that was not considered at the time of the previous approvals.
5. SOURCES OF INFORMATION:

- Development Variance Permit Application – DVP01040
- Building Permit Application – BP030785
- Development Variance Permit Application – DVP00999
- Rezoning Application – RZ001107
- Development Application Review Team Minutes – June 8, 2017
- Development Permit Application – DP001024
- Development Application Review Team – July 12, 2018
This Development Variance Permit is issued subject to compliance with all of the
Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or
supplemented by this Permit.

This Development Variance Permit applies only to those lands within the City of
Chilliwack described below, and to the development of a 58 unit apartment
building, and does not apply to any additions or subsequent replacement of any
and all buildings and structures and other development thereon:

Parcel Identifier No. 029-346-207
Legal Description: LOT B DISTRICT LOT 267 GROUP 2 NEW WESTMINSTER
                    DISTRICT PLAN EPP40373
Address: 45750 Alder Avenue

In accordance with the provisions of Section 498 of the Local Government Act the
following section(s) of Zoning Bylaw 2001, No. 2800 are varied as stated:

Section 9.10(8)(b) R6 (High Density Multi-Family Residential) Zone is varied by
reducing the required interior side lot line setback (southwest) from 6m to 3.2m
for the building face of storeys 1-3.

Section 9(8)(g) R6 (High Density Multi-Family Residential) Zone is varied by
reducing the interior side lot line setback (west) from 6.75m to 3.2m for the 4th
storey and 6.75m to 1.96m for the roof overhang.

The land described herein shall be developed strictly in accordance with the
terms and conditions and provisions of this Permit and the plans and information
contained within the application.

If the Permittee does not commence development permitted by this Permit
within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

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__________________________
CORPORATE OFFICER

Detailed Variances – Southwest Side of Building

Reduction to ISLL setback from 6m to 3.2m for the building face of storeys 1-3, from 6.75m to 3.2m for the 4th storey and 6.75m to 1.96 for the roof overhang.

DRAFT