1. **Call to Order**

2. **Delegations/Hearings**
   
   Charlie Fortin, President, Chilliwack Museum and Historical Society, is in attendance to introduce Shawna Maurice, recently hired as the Executive Director for the Society.

3. **Adoption of Minutes**
   
   3-1 Recommendation that the Minutes of the Regular Meeting of Council held February 5, 2019, be adopted as circulated.

4. **Business Arising**

5. **Consent Agenda – Bylaws/Agreements/Minutes of Committee Meetings**
   
   5-1 Recommendation that the following bylaw be adopted:
   
   “Housing Agreement Bylaw 2019, No. 4650”

   Recommendation that the following Committee Minutes be received for information:
   
   - Public Safety Advisory Committee Meeting held October 10, 2018;
   - Chilliwack Parks and Trails Advisory Committee Meeting held January 24, 2019;
   - Agricultural and Rural Advisory Committee Meeting held January 29, 2019; and,
   - Design Review Advisory Committee Meeting held January 30, 2019.

6. **Monthly/Quarterly Reports**

7. **Department Reports**
   
   7-A-1 Recommendation that Council receive for information the Terms of Reference and Membership Listing for the Heritage Advisory Committee, as set out in the Staff Report dated February 13, 2019.
7. **Department Reports** (continued)

7-B-1 (ENG) Recommendation that “Solid Waste Management Bylaw 2019, No. 4660” be given first and second reading; Recommendation that “Solid Waste Management Bylaw 2019, No. 4660” be given third reading; 

7-B-2 (ENG) Recommendation that the Minutes of the Transportation Advisory Committee Meeting held January 24, 2019 be received for information; and further, that Council direct Staff to continue with the current practice of following the Transportation Association of Canada guidelines, with respect to the application of school and playground zones and areas, consistent with Policy Directive No. F-7 “Warrants for Installation of Traffic Control Devices”.

7-C-1 (OPS) Recommendation that Council award the tender for one “4x4 General Use Tractor” to Avenue Machinery Corporation, in the amount of $123,296.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

7-D-1 (R/C) Recommendation that Council approve the request from Chilliwack Community Services for funding under the Community Development Initiatives Funding Policy, in the amount of $76,871.00 for 2019 to 2022 inclusive, for incremental youth program funding; and further, that Council direct Staff to work with Chilliwack Community Services and the Chilliwack Child and Youth Committee to establish a Youth Advisory Committee.

7-H-1 (PLAN) Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4654”, which proposes to rezone property located at 7449 Leary Crescent 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 March 5, 2019. (RZ001310)

7-H-2 (PLAN) Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4655”, a proposed text amendment to the CD-21 (Comprehensive Development-21) Zone, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001315)

7-H-3 (PLAN) Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4656”, a proposed text amendment to the CD-27 (Comprehensive Development-27) Zone, to facilitate a mixed use development including residential and commercial uses within properties located at 46128 Yale Road, 46037 Princess Avenue, 9280 and 9298 Young Road, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001333)
7. **Department Reports** (continued)

7-H-4  Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4657”, a proposed text amendment to the 2040 Official Community Plan; Downtown Land Use and Development Plan; Alder Neighbourhood Plan; and, Chilliwack Proper and Fairfield Island Neighbourhoods Plan, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (OCP00038);

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4658”, a proposed text amendment to the R5 (Medium Density Multi-Family Residential) Zone and R6 (High Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (OCP00038)

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7-H-5  Recommendation that application ALR00317 for “Homesite Severance” within the Agricultural Land Reserve, with respect to property located at 9705 Banford Road, be forwarded to the Agricultural Land Commission without support.

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7-H-6  Recommendation that Council receive the ‘Seniors’ Housing Study” presentation for information.

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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**

Recommendation that, after due consideration to the presentation provided at the Hearing, Council hereby directs that, pursuant to Section 57 of the Community Charter, notice be filed on title with the Registrar of the B.C. Land Title and Survey Authority with respect to the deficiencies arising from the building permit requirements following alterations and/or renovations on the premises located at 42194 Keith Wilson Road.
10. **Delegations/Hearings** (continued)

10-3 **Public Hearing**

**PH-1**

(RZ001323) "Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647"
(44970 Keith Wilson Road)

"Zoning Bylaw Amendment Bylaw 2019, No. 4648"
(44970 Keith Wilson Road, 44990, 45032 and 45070 Caen Avenue and 5373 Tyson Road)

**PH-2**

(RZ001290) "Zoning Bylaw Amendment Bylaw 2019, No. 4649"
(45889 Lake Drive)

**PH-3**

(RZ001276) "Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651"
"Zoning Bylaw Amendment Bylaw 2019, No. 4652"
"Zoning Bylaw Amendment Bylaw 2019, No. 4653"
(42910 Vedder Mountain Road)

Consultation package received from:
- Darren Clayton, 42910 Vedder Mountain Road, dated January 26, 2019

Correspondence received from:
- Susann Glenn-Rigny, MCIP, RRP, OUQ, Senior Officer, Community Planning and Development, CN Law Department, received February 11, 2019

Letters of support received from:
- Ernie Kliever, President, Director of Advocacy, Fraser Valley Mountain Biker’s Association, two letters received July 12, 2018

10-4 **Public Information Meeting**

**PI-1** "Development Variance Permit DVP01022"
(9384 Fletcher Street)

**PI-2** "Development Variance Permit DVP01025"
(7098, 7121 and 7129 Tahoma Place)

*Public Information Meeting cancelled at the request of Staff*

**PI-3** "Development Variance Permit DVP01052"
(7136, 7146, and 7158 Maitland Avenue and 45540 Wells Road)
11. Clerk’s Reports

11-A-1  (Bylaw)  Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” with respect to property located at 44970 Keith Wilson Road be given third reading.

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” with respect to property located at 44970 Keith Wilson Road be adopted. (RZ001323)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4648” with respect to properties located at 44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road, and 44970 Keith Wilson Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4648” with respect to properties located at 44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road, and 44970 Keith Wilson Road be adopted. (RZ001323)

11-A-2  (Bylaw)  Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4649” with respect to property located at 45889 Lake Drive be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4649” with respect to property located at 45889 Lake Drive be adopted. (RZ001290)

11-A-3  (Bylaw)  Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651” with respect to property located at 42910 Vedder Mountain Road be given third reading. (RZ001276)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4652” with respect to a proposed text amendment for the creation of a new CD-29 Zone be given third reading. (RZ001276)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4653” with respect to property located at 42910 Vedder Mountain Road be given third reading. (RZ001276)

12. Application Reports

12-A-1  (PLAN)  Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01022 with respect to property located at 9384 Fletcher Street.

12-A-2  (PLAN)  Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01052 with respect to properties located at 7136, 7146 and 7158 Maitland Avenue and 45540 Wells Road.
13. **Items Deferred**

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14. **Other Business**

14-1 **Decisions Referred from Closed Session**

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14. **Other Business**

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  

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15. **Mayor’s Report**

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16. **Councillors’ Reports**

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17. **Public Questions**

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18. **Adjournment**

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AGENDA ITEM NO: 2-1
MEETING DATE: February 19, 2019

STAFF REPORT - COVER SHEET
Delegation – Chilliwack Museum and Historical Society Date: February 11, 2019
DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:
Charlie Fortin, President, Chilliwack Museum and Historical Society, is in attendance to introduce Shawna Maurice, recently hired as the Executive Director for the Society.

2. RECOMMENDATION:
That the delegation Charlie Fortin, President, Chilliwack Museum and Historical Society, be received.

Jacqueline Morgan, Corporate Officer

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:
Supports recommendation.

P. D. Monteith, CAO
AGENDA ITEM NO: 3-1
MEETING DATE: February 19, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Adoption of Minutes Date: February 11, 2019
DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

Minutes of the Regular Meeting of Council held February 5, 2019, for adoption.

2. RECOMMENDATION:

That the Minutes of the Regular Meeting of Council held February 5, 2019, be adopted as circulated.

[Signature]
Jacqueline Morgan,
Corporate Officer
MINUTES of the Seventh meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on February 5, 2019 at 3:00 pm.

PRESENT: All members of Council.

In addition, the following members of staff were present:

- P.D. Monteith, Chief Administrative Officer
- J. Kooistra, Director of Corporate Services/Acting Corporate Officer
- D. Blain, Director of Planning and Engineering
- G. Savard, Director of Finance
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- J. Morgan, Corporate Officer
- I. Josephson, Fire Chief
- R.E. Sanderson, Deputy Director of Engineering
- 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
- J. Koczur, Deputy Director of Operations
- K. Jefford, Manager of Transportation and Drainage
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- 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.

Delegations/Hearings

Stephen Butz, President and Chief Executive Officer, and Karen Price, General Manager, Chilliwack Branch, YMCA of Greater Vancouver, were in attendance to provide Council with a presentation on the new Chilliwack YMCA.

Adoption of Minutes

Attrill ) That the Minutes of the Regular Meeting of Council held January 22, 2019, be
Shields ( adopted as circulated. Carried unanimously

Consent Agenda

Kloot ) That the following bylaw be adopted:
Shields ( “2019 Financial Plan Bylaw 2019, No. 4642”
Carried unanimously
City of Chilliwack Council Minutes – February 5, 2019

Monthly/Quarterly Reports

Lum Westeringh ( ) That the Fourth Quarter Reports for all City Departments, for the period October to December, 2018, be received for information.

Carried unanimously

Department Reports

Kloot Westeringh ( ) That Council receive for information, the Terms of Reference and Membership Listings for the Select Committees as set out in the Staff Report dated January 30, 2019.

Carried unanimously

Kloot Westeringh ( ) That Council authorize Staff to forward Request for Proposal documents to the following selected proponents for the “Hack Brown / Prest / Five Corners Design-Build Project”:

1. Eurovia BC Inc./McElhanney Engineering Services Ltd.;
2. Jakes Construction Ltd./ISL Engineering and Land Services Ltd.; and,
3. Targa Contracting Ltd./CitiWest Consulting Ltd.

Carried unanimously

Attrill Mercer ( ) That Council authorize staff to forward Request for Proposal documents to the following selected proponents for future parking lot construction projects:

1. Eurovia BC Inc.;
2. Matcon Civil Constructors Inc.; and,
3. Strohmaier’s Excavating Ltd.

Carried unanimously

Lum Westeringh ( ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”, which proposes to redesignate property located at 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”, be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001323)

Carried unanimously

Kloot Westeringh ( ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, which proposes to rezone properties located at 44990, 45032, and 45070 Caen Avenue and 5373 Tyson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and property located at 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and a C5 (Night Club/Neighbourhood Pub) Zone, be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001323)

Carried unanimously
That “Zoning Bylaw Amendment Bylaw 2019, No. 4649”, which proposes to rezone property located at 45889 Lake 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 February 19, 2019. (RZ001290)

Carried unanimously

That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”, which proposes to redesignate property located at 42910 Vedder Mountain Road from “Rural” to “Comprehensive Development Area”, be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

Carried unanimously

That “Zoning Bylaw Amendment Bylaw 2019, No. 4652”, a proposed text amendment to create a new CD-29 (Comprehensive Development-29) Zone, be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

Carried unanimously

That “Zoning Bylaw Amendment Bylaw 2019, No. 4653”, which proposes to rezone property located at 42910 Vedder Mountain Road from an RSV1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development-29) Zone, be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

Carried unanimously

That Council approve funding of $61,239.09 under the Supportive Housing Assistance Policy (Community Development Initiatives Funding Policy), and waive $444,816.52 under the “Development Cost Charges Waiver for Eligible Developments Bylaw 2010, No. 3679” for The Province of BC.

Carried unanimously

That “Housing Agreement Bylaw 2019, No. 4650” be given first and second reading.

Carried unanimously

That “Housing Agreement Bylaw 2019, No. 4650” be given third reading.

Carried unanimously

That Council direct staff to not consult with outside agencies with respect to an application which proposes to amend the text of the 2040 Official Community Plan, Downtown Land Use and Development Plan, Alder Neighbourhood Plan and Chilliwack Proper and Fairfield Island Neighbourhoods Plan. (OCP00038)

Carried unanimously
Department Reports (continued)

Kloot  ) That the Regular Agenda be varied by bringing forward Agenda Item 7-H-7 with
Westeringh ( respect to Residential Parking Standards.

Carried unanimously

The Manager of Development Planning provided Council with a presentation on revised standards
for residential parking.

Westeringh ) That Council direct staff to include revised standards for residential parking within
Shields ( the Zoning Bylaw Review Project; and further, that the proposed bylaw amendments
be forwarded to the Affordable Housing and Development Process Advisory
Committee for review.

Carried unanimously

The Manager of Long Range Planning provided a presentation on the proposed “Infill Development
Policy”.

Kloot ( Affordable Housing and Development Process Advisory Committee for input.

Carried unanimously

Councillor Mercer withdrew from the meeting at 4:03 pm and returned at 4:05 pm.

Attrill  ) That Development Permit DP000970 with respect to property located at 8434 Chilliwack
Shields ( Mountain Road be referred back to the Design Review Advisory Committee for
further review and discussion regarding the side and rear elevations, landscape plan,
and implementation of more creativity in the design.

Referral motion carried
Mayor Popove and Councillors Attrill, Kloot, Lum, Mercer and Shields voted “Yay”
Councillor Westeringh voted “Nay”

Kloot  ) That Council approve the issuance of Development Permit DP001022 with respect
Lum ( to property located at 8497 Young Road, subject to the recommendations of the
Design Review Advisory Committee and the conditions as set out within the draft
Development Permit.

Carried unanimously

Attrill  ) That the Regular Agenda be varied by bringing forward Agenda Item 14-2 (D-1)
Kloot ( with respect to the deconstruction of the Old Chilliwack Curling Club Building.

Carried unanimously
City of Chilliwack Council Minutes – February 5, 2019

Department Reports (continued)

Attrill ) That Council select Clearview Demolition Ltd. as the successful proponent for the
Lum ( deconstruction of the old Chilliwack Curling Club Building located at 9291
Corbould Street, in the amount of $288,410.00 (plus applicable taxes); and further,
that the Mayor and Corporate Officer be authorized to sign the necessary
documentation.

Carried unanimously

Lum ) That, in accordance with Section 90(1)(c), (e), (i) and (k) of the Community
Attrill ( Charter, Council hold a Closed Meeting.

Carried unanimously

The regular meeting adjourned at 4:23 pm and reconvened at 7:00 pm.

PRESENT: All members of Council.

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

P.D. Monteith, Chief Administrative Officer
J. Kooistra, Director of Corporate Services/Acting Corporate Officer
G. Villeneuve, Manager of Development Planning
J. Morgan, Corporate Officer
B. Johnson, IT Support Technician
J. McMurray, Recording Secretary

The Acting Corporate Officer announced that the Public Information Meeting regarding DVP01022
with respect to property located at 9384 Fletcher Street has been cancelled at the request of Staff.

Public Hearing

"Zoning Bylaw Amendment Bylaw 2019, No. 4643" (RZ001303)

Public Hearing on “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.

Fred Buburuz, #115 - 46693 Yale Road, questioned if there would be access from the laneway; if the
current status of the fire lane sign will change; and, where parking will be located.

Lum ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2019,
Kloot ( No. 4643” be received for information; and further, that “Zoning Bylaw Amendment
Bylaw 2019, No. 4643” be referred for Council’s further consideration following the
close of the Public Hearing.

Carried unanimously
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4644” (RZ001305)

Public Hearing on “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.

Anna Hutson, 46003 Lewis Avenue, queried if the application was for all strata units; if they would be rentals; if they will be low income homes; if all the existing homes will be torn down; if there will be an issue with ground work and safety of the surrounding homes; and, if the tall trees in the area will be removed.

Margaret Warman, 46241 Portage Avenue, questioned what the quality and the lifespan of the homes will be; the price of the houses; and, if they would be considered as affordable housing. She further expressed concern with respect to the retention of the trees; if new ones would be planted; and, if greenspace will be provided.

Martin Vanderwel, 46007 Lewis Avenue, expressed concern with respect to the demolition and what will happen if it causes cracks in the drywall or other damage to his home.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, noted he did consult with much of the neighbourhood and advised there was a concern raised regarding privacy and another regarding water from the slough located in the area. He confirmed the civil design will address ground water issues and that during the demolition process there will be hazardous materials testing; plans to mitigate any effect on the neighbours; and, tree removal. The landscape plan allows for replanting of trees; green space for an amenity area; and, street parking. He extended an invitation to anyone that has any concerns or issues that arise to contact him directly.

Margaret Warman, 46241 Portage Avenue, asked about the quality of the houses that are going to be built; will they be using oriented strand board (osb); and, what the cost of the houses will be. She expressed concern for those that have children, suggesting that they will have to drive to a park as some of the lots are too small to play in.

Anna Hutson, 46003 Lewis Avenue, queried what the timeline is for this proposal to commence.

Martin Vanderwel, 46007 Lewis Avenue, expressed concern with respect to loss of privacy; house and property values; and, questioned how the development would affect the sale of houses in the future.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, provided an overview on the plans regarding the neighbour’s loss of privacy and advised the neighbour will have an opportunity to provide input on tree planting, which will allow them control of the location, height, etc. With respect to the question of the quality of houses, the Applicant stated there are minimum requirements set by the BC Building Code and advised that they generally exceed those requirements. He opined that property values will increase and advised the time line for the commencement of the project would be a minimum of 6 months.
Public Hearing (continued)

"Zoning Bylaw Amendment Bylaw 2019, No. 4644" (RZ001305) (continued)

Margaret Warman, 46241 Portage Avenue, asked if the developer knows how much he is going to charge for a single family home. She cited there are many houses for sale right now in the area and they are not selling so wondered why they are building more. She also questioned what is considered affordable housing.

Shields ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4644” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4644” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2019, No. 4645" (RZ001302)

Public Hearing on “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.

There were no representations with respect to Bylaw No. 4645.

Attrill ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4645” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2019, No. 4646" (RZ001304)

Public Hearing on “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.

Consultation letter received from:

- Rajwinder Ottal, 46195 Clare Avenue, received January 8, 2019.

Kloot ) That the representation with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4646” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4646” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously
Public Information Meeting

Development Variance Permit DVP01014

Public Information Meeting on Development Variance Permit DVP01014 with respect to property located at 48400 Yale Road, which proposes to vary the exterior side lot line setback from 7.5m to 1.27m, to facilitate a second storey addition to the existing single family dwelling.

There were no representations with respect to Development Variance Permit DVP01014.

Lum Shields  
That Development Variance Permit DVP01014 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01023

Public Information Meeting on Development Variance Permit DVP01023 with respect to property located at 42792 Yarrow Central Road, which proposes to vary the rear lot line setback from 8m to 6m, to facilitate the construction of a deck.

Jessie Rayner, JCR Design, 45425 Luckakuck Way, on behalf of the Owner, was in attendance to answer any questions of Council and gave a brief overview of the application.

Westeringh Lum  
That the representation with respect to Development Variance Permit DVP01023 be received for information; and further, that Development Variance Permit DVP01023 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01026

Public Information Meeting on Development Variance Permit DVP01026 with respect to property located at 9601 Robson Street, which proposes to vary the interior side lot line setback from 3m to 1.2m, to facilitate the construction of an Accessory Dwelling Unit in the form of a coach house.

Ryan Hoxie, #10 - 46792 Hudson Road, on behalf of his Client, was in attendance to answer any questions of Council.

Lum Kloot  
That the representation with respect to Development Variance Permit DVP01026 be received for information; and further, that Development Variance Permit DVP01026 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously
Public Information Meeting (continued)

Development Variance Permit DVP01044

Public Information Meeting on Development Variance Permit DVP01044 with respect to property located at 47550 Ballam Road, which proposes to vary the rear lot line setback from 15m to 7.5m, to replace an animal enclosure that recently burnt down.

There were no representations with respect to Development Variance Permit DVP01044.

Kloot  ) That Development Variance Permit DVP01044 be referred for Council’s further consideration following the close of the Public Information Meeting.

Attrill (  

Carried unanimously

Clerk’s Reports

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, with respect to property located at 46678 Macken Avenue, be read a third time. (RZ001303)

Westeringh (  

Carried unanimously

Kloot  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4643”, with respect to property located at 46678 Macken Avenue, be adopted. (RZ001303)

Lum (  

Carried unanimously

Shields  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, with respect to properties located at 46026, 46036, and 46044 Bonny Avenue and 46015 Lewis Avenue, be read a third time. (RZ001305)

Attrill (  

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4644”, with respect to properties located at 46026, 46036, and 46044 Bonny Avenue and 46015 Lewis Avenue, be adopted. (RZ001305)

Attrill (  

Carried unanimously

Westeringh  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, with respect to property located at 46067 Third Avenue, be read a third time. (RZ001302)

Kloot (  

Carried unanimously

Lum  ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4645”, with respect to property located at 46067 Third Avenue, be adopted. (RZ001302)

Attrill (  

Carried unanimously
City of Chilliwack Council Minutes – February 5, 2019

Clerk’s Reports (continued)

Shields ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, with respect to
Mercer ( property located at 46195 Clare Avenue, be read a third time. (RZ001304)

Carried unanimously

Attrill ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4646”, with respect to
Shields ( property located at 46195 Clare Avenue, be adopted. (RZ001304)

Carried unanimously

Application Reports

Lum ) That, subject to public representation, Council approve the issuance of Development
Kloot ( Variance Permit DVP01014 with respect to property located at 48400 Yale Road.

Carried unanimously

Lum ) That, subject to public representation, Council approve the issuance of Development
Westeringh ( Variance Permit DVP01023 with respect to property located at 42792 Yarrow
Central Road.

Carried unanimously

Shields ) That, subject to public representation, Council approve the issuance of Development
Attrill ( Variance Permit DVP01026 with respect to property located at 9601 Robson Street.

Carried unanimously

Kloot ) That, subject to public representation, Council approve the issuance of Development
Shields ( Variance Permit DVP01044 with respect to property located at 47550 Ballam Road.

Carried unanimously

Mayor’s and Councillors’ Reports

Councillor Shields spoke on his attendance at the Transportation Advisory Committee Meeting and commented on the constant dumping of garbage that takes place along the road by his home. He cited that this is a problem throughout the City and suggested that a Chilliwack Community Cleanup be implemented.

Councillor Kloot recognized the problem of people dumping their garbage and thanked the Councillors that choose to do the cleanup of others. He commented on his attendance at the meetings of the Fraser Valley Regional District Board; Agricultural Rural Advisory Committee; and, Design Review Advisory Committee; and, advised that an “Urban Bee Keeping” bylaw has been drafted and will be coming forward to Council in the near future.
Mayor’s and Councillors’ Reports (continued)

Councillor Westeringh advised the Affordable Housing and Development Advisory Committee has now been established and commented on his attendance at the Tourism Chilliwack Board Meeting.

Councillor Lum commented on the completion of the interview process for the Public Safety Advisory Committee and his attendance at the meetings of the Fraser Valley Regional Hospital Board; Fraser Valley Regional District Board; Transportation Advisory Committee; Parks and Trails Committee; and, advised of the public engagement opportunities scheduled for February 16 and February 23, 2019 at the Cottonwood Mall.

Mayor Popove commented on hosting 60 students from Little Mountain Elementary; the opening of the Chilliwack Military Museum on Wellington Avenue, encouraging the public to visit the site; and, his attendance at the Urban Development Institute of the Fraser Valley.

Councillor Mercer spoke on his attendance at the meetings of the Fraser Valley Regional District Board; Parks and Trails Advisory Committee; Design Review Advisory Committee; and, his tour of Chilliwack Heritage Park.

Councillor Attrill commented on her attendance at the Business Excellence Awards and the meetings of the Downtown Chilliwack Business Improvement Association; Fraser Valley Regional Library Board; Heritage BC; and, the interview process for the Chilliwack Public Art Advisory and Heritage Advisory Committees. Councillor Attrill announced she has recently been diagnosed with breast cancer and will likely have to miss some meetings over the next few months while having her treatments. She urged all the women in the community to get a mammogram.

Councillor Kloot, on behalf of Council, expressed his wishes to Councillor Attrill for much strength in the days to come.

Mayor Popove called for questions from the public. None were received.

On a motion of Councillor Kloot, and seconded by Councillor Lum, the meeting adjourned at 8:11 pm.

Mayor

Corporate Officer
1. SUMMARY OF ISSUE:

Consent Agenda items for Council’s consideration.

2. RECOMMENDATION:

That the following bylaw be adopted:

“Housing Agreement Bylaw 2019, No. 4650”

That the following Committee Minutes be received for information:

- Public Safety Advisory Committee Meeting held October 10, 2018;
- Chilliwack Parks and Trails Advisory Committee Meeting held January 24, 2019;
- Agricultural and Rural Advisory Committee Meeting held January 29, 2019; and,
- Design Review Advisory Committee Meeting held January 30, 2019.

Jacqueline Morgan, Corporate Officer
City of Chilliwack

Bylaw No. 4650

A bylaw to authorize a Housing Agreement

WHEREAS Section 483 of the Local Government Act provides that Council may enter into a Housing Agreement with an owner which may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement; and,

WHEREAS Council wishes to enter into such an Agreement with respect to certain housing units located in the City of Chilliwack;

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

1. This Bylaw may be cited as “Housing Agreement Bylaw 2019, No. 4650”

2. The Council of the City of Chilliwack hereby authorizes the Mayor and Corporate Officer to execute an Agreement, on behalf of the City of Chilliwack, with Provincial Rental Housing Corporation (PRHC), as set out in Schedule “A”, attached hereto and forming part of this Bylaw. The land identified in the Agreement is legally described as:
   LOT 25 DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 41522

3. Upon execution of the Agreement by the Mayor and Corporate Officer and application of the seal of the City of Chilliwack, this Agreement shall be validly entered into as authorized by this Bylaw.

4. The Corporate Officer is authorized to sign and file in the Land Title Office, notices of the Agreement as required by the Local Government Act.

Received first reading and second reading on the 5th day of February, 2019.
Received third reading on the 5th day of February, 2019.
Received adoption on the

Mayor

Corporate Officer
CITY OF CHILLIWACK

HOUSING AGREEMENT

THIS AGREEMENT made the ___ day of ________________, 2019.

BETWEEN:

CITY OF CHILLIWACK, a Municipal Corporation having its municipal offices at 8550 Young Road, Chilliwack, B.C. V2P 8A4

(the "City")

AND:

PROVINCIAL RENTAL HOUSING CORPORATION
1701–4555 Kingsway Avenue, Burnaby, British Columbia. V5H 4V8

("Registered Owner")

WHEREAS:

A. The Provincial Rental Housing Corporation (PRHC) is the current registered owner of those certain lands and premises located at 45944 Yale Road, Chilliwack, in the Province of British Columbia, legally described as:

LOT 25 DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 41522

B. The Registered Owner has entered into an operator agreement with RainCity Housing of 616 Powell Street, Vancouver, British Columbia, V6A 1H4, for a term of five years with rights to renew, to operate a development on the lands with buildings having 46 units of supportive housing for occupancy by Qualified Occupants (the "Development");

C. Pursuant to “Development Cost Charges Waiver for Eligible Developments Bylaw 2010, No. 3679”, the City has waived the payment of development cost charges in the amount of $444,816.52 for the Development; and,

D. Section 483 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended from time to time, authorizes the City to, by bylaw, enter into a Housing Agreement.
NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Registered Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

1.1 In and for the purposes of this Agreement, the following terms shall have the following meanings:

(a) “Agreement” means this Housing Agreement and any amendments to or modifications of the same;

(b) “Dwelling Unit” means any dwelling unit in the Development that is constructed upon the Lands and is occupied and/or available for occupancy by a Qualified Occupant.

(c) “Qualified Occupant” means an individual:

i) Who experiences homelessness or are at risk of homelessness.

(d) “Term” shall mean the period commencing on the date of this Agreement and continuing in full force and effect for 15 years.

1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.

1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa, and words importing persons shall include firms and corporations and vice versa.

1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered articles, section, paragraph or clause refers to the articles, section, paragraph or clause bearing that number or letter in this Agreement.

1.5 The words “hereof”, “herein”, “hereunder” and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.
2. **RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

2.1 The Registered Owner covenants and agrees that during the Term of this Agreement, only Qualified Occupants may occupy any dwelling unit.

3. **RESTRICTION ON ASSIGNMENT OR TRANSFER**

3.1 The Registered Owner covenants and agrees that during the Term of this Agreement, it shall not assign or transfer its interest in the Lands without the written consent of the City.

4. **ANNUAL REPORT**

4.1 The Registered Owner or the Housing Operator on behalf of the Registered Owner shall, during the Term of this Agreement, commencing on the first anniversary of the date an occupancy permit is issued for the building on the Lands and on that anniversary date annually thereafter, if requested by the City, provide to the City a report in writing confirming that the Dwelling Units are occupied as required under this Agreement.

5. **ENFORCEMENT AND REMEDIES**

5.1 If the Registered Owner fails to ensure compliance with Section 2.1 of this Agreement or fails to meet any of its other obligations under this Agreement, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce this Agreement.

5.2 Without limiting Section 5.1, if the Registered Owner fails to ensure compliance with Section 2.1 of this Agreement, the Registered Owner covenants and agrees that it must pay to the City immediately a sum equal to the waived development cost charges, and this sum and the City’s actual costs of collection, including all legal fees and court costs, constitute a debt due and owing to the City by the Registered Owner which may be collected by the City from the Registered Owner by any legal means available to the City.

5.3 The Registered Owner covenants and agrees that, in addition to any remedies that are available under this Agreement or at law, the City is entitled to all equitable remedies, including specific performance, injunction and declarative relief to enforce its rights under this Agreement.

5.4 The Registered Owner covenants and agrees that in any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
6. **LIABILITY**

6.1 The Registered Owner of the Lands indemnifies and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Registered Owner of the Lands to comply with the terms and conditions of this Agreement.

6.2 The Registered Owner of the Lands hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Registered Owner of the Lands now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

7. **NOTICE**

7.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) as to the City of Chilliwack:

City of Chilliwack
8550 Young Road
Chilliwack, British Columbia V2P 8A4
Attention: Corporate Officer

(b) as to the Registered Owner:

Provincial Rental Housing Corporation
1701-4555 Kingsway Avenue
Burnaby, British Columbia V5H 4V8
Attention: PRHC Director(s)

or such other address as such party may direct by five business days’ notice in writing to the other parties. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party at its address set out or determined in accordance with this section and shall be deemed complete two days after the day of delivery.

7.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.
8. **GENERAL**

8.1 Nothing in this Agreement:

(a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of land; or

(b) relieves the Registered Owner of the Lands from complying with any enactment, including the City’s Bylaws.

8.2 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.3 Time is of the essence of this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to the other party.

8.4 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.

8.5 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.6 Upon request by the City, the Registered Owner of the Lands will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.

8.7 This is the entire Agreement between and among the parties concerning the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.

8.8 This Agreement shall charge and run with the lands and expire at the end of the “Term”.

8.9 This Agreement shall ensure to the benefit of and be binding upon the Registered Owner and all parties claiming through them and this Agreement shall ensure to the benefit of and be binding upon the City and its successors and assigns.

8.10 The parties agree to register on title a covenant evidencing this agreement.
IN WITNESS WHEREOF the parties hereto acknowledge that they have executed this Agreement on the reference date written above.

The Corporate Seal of the City of Chilliwack was hereunto affixed in the presence of:

Mayor

Corporate Officer

Executed by the above named representative of the Provincial Rental Housing Corporation in British Columbia in the presence of:

Witness

Print Name

Address

END OF DOCUMENT
In attendance:

Councillor Jason Lum, Chair | Jennifer Kooistra, Director of Corporate Services
Inspector Davy Lee, RCMP | Constable Brad Rendall, RCMP Community Policing
Mike Weightman, ICBC | Staff Sergeant Jeff Scoot, RCMP
Joe Koczkur, Deputy Director of Operations | Ian Josephson, Fire Chief
Amanda Macpherson, Restorative Justice | Mike Bourdon, Assistant Fire Chief
Mike Sikora, Social Development Coordinator | Kyle Williams, BIA
Angus Haggarty, Corrections/ Restorative Justice | Garrett Schipper, Manager of Building & Regulatory Enforcement
Tom Nichols, SD33, Manager of Facilities | Sandra Underhill, Community Member
Anouk Crawford, Legal Representative | Lisa McLean, Recording Secretary

Regrets:

Trish Alsip, Recording Secretary | Councillor Ken Popove, Vice Chair
Len Bridges, Chamber of Commerce | Karen Stanton, Manager of Long Range Planning
Joanne Jefferson, Stó:lō Justice | Phill Bruce, BC Ambulance

1. **CALL TO ORDER**

Councillor Jason Lum was Chair and called the meeting to order at 8:45 am.

2. **ADOPTION OF AGENDA**

Moved / Seconded ( ) That the Agenda of the Regular Meeting of the Public Safety Advisory Committee held on Wednesday, October 10, 2018 be adopted as circulated.

Carried Unanimously

3. **ADOPTION OF MINUTES**

Moved / Seconded ( ) That the Minutes of the Regular Meeting of the Public Safety Advisory Committee held Wednesday, September 12, 2018 be adopted as circulated.

Carried Unanimously

4. **DELEGATION**

5. **NEW BUSINESS ITEMS**

6. **CURRENT ISSUES TO ADDRESS**
7. ITEMS FOR INFORMATION

The following item was provided for information:

- Crime Prevention Toolkit website statistics

8. GOALS AND OBJECTIVES

9. REPORTS

a) RCMP
   1. There will be six new members joining the Chilliwack RCMP Detachment in November 2018, four new cadets, and two members with service.
   2. There was a homicide on October 04, 2018, RCMP are seeking video footage from the surrounding area.
   3. Staff Sergeant Jeff Scott, Watch Commander for C Watch provided a brief overview of his career and new position at the Detachment.

b) Fire Department
   1. October 13, 2018 is the Chilliwack Safety Fair for Fire Prevention Week, it will be held at three locations, Canadian Tire, 7560 Vedder Road; Home Depot, 100-8443 Eagle Landing Parkway; and Yarrow Fire Hall, 42385 Yarrow Central Road. The theme for this year is “Look, Listen and Learn”. Community members can attend any of the locations for demonstrations.
   2. The “Great BC Shakeout - Drop, Cover and Hold” will be October 18th at 10:18 am.

c) BIA
   1. There has been an increased number of homeless people using downtown businesses alcoves. Wellington Avenue and Mill Street have seen an increase in activity. Discussion ensued regarding warming centres and shelters for the homeless.
   2. In coordination with the Chilliwack Chamber of Commerce, the BIA has organized the “Chilliwack All Candidates Meetings”; October 3 and 10, 2018 at the Chilliwack Cultural Centre, and October 15, 2018 at the Yarrow Community Centre for the upcoming Chilliwack Civic Election.

d) Bylaw Department
   1. The downtown area is still seeing a lot of activity from the homeless.
   2. The department is looking to have one patrol on weekends to stop the entrenchment of homeless camps that occurs when there are no patrols.
   3. The department is also starting to receive fireworks complaints.

e) ICBC
   1. ICBC is launching their “Be Seen, Be Smart – Pedestrian Campaign” and will be working with police traffic sections, handing out reflectors and tip cards for drivers and pedestrians.
   2. The “Shift into winter campaign” will also begin.
   3. December will see the start of the “Drinking & Driving Campaign”.
9. REPORTS (continued)

f) School District
1. Chilliwack Middle School, Chilliwack Senior Secondary and Little Mountain Elementary Schools were in a “Hold and Secure” as a result of a shooting in the Yale Road and Menzies Street location.
2. There will be increased patrols on School District property in preparation for Halloween.
3. Preparations for snow removal and ice control are beginning, and new equipment is coming for snow removal.
4. A few more portables are being installed.

g) Public Works
1. Preparation for fall and winter weather has begun with berm and vegetation removal, working on improved drainage.
2. Managing the flood boxes to mitigate the risk of flooding.

h) Social Development
1. Ongoing work with different agencies to secure more beds and trying to increase funding for more spaces.
2. New housing units are coming in the new year.
3. Fraser Health and RainCity Housing’s ICM team should have boots on the ground within the next couple of weeks and should be in full swing by next month providing additional resources working with the homeless and those struggling with addiction.

i) Restorative Justice
1. Bi-Annual Bike Auction which will be held Saturday, October 13th, 2018 at Bernard Elementary School, 45465 Bernard Avenue, preview begins at 10:00 am and the auction will begin at 11:00 am.
2. Restorative Justice will be attending RCMP Watch briefings for all four watches to go through the procedures in order to streamline the referral process.

j) Stol:Lo Justice
No report

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT TO CLOSED SESSION

Moved / ) That, in accordance with Section 90 (1)(f) of the Community Charter, the Committee hold a
Seconded ( Closed meeting.

Carried Unanimously

______________________________
Councillor Lum, Chair
City of Chilliwack

CHILLIWACK PARKS AND TRAILS ADVISORY COMMITTEE - MINUTES OF MEETING
THURSDAY, JANUARY 24, 2019- 7:30 am
BOARDROOM - OPERATIONS CENTRE

Council Members:  Councillor Bud Mercer, Chair
                     Councillor Jason Lum, Vice Chair

CPTAC Members:     Samantha Fischer, Equestrian Representative
                     Daris LaPointe, Community Representative
                     Lynda Ferris, Vedder Running Club
                     Gary Baker, Chilliwack Outdoors Club
                     Bob Gemmel, Rotary Club of Chilliwack Trails Committee
                     Brent Purves, Community Representative
                     Melissa Geddart, Chilliwack Park Society
                     Vanessa Oddy, Tourism Chilliwack, ex officio
                     Christina Vugteveen, FVRD, ex officio
                     David Urban, FVRD, ex officio
                     Debra Soutar, Community Member, ex officio

Regrets
Carrielynn Victor, Stó:lō Nation

City Staff:
Glen MacPherson, Director of Operations
Rhianna Millman, Recording Secretary
Richard Fortin, Manager of Parks Planning
Darrell Lindhout, Senior Operations Technician
Kara Jefford, Manager of Transportation and Drainage

1. CALL TO ORDER

Chair Mercer called the meeting to order at 7:33 am.

2. ADOPTION OF AGENDA

Moved /   That the Agenda for the Chilliwack Parks and Trails Advisory Committee
Seconded  meeting of Thursday, January 24, 2019 be adopted as circulated.

Carried

3. ADOPTION OF MINUTES

Moved /   That the Minutes taken at the Chilliwack Parks and Trails Advisory
Seconded  Committee meeting of Thursday, June 14, 2018 be adopted as presented.

Carried
4. PRESENTATIONS

Melissa Geddes joined the meeting at 7:35 am
Kara Jefford joined the meeting at 7:38 am

- Review Terms of Reference

   Glen MacPherson went over the Parks and Trails Advisory Committee 2019 Terms of Reference with the committee; highlighting the composition of the committee, conflict of interest, and membership attendance.

Lynda Ferris joined the meeting at 7:40 am

- Valley Rail Trail Update

   Kara Jefford presented the Valley Rail Trail Update to the committee. Chilliwack Cycle Vision priority routes have been determined throughout Chilliwack, with an estimated cost of $33 million. By the end of 2020 cycle improvements will be continuous from the Vedder Rotary Trail to downtown Chilliwack (total of 11km). The Valley Rail Trail north extension project budget is $2.5 million, with a possible Ministry of Transportation and Infrastructure contribution of $600,000.00. Extensions to the Valley Rail Trail south, from Webb Avenue to Yarrow will hopefully be completed over the next 10 years. With a total estimated cost of $8 million and grant funding opportunities are being explored.

Kara Jefford retired from the meeting at 8:00 am

- 2019 Budget: Approved Parks and Trails projects

   Richard Fortin presented the approved 2019 Parks and Trails budget to the committee. On February 16 & 23, 2019, from 9am to 1pm Parks planning staff will be at the Cottonwood Mall to talk about upcoming 2019 projects with the community. Parkland DCC allocations for 2019 were presented and a breakdown of how the funds will be distributed is as follows: $300,000.00 to Trail Systems, $650,000.00 for Park Acquisition and $100,000.00 for Parks Planning. The looping of the Vedder Rotary Trail is projected to be completed in 2019. Community play structures throughout Chilliwack will see upgrades this year, and a trail addition for Mt. Thom is scheduled for 2019. Mellard Park is one of the new playground facilities as per the Greenspace Plan, and the Landing Playground will be upgraded. With a generous donation of $50,000.00 from Bill Kelly, the "Little Diggers" playground at the Landing will have an increased budget of $125,000.00. The Blueway Access will receive $50,000.00 for 4 years starting in 2019.

David Urban joined the meeting at 8:17 am.
Samantha Fischer retired from the meeting at 8:18 am
• Trail Counters

Darrell Lindhout updated the committee on City of Chilliwack trail counters; there are currently 35 trail user counters throughout the City of Chilliwack Parks and Trails. The monthly statistical data continues to show us that the Vedder Rotary Trail is our most popular trail, with Jinkerson steps being the second most popular. Since the trail counters were installed in 2015 we’ve seen a steady increase of trail users over the years. Compared to other sites, user stats indicate that the Vedder Rotary Trail accounts for 1/3 of trail users, the most popular day of the week for trail use is Sundays and that the Vedder Greenway Trail system accounts for 43% of trail usage. A new counter was put in Sardis Park and has been active for 6 months and 3 counters were installed at Lexw Qwò:m Park, both showing very strong numbers so far.

• QR Code scanner for Mount Thom

In 2018 the CPTAC brought forward the idea of a QR code scanner for Mount Thom. From there the idea of an app was introduced as the City will be launching a new civic app in 2019. Some of the features will include GPS tracking, information sharing, and citizen interaction. These features will allow trail users to track the duration of their experience with friends and/or other trail users. With a branded app the City will be able to gather statistical data, create a platform for citizens to share trail conditions, photos and start a competitive challenges.

• Inclusion of Indigenous history into parks/trails

Richard Fortin updated the committee on the ongoing work between the City and local First Nation communities with respect to the incorporation of Indigenous history and cultural information at existing and future parks and trails. With consultation from First Nations the informative vignettes and kiosks describe First Nation territorial areas, significance of the location with respect to spiritual customs and cultural resources, and historical routes. Completed projects can be viewed at the Vedder Bridge and Lexw Qwò:m Park with future consultations to gather more information for additional signage along the Vedder Greenway.

5. BUSINESS ARISING

6. INFORMATION/DISCUSSION

- Tourism has gone through a rebrand and will be rolling out a new hiking guide and tear away map. They hope to have it completed before the May long weekend. There may be a possibility of including the Blueway Strategy and to incorporate the City of Chilliwack Parks and Trails App with the same information. It’s also very important to ensure that the RRAP and report a fire phone numbers are provided, and responsible trail use information is included.
- Running groups working on several events and looking for ways to have Indigenous communities set up events and have the funds go back to their respective bands.
- Island 22 Bike Park is scheduled to receive upgrades this year. Discussion around a possible new Pump Track was brought up. It will be an agenda item for next meeting.
- Trans Canada Trail “The Great Trail” needs a lot of rehabilitation and attention along the Chilliwack sections of the trail. This will be added to the next agenda for further discussion and information.
- City of Chilliwack App update to be added to the next agenda.
- Councillor Mercer tasked each CPTAC member to bring information to the next meeting on how each respective voting member of the committee is engaging and attracting youth to their particular area of interest. Committee members will be asked to answer “What your efforts are to attract youth” at the next meeting.

7. NEXT MEETING

The next meeting of the Chilliwack Parks and Trails Advisory Committee will be held on Thursday, April 4, 2019.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 9:29 am.

______________________________
Councillor Bud Mercer, Chair
City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, JANUARY 29, 2019 - 3:30 pm
DOGWOOD ROOM, CITY HALL

Council Members: Councillor Chris Kloot, Chair
ARAC Members: Walter Goerzen, Community Member
Walter Dyck, Industry Representative
Jeremy Wiebe, Industry Representative
Chris Les, Industry Representative
Peter Vink, Industry Representative
Jacqueline Boer, Community Member
Stan Vander Waal, Industry Representative
City Staff: Gillian Villeneuve, Manager of Development Planning
Karen Stanton, Manager of Long Range Planning
Trish Alsip, Recording Secretary
Regrets: Councillor Harv Westeringh, Vice Chair
Steve Saccomano, Community Member
Sarah Sache, Community Member
Brett Payne, Industry Representative
David Blain, Director of Planning and Engineering
Glen White, Manager of Land Development / Approving Officer

1. CALL TO ORDER
Councillor Chris Kloot was Chair and called the meeting to order at 3:30 pm.
The Chair welcomed the new members and round-table introductions were made.

2. ADOPTION OF AGENDA
Moved / Seconded That the Agenda for the Agricultural and Rural Advisory Committee meeting held Tuesday, January 29, 2019 be adopted as circulated.
Carried Unanimously

3. ADOPTION OF MINUTES
Moved / Seconded That the Minutes for the Agricultural and Rural Advisory Committee meeting held Monday, December 3, 2018 be adopted as circulated.
Carried Unanimously

4. DELEGATION
5. CURRENT ISSUES TO ADDRESS

8. NEW BUSINESS

2019 Terms of Reference
The 2019 Terms of Reference were provided for information.

2019 Membership List
The 2019 Membership List was provided for information.

Dylan Anderson and Cassidy Silbernagel, OTG Developments were present.

ALR00317 - 9705 Banford Road
The Manager of Development Planning provided a presentation regarding this application for a two lot subdivision of the subject property located within the ALR to create a 1.3ha homesite severance lot and a 12.5ha remainder lot. The information provided included the location map/orthophoto, proposal/factors, and recommendations.

A query was discussed as to whether this application qualifies for a homesite severance as the owner has lived on the property prior to 1972; the application is still required to be forwarded to the Agricultural Land Commission (ALC) for approval as well as follow Policy Directive No. G-31 – Boundary Adjustments in the ALR and the Small Lot Agricultural Policy Directive through the City of Chilliwack in order to make the homesite lot as small as possible. The Committee noted that this application is not the intent of the original homesite severance and expressed concern with the creation of a new title.

Moved / ) The Agricultural and Rural Advisory Committee does not support the proposed homesite severance as presented and recommends Council forward the application to the Agricultural Land Commission “without support”.

Carried Unanimously

As part of their rationale, the Committee noted concern with respect to the proposed size and configuration of the proposed homesite.

Dylan Anderson and Cassidy Silbernagel left the meeting at 3:49 pm.

Laura Cameron Delisle, Chilliwack Beekeepers Community (Bee Club), was present.

Urban Beekeeping Bylaw
In response to community interest and previous direction from Council, the Manager of Long Range Planning presented a draft Urban Beekeeping bylaw which was prepared to allow and regulate the keeping of bees as a hobby and to provide education of the general public in urban apiculture. Laura Cameron Delisle, Chilliwack Beekeepers Community was present to answer any questions the Committee may have.
8. NEW BUSINESS (continued)

The draft bylaw is modelled after beekeeping bylaws established in other BC municipalities, and takes into account Provincial regulations, and input provided by the Chilliwack Beekeepers. Discussion ensued regarding swarm control measures; to date, there have been no records of nuisance complaints or enforcement issues in other municipalities. Also discussed were the minimum setbacks requirements, siting of beehives in rear yards and the zones in which beehives will be permitted under the Bylaw. A query as to the frequency of visits that beekeepers will be required to conduct in community gardens was discussed; and it was noted that visits should be done approximately every 10 days. The number of hives permitted and flight paths were also discussed.

Jeremy Wiebe left the meeting at 4:06 pm.

Moved / ) The Agricultural and Rural Advisory Committee supports the proposed Urban
Seconded ( Beekeeping Bylaw as presented; and further, recommends it be forwarded to Council. 

Carried Unanimously

Laura Cameron Delisle and Karen Stanton left the meeting at 4:22 pm.

6. INFORMATION / DISCUSSION

Memo: ALC Decisions & Site Inspections (2015 to present)

A memo regarding the ALC Decisions & Site Inspections (2015 to present) was provided for information.

Planning staff have undertaken a comprehensive review to determine the total amount of applications initiated under the Agricultural Land Commission (ALC) Act and considered by Council since 2015. The objective of the review was to determine:

1) The total amount of Agricultural Land Reserve (ALR) applications approved/rejected by the ALC that went against the ARAC/Council’s recommendations; and,

2) To determine whether site inspections were undertaken as part of the ALC’s review.

Discussion ensued regarding ALC staffing with only 3-4 compliance officers in the entire province resulting in a lack of enforcement, local knowledge and insufficient site visits. The Agricultural and Rural Advisory committees are a fairly new concept to most communities; a recommendation came from the Ministry of Agriculture, local government and the ALC to initiate this type of committee. Staff noted that from the ALC’s perspective, the volume of applications received and the geographic range to do site inspections is not feasible.
6. INFORMATION / DISCUSSION (continued)

The Committee suggested a letter be written to the Minister of BC Agriculture, Lana Popham to express concerns regarding the lack of site inspections in Chilliwack.

Moved / Seconded: The Agricultural and Rural Advisory Committee recommends a letter be drafted to the Minister of BC Agriculture, Lana Popham; and further, that the letter be brought back to this committee for review.

Carried Unanimously

The Chair and Committee thanked Gillian Villeneuve for the hard work that was done by her and her staff to compile this report.

Memo: ARAC Recommendations / ALC Decisions

A memo regarding the ARAC Recommendations / ALC Decisions in 2018 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 4:39 pm.

Councillor Chris Kloot, Chair
1. CALL TO ORDER

Councillor Kloot was Chair and called the meeting to order at 3:30 pm.

2. ADOPTION OF AGENDA

Moved / Seconded That the Agenda for the Design Review Advisory Committee meeting of Wednesday, January 30, 2019, be amended to remove DP001043 – 46525 Yale Road; and further, that the amended agenda be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved / Seconded That the Minutes for the Design Review Advisory Committee meeting of Wednesday, December 5, 2018 be adopted as circulated.

Carried unanimously
4. DEVELOPMENT PERMIT APPLICATIONS

Jeff and Sherry Meloshinsky were present.

a) DP00970 - 8434 Chilliwack Mountain Road
The Manager of Development Planning provided a presentation regarding this application for a new industrial auto repair building within DP Area No. 7 (Industrial) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations.

Discussion ensued regarding outdoor lighting and a suggestion was made to include motion sensor lighting during dark hours; the applicant is amenable to ensuring Crime Prevention through Environmental Design (CPTED) principals are followed. A query was raised as to what the zoning is of the greenspace across the road that separates Chilliwack Mountain Road from the residential area. Discussion ensued regarding the exclusion of windows, the volume of employees on a day-to-day basis and rationale for the employee amenity area. As for the Design Guidelines for this Development Permit (DP) Area, Council has reiterated the importance of bicycle parking and employee amenity space to ensure a better working environment for employees. A query was raised as to the type of ventilation system that is in place. The applicant noted that there are two large doors at the front and back as well as man doors on the sides of the building.

Moved / ) That the Design Review Advisory Committee supports DP00970 and recommends
Seconded ( Council approve the application subject to the following conditions:

- that a delineated pedestrian connection, with a minimum width of 1.2m, be provided throughout the property to provide access from the off-street parking area to the industrial building, for the safety of customers;
- that lighting, including motion sensor lighting to support CPTED principles during dark hours and avoid conflict with nearby residences, be incorporated into all sides of the building, the pedestrian doorway entrance (west), garbage enclosure, off-street customer parking and loading area, and that a lighting plan be submitted prior to the issuance of a Building Permit;
- that bicycle parking is provided on-site in a convenient location with access to the building entrance;
- that a delineated outside employee amenity area, including a lunch/picnic table, be provided within the existing open space associated with the single-family dwelling;
- that mechanical and operational equipment, including waste containers, be screened from public view through a combination of landscaping and fencing; and,
- that black vinyl chain link fencing be installed along the frontage (behind the landscaping), as outlined in the Design Guidelines for Development Permit Area No. 7 (Industrial Area Form and Character).

Carried unanimously

Jeff and Sherry Meloshinsky left the meeting at 3:43 pm.
4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Darren Hall, applicant and Len Noort Developments were present.

b) DP001022 – 8497 Young Road
The Manager of Development Planning provided a presentation regarding this application for a new apartment complex within DP Area No. 6 (infill) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations.

Discussion ensued regarding the target market for this development; the applicant noted that it is not an age-restricted building; however, it could be orientated towards a seniors' complex. In follow up, a query was raised as to whether a playground structure for small children will be included in the courtyard. A question was raised regarding the security gate; the applicant noted that the gate will be a full shut-down gate. Concern was expressed regarding traffic flow turning left onto Young Road and shared access between the Waverly Seniors Village and the Hazelwood Grove complex. The applicant noted that a pedestrian pathway leading directly to Young Road is proposed to provide better access from the complex.

Moved / ) That the Design Review Advisory Committee supports DP001022 and recommends
Seconded ( Council approve the application subject to the following conditions:

- that the pathways leading to the grassed amenity areas be further extended to the exterior stairwells to ensure complete pedestrian connectivity;
- that the pedestrian pathway and delineated surface material be extended from the building entrance to the edge of the surface parking stalls in order to create a pronounced and fully connected courtyard;
- that a detailed design feature, identifying the development (i.e. building name, address, etc.) be incorporated within the portion of the property that directly fronts onto Young Road;
- that a play structure be incorporated within one of the common amenity areas;
- that low level lighting be provided along the pedestrian pathways and included within a lighting plan to be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and entrances to reinforce site security and resident safety; and,
- that any utilities and/or equipment be screened from view with appropriate and architecturally coordinated materials with detailed plans provided at time of Building Permit.

Carried unanimously

Darren Hall and Len Noort Developments left the meeting at 3:55 pm.
4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Kevin Nichol and Brian Burr, Richlane Homes were present.

c) DP001053 – 7136 Maitland Avenue

The Manager of Development Planning provided a presentation regarding this application for a new townhouse development within DP Area No. 6 (Infill) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations.

Discussion ensued regarding the portion of property facing Wells Road; the applicant noted that there will be a new single family dwelling built fronting Wells Road subject to other development approvals that would not form part of the townhouse development. A query was raised regarding the structural integrity of one of the homes being removed that was considered to be historically significant. Also discussed was the availability of on-street parking on Maitland Avenue; it was confirmed parking requirements for the development are in keeping with the bylaw. Concern regarding the location of the common amenity area and the rationale for including it was discussed; the applicant noted that the design includes useable, accessible and highly visible onsite people places for private and common amenity space. Staff clarified the requirements for the two components for amenity areas and reiterated that the Zoning Bylaw does not dictate what form/improvements are incorporated within the amenity area design other than standards associated with size and that they be free, common and readily accessible to all tenants. Discussion ensued regarding the common waste area; it was suggested a secured garbage enclosure was preferred to the individual stalls shown on the site plan.

Moved / ) That the Design Review Advisory Committee supports DP001053 and recommends
Seconded ( Council approve the application subject to the following conditions:

- that a delineated pedestrian connection, with a minimum width of 1.2m, be provided throughout the property to provide access to the common amenity area, for the safety of residents;
- that a secured and screened common garbage/recycling enclosure be provided at the rear of the property in place of individual garbage/recycling collection stalls as proposed;
- that lighting (ground level or lamp fixture) be provided for the outdoor common amenity area and that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided for all staircases, pedestrian entrances, walkways, driveways, outdoor common amenity area, and visitor parking area; and,
- that mechanical and operational equipment, including mailboxes, be screened from public view through a combination of landscaping and fencing.

Carried unanimously

Kevin Nichol and Brian Burr left the meeting at 4:23 pm.

5. PROJECT UPDATES / INFORMATION
6. NEW BUSINESS/FOLLOW UP

- **2019 Terms of Reference**
  The 2019 Terms of Reference were provided for information.

- **2019 Membership List**
  The 2019 Membership List was provided for information.

- **Memo – A Year in Review 2018**
  A Year in Review 2018 memo was provided for information.

7. NEXT MEETING

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:35 pm.

Councillor Chris Kloot, Chair
1. SUMMARY OF ISSUE:

Attached for Council’s information is a copy of the Terms of Reference and Membership Listing for the following Select Committee:

- Heritage Advisory Committee

2. RECOMMENDATION:

That Council receive, for information, the Terms of Reference and Membership Listing for the Committee set out in the Staff Report dated February 13, 2019.

C. Crosman, Deputy CAO

3. CHIEF ADMINISTRATIVE OFFICER’S: RECOMMENDATION/COMMENTS

Supports recommendation.

P. Monteith, CAO
TERMS OF REFERENCE – 2019

Heritage Advisory Committee

PURPOSE:

The Heritage Advisory Committee (HAC) is a Select Committee established by Council. The purpose of the HAC is to provide recommendations to Council regarding the development of a Heritage Action Plan for Chilliwack, which will engage community stakeholders and establish a vision for the future direction of heritage resource management, identifying recommended actions to support that vision and the role of all stakeholders in implementing the plan.

The work of the committee will include review and recommendations regarding

1. The terms of reference for developing a Heritage Action Plan
2. Development of the project work plan, taking into account community context appropriate levels of engagement of stakeholders on the development of a shared vision, the setting of objectives, and the evaluation of viable options
3. Review and recommendations regarding the draft plan and its implementation

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

HAC may also consist of non-voting members, including liaison COC staff members; and 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 HAC 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 HAC.

Council may, at any time, remove any member of HAC and any member of HAC may resign at any time upon sending written notice to the Chair of HAC. In the event of a vacancy occurring during a regular term on HAC, 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 meeting shall stand adjourned until the next meeting or the next meeting called by the Chair.
3. A quorum of HAC 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 HAC.

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 HAC 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 liaison with the staff person assigned to support HAC. HAC members are encouraged to submit items for inclusion on the Agenda.

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

9. In addition to items raised by the Chair and HAC members, HAC 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. HAC will report to Council through its minutes and by making recommendations for Council’s consideration.

11. HAC 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. HAC may hold public meetings to obtain feedback from the community and to relay information to the community.

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

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

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

HAC 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 HAC 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.
## HERITAGE ADVISORY COMMITTEE
### MEMBERSHIP LISTING - 2019

<table>
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<tr>
<th>COUNCIL</th>
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<tbody>
<tr>
<td>Councillor Sue Attrill, Chair</td>
<td>Councillor Bud Mercer, Vice Chair</td>
</tr>
<tr>
<td>Email: <a href="mailto:attrill@chilliwack.com">attrill@chilliwack.com</a></td>
<td>Email: <a href="mailto:mercer@chilliwack.com">mercer@chilliwack.com</a></td>
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<tr>
<th>INDUSTRY REPRESENTATIVES</th>
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<tr>
<td>Ray Ramey</td>
<td>Jim Harris</td>
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<tr>
<td>Atchelitz Threshermen's Association</td>
<td>CFB Chilliwack Historical Society</td>
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<td>Jon Kinneman</td>
<td>Dr. David Schaepe</td>
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<td>Algra Brothers Developments</td>
<td>Stó:lō Research &amp; Resource Management Centre</td>
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<tr>
<td>Kathryn Bourdon</td>
<td>Tristan Evans</td>
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<td>Chilliwack Museum</td>
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<td>Laura Reid</td>
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<tr>
<td>Karen Stanton</td>
<td>David Blain</td>
</tr>
<tr>
<td>Manager of Long Range Development</td>
<td>Director of Planning &amp; Engineering</td>
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<tr>
<td>Email: <a href="mailto:stanton@chilliwack.com">stanton@chilliwack.com</a></td>
<td>Email: <a href="mailto:blain@chilliwack.com">blain@chilliwack.com</a></td>
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<tr>
<td>Trish Alsip</td>
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<td>Recording Secretary</td>
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<td>Email: <a href="mailto:alsip@chilliwack.com">alsip@chilliwack.com</a></td>
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AGENDA ITEM NO: 7-B-1
MEETING DATE: February 19, 2019

STAFF REPORT—COVER SHEET

SUBJECT: Solid Waste Management Bylaw Update DATE: February 8, 2019
DEPARTMENT: Engineering PREPARED BY: T. Friesen

1. SUMMARY OF ISSUE:

“Solid Waste Management Bylaw 2017, No. 4330” requires revisions to reflect changes in the curbside collection program and inflationary adjustments to solid waste management fees. Staff propose repealing “Solid Waste Management Bylaw 2017, No. 4330” and replacing it with “Solid Waste Management Bylaw 2019, No. 4660”, as attached.

Corresponding amendments to the Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Bylaw will be presented to Council at a future meeting.

2. RECOMMENDATION:

Recommendation that “Solid Waste Management Bylaw 2019, No. 4660” be given first and second reading.
Recommendation that “Solid Waste Management Bylaw 2019, No. 4660” be given third reading.

D. A. Blain, Director of Planning and Engineering

3. FINANCE COMMENTS:

The solid waste function serves as a self-sustaining, cost recovery service, funded through direct user fees with no property taxation subsidy. The recommended fee adjustments, as contained within the proposed bylaw, ensure service viability and recovery of service costs.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
1. DEFINITION OF ISSUE:

“Solid Waste Management Bylaw 2017, No. 4330” requires revisions to reflect changes in the curbside collection program and inflationary adjustments to solid waste management fees. Staff propose repealing “Solid Waste Management Bylaw 2017, No. 4330” and replacing it with “Solid Waste Management Bylaw 2019, No. 4660”, as attached.

Corresponding amendments to the Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Bylaw will be presented to Council at a future meeting.

2. FACTORS:

2.1 The proposed changes to the Solid Waste Management Bylaw address the following:
   • Phase out of single-use recycling bags (e.g. blue bags) for curbside mixed recycling, which took effect in fall 2018
   • Upcoming introduction of curbside glass collection in spring 2019
   • Preparation for the source separation of compostables and recycling in multi-family complexes and the food services and processing sector to support the Fraser Valley Regional District’s upcoming source separation requirements
   • Inflationary increases to solid waste management program fees
   • Bylaw language revisions to add clarity and other housekeeping edits

Curbside Glass Collection
2.2 On October 2, 2018, Council approved the addition of separate glass collection as part of the curbside program in response to requests for the service received from residents. By implementing separate curbside collection of glass bottles and jars, the City will be providing a valuable service to residents that improves access to glass recycling, reduces glass contamination in mixed recycling, and increases diversion from the landfill.

2.3 Glass will be collected bi-weekly, on the same schedule as garbage collection. Each resident will receive a 27 litre Grey Bin to use for placing glass bottles and jars at the curb for collection.
Source Separation Requirements
2.4 The Fraser Valley Regional District (FVRD) has been working with member municipalities to develop a waste diversion strategy for the region, which would require compostables and recyclables to be separated from garbage.

2.5 The FVRD has been carrying out region-wide consultation regarding source separation requirements since 2015, and introduced “Fraser Valley Regional District Regional Solid Waste Removal Bylaw No. 1495, 2018” in September 2018. The FVRD will be carrying out education related to the Bylaw in 2019, with the Bylaw requirements coming into effect in April 2020.

2.6 The proposed changes to the Solid Waste Management Bylaw support the FVRD’s process by requiring multi-family complexes to provide adequate space for garbage, recycling and compostables containers, and specifies a requirement for food services and processing sector properties to separate compostables in addition to recyclables.

2.7 The intent is for these Bylaw changes to be phased in, similar to the FVRD’s timelines, with the exception of new multi-family complexes, which will be required to provide space for compostable waste containers as soon as the Bylaw receives final approval. The FVRD staff will be taking the lead on the source separation initiatives. City staff would not be enforcing the source separation requirements until after the FVRD’s Bylaw comes into effect on April 1, 2020 and only if the FVRD requires additional enforcement assistance to supplement their efforts.

2.8 It is anticipated that the City’s Bylaw language will be broadened to include all industrial, commercial and institutional (ICI) sectors in the future, but focuses on the larger generators of food waste, the food services and processing sector, at this time. The FVRD’s Bylaw still applies to all ICI sectors.

Solid Waste Management Program Fees
2.9 Inflationary adjustments are proposed to the Bailey Sanitary Landfill disposal fees. The Bylaw update also introduces a higher disposal fee for asbestos waste originating from outside Chilliwack boundaries, which is similar to the approach taken at the Mission Landfill. The asbestos disposal fees at the Bailey Sanitary Landfill are in line with other disposal facilities, and are significantly lower than the costs Chilliwack residents used to have to pay for out-of-town disposal through a contractor. Asbestos disposal was introduced to the landfill in 2016 to provide a convenient, affordable local disposal option that encourages the proper disposal of the waste and deters illegal dumping.

<table>
<thead>
<tr>
<th>Landfill</th>
<th>Fee for Asbestos Waste from Within Municipal Boundary</th>
<th>Fee for Asbestos Waste from Outside Municipal Boundary</th>
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<td>Bailey Sanitary Landfill</td>
<td>$180.00/metric tonne</td>
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<tr>
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<tr>
<td>Vancouver Landfill</td>
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2.10 The disposal fee changes for the Bailey Sanitary Landfill will come into effect on May 1, 2019 as the major haulers have previously requested two months’ notice on fee changes.

2.11 Inflationary adjustments are also proposed to the Parr Road Green Depot fees. Yard waste disposal at the Parr Road Green Depot is subsidized through Bailey Sanitary Landfill revenues. The facility plays an important role in encouraging diversion by offering a convenient and affordable drop-off location for residents and landscapers north of the highway.

2.12 The Bylaw changes also introduce a new category of yard waste accepted at the Parr Road Green Depot, to include oversized material larger than 360mm in diameter. This is now possible due to operational changes negotiated with the site operator, BioCentral, to commence grinding material on-site prior to transport to Net Zero Waste in Abbotsford.

2.13 The disposal fee changes for the Parr Road Green Depot will come into effect on April 1, 2019.

2.14 The proposed changes to the curbside collection fees reflect an annual inflationary adjustment of 3%, plus an additional $2.00 per month to cover the cost of the new glass collection service. The new fees will come into effect on May 1, 2019.

2.15 When the curbside program changes to include compostables were introduced in 2017, the program was standardized and the senior bi-weekly collection option was discontinued since all residents started receiving bi-weekly garbage collection. A comprehensive review determined there were no operational cost-savings to providing bi-weekly collection of compostables and recycling for select residents on the program since the collection contractor would still have to provide the same number of collection trucks and crew members.

2.16 When the 2017 program changes were introduced, Council approved the phasing-in or transitioning of new fees for those residents previously on senior bi-weekly collection service to avoid a large fee increase at the onset of the program. The decision was made to transition those residents to the new standard fee over a four-year period, with annual increases to the monthly fee of about $2.50. Given the introduction of curbside glass collection this year at a cost $2.00 per month, the transition rate was reduced from $2.50 to $1.25 per month. The Bylaw therefore reflects a total rate increase of $3.25 per month for those curbside customers.

2.17 The proposed rates do not change the timing for the residents to fully transition to the standard fees by 2021, but simply smooth out the fee increases to minimize the increase this year.

2.18 City staff perform a comprehensive review of all solid waste programming costs and revenues on an annual basis, or more frequently if circumstances require. Rates are established to ensure that all programs and capital projects are adequately funded through user fees.
3. **RECOMMENDATION & SUBSTANTIATION:**

Recommendation:

Recommendation that "Solid Waste Management Bylaw 2019, No. 4660" be given first and second reading.

Recommendation that "Solid Waste Management Bylaw 2019, No. 4660" be given third reading.

Substantiation:

The proposed updates to the Solid Waste Management Bylaw incorporate changes to the curbside collection program and support the FVRD’s regional waste diversion efforts while ensuring solid waste programs are economically sustainable.
City of Chilliwack

Bylaw No. 43304660

A bylaw to regulate the collection of garbage, recyclables and compostable waste and the use of waste disposal sites, transfer facilities, and recycling depots within the City of Chilliwack

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

1. This bylaw may be cited as “Solid Waste Management Bylaw 2017-2019, No. 43304660”.

2. “Solid Waste Collection and Disposal Bylaw 2009-2017, No. 36024330” and amendments thereto are hereby repealed.

EFFECTIVE DATE

3. This bylaw comes into force May 1, 2017.

INTERPRETATION

4.3 In this bylaw:

   “Asbestos Waste” means any waste or discarded material that contains 0.5% or more asbestos by weight, or any vermiculite insulation;

   “Asbestos Waste Disposal Procedures” means the procedures developed by the City of Chilliwack, specifying conditions that must be met to dispose of Asbestos Waste at the Bailey Sanitary Landfill;

   “Bailey Sanitary Landfill” means the landfill owned by the City of Chilliwack located at 5940 and 6150 Matheson Road, Chilliwack, BC;

   “Bi-weekly” means once every 2 weeks;

   “Bylaw Enforcement Officer” means a person appointed by Council as a bylaw enforcement officer for the City of Chilliwack, by name of office or otherwise;

   “Blue Bin” means a 121 litre plastic Container provided or sold to the Owner or Occupier of a Dwelling Unit by the City for Mixed Recyclables, which Container is not required to participate in the Collection Service;

   “Clear Bag” means a clear plastic bag, used for storing Recyclables shredded paper at residences and at curbside;

   “Clear Blue Bag” means a clear plastic bag, blue in colour, used for storing Recyclables shredded paper at residences and at curbside;

   “Collection Day” means a day scheduled for the collection of Garbage, Recyclables and/or Compostable Waste in accordance with a schedule established, published
and distributed by the City;

“Collection Service” means the system established under this bylaw by the City of Chilliwack for the collection of Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste from a residence or Dwelling Unit;

**INTERPRETATION (continued)**

“Compostable Waste” or “Compostables” means Food Waste, Food-Soiled Paper, Wooden Food Utensils, and Yard Waste;

“Compostable Waste Transfer Station” means the transfer station for Compostable Waste owned by the City of Chilliwack located at the Bailey Sanitary Landfill;

“Container” means a receptacle used for temporary storage of Garbage, Recyclables, or Compostable Waste, and includes cans, bags, Green Carts, Blue Bins, Grey Bins, carts supplied by private haulers, bundles, and bins whether owned by residents, the City, or another person, and used for the Collection Service, private collection, at the Recycling Depots or at Municipal Sites;

“Curbside Collection Guide” means the annual guide produced by the City of Chilliwack that provides information and requirements regarding the Collection Service;

“Director” means the Director of Planning and Engineering of the City of Chilliwack, their deputy and persons designated by Council to act in the place of them; (AB #4456)

“Duplex” means a residential building consisting of 2 Dwelling Units, whether those units are strata-titled or not;

“Dwelling Unit” means 1 or more habitable rooms for the residential accommodation of only 1 person or 1 family including accessory dwelling units, containing or providing only one cooking facility unless an additional cooking facility is licenced as Accessory Home Occupation use;

“Food Services and Processing Sector Property” means any commercial property that processes or prepares and serves food including, but not limited to: restaurants, grocery stores, food stores that sell produce or uncooked meats, hotels or other tourist or traveler accommodations with kitchens, golf courses with restaurant or banquet services, amusement facilities with restaurant services, and food processing plants, but does not include convenience stores, gas stations, bed and breakfasts, care homes, or institutional properties;

“Food Waste” includes fruits, vegetables, meat, fish, bones, dairy products, eggs, egg shells, pasta, rice, flour, bread, coffee grounds, coffee filters, paper tea bags, fats, oils, lards, jams, jellies, condiments, and other materials approved by the Director;

“Food-Soiled Paper” includes paper napkins, facial tissues, paper packaging, paper take-out containers, newspaper and/or other paper products used for the purpose of lining Green Carts, and other materials approved by the Director;

“Garbage” means all materials discarded as waste, but not including Recyclables, Yard Waste, Compostable Waste from residences on the Collection Service, Compostable Waste from Food Services and Processing Sector Property, or materials prohibited by this bylaw from being disposed of as Garbage;
“Glass Packaging” means glass packaging bottles and jars, but does not include window glass, windshield glass, headlight glass, plate glass, mirrors, ceramics, light bulbs, insulators, Pyrex®, or other similar products;

“Green Cart” means 80 litre, 120 litre, 240 litre, or 360 litre plastic container provided to a Dwelling Unit by the City’s Collection Service provider for Compostable Waste;

“Green Depot” means the clean wood and Yard Waste drop-off facility owned or operated by the City of Chilliwack and located in Chilliwack, BC;

“Grey Bin” means a 27 litre plastic Container provided or sold to the Owner or Occupier of a Dwelling Unit by the City for Glass Packaging;

“Hazardous Waste” means chemical, biological, or bacteriological material or waste that is or may become explosive, radioactive, corrosive, flammable, reactive, toxic, or infectious and all substances now or hereafter included in the definition of hazardous waste as defined in the Environmental Management Act Hazardous Waste Regulation BC, as amended or replaced from time to time;

“Kraft Bag” means a double-ply biodegradable paper bag specifically manufactured to store Yard Waste;

**INTERPRETATION** (continued)

“Mixed Recyclables” means material defined in the packaging and printed paper stewardship plan under the Recycling Regulation, BC, as may be amended or replaced from time to time, but excluding Glass Packaging, foam packaging, plastic film, and other flexible plastic packaging;

“Multi-family Dwelling” means a residential mobile home park, an apartment building, condominium building, or any other residential building containing more than two Dwelling Units except attached residential buildings on separate fee simple parcels;

“Municipal Sites” means sites that are owned or operated by the City of Chilliwack, including but not restricted to the City of Chilliwack’s Operations Centre, City Hall, Cultural Centre, Leisure Centres, Libraries, Evergreen Hall, Twin Rinks, and Yarrow Community Hall;

“Occupier” means an Owner who occupies a property, a person who has signed a lease or rental agreement to occupy a property for residential purposes, or a person who otherwise occupies residential property as a tenant without a signed agreement;

“Owner” means the person or persons, including a corporation or company, who is liable under the Local Government Act, Community Charter, BC or successor legislation to pay real property taxes;

“Private Hauler” means a company or sole proprietorship, with a Chilliwack business licence issued by the City, for hauling, transporting or removing Garbage, Recyclables, or Compostable Waste to an approved disposal facility;

“Privately-Owned and Operated Depot” means a location not provided by or on behalf of the City, where a person can drop off Recyclables, which may be part of the packaging and printed paper stewardship plan defined in Schedule 5 of under the
“Recycling Regulation, BC, as amended from time to time;

“Recyclables” means material defined in the packaging and printed paper stewardship plan defined in Schedule 5 of scrap metal, motor vehicle bodies, propane tanks, White Goods, gypsum wallboard, Mixed Recyclables, Glass Packaging, and any other product included in an approved stewardship plan under the Recycling Regulation, BC, as may be amended or replaced from time to time;

“Recycling Depot” means a location provided by or on behalf of the City, where a person can drop off Recyclables;

“Single Family Dwelling” means a detached or attached residential building on a separate fee simple parcel, a detached residential building in a strata-titled development, or a mobile or manufactured home located on a separate fee simple parcel;


“Suspect Asbestos Waste” means waste materials that pre-date 1990 and may contain asbestos, as identified in the Asbestos Waste Disposal Procedures;

“Tag-a-bag” means a City approved, perforated tag that sticks onto an extra bag of Garbage or Yard Waste;

“Waste Disposal Site” means those City designated sites listed in Schedule “A”;

“White Goods” means stoves, refrigerators, freezers, washers, dryers, dishwashers, microwave ovens, air conditioning units, and other similar appliances; and;

“Wooden Food Utensils” means toothpicks, popsicle sticks, stir sticks, skewers, chop sticks, and other materials made of compostable wood, bamboo, or other plant-derived material, but not biodegradable plastic or other material; and
INTERPRETATION (continued)

“Yard Waste” means house plants, weeds, plants, leaves, grass, hedge and plant clippings, lawn edgings, twigs and branches up to 150 millimetres (6 inches) in diameter and other materials approved by the Director, but does not include items listed in Section 82 of this Bylaw.

ESTABLISHMENT OF SERVICE

5.4. The City establishes the service of collection and disposal or processing of Garbage, Recyclables and Compostable Waste.

6.5. The solid waste management service established by the City of Chilliwack includes:

(1) curbside collection of Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste, subject to the terms of this Bylaw;

(2) collection of Garbage, Mixed Recyclables, Glass Packaging and/or Compostable Waste at all Municipal Sites;

(3) collection of Garbage, Mixed Recyclables and Glass Packaging in municipal street-side containers;

(4) management of the Bailey Sanitary Landfill including the Compostable Waste Transfer Station;

(5) management of the Green Depot; and,

(6) provision of Recycling Depots.

PROHIBITIONS

7.6. No Owner or Occupier of real property shall cause, allow or permit any Garbage, Recyclables, Compostable Waste, refuse or other noxious, offensive, unwholesome or discarded matter to collect, accumulate or remain on the real property, unless it is securely contained in a waste Container or receptacle equipped with a close-fitting lid or cover. (AB #4456)

8.7. No Owner or Occupier of real property shall cause, allow or permit any carcass in whole or part, offal or viscera to remain, accumulate or collect on real property.

9.8. No person shall deliver, place, bury or dump, or cause or allow to be delivered, placed, buried or dumped, any Garbage, Compostable Waste, Recyclables, refuse or other noxious, offensive, unwholesome or discarded matter anywhere in the City other than at a Waste Disposal Site, Recycling Depot or Privately-Owned or Operated Depot.

10.9. No person shall transport any Garbage, Compostable Waste, Recyclables, refuse or other noxious, offensive, unwholesome or discarded matter without securing the materials in a manner which will ensure that all of the materials will reach the designated Waste Disposal Site, Recycling Depot or Privately-Owned or Operated Depot. All materials transported shall be secured in a closed container or by a tarping method.
PROHIBITIONS (continued)

11. No person shall deliver, place or dump or cause or allow to be delivered, placed or dumped, any residential, commercial or industrial Garbage, Compostable Waste or Recyclables into a municipal street side container.

12. No person shall burn or cause or allow to be burned any Recyclables, Garbage, refuse or other noxious, offensive, unwholesome or discarded matter anywhere in the City, including the combustion of waste oil.

13. No person shall cause, allow or permit any Recyclables or Yard Waste to be discarded as Garbage.

14. No person receiving Collection Service shall cause, allow or permit any Recyclables or Compostable Waste to be discarded as Garbage.

15. No person shall interfere with, threaten, or in any way obstruct any of the City’s employees, contractors, or agents while the City’s employees, contractors, or agents are engaged in the provision of the Collection Service.

INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL SECTOR

16. No Owner or Occupier of commercial, industrial or institutional property shall cause, allow or permit any Recyclables or Yard Waste to be discarded as Garbage.

17. Owners or Occupiers of commercial, industrial and institutional property shall separate the following materials for recycling:

   (1) White Goods;
   (2) motor vehicle bodies and other large metallic waste;
   (3) rubber tires accepted for recycling through the provincial stewardship program;
   (4) batteries;
   (5) gypsum wallboard;
   (6) Recyclables;
   (7) small appliances and electronic waste accepted for recycling through the provincial stewardship program;
   (8) light bulbs and light fixtures;
   (9) any other waste and/or Recyclable material regulated under the Ministry’s Recycling Regulation; and,
   (10) other materials banned by the regional district through the Fraser Valley Regional District’s Solid Waste Management Plan.
NOTICE TO REMOVE GARBAGE

18.17. Where an Owner or Occupier of real property has caused, allowed or permitted any Garbage, including but not limited to Compostable Waste, other putrescible waste, or discarded materials identified in Subsections 75(1) to (7), (13), (14), (17), (18), (20) and (22) to accumulate or remain on the real property in contravention of Section 7, the Director or the Bylaw Enforcement Officer may cause a notice in writing to be delivered to an Owner or Occupier of real property requiring the removal of Garbage, Compostable Waste and any discarded materials identified in Subsections 75(1) to (7), (13), (14), (17), (18), (20) and (22), within 48 hours of receipt of such notice.

19.18. Notice to an Owner or Occupier may be hand delivered, left in the mail box, dropped through the mail slot, or taped to the front door of the residence on the property which is the subject of the notice.

20.19. Where a notice is given pursuant to this Bylaw and, in the opinion of the Bylaw Enforcement Officer, the Garbage, Compostable Waste or discarded materials identified in Subsections 75(1) to (7), (13), (14), (17), (18), (20) and (22) has not been removed:

1. within the time specified on the notice; or
2. in the manner specified in the notice; or
3. sufficiently to satisfy the requirements of the notice;

the City may, by its employees, agents or contractors, enter the real property and remove the Garbage, Compostable Waste or other material in the manner the Bylaw Enforcement Officer considers necessary and appropriate and charge the cost of the work to the Owner of the real property.

21.20. Where in contravention of Section 7 a waste Container provided by a Private Hauler results in litter, unauthorized use, or other nuisances, the Director or the Bylaw Enforcement Officer may include as part of a notice under Section 18 requirements for the Owner, Occupier, or Private Hauler must in accordance with a notice under Section 18 to place locks on a Container, change the location of the Container, require a secure enclosure for the Container, increase the size of the Container, more frequently collect Garbage, Recyclables, or Compostable Waste from the Property, or change the mode of collection. (AB #4456)

22.21. Any charges incurred pursuant to Sections 20 and 21 shall be due and payable upon receipt of notice from the City and any such charges remaining unpaid as of December 31 of that year shall be added to and form part of the taxes payable on the real property as taxes in arrears. (AB #4456)

COLLECTION SERVICE

23.22. Only Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste generated within the City of Chilliwack are eligible for Collection Service under this Bylaw unless otherwise permitted under this Bylaw.

24.23. The Collection Service shall serve Owners or Occupiers of:
COLLECTION SERVICE (continued)

(1) Single Family Dwellings and Duplexes; and,

(2) Multi-family Dwelling complexes that have approved applications for service.

25.24. The Collection Service for each Single Family Dwelling or Dwelling Unit within a Duplex comprises collection of the following materials generated from that property:

(1) two Containers of Garbage bBi-weekly with a maximum volume of 121 litres and weighing no more than 25 kilograms;

(2) one Green Cart of Compostable Waste weekly with a maximum volume of either 80 litres (maximum weight of 50 kilograms), 120 litres (maximum weight of 55 kilograms), 240 litres (maximum weight of 100 kilograms) or 360 litres (maximum weight of 150 kilograms);

(3) ten Kraft Bags of Yard Waste and/or bundles of branches weekly with each Kraft Bag or bundle having a maximum weight of 15 kilograms. Bundles must be no more than 1.25 metres in length with a diameter of no more than 600 millimetres; and,

(4) unlimited amounts of Mixed Recyclables weekly. Each bag or Container of Mixed Recyclables or bag of shredded paper shall not exceed 121 litres or 25 kilograms; and

(4)(5) unlimited amounts of Glass Packaging Bi-weekly, which must be placed in 27 litre Grey Bins that shall not exceed 25 kilograms each.

26.25. Multi-family Dwelling Units in complexes, which have been approved for the Collection Service, shall be serviced in accordance with the same Container size and weight restriction as the service level for each Single Family Dwelling or Duplex.

27.26. Owners or Occupiers of Multi-Family Dwelling complexes, commercial buildings, institutions, industrial sites and any buildings other than Single Family Dwellings and Duplexes shall make their own arrangements for the removal and disposal of Garbage, Recyclables, Yard Waste and optional Compostable Waste, except for Multi-Family Dwelling complexes that have approved applications for service under this Bylaw.

28.27. Owners or strata councils of all Multi-Family Dwelling complexes that are not served by the Collection Service shall contract with a Private Hauler, licensed in Chilliwack, for recycling services. Recyclables to be collected shall, at a minimum, include those defined in this Bylaw as Mixed Recyclables. Contracts must be provided to the City for verification upon request.

29.28. Owners or strata councils of all Multi-Family Dwelling complexes that are not served by the Collection Service shall provide adequate space dedicated for the storage and collection of, at a minimum, Garbage, and Mixed Recyclables Containers, and Compostable Waste Containers if the complex has opted to collect Compostable Waste. The size of each commercial Container for Garbage, and Mixed Recyclables and Compostable Waste shall not be smaller than 3 cubic yards. For complexes greater than 30 units the minimal size of each Container for Garbage and Recycling shall be equal to
the number of units multiplied by 0.08 cubic yards. The size of the Container can be proportionally reduced with increased frequency of collection over once weekly. The size of the Garbage Container may be proportionally reduced if Compostable Waste is collected in a separate Container. **The requirement for dedicated Container space may be waived if the Owners or strata councils provide curbside collection service for each residence in the complex, with adequate access for collection vehicles.**
EXEMPTIONS FROM SERVICE

General Exemptions

30.29. An Owner of a Single Family Dwelling, Dwelling Unit in a Multi-Family complex approved for Collection Service under this Bylaw, or Duplex may apply in writing to the Director for an exemption from the Collection Service for that building or Dwelling Unit.

31.30. If an applicant under Section 30 complies with Section 34, the Director shall only grant an exemption from the Collection Service if:

(1) in the opinion of the Director the Collection Service cannot reasonably and practically be provided to that building, by reason of inadequate access or otherwise; or,

(2) the building has been rendered uninhabitable by fire or natural disaster or is under demolition. Proof of fire or natural disaster destruction, or demolition will be required.

32.31. An exemption under Section 31(1) continues until the Director notifies the Owner of the building that in their opinion the property can reasonably and practically be provided with the Collection Service. (AB #4456)

33.32. An exemption under Section 31(2) continues until the building is repaired or reconstructed and is granted an occupancy permit or final approval.

34.33. Any application for an exemption from the Collection Service shall be in the form attached to this Bylaw as Schedule “B” and shall include:

(1) the civic address of the property on which the dwelling in respect of which the exemption is sought is located;

(2) the name and address of the Owner of the dwelling in respect of which the exemption is sought;

(3) if the exemption is sought under Section 31(1), a description by the applicant of the conditions the applicant believes prevent the service from being reasonably and practically provided to the dwelling; and,

(4) if the exemption is sought under Section 31(2), documentation verifying the fire, natural disaster or demolition and the date of the incident.

APPLICATIONS FOR COLLECTION SERVICE

35.34. When the Owner of a newly constructed Single-Family Dwelling or Duplex is granted an occupancy permit or final approval, the Owner must immediately apply to the City for the Collection Service. In the event the Owner does not apply for Collection Service, the City will provide a 120 litre Green Cart, a Blue Bin, and a Grey Bin, and charge the applicable fee for Collection Service as set out in Schedule “F”.
INCLUSION OF MULTI-FAMILY DWELLINGS IN COLLECTION SERVICE

36.35. The Owner or Strata Council of a Multi-Family Dwelling complex may make application in the form of Schedule “D” for Collection Service for a minimum of six months, if:

1. each unit Owner or Occupier within the complex has been notified that they will receive individual unit service as per the Collection Service and be charged Collection Fees as outlined in Schedule “F.”

2. the property is a strata complex, and the application is accompanied by a waiver, in the form of Schedule “C”; or,

3. the property is not a strata complex and road access is provided and maintained by the City.

37.36. Notwithstanding anything else in this bylaw, if the Owner or Strata Council of a Multi-Family Dwelling complex has applied for and been granted Collection Service pursuant to Section 36 of this Bylaw, then the Owner or Occupier of each Dwelling Unit in that Multi-Family Dwelling complex shall be eligible to apply for an exemption pursuant to Section 31(2) of this Bylaw as if the Owner or Occupier of each Dwelling Unit was an Owner of a Single Family Dwelling or Duplex.

COLLECTION FREQUENCY

38.37. The Collection Service is such that Mixed Recyclables and Compostable Waste will be collected weekly, and Garbage and Glass Packaging will be collected Bi-weekly.

39.38. There will be no regularly scheduled Collection on Saturdays, Sundays or Statutory Holidays except Remembrance Day. Collection for those residences whose pickup falls on a Statutory Holiday will be assigned an alternate pickup day.

40.39. Collection Service will be in accordance with the schedule indicating collection days for specific colour-coded areas of the City (or other way of designating different collection areas), which will be distributed to residents, and which will vary to allow for Statutory Holidays, as indicated on the schedule.

41.40. Despite the schedule of days for the Collection Service, the Director may make alternate collection arrangements where weather conditions or other circumstances will not permit collection on the day or days scheduled.

COLLECTION PROCEDURES

42.41. Every person shall ensure that Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste are stored and placed in a sanitary manner, and in a way that will not injure persons handling them. A Container shall not be used and may not be collected if it is broken, hazardous, unsanitary, or dangerous to persons handling it.

43.42. No person shall place wet waste shall be placed in any Container of Garbage unless it is drained of excess moisture and wrapped in waterproof material.
COLLECTION PROCEDURES (continued)

44.43. No person shall put or place liquid, rainwater or other free water or snow shall be put or placed in, or allowed it to run into, or accumulate in any Container.

45.44. If the Container is a can or bin for Garbage or Mixed Recyclables, the Owner or Occupier shall keep the Container, at all times, be kept securely covered with watertight covers. The cover or lid shall not be tied, latched, strapped, or hinged to the can or bin. Plastic bags for Garbage and Recyclables, shredded paper shall be securely fastened.

46.45. Every Owner or Occupier shall! If the Container is a Green Cart, the Green Cart shall, at all times, be kept securely closed with the locking mechanism engaged.

47.46. No person shall place or store Garbage, Mixed Recyclables, Glass Packaging or Compostable Waste in front of or behind another person’s property without the permission of that person.

48.47. No person shall place Garbage, Mixed Recyclables, Glass Packaging or Compostable Waste in another person’s Container without the permission of that person.

49.48. No person shall fill a Container shall be filled above the top of the Container. No person shall fill a plastic bag for Garbage or Recyclables, shredded paper shall be filled in such a way that the plastic ties cannot be securely fastened or the bag cannot be securely tied.

50.49. Every Owner or Occupier, as applicable, shall place All Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste which an Owner or Occupier chooses to have collected and disposed of by the City under this Bylaw shall be placed at curbside for collection before 7:00 am on the designated Collection Day unless otherwise notified in writing. No person shall place Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste shall not be placed at the curb any earlier than 6:00 pm the day prior to the designated Collection Day. All emptied Containers shall be removed from the curb within 18 hours of collection.

51.50. Every Owner or Occupier must place All Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste shall be placed in full view of and within two metres of the street serving the premises and access to the Containers shall not be obstructed by parked vehicles. The Director may designate lane pick-up or another location where the Director considers this appropriate.

52.51. Every Owner or Occupier of premises shall clean up any Garbage, Mixed Recyclables, Glass Packaging or Compostable Waste which escape onto neighbouring properties, the highway, street, lane or public way from their waste put out for collection by end of the Collection Day.

CARTS/CONTAINERS

53.52. The City’s Collection Service provider will loan every Owner of a property on the Collection Service a Green Cart to use for Compostable Waste.
54.53. The standard Green Cart size is 120 litres. Other Green Cart sizes available are 80 litres, 240 litres and 360 litres. Collection service for additional Green Carts may be purchased, and the collection charges for additional Green Carts will remain in effect for a minimum of one year.
CARTS/CONTAINERS

55.54. Once in every two-year period, the Owner of a property on the Collection Service may change the size of the Green Cart without incurring a Green Cart exchange fee. If more than one size exchange is requested in the two-year period, the Green Cart exchange fee will be applied. The first two-year period shall commence on May 1, 2017 and end on April 30, 2019. Residents also receive a free Green Cart size exchange upon moving to a new residence.

56.55. The Owner of the property is responsible for the cleaning, care and safe-keeping of the Green Cart and shall at all times securely store the Green Cart on the property, except when the Green Cart is placed at the curb for collection as per Section 50.

57.56. Green Carts shall remain the property of the City’s Collection Service provider and shall remain on the parcel to which they were issued and the City or the Collection Service provider shall have the right to inspect, alter, remove and replace the Green Carts from time to time.

57. The Owner or Occupier of the property shall notify the City if a Green Cart is damaged or stolen. If a Green Cart is stolen or damaged due to the neglect of an Owner or Occupier (including, for certainty, where the Owner or Occupier fails to securely store the Green Cart as per Section 56), the Owner will reimburse the City for the cost of replacing or repairing the Green Cart pursuant to Schedule “F”. (AB #4456)

58. The City will loan every Owner of a property on the Collection Service one Blue Bin that may be used for Mixed Recyclables. The Owner or Occupier of the property may choose to use a different Container for Mixed Recyclables.

59. The City will loan every Owner of a property on the Collection Service one Grey Bin to use for Glass Packaging. Blue Bins and Grey Bins loaned to the Owner of a property shall remain the property of the City and shall remain on the parcel to which they were issued.

58.60. The Owner of the property is responsible for the cleaning, care and safe-keeping of the Blue Bin and Grey Bin. The Owner or Occupier of a property on the Collection Service may purchase additional or replacement Blue Bins and Grey Bins from the City, pursuant to the rates established in Schedule “F”. If a Blue Bin or Grey Bin is damaged by the City’s collection contractor, the City will provide a replacement Blue Bin or Grey Bin at no cost to the Owner or Occupier.

RECYCLABLES COLLECTION

59.61. Every person who uses the Collection Service shall sort out Recyclables from their residential Garbage and Compostable Waste and place those materials in separate Containers of a type acceptable for collection, or into designated bins at the Recycling Depots or other Privately-Owned and Operated Depots.

60.62. Every person who uses the Collection Service shall place Mixed Recyclables for collection shall be placed in a Blue Bin or other Container with a lid, clearly identified
with a City approved sticker, or in a Clear Blue Bags or Clear Bags may only be used for shredded paper.

61.63. Every person who uses the Collection Service shall place Mixed Recyclables in excess of a single Container may be placed in additional Blue Bins or clearly identified Containers at the curb, Clear Blue Bags or Clear Bags, or into designated bins at the Recycling Depots or other Privately-Owned and Operated Depots.

64. Every person who uses the Collection Service shall place all Glass Packaging for collection in a Grey Bin.

65. Every person who uses the Collection Service shall place Glass Packaging in excess of a single Grey Bin in additional Grey Bins at the curb, or into designated bins at the Recycling Depots or other Privately-Owned and Operated Depots.

66. Every person who uses the Collection Service shall place Recyclables for collection at the curb so as to include only Mixed Recyclables and Glass Packaging. Containers with Mixed Recyclables shall not contain Glass Packaging, other Recyclables, Garbage or Compost. Grey Bins with Glass Packaging shall not contain Mixed Recyclables, other Recyclables, Garbage or Compost.

67. Every person who uses the Collection Service shall prepare Mixed Recyclables placed for collection at curbside shall be prepared and placed in the manner outlined in the Curbside Collection Guide as amended from time to time.

68. Every person who uses the Collection Service shall prepare Glass Packaging for collection by removing any lids and contents prior to placing the clean Glass Packaging in a Grey Bin.

62.69. Owners or Occupiers of a property shall not place any Recyclables into a Container of Garbage. Owners or Occupiers of a property shall not place any Recyclables into a Green Cart, unless the Recyclables are also Compostable Waste approved for inclusion in the Green Cart.
COMPOSTABLE WASTE COLLECTION

63.70. Every person who uses the Collection Service shall sort out Compostable Waste from their residential Garbage and Recyclables and place those materials in the Green Cart for collection, or process the materials on their own private property through backyard composting or agricultural operations. Yard Waste may also be placed in Kraft Bags and branches may be placed out in bundles for collection.

64.71. No person on the Collection Service shall place Compostable Waste in plastic bags, even if the bags are compostable plastic or biodegradable plastic.

65.72. All Food Waste, and Food-Soiled Paper and Wooden Food Utensils shall be placed in the Green Cart and may be commingled with Yard Waste in the Green Cart.

66.73. A person who places Yard Waste at the curb may be placed out for collection may place the Yard Waste in the Green Cart, in Kraft Bags or tied in bundles. Bundles must be tied using compostable materials, such as cotton string or twine.

67.74. A person who places Yard Compostable Waste placed in a Green Cart for curbside collection must be positioned the Compostable Waste in such a manner that they can be easily removed from the Green Cart using the semi-automated cart tipper. Yard Compostable Waste placed in the Green Cart must fit within the Green Cart, allowing the Green Cart to be securely closed.

68.75. Any Yard Waste in excess of the limits specified in Section 25 can only be collected if an authorized Tag-a-bag is clearly placed on the Yard Waste.

69.76. Persons may dispose of Yard Compostable Waste by using the Green Depot (for Yard Waste only), Compostable Waste Transfer Station, curbside service, or their own private residential yard property for composting or agricultural processing. All composting must be done in a manner that minimizes the generation of odours, the attraction of animals, or creates a nuisance. No composting or disposal shall be conducted within 30 metres of a watercourse or on City owned property or Crown Land.

TAG-A-BAGS FOR GARBAGE AND YARD WASTE COLLECTION

70.77. If a property receives the Collection Service and the Owner or Occupier wishes to place one or more additional Containers or bags of Garbage or one or more additional Kraft Bags or bundles of Yard Waste for collection then the Owner or Occupier shall securely attach to each additional Container bag, Kraft Bag or bundle, a prepaid, unexpired Tag-a-bag. Excess Garbage or Yard Waste will not be collected unless marked with a Tag-a-bag.

71.78. Tag-a-bag service is not available for properties that have been accepted for an exemption.

72.79. Each Garbage Tag-a-bag is valid for one Container or bag of Garbage with a maximum volume of 121 litres and weighing no more than 25 kilograms.
73.80. Each Yard Waste Tag-a-bag is valid for one Kraft Bag or bundle not to exceed 15 kilograms in weight.

74.81. The City may issue up to 26 Garbage Tag-a-Bag stickers per year for residents with documented medical conditions that result in additional Garbage. (AB#4524)

RESTRICTED AND PROHIBITED MATERIALS CURBSIDE

75.82. No person may place any of the following in curbside Garbage, or Mixed Recyclables or Glass Packaging for collection by the City:

1. Hazardous Waste;
2. bio-medical waste, sharps or infectious materials;
3. flammable, combustible or oxidizing materials;
4. materials that are on fire or above a temperature of 65.5°C;
5. any explosive substance, object or mechanism;
6. waste oil, oil filters, or oil containers;
7. carcasses, offal, viscera;
8. trees, tree stumps, logs, land-clearing debris, timbers or fence posts;
9. small appliances or electronic waste accepted for recycling through the provincial stewardship program;
10. materials originating from industrial and/or agricultural operations;
11. motor vehicle bodies or farm implements;
12. rubber tires accepted for recycling through the provincial stewardship program;
13. semi-solid or liquid waste including raw sewage, septic tank sludge, parking lot pumping or grease trappings;
14. uncontained dog excrement or other animal waste (double-bagged pet waste is permitted in Garbage provided the waste was generated by residential pets on the same property);
15. construction and/or demolition materials;
16. dirt, rocks, cement, or asphalt;
17. batteries;
18. propane cylinders;
19. scrap metal;
20. gypsum board (gyproc);
21. any refrigerator, freezer, air conditioning unit or other large appliance;
22. light bulbs or light fixtures;
13. Recyclables, other than properly sorted Mixed Recyclables and Glass Packaging;
14. Compostable Waste in Garbage, or Mixed Recyclables, or Glass Packaging;
(23)(15) Garbage mixed with Compostable Waste or Recyclables;

(24)(16) any single container or item, material or structure exceeding any of the following: a volume of 1 cubic metres, a length of 1.25 metres, and/or the volume or weight limits specified in the Bylaw for Garbage, Compostable Waste, and Mixed Recyclables, and Glass Packaging; or,

RESTRICTED AND PROHIBITED MATERIALS CURBSIDE (continued)

(25)(17) waste materials not identified as acceptable for landfilling pursuant to any permit or certificate issued by the BC Ministry of Environment.

76.83. Curbside Compostable Waste shall not include:

(1) loose soils or rocks;

(2) Garbage or Recyclables, unless the Recyclables are also Compostable Waste;

(3) plastics including compostable plastics or biodegradable plastics, or synthetic fibres;

(4) wood or tree limbs over 150 millimetres in diameter;

(5) bundles of branches larger than 1.25 metres in length or 600 millimetres in diameter or weighing more than 15 kilograms;

(6) Kraft Bags of Yard Waste weighing more than 15 kilograms;

(7) Hazardous Waste or soil contaminated with Hazardous Waste;

(8) flammable, combustible or oxidizing materials;

(9) materials that are on fire or above a temperature of 65.5°C;

(10) any explosive substance, object or mechanism;

(11) animal waste, carcasses, offal or viscera;

(12) painted or stained wood, or wood treated with creosote or petroleum derivatives, etc.;

(13) semi-solid or liquid waste including raw sewage, septic tank sludge, parking lot pumping or grease trappings;

(14) any item with a length that prevents the lid of the Green Cart from being securely closed;

(15) waste materials not identified as acceptable for composting pursuant to any permit or certificate issued by the BC Ministry of Environment; or,

(16) invasive plants requiring special disposal.

RIGHT TO REFUSE WASTE AT DISPOSAL SITES

77.84. Any load or portion of load of Garbage delivered to the Bailey Sanitary Landfill found to contain any quantity of Recyclables or Yard Waste as defined in this Bylaw, or other materials accepted for recycling at the Bailey Sanitary Landfill shall be subject to the surcharge set out in Schedule “E”.

Consolidated to: May 1, 2018
78.85. No person may deliver any of the following for disposal at the Bailey Sanitary Landfill unless authorized by the Director. If authorized, the applicable fees as set out in Schedule “E” of this Bylaw may be applied.

(1) Hazardous Waste except Asbestos Waste that meets the requirements of the Asbestos Waste Disposal Procedures;

RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

(2) Soil contaminated with Hazardous Waste;
(3) bio-medical waste, sharps or infectious materials;
(4) batteries;
(5) gypsum wallboard;
(6) flammable, combustible or oxidizing materials;
(7) materials that are on fire or above a temperature of 65.5°C;
(8) any explosive substance, object or mechanism;
(9) waste oil, oil filters, oil containers, or oil tanks;
(10) carcasses, manure, offal or viscera or agricultural or commercial sources of animal excrement;
(11) trees, tree stumps, logs, land-clearing debris, timbers or fence posts;
(12) wood treated with creosote, petroleum derivatives, etc.;
(13) concrete containing rebar;
(14) materials originating from industrial and/or agricultural operations;
(15) used white goods, motor vehicle bulks, boat bodies, other large metallic waste including farm implements;
(16) small appliances or electronic waste accepted for recycling through the provincial stewardship program;
(17) rubber tires accepted for recycling through the provincial stewardship program;
(18) light bulbs or light fixtures;
(19) industrial or commercial spools;
(20) semi-solid or liquid waste including raw sewage, septic tank sludge, waste water sludge, parking lot pumping or grease trappings;
(21) Recyclables; and/or
(22) Yard Waste including clean construction wood;
(23) any single item of waste, material or structure exceeding a volume of 2 cubic metres;
(24) other materials banned by the regional district through the Fraser Valley Regional District’s Solid Waste Management Plan;
(25)(18) other materials which may be designated by the BC Ministry of Environment when alternative disposal becomes available;

(26)(19) waste materials not identified as acceptable for landfilling pursuant to any permit or certificate issued by the BC Ministry of Environment; or

(27)(20) invasive plants requiring special disposal, unless authorized by the Director in advance.
RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

79.86. Any load or portion of load of Compostable Waste delivered to the Compostable Waste Transfer Station found to contain any quantity of Garbage or Recyclables as defined in the Bylaw, shall be subject to the surcharges set out in Schedule “E”, unless the Recyclables are also Compostable Waste.

80.87. No person may deliver any of the following for disposal at the Compostable Waste Transfer Station unless authorized by the Director. If authorized, the applicable fees as set out in Schedule “E” of this Bylaw may be applied.

(1) Semi-solid or liquid waste including but not limited to raw sewage, septic tank sludge, waste water sludge, parking lot pumping or grease trappings;
(2) loose soils or rocks;
(3) Garbage or Recyclables, unless the Recyclables are also Compostable Waste;
(4) plastics or synthetic fibres;
(5) wood or tree limbs over 150360 millimetres in diameter;
(6) Hazardous Waste or soil contaminated with Hazardous Waste;
(7) flammable, combustible or oxidizing materials;
(8) materials that are on fire or above a temperature of 65.5°C;
(9) any explosive substance, object or mechanism;
(10) animal waste, carcasses, offal or viscera excluding loads containing mixed manure and used animal bedding;
(11) painted or stained wood, or wood treated with creosote or petroleum derivatives, etc.;
(12) any single item of waste, material or structure exceeding a volume of 2 cubic metres;
(13) waste materials not identified as acceptable for composting pursuant to any permit or certificate issued by the BC Ministry of Environment; or
(14) invasive plants requiring special disposal, unless authorized by the Director in advance.

81.88. Any load or portion of load of Yard Waste or other green waste delivered to the Green Depot found to contain any quantity of Garbage, Recyclables, or Food Waste as defined in the Bylaw, shall be subject to the surcharges set out in Schedule “E”.

82.89. No person may deliver any of the following for disposal at the Green Depot unless authorized by the Director. If authorized, the applicable fees as set out in Schedule “E” of this Bylaw may be applied.

(1) Semi-solid or liquid waste including but not limited to raw sewage, septic tank sludge, waste water sludge, parking lot pumping or grease trappings;
(2) Food Waste;
RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

(3) loose soils or rocks;
(4) Garbage or Recyclables;
(5) plastics or synthetic fibres;

(6) wood or tree limbs over 360 millimetres in diameter;
(7) Hazardous Waste or soil contaminated with Hazardous Waste;
(8) flammable, combustible or oxidizing materials;
(9) materials that are on fire or above a temperature of 65.5°C;
(10) any explosive substance, object or mechanism;
(11) animal waste, carcasses, offal or viscera excluding loads containing mixed manure and used animal bedding;
(12) painted or stained wood, or wood treated with creosote or petroleum derivatives, etc.;
(13) any single item of waste, material or structure exceeding a volume of 2 cubic metres;
(14) waste materials not identified as acceptable for composting pursuant to any permit or certificate issued by the BC Ministry of Environment; or
(15) invasive plants requiring special disposal, unless authorized by the Director in advance.

83.90. Despite Sections 78, 80 and 82, the City may also refuse to accept any material at any Waste Disposal Site, Municipal Sites or Recycling Depot or other recycling site which, in the opinion of the City employee, agent or contractor working at that site:

(1) contravenes any federal, provincial or municipal regulation or guideline for waste disposal;
(2) poses a danger or potential danger to human life, animals or the environment; or
(3) causes operational disruptions.

84.91. No person shall deposit, or cause or allow to be deposited, any Garbage, Compostable Waste, refuse or other discarded matter at any Waste Disposal Site:

(1) without paying the applicable fees as set out in Schedule “E” of this Bylaw. The Director has the authority to waive disposal fees at the Bailey Sanitary Landfill for material required to construct roads or for cover material;
(2) except as directed by an employee, agent or contractor of the City and in an area specified and marked by signs; or
(3) which originates from outside of the Fraser Valley Regional District. The Director has the authority to restrict the delivery of materials to Waste Disposal Sites from areas within the Fraser Valley Regional District but outside the City of Chilliwack.
RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

85.92. No person shall trespass or loiter in or upon any Waste Disposal Site or Recycling Depot, or park a vehicle at any site except in the course of disposing of waste or Recyclables.

86.93. No person being the owner of, or in care and control of, any animal shall allow the animal in or upon any Waste Disposal Site unless the animal is confined within a motor vehicle.

RECYCLING PROCEDURES AT BAILEY SANITARY LANDFILL

87.94. Every person delivering, placing or disposing of any White Goods, scrap metal, uncontaminated gypsum board products, Yard Waste, clean wood waste, batteries, or propane cylinders or other materials accepted for recycling Recyclables at the Bailey Sanitary Landfill shall deposit such materials in the designated areas for recycling. All latching or locking devices must be removed from White Goods and doors and/or lids cannot be made to remain closed. At no time shall these materials be placed in the Garbage bins or at the active face. Failure to place materials in their designated areas shall result in the surcharge set out in Schedule “E”.

SCAVENGING

88.95. No person shall collect, take, remove, salvage or convert to their own use Garbage, Recyclables, Yard Waste, discarded matter or any other material from any curbside collection location, Recycling Depot, Container or Waste Disposal Site, unless the person is:

(1) the person who initially placed the material for collection;

(2) an employee or agent of the City, or,

(3) an employee or member of an organization or corporation, which has been duly authorized by the City to carry out the collection of Garbage, Recyclables and Compostable Waste in the City.

RECYCLING DEPOTS

89.96. Recyclables to be deposited at the Municipal Sites and Recycling Depots must conform to Recyclables preparation for curbside collection.

90.97. Recycling Depots shall only be used for the containment and temporary storage of residential Recyclables. All other uses, in particular dumping of Garbage, are prohibited.

91.98. Recyclables shall be placed in the applicable Container at the Recycling Depots.

92.99. No person shall damage or deface in any manner whatsoever any bins, signage, or other property or appurtenances at Municipal Sites and Recycling Depots.

93.100. Recycling Depot operators and Privately-Owned and Operated Depot operators shall not allow the site to become unsafe, untidy, unsightly or unsanitary and must not allow or permit Recyclables to be visible to the outside public, above the height of the fence surrounding the site.

Consolidated to: May 1, 2018
ADMINISTERING THE BYLAW

94.101. The Director is permitted to administer this Bylaw, and supervise, control and direct the Collection Service and operations at the Bailey Sanitary Landfill, including restricting the quantities and types of Asbestos Waste and other materials accepted at the Bailey Sanitary Landfill.

RIGHT OF ENTRY

95.102. The Director may enter at all reasonable times upon any property subject to the provisions of this Bylaw for the purposes of ascertaining whether the regulations, directions or provisions contained in this Bylaw are being obeyed.

FEES AND BILLING

96.103. Every Owner of a Single Family Dwelling within the City and every Owner of a Dwelling Unit within a Duplex within the City is required to pay the applicable fee for the Collection Service as set out in Schedule “F”, unless the Owner has an exemption from use of and payment for the Collection Service under this Bylaw.

97.104. Where a building is assessed commercial with residential living quarters, the Owner of the residential Dwelling Unit is required to pay the applicable fee for the Collection Service as set out in Schedule “F,” unless the Owner has an exemption from use of and payment for the Collection Service under this Bylaw.

98.105. In the event of a property assessment conflict, the City will inspect the property to determine applicable fees.

99.106. Every Owner of a Multi-family Dwelling that has an approved application for the Collection Service must pay the applicable fees, as set out in Schedule “F”, whether or not the Owner chooses to utilize the Collection Service. If the Multi-family Dwelling that has an approved application for service is stratified, then every Owner of a strata unit within the Multi-family must pay the applicable fees, as set out in Schedule “F”, whether or not the Owner chooses to utilize the Collection Service.

100.107. If an Owner applies or subscribes for the Collection Service, the service shall begin and the fee for the service shall begin on the first day of the week after the Owner subscribes for the service.

101.108. If an Owner is entitled to an exemption from the Collection Service, the fee for the Collection Service will cease on the first day of the week after the exemption is granted.

102.109. If an Owner or Occupier requests a Green Cart size exchange or an additional Green Cart, the applicable fee for it will commence on the first day of the week after the new Green Cart is delivered to the property.

103.110. Fees shall be billed quarterly in respect of the three preceding months, and are due and payable within 45 days from the date of the billing.
FEES AND BILLING (continued)

104.111. No adjustments to billing will be provided in response to a loss of service due to inclement weather.

105.112. Payment of fees by an Owner will be considered consent of Collection Service received unless contested within 45 days from the date of billing. Withdrawal of this consent will not result in reimbursement of fees paid.

106.113. The Owner of a real property is responsible for the payment of all accounts in arrears.

107.114. Any fee or charge as set out in Schedule “F” of this Bylaw shall be subject to interest if unpaid after the due date as stated on the quarterly invoice. Interest shall be at the rate as prescribed from time to time by the Lieutenant Governor in Council under Section 11(3) of the Taxation (Rural Area) Act.

108.115. Any fee or charge imposed by this Bylaw which is unpaid on December 31 is deemed to be taxes in arrears and may be collected in the same manner and with the same remedies as ordinary taxes on the property.

RIGHTS OF SUSPENSION

109.116. The City may discontinue the Collection Service to any Dwelling Unit where an Owner or Occupier of the Dwelling Unit does not comply with a provision of this Bylaw.

110.117. At least 5 days before discontinuing the Collection Service under Section 109, the City will hand-deliver to the Dwelling Unit and mail to the registered Owner(s), at their address(es) as shown in the most recent property assessment records, a notice setting out the nature of the non-compliance. The notice will stipulate the date upon which the Collection Service will be discontinued and provide an opportunity for the persons affected to make representations to Council.

HEALTH ACT PROVISIONS

111.118. Nothing contained in this Bylaw shall be construed as prohibiting any Owner or Occupier of real property from disposing of waste in any manner permitted pursuant to the Health Act.

OFFENCE AND PENALTY

112.119. A person who violates any of the provisions of this bylaw shall upon summary conviction, be liable to pay a penalty of not more than $2,000.00.

113.120. A separate offence shall be deemed to occur on each day that the offence occurs or continues.

114.121. Every person who violates any provision of this Bylaw, or who suffers or permits any act or thing to be done in violation of any provision of this Bylaw, or who
neglects to or refrains from doing anything required to be done by any provision of this Bylaw, is guilty of an offence against this Bylaw and is liable to the penalties imposed under this Bylaw.

**OFFENCE AND PENALTY (continued)**

115.122. ____________ Every person who commits an offence against this Bylaw shall be liable upon summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*, in force from time to time.

**SEVERABILITY**

116.123. ____________ If any portion of this Bylaw is held invalid by a Court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.


Amendment Bylaw No. 4456 adopted on the 5th day of December, 2017.
Amendment Bylaw No. 4524 adopted on the 1st day of May, 2018.

________________________________________
“Sharon Gaetz”
Mayor

________________________________________
“Delcy Wells”
City Clerk
List of Schedules

Schedule “A”  City Waste Disposal Sites
Schedule “B”  Application for Exemption from Curbside Collection
Schedule “C”  Waiver Release and Indemnity
Schedule “D”  Application for Collection from Multi-Family Building
Schedule “E”  Disposal Fees at Bailey Sanitary Landfill, Compostable Waste Transfer Station and the Green Depot
Schedule “F”  Collection Fees
SCHEDULE “A”

CITY WASTE DISPOSAL SITES

1. Bailey Sanitary Landfill and Compostable Waste Transfer Station – 5940 and 6150 Matheson Road
   Accepts general Garbage, Compostable Waste, refuse and waste as set out in Schedule “E” of this Bylaw.

2. Green Depot
   Accepts Yard Waste, clean construction or demolition wood waste, and other similar materials as set out in Schedule “E” of this Bylaw.
SCHEDULE “B”

APPLICATION FOR EXEMPTION FROM CURBSIDE COLLECTION

DATE ______________________ 

OWNER(S) NAME(S) (please print) ____________________________________

COMPANY NAME (if applicable) ____________________________________

CIVIC ADDRESS OF PROPERTY REQUESTING EXEMPTION ____________________________________ 

(Unit, Street)

OWNER(S) ADDRESS (if different): ____________________________________ 

(Unit, Street)

(City, Postal Code)

DAYTIME TELEPHONE NUMBER: ____________________________________

HOME TELEPHONE NUMBER (if different): ____________________________________

EMAIL ADDRESS: ____________________________________

Exemptions will not be issued prior to the date the application is received by the City.

REASON FOR EXEMPTION (check one and attach documentation)

☐ Service cannot reasonably and practically be provided to the building, by reason of inadequate access or otherwise. Please attach an explanation indicating why the service cannot be provided. Photographic evidence must also be attached.

☐ The building/accessory dwelling unit is uninhabitable due to fire, natural disaster or demolition. Documentation must be attached.

Date of incident: ______________________.

I certify and declare that the above-indicated facts are true.

____________________________________

Signature of Owner(s)

Return form with accompanying documentation to:
Director of Planning & Engineering, City of Chilliwack, 8550 Young Road, Chilliwack, BC, V2P 8A4, by fax to: 604.793.2756 or email to engineeringinfo@chilliwack.com
SCHEDULE “C”

WAIVER
RELEASE AND INDEMNITY

BETWEEN:

City of Chilliwack
(the “City”)

AND:

The Owners, Strata Plan __________, on behalf of the Strata Lot Owners________________
(the “Strata Corporation”)

WHEREAS:

1. The Strata Corporation wishes to obtain Garbage, Recyclables and Compostable Waste collection service from the City pursuant to City of Chilliwack Solid Waste Management Bylaw, in force from time to time. (the “Services”).

2. The Services are not available to the Strata Corporation or to strata lots within the area included in the Strata Plan unless the Strata Corporation enters into an agreement with the City in the form of this Agreement.

NOW THEREFORE in consideration of the City making the Services available in respect of the strata lots and other lands within the Strata Plan (the receipt and sufficiency of which consideration are hereby acknowledged), the Strata Corporation covenants and agrees with the City as follows:

(1) The Strata Corporation releases the City, and any person engaged to provide the Services, from any claim or liability whatsoever for any damage to any common property or death or bodily injury caused directly or indirectly as a result of the use of that common property by the City or that person in connection with the provision of the Services.

(2) The Strata Council shall indemnify the City, and any person engaged to provide the Services, from and against any loss, damage or expense that is suffered or incurred by the City or that person in connection with any claim of any kind made against the City or that person arising out of any damage to common property or death or bodily injury resulting in whole or in part from the provision of the Services.

Executed by THE OWNERS, STRATA PLAN NO. ___________________ on behalf of the Strata Lot Owners, by its authorized signatory(ies)

this _____ day of ____________, ______.

Name

Name

Consolidated to May 1, 2018
SCHEDULE “D”

APPLICATION FOR COLLECTION
FROM MULTI-FAMILY BUILDING

DATE: __________________________

NAME(S) OF OWNERS OR IN CASE OF STRATA, NAME OF STRATA CORPORATION AS APPLICANT ON BEHALF OF STRATA LOT OWNERS: __________

__________________________________________________________________________

CIVIC ADDRESS OF PROPERTY: ________________________________________________

__________________________________________________________________________

TYPE OF COMPLEX:

- Non-Strata Multi-family dwelling? _________ Describe type (e.g., tri-plex, apartment building, mobile home) ________________________________
- Strata Complex? _________________
  If yes, describe type (e.g., townhouse, condominium building) ________________
- If strata, is the road in front of the units common property? _________________
- If not strata, is road access provided and maintained by the City? ______________

NUMBER OF UNITS IN COMPLEX: ____________________________________________

TELEPHONE NUMBER: _______________________________________________________ 

I certify that the above-indicated facts are true and I have the authority to make this application.

________________________________________________________
SIGNATURE (on behalf of applicant)

For office use:

Site visit completed: __________________________

Approval granted: ____________________________

By: _______________________________________

Date: _____________________________________
### SCHEDULE “E”

**DISPOSAL FEES AT BAILEY SANITARY LANDFILL, COMPOSTABLE WASTE TRANSFER STATION AND GREEN DEPOT**

#### 1. Disposal Fees at Bailey Sanitary Landfill and Compostable Waste Transfer Station

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (weighing 0-54kg per load)</td>
<td>$5.00</td>
<td>per vehicleload</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (weighing 55kg – up to 5 tonnes per load)</td>
<td>$9493.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (weighing more than 5 tonnes per load)</td>
<td>$8688.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (rate adjustment for account holders that deliver at least 300 metric tonnes in a calendar month)</td>
<td>$8484.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (rate adjustment for account holders that deliver at least 400 metric tonnes in a calendar month)</td>
<td>$2578.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Clean Soil, Rocks, Sod and Small Concrete (less than 30 cm in any dimension)</td>
<td>$30.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>(analytical results may be required for soil)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gypsum not including Asbestos Waste (without prohibited contamination)</td>
<td>$155158.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Asbestos Waste originating from within the City of Chilliwack (weighing 0-114kg per load)</td>
<td>$20.00</td>
<td>per vehicleload</td>
</tr>
<tr>
<td>(minimum charge)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Waste originating from within the City of Chilliwack (weighing more than 114kg per load)</td>
<td>$175180.00</td>
<td>per metric tonne</td>
</tr>
</tbody>
</table>

Consolidated to: May 1, 2018
<table>
<thead>
<tr>
<th>Waste Type</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Waste originating from outside</td>
<td>$25.00</td>
<td>per load</td>
</tr>
<tr>
<td>the City of Chilliwack</td>
<td></td>
<td>(minimum charge)</td>
</tr>
<tr>
<td>Asbestos Waste originating from outside</td>
<td>$215.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>the City of Chilliwack</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Special Waste Surcharge</td>
<td>$200.00</td>
<td>per manifest/load</td>
</tr>
<tr>
<td>Not Including Asbestos Waste</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Waste Mgt. Branch, Min. of Environment)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### DISPOSAL FEES AT BAILEY SANITARY LANDFILL, COMPOSTABLE WASTE TRANSFER STATION AND GREEN DEPOT

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Loads with greater than 10% Gypsum</td>
<td>$155,158.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Surcharge for Garbage Loads Containing Recyclable Materials or Yard Waste</td>
<td>$100.00</td>
<td>per load</td>
</tr>
<tr>
<td>(Less than 50%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharge for Garbage Loads Containing Recyclable Materials or Yard Waste</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>(2nd offense within 6 month period)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharge for Garbage Loads Containing Greater than 50% Recyclable Materials or Yard Waste</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for Compostable Waste Loads Containing more than 5% Garbage or other non-Compostable Waste</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for Failing to Place Materials in Designated Areas for Disposal or Recycling</td>
<td>$20.00</td>
<td>per item</td>
</tr>
<tr>
<td>Surcharge for Disposing of Asbestos Waste, Suspect Asbestos Waste, or Other Hazardous Waste as Garbage or Drywall, Including Falsifying or Failing to Provide Documentation in Accordance with the Asbestos Waste Disposal Procedures</td>
<td>$500.00</td>
<td>per load plus cost of clean-up by abatement company, if required</td>
</tr>
<tr>
<td>Special Handling Surcharge</td>
<td>$200.00</td>
<td>per load</td>
</tr>
</tbody>
</table>

*all fees above rounded up to the nearest $0.25 where applicable*
2. **Disposal Fees at Green Depot**

(Prices are subject to tax in addition to the designated prices)

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean Wood Materials and Yard Waste</td>
<td>$5.00</td>
<td>per load</td>
</tr>
<tr>
<td>(minimum charge)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clean Wood Materials and Yard Waste</td>
<td>$5560.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>(subject to $5.00 flat rate for loads up to 90 kg)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Materials or invasive plants requiring special handling</td>
<td>$7.50</td>
<td>per load</td>
</tr>
<tr>
<td>(minimum charge)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Materials or invasive plants requiring special handling</td>
<td>$75.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>(subject to $7.50 flat rate for loads up to 100 kg)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clean Wood Materials and Yard Waste larger than 360 mm</td>
<td>$10.00</td>
<td>per load</td>
</tr>
<tr>
<td>in diameter (minimum charge)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clean Wood Materials and Yard Waste larger than 360 mm</td>
<td>$120.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>in diameter</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or</td>
<td>$20.00</td>
<td>per load</td>
</tr>
<tr>
<td>Food Waste (less than 20%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or</td>
<td>$100.00</td>
<td>per load</td>
</tr>
<tr>
<td>Food Waste (between 20% and 50%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Food Waste (less than 50%) (2nd offence within 6 month</td>
<td></td>
<td></td>
</tr>
<tr>
<td>period)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Food Waste (greater than 50%)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*all fees above rounded up to the nearest $0.25 where applicable*
## SCHEDULE “F”

### COLLECTION FEES

1. There shall be imposed upon the Owner of each Single Family Dwelling, upon the Owner of each Dwelling Unit within a Duplex, upon the Owner of a Multi-family Dwelling that has been approved for the Collection Service, or if the Multi-family Dwelling is stratified, upon the Owner of each strata lot within the Multi-family Dwelling a fee as follows:

<table>
<thead>
<tr>
<th>Fee Description</th>
<th>Monthly Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) for Collection Service of two Containers</td>
<td>$18.4521.00</td>
</tr>
<tr>
<td>Garbage Bi-weekly, one 80 litre Green Cart</td>
<td></td>
</tr>
<tr>
<td>collected weekly, unlimited Mixed Recyclables collected weekly and unlimited</td>
<td></td>
</tr>
<tr>
<td>Glass Packaging collected Bi-weekly</td>
<td></td>
</tr>
<tr>
<td>(2) for Collection Service of two Containers</td>
<td>$19.0721.64</td>
</tr>
<tr>
<td>Garbage Bi-weekly, one 120 litre Green Cart</td>
<td></td>
</tr>
<tr>
<td>collected weekly, unlimited Mixed Recyclables collected weekly and unlimited</td>
<td></td>
</tr>
<tr>
<td>Glass Packaging collected Bi-weekly</td>
<td></td>
</tr>
<tr>
<td>(3) for Collection Service of two Containers</td>
<td>$19.6822.27</td>
</tr>
<tr>
<td>Garbage Bi-weekly, one 240 litre Green Cart</td>
<td></td>
</tr>
<tr>
<td>collected weekly, unlimited Mixed Recyclables collected weekly and unlimited</td>
<td></td>
</tr>
<tr>
<td>Glass Packaging collected Bi-weekly</td>
<td></td>
</tr>
<tr>
<td>(4) for Collection Service of two Containers</td>
<td>$20.3022.90</td>
</tr>
<tr>
<td>Garbage Bi-weekly, one 360 litre Green Cart</td>
<td></td>
</tr>
<tr>
<td>collected weekly, unlimited Mixed Recyclables collected weekly and unlimited</td>
<td></td>
</tr>
<tr>
<td>Glass Packaging collected Bi-weekly</td>
<td></td>
</tr>
<tr>
<td>(5) for Collection Service of two Containers</td>
<td>$12.6515.90</td>
</tr>
<tr>
<td>Garbage Bi-weekly, one 80 litre Green Cart</td>
<td></td>
</tr>
<tr>
<td>collected weekly, unlimited Mixed Recyclables collected weekly and unlimited</td>
<td></td>
</tr>
<tr>
<td>Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016</td>
<td></td>
</tr>
<tr>
<td>(6) for Collection Service of two Containers</td>
<td>$13.2516.50</td>
</tr>
<tr>
<td>Garbage Bi-weekly, one 120 litre Green Cart</td>
<td></td>
</tr>
</tbody>
</table>

Consolidated to May 1, 2018
collected weekly, and unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016

**SCHEDULE “F”**

**COLLECTION FEES**

<p>| (7) | for Collection Service of two Containers of Garbage Bi-weekly, one 240 litre Green Cart collected weekly, and unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016 | $13.8517.10 per month |
| (8) | for Collection Service of two Containers of Garbage Bi-weekly, one 360 litre Green Cart collected weekly, and unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016 | $14.4517.70 per month |
| (9) | for Each Yard Waste Tag-a-bag (max weight of 15 kgs) | $1.75 each |
| (10) | for Each Garbage Tag-a-bag (max weight of 25 kgs) | $2.00 each |
| (11) | for weekly collection of additional Green Carts: | |
| | 80 litre Green Cart | $5.806.00 per month |
| | 120 litre Green Cart | $6.406.60 per month |
| | 240 litre Green Cart | $7.007.20 per month |
| | 360 litre Green Cart | $7.657.80 per month |
| (12) | for Green Cart Exchange Fee | $25.00 each |
| (13) | for Green Cart repair/replacement | Actual Cost |
| (14) | for Green Cart replacement: | |</p>
<table>
<thead>
<tr>
<th>Size</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 litre Green Cart</td>
<td>$85.10 each</td>
</tr>
<tr>
<td>120 litre Green Cart</td>
<td>$85.95 each</td>
</tr>
<tr>
<td>240 litre Green Cart</td>
<td>$96.25 each</td>
</tr>
<tr>
<td>360 litre Green Cart</td>
<td>$104.05 each</td>
</tr>
<tr>
<td><strong>(15) for Blue Bin purchase</strong></td>
<td><strong>$21.00 each</strong></td>
</tr>
<tr>
<td><strong>(14)(16) for Grey Bin purchase</strong></td>
<td><strong>$4.00 each</strong></td>
</tr>
</tbody>
</table>
The Council of the City of Chilliwack, in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Solid Waste Management Bylaw 2019, No. 4660”.

2. “Solid Waste Management Bylaw 2017, No. 4330” and amendments thereto are hereby repealed.

INTERPRETATION

3. In this bylaw:

   “Asbestos Waste” means any waste or discarded material that contains 0.5% or more asbestos by weight, or any vermiculite insulation;

   “Asbestos Waste Disposal Procedures” means the procedures developed by the City of Chilliwack, specifying conditions that must be met to dispose of Asbestos Waste at the Bailey Sanitary Landfill;

   “Bailey Sanitary Landfill” means the landfill owned by the City of Chilliwack located at 5940 and 6150 Matheson Road, Chilliwack, BC;

   “Bi-weekly” means once every 2 weeks;

   “Bylaw Enforcement Officer” means a person appointed by Council as a bylaw enforcement officer for the City of Chilliwack, by name of office or otherwise;

   “Blue Bin” means a 121 litre plastic Container provided or sold to the Owner or Occupier of a Dwelling Unit by the City for Mixed Recyclables, which Container is not required to participate in the Collection Service;

   “Clear Bag” means a clear plastic bag, used for storing shredded paper at residences and at curbside;

   “Clear Blue Bag” means a clear plastic bag, blue in colour, used for storing shredded paper at residences and at curbside;

   “Collection Day” means a day scheduled for the collection of Garbage, Recyclables and/or Compostable Waste in accordance with a schedule established, published and distributed by the City;

   “Collection Service” means the system established under this bylaw by the City of Chilliwack for the collection of Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste from a residence or Dwelling Unit;
INTERPRETATION (continued)

“Compostable Waste” or “Compostables” means Food Waste, Food-Soiled Paper, Wooden Food Utensils, and Yard Waste;

“Compostable Waste Transfer Station” means the transfer station for Compostable Waste owned by the City of Chilliwack located at the Bailey Sanitary Landfill;

“Container” means a receptacle used for temporary storage of Garbage, Recyclables, or Compostable Waste, and includes cans, bags, Green Carts, Blue Bins, Grey Bins, carts supplied by private haulers, bundles, and bins whether owned by residents, the City, or another person, and used for the Collection Service, private collection, at the Recycling Depots or at Municipal Sites;

“Curbside Collection Guide” means the annual guide produced by the City of Chilliwack that provides information and requirements regarding the Collection Service;

“Director” means the Director of Planning and Engineering of the City of Chilliwack, their deputy and persons designated by Council to act in the place of them;

“Duplex” means a residential building consisting of 2 Dwelling Units, whether those units are strata-titled or not;

“Dwelling Unit” means 1 or more habitable rooms for the residential accommodation of only 1 person or 1 family including accessory dwelling units, containing or providing only one cooking facility unless an additional cooking facility is licenced as Accessory Home Occupation use;

“Food Services and Processing Sector Property” means any commercial property that processes or prepares and serves food including, but not limited to: restaurants, grocery stores, food stores that sell produce or uncooked meats, hotels or other tourist or traveler accommodations with kitchens, golf courses with restaurant or banquet services, amusement facilities with restaurant services, and food processing plants, but does not include convenience stores, gas stations, bed and breakfasts, care homes, or institutional properties;

“Food Waste” includes fruits, vegetables, meat, fish, bones, dairy products, eggs, egg shells, pasta, rice, flour, bread, coffee grounds, coffee filters, paper tea bags, fats, oils, lards, jams, jellies, condiments, and other materials approved by the Director;

“Food-Soiled Paper” includes paper napkins, facial tissues, paper packaging, paper take-out containers, newspaper and/or other paper products used for the purpose of lining Green Carts, and other materials approved by the Director;

“Garbage” means all materials discarded as waste, but not including Recyclables, Yard Waste, Compostable Waste from residences on the Collection Service, Compostable Waste from Food Services and Processing Sector Property, or materials prohibited by this bylaw from being disposed of as Garbage;

“Glass Packaging” means glass packaging bottles and jars, but does not include window glass, windshield glass, headlight glass, plate glass, mirrors, ceramics, light bulbs, insulators, Pyrex®, or other similar products;

“Green Cart” means 80 litre, 120 litre, 240 litre, or 360 litre plastic container provided to a Dwelling Unit by the City’s Collection Service provider for Compostable Waste;
INTERPRETATION (continued)

“Green Depot” means the clean wood and Yard Waste drop-off facility owned or operated by the City of Chilliwack and located in Chilliwack, BC;

“Grey Bin” means a 27 litre plastic Container provided or sold to the Owner or Occupier of a Dwelling Unit by the City for Glass Packaging;

“Hazardous Waste” means chemical, biological, or bacteriological material or waste that is or may become explosive, radioactive, corrosive, flammable, reactive, toxic, or infectious and all substances now or hereafter included in the definition of hazardous waste as defined in the Environmental Management Act Hazardous Waste Regulation BC, as amended;

“Kraft Bag” means a double-ply biodegradable paper bag specifically manufactured to store Yard Waste;

“Mixed Recyclables” means material defined in the packaging and printed paper stewardship plan under the Recycling Regulation, BC, as amended, but excluding Glass Packaging, foam packaging, plastic film, and other flexible plastic packaging;

“Multi-family Dwelling” means a residential mobile home park, an apartment building, condominium building, or any other residential building containing more than two Dwelling Units except attached residential buildings on separate fee simple parcels;

“Municipal Sites” means sites that are owned or operated by the City of Chilliwack, including but not restricted to the City of Chilliwack’s Operations Centre, City Hall, Cultural Centre, Leisure Centres, Libraries, Evergreen Hall, Twin Rinks, and Yarrow Community Hall;

“Occupier” means an Owner who occupies a property, a person who has signed a lease or rental agreement to occupy a property for residential purposes, or a person who otherwise occupies residential property as a tenant without a signed agreement;

“Owner” means the person or persons, including a corporation or company, who is liable under the Local Government Act, Community Charter, BC, as amended, or successor legislation to pay real property taxes;

“Private Hauler” means a company or sole proprietorship, with a Chilliwack business licence issued by the City, for hauling, transporting or removing Garbage, Recyclables, or Compostable Waste to an approved disposal facility;

“Privately-Owned and Operated Depot” means a location not provided by or on behalf of the City, where a person can drop off Recyclables, which may be part of a stewardship plan under the Recycling Regulation, BC, as amended;

“Recyclables” means scrap metal, motor vehicle bodies, propane tanks, White Goods, gypsum wallboard, Mixed Recyclables, Glass Packaging, and any other product included in an approved stewardship plan under the Recycling Regulation, BC, as amended;
INTERPRETATION (continued)

“Recycling Depot” means a location provided by or on behalf of the City, where a person can drop off Recyclables;

“Single Family Dwelling” means a detached or attached residential building on a separate fee simple parcel, a detached residential building in a strata-titled development, or a mobile or manufactured home located on a separate fee simple parcel;


“Suspect Asbestos Waste” means waste materials that pre-date 1990 and may contain asbestos, as identified in the Asbestos Waste Disposal Procedures;

“Tag-a-bag” means a City approved, perforated tag that sticks onto an extra bag of Garbage or Yard Waste;

“Waste Disposal Site” means those City designated sites listed in Schedule “A”;

“White Goods” means stoves, refrigerators, freezers, washers, dryers, dishwashers, microwave ovens, air conditioning units, and other similar appliances;

“Wooden Food Utensils” means toothpicks, popsicle sticks, stir sticks, skewers, chop sticks, and other materials made of compostable wood, bamboo, or other plant-derived material, but not biodegradable plastic or other material; and

“Yard Waste” means house plants, weeds, plants, leaves, grass, hedge and plant clippings, lawn edgings, twigs and branches up to 150 millimetres (6 inches) in diameter and other materials approved by the Director, but does not include items listed in Section 89 of this Bylaw.

ESTABLISHMENT OF SERVICE

4. The City establishes the service of collection and disposal or processing of Garbage, Recyclables and Compostable Waste.

5. The solid waste management service established by the City of Chilliwack includes:
   (1) curbside collection of Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste, subject to the terms of this Bylaw;
   (2) collection of Garbage, Mixed Recyclables, Glass Packaging and/or Compostable Waste at all Municipal Sites;
   (3) collection of Garbage, Mixed Recyclables and Glass Packaging in municipal street-side containers;
   (4) management of the Bailey Sanitary Landfill including the Compostable Waste Transfer Station;
   (5) management of the Green Depot; and,
   (6) provision of Recycling Depots.
PROHIBITIONS

6. No Owner or Occupier of real property shall cause, allow or permit any Garbage, Recyclables, Compostable Waste, refuse or other noxious, offensive, unwholesome or discarded matter to collect, accumulate or remain on the real property, unless it is securely contained in a waste Container or receptacle equipped with a close-fitting lid or cover.

7. No Owner or Occupier of real property shall cause, allow or permit any carcass in whole or part, offal or viscera to remain, accumulate or collect on real property.

8. No person shall deliver, place, bury or dump, or cause or allow to be delivered, placed, buried or dumped, any Garbage, Compostable Waste, Recyclables, refuse or other noxious, offensive, unwholesome or discarded matter anywhere in the City other than at a Waste Disposal Site, Recycling Depot or Privately-Owned or Operated Depot.

9. No person shall transport any Garbage, Compostable Waste, Recyclables, refuse or other noxious, offensive, unwholesome or discarded matter without securing the materials in a manner which will ensure that all of the materials will reach the designated Waste Disposal Site, Recycling Depot or Privately-Owned or Operated Depot. All materials transported shall be secured in a closed container or by a tarping method.

10. No person shall deliver, place or dump or cause or allow to be delivered, placed or dumped, any residential, commercial or industrial Garbage, Compostable Waste or Recyclables into a municipal street side container.

11. No person shall burn or cause or allow to be burned any Recyclables, Garbage, refuse or other noxious, offensive, unwholesome or discarded matter anywhere in the City, including the combustion of waste oil.

12. No person shall cause, allow or permit any Recyclables or Yard Waste to be discarded as Garbage.

13. No person receiving Collection Service shall cause, allow or permit any Recyclables or Compostable Waste to be discarded as Garbage.

14. No person shall interfere with, threaten, or in any way obstruct any of the City’s employees, contractors, or agents while the City’s employees, contractors, or agents are engaged in the provision of the Collection Service.

INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL SECTOR

15. No Owner or Occupier of commercial, industrial or institutional property shall cause, allow or permit any Recyclables or Yard Waste to be discarded as Garbage.

16. No Owner or Occupier of a Food Services and Processing Sector Property shall cause, allow or permit any Recyclables or Compostable Waste to be discarded as Garbage.
NOTICE TO REMOVE GARBAGE

17. Where an Owner or Occupier of real property has caused, allowed or permitted any Garbage, including but not limited to Compostable Waste, other prescrbible waste, or discarded materials identified in Subsections 82(1) to (6), (9), (10), (13), (14), and (15) to accumulate or remain on the real property in contravention of Section 6, the Director or the Bylaw Enforcement Officer may cause a notice in writing to be delivered to an Owner or Occupier of real property requiring the removal of Garbage, Compostable Waste and any discarded materials identified in Subsections 82(1) to (6), (9), (10), (13), (14), and (15), within 48 hours of receipt of such notice.

18. Notice to an Owner or Occupier may be hand delivered, left in the mail box, dropped through the mail slot, or taped to the front door of the residence on the property which is the subject of the notice.

19. Where a notice is given pursuant to this Bylaw and, in the opinion of the Bylaw Enforcement Officer, the Garbage, Compostable Waste or discarded materials identified in Subsections 82(1) to (6), (9), (10), (13), (14), and (15) has not been removed:

(1) within the time specified on the notice; or
(2) in the manner specified in the notice; or
(3) sufficiently to satisfy the requirements of the notice;

the City may, by its employees, agents or contractors, enter the real property and remove the Garbage, Compostable Waste or other material in the manner the Bylaw Enforcement Officer considers necessary and appropriate and charge the cost of the work to the Owner of the real property.

20. Where in contravention of Section 6 a waste Container provided by a Private Hauler results in litter, unauthorized use, or other nuisances, the Owner, Occupier, or Private Hauler must in accordance with a notice under Section 17 place locks on a Container, change the location of the Container, require a secure enclosure for the Container, increase the size of the Container, more frequently collect Garbage, Recyclables, or Compostable Waste from the Property, or change the mode of collection.

21. Any charges incurred pursuant to Sections 19 and 20 shall be due and payable upon receipt of notice from the City and any such charges remaining unpaid as of December 31 of that year shall be added to and form part of the taxes payable on the real property as taxes in arrears.

COLLECTION SERVICE

22. Only Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste generated within the City of Chilliwack are eligible for Collection Service under this Bylaw unless otherwise permitted under this Bylaw.
COLLECTION SERVICE (continued)

23. The Collection Service shall serve Owners or Occupiers of:

   (1) Single Family Dwellings and Duplexes; and,

   (2) Multi-family Dwelling complexes that have approved applications for service.

24. The Collection Service for each Single Family Dwelling or Dwelling Unit within a Duplex comprises collection of the following materials generated from that property:

   (1) two Containers of Garbage Bi-weekly with a maximum volume of 121 litres and weighing no more than 25 kilograms;

   (2) one Green Cart of Compostable Waste weekly with a maximum volume of either 80 litres (maximum weight of 50 kilograms), 120 litres (maximum weight of 55 kilograms), 240 litres (maximum weight of 100 kilograms) or 360 litres (maximum weight of 150 kilograms);

   (3) ten Kraft Bags of Yard Waste and/or bundles of branches weekly with each Kraft Bag or bundle having a maximum weight of 15 kilograms. Bundles must be no more than 1.25 metres in length with a diameter of no more than 600 millimetres;

   (4) unlimited amounts of Mixed Recyclables weekly. Each Container of Mixed Recyclables or bag of shredded paper shall not exceed 121 litres or 25 kilograms; and

   (5) unlimited amounts of Glass Packaging Bi-weekly, which must be placed in 27 litre Grey Bins that shall not exceed 25 kilograms each.

25. Multi-family Dwelling Units in complexes, which have been approved for the Collection Service, shall be serviced in accordance with the same Container size and weight restriction as the service level for each Single Family Dwelling or Duplex.

26. Owners or Occupiers of Multi-Family Dwelling complexes, commercial buildings, institutions, industrial sites and any buildings other than Single Family Dwellings and Duplexes shall make their own arrangements for the removal and disposal of Garbage, Recyclables, and Compostable Waste, except for Multi-Family Dwelling complexes that have approved applications for service under this Bylaw.

27. Owners or strata councils of all Multi-Family Dwelling complexes that are not served by the Collection Service shall contract with a Private Hauler, licensed in Chilliwack, for recycling services. Recyclables to be collected shall, at a minimum, include those defined in this Bylaw as Mixed Recyclables. Contracts must be provided to the City for verification upon request.

28. Owners or strata councils of all Multi-Family Dwelling complexes that are not served by the Collection Service shall provide adequate space dedicated for the storage and collection of, at a minimum, Garbage, Mixed Recyclables, and Compostable Waste Containers. The size of each commercial Container for Garbage, Mixed Recyclables and Compostable Waste shall not be smaller than 3 cubic yards. For complexes greater
COLLECTION SERVICE (continued)

than 30 units the minimal size of each Container for Garbage and Recycling shall be equal to the number of units multiplied by 0.08 cubic yards. The size of the Container can be proportionally reduced with increased frequency of collection over once weekly. The size of the Garbage Container may be proportionally reduced if Compostable Waste is collected in a separate Container. The requirement for dedicated Container space may be waived if the Owners or strata councils provide curbside collection service for each residence in the complex, with adequate access for collection vehicles.

EXEMPTIONS FROM SERVICE

General Exemptions

29. An Owner of a Single Family Dwelling, Dwelling Unit in a Multi-Family complex approved for Collection Service under this Bylaw, or Duplex may apply in writing to the Director for an exemption from the Collection Service for that building or Dwelling Unit.

30. If an applicant under Section 29 complies with Section 33, the Director shall only grant an exemption from the Collection Service if:

(1) in the opinion of the Director the Collection Service cannot reasonably and practically be provided to that building, by reason of inadequate access or otherwise; or,

(2) the building has been rendered uninhabitable by fire or natural disaster or is under demolition. Proof of fire or natural disaster destruction, or demolition will be required.

31. An exemption under Section 30 (1) continues until the Director notifies the Owner of the building that in their opinion the property can reasonably and practically be provided with the Collection Service.

32. An exemption under Section 30 (2) continues until the building is repaired or reconstructed and is granted an occupancy permit or final approval.

33. Any application for an exemption from the Collection Service shall be in the form attached to this Bylaw as Schedule “B” and shall include:

(1) the civic address of the property on which the dwelling in respect of which the exemption is sought is located;

(2) the name and address of the Owner of the dwelling in respect of which the exemption is sought;

(3) if the exemption is sought under Section 30 (1), a description by the applicant of the conditions the applicant believes prevent the service from being reasonably and practically provided to the dwelling; and,

(4) if the exemption is sought under Section 30 (2), documentation verifying the fire, natural disaster or demolition and the date of the incident.
APPLICATIONS FOR COLLECTION SERVICE

34. When the Owner of a newly constructed Single-Family Dwelling or Duplex is granted an occupancy permit or final approval, the Owner must immediately apply to the City for the Collection Service. In the event the Owner does not apply for Collection Service, the City will provide a 120 litre Green Cart, a Blue Bin, and a Grey Bin, and charge the applicable fee for Collection Service as set out in Schedule “F”.

INCLUSION OF MULTI-FAMILY DWELLINGS IN COLLECTION SERVICE

35. The Owner or Strata Council of a Multi-Family Dwelling complex may make application in the form of Schedule “D” for Collection Service for a minimum of six months, if:

(1) each unit Owner or Occupier within the complex has been notified that they will receive individual unit service as per the Collection Service and be charged Collection Fees as outlined in Schedule “F.”

(2) the property is a strata complex, and the application is accompanied by a waiver, in the form of Schedule “C”; or,

(3) the property is not a strata complex and road access is provided and maintained by the City.

36. Notwithstanding anything else in this bylaw, if the Owner or Strata Council of a Multi-Family Dwelling complex has applied for and been granted Collection Service pursuant to Section 35 of this Bylaw, then the Owner or Occupier of each Dwelling Unit in that Multi-Family Dwelling complex shall be eligible to apply for an exemption pursuant to Section 30(2) of this Bylaw as if the Owner or Occupier of each Dwelling Unit was an Owner of a Single Family Dwelling or Duplex.

COLLECTION FREQUENCY

37. The Collection Service is such that Mixed Recyclables and Compostable Waste will be collected weekly, and Garbage and Glass Packaging will be collected Bi-weekly.

38. There will be no regularly scheduled Collection on Saturdays, Sundays or Statutory Holidays except Remembrance Day. Collection for those residences whose pickup falls on a Statutory Holiday will be assigned an alternate pickup day.

39. Collection Service will be in accordance with the schedule indicating collection days for specific colour-coded areas of the City (or other way of designating different collection areas), which will be distributed to residents, and which will vary to allow for Statutory Holidays, as indicated on the schedule.

40. Despite the schedule of days for the Collection Service, the Director may make alternate collection arrangements where weather conditions or other circumstances will not permit collection on the day or days scheduled.
COLLECTION PROCEDURES

41. Every person shall ensure that Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste are stored and placed in a sanitary manner, and in a way that will not injure persons handling them. A Container shall not be used and may not be collected if it is broken, hazardous, unsanitary, or dangerous to persons handling it.

42. No person shall place wet waste in any Container of Garbage unless it is drained of excess moisture and wrapped in waterproof material.

43. No person shall put or place liquid, rainwater or other free water or snow in, or allow it to run into or accumulate in any Container.

44. If the Container is a can or bin for Garbage or Mixed Recyclables, the Owner or Occupier shall keep the Container, at all times, securely covered with watertight covers. The cover or lid shall not be tied, latched, strapped, or hinged to the can or bin. Plastic bags for Garbage and shredded paper shall be securely fastened.

45. Every Owner or Occupier shall at all times, keep a Green Cart securely closed with the locking mechanism engaged.

46. No person shall place or store Garbage, Mixed Recyclables, Glass Packaging or Compostable Waste in front of or behind another person’s property without the permission of that person.

47. No person shall place Garbage, Mixed Recyclables, Glass Packaging or Compostable Waste in another person’s Container without the permission of that person.

48. No person shall fill a Container above the top of the Container. No person shall fill a plastic bag for Garbage or shredded paper in such a way that the plastic ties cannot be securely fastened or the bag cannot be securely tied.

49. Every Owner or Occupier, as applicable, shall place all Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste which an Owner or Occupier chooses to have collected and disposed of by the City under this Bylaw at curbside for collection before 7:00 am on the designated Collection Day unless otherwise notified in writing. No person shall place Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste at the curb any earlier than 6:00 pm the day prior to the designated Collection Day. All emptied Containers shall be removed from the curb within 18 hours of collection.

50. Every Owner or Occupier must place all Garbage, Mixed Recyclables, Glass Packaging and Compostable Waste in full view of and within two metres of the street serving the premises and access to the Containers shall not be obstructed by parked vehicles. The Director may designate lane pick-up or another location where the Director considers this appropriate.

51. Every Owner or Occupier of premises shall clean up any Garbage, Mixed Recyclables, Glass Packaging or Compostable Waste which escape onto neighbouring properties, the highway, street, lane or public way from their waste put out for collection by end of the Collection Day.
CONTAINERS

52. The City’s Collection Service provider will loan every Owner of a property on the Collection Service a Green Cart to use for Compostable Waste.

53. The standard Green Cart size is 120 litres. Other Green Cart sizes available are 80 litres, 240 litres and 360 litres. Collection service for additional Green Carts may be purchased, and the collection charges for additional Green Carts will remain in effect for a minimum of one year.

54. Once in every two-year period, the Owner of a property on the Collection Service may change the size of the Green Cart without incurring a Green Cart exchange fee. If more than one size exchange is requested in the two-year period, the Green Cart exchange fee will be applied. The first two-year period shall commence on May 1, 2017 and end on April 30, 2019. Residents also receive a free Green Cart size exchange upon moving to a new residence.

55. The Owner of the property is responsible for the cleaning, care and safe-keeping of the Green Cart and shall at all times securely store the Green Cart on the property, except when the Green Cart is placed at the curb for collection as per Section 49.

56. Green Carts shall remain the property of the City’s Collection Service provider and shall remain on the parcel to which they were issued and the City or the Collection Service provider shall have the right to inspect, alter, remove and replace the Green Carts from time to time.

57. The Owner or Occupier of the property shall notify the City if a Green Cart is damaged or stolen. If a Green Cart is stolen or damaged due to the neglect of an Owner or Occupier (including, for certainty, where the Owner or Occupier fails to securely store the Green Cart as per Section 55), the Owner will reimburse the City for the cost of replacing or repairing the Green Cart pursuant to Schedule “F”.

58. The City will loan every Owner of a property on the Collection Service one Blue Bin that may be used for Mixed Recyclables. The Owner or Occupier of the property may choose to use a different Container for Mixed Recyclables.

59. The City will loan every Owner of a property on the Collection Service one Grey Bin to use for Glass Packaging. Blue Bins and Grey Bins loaned to the Owner of a property shall remain the property of the City and shall remain on the parcel to which they were issued.

60. The Owner of the property is responsible for the cleaning, care and safe-keeping of the Blue Bin and Grey Bin. The Owner or Occupier of a property on the Collection Service may purchase additional or replacement Blue Bins and Grey Bins from the City, pursuant to the rates established in Schedule “F”. If a Blue Bin or Grey Bin is damaged by the City’s collection contractor, the City will provide a replacement Blue Bin or Grey Bin at no cost to the Owner or Occupier.
RECYCLABLES COLLECTION

61. Every person who uses the Collection Service shall sort out Recyclables from their residential Garbage and Compostable Waste and place those materials in separate Containers of a type acceptable for collection, or into designated bins at the Recycling Depots or other Privately-Owned and Operated Depots.

62. Every person who uses the Collection Service shall place Mixed Recyclables for collection in a Blue Bin or other Container with a lid, clearly identified with a City approved sticker. Clear Blue Bags or Clear Bags may only be used for shredded paper.

63. Every person who uses the Collection Service shall place Mixed Recyclables in excess of a single Container in additional Blue Bins or clearly identified Containers at the curb, or into designated bins at the Recycling Depots or other Privately-Owned and Operated Depots.

64. Every person who uses the Collection Service shall place all Glass Packaging for collection in a Grey Bin.

65. Every person who uses the Collection Service shall place Glass Packaging in excess of a single Grey Bin in additional Grey Bins at the curb, or into designated bins at the Recycling Depots or other Privately-Owned and Operated Depots.

66. Every person who uses the Collection Service shall place Recyclables for collection at the curb so as to include only Mixed Recyclables and Glass Packaging. Containers with Mixed Recyclables shall not contain Glass Packaging, other Recyclables, Garbage or Compost. Grey Bins with Glass Packaging shall not contain Mixed Recyclables, other Recyclables, Garbage or Compost.

67. Every person who uses the Collection Service shall prepare Mixed Recyclables for collection at curbside in the manner outlined in the Curbside Collection Guide as amended from time to time.

68. Every person who uses the Collection Service shall prepare Glass Packaging for collection by removing any lids and contents prior to placing the clean Glass Packaging in a Grey Bin.

69. Owners or Occupiers of a property shall not place any Recyclables into a Container of Garbage. Owners or Occupiers of a property shall not place any Recyclables into a Green Cart, unless the Recyclables are also Compostable Waste approved for inclusion in the Green Cart.

COMPOSTABLE WASTE COLLECTION

70. Every person who uses the Collection Service shall sort out Compostable Waste from their residential Garbage and Recyclables and place those materials in the Green Cart for collection, into designated areas at the Compostable Waste Transfer Station or Green Depot, or process the materials on their own private property through backyard composting or agricultural operations. Yard Waste may also be placed in Kraft Bags and branches may be placed out in bundles for collection.
COMPOSTABLE WASTE COLLECTION (continued)

71. No person on the Collection Service shall place Compostable Waste in plastic bags, even if the bags are compostable plastic or biodegradable plastic.

72. Food Waste, Food-Soiled Paper and Wooden Food Utensils may be commingled with Yard Waste in the Green Cart.

73. A person who places Yard Waste at the curb for collection may place the Yard Waste in the Green Cart, in Kraft Bags or tied in bundles. Bundles must be tied using compostable materials, such as cotton string or twine.

74. A person who places Compostable Waste in a Green Cart for curbside collection must position the Compostable Waste in such a manner that it can be easily removed from the Green Cart using the semi-automated cart tipper. Compostable Waste placed in the Green Cart must fit within the Green Cart, allowing the Green Cart to be securely closed.

75. Any Yard Waste in excess of the limits specified in Section 24 shall only be collected if an authorized Tag-a-bag is clearly placed on the Yard Waste.

76. Persons may dispose of Compostable Waste by using the Green Depot (for Yard Waste only), Compostable Waste Transfer Station, curbside service, or their own private property for composting or agricultural processing. All composting must be done in a manner that minimizes the generation of odours, the attraction of animals, or creates a nuisance. No composting or disposal shall be conducted within 30 metres of a watercourse or on City owned property or Crown Land.

TAG-A-BAGS FOR GARBAGE AND YARD WASTE COLLECTION

77. If a property receives the Collection Service and the Owner or Occupier wishes to place one or more additional Containers or bags of Garbage or one or more additional Kraft Bags or bundles of Yard Waste for collection then the Owner or Occupier shall securely attach to each additional Container bag, Kraft Bag or bundle, a prepaid, unexpired Tag-a-bag. Excess Garbage or Yard Waste will not be collected unless marked with a Tag-a-bag.

78. Tag-a-bag service is not available for properties that have been accepted for an exemption.

79. Each Garbage Tag-a-bag is valid for one Container or bag of Garbage with a maximum volume of 121 litres and weighing no more than 25 kilograms.

80. Each Yard Waste Tag-a-bag is valid for one Kraft Bag or bundle not to exceed 15 kilograms in weight.

81. The City may issue up to 26 Garbage Tag-a-Bag stickers per year for residents with documented medical conditions that result in additional Garbage.
**RESTRICTED AND PROHIBITED MATERIALS CURBSIDE**

82. No person may place any of the following in curbside Garbage, Mixed Recyclables or Glass Packaging for collection by the City:

1. Hazardous Waste;
2. bio-medical waste, sharps or infectious materials;
3. flammable, combustible or oxidizing materials;
4. materials that are on fire or above a temperature of 65.5°C;
5. any explosive substance, object or mechanism;
6. carcasses, offal, viscera;
7. trees, tree stumps, logs, land-clearing debris, timbers or fence posts;
8. materials originating from industrial and/or agricultural operations;
9. semi-solid or liquid waste including raw sewage, septic tank sludge, parking lot pumping or grease trappings;
10. uncontained dog excrement or other animal waste (double-bagged pet waste is permitted in Garbage provided the waste was generated by residential pets on the same property);
11. construction and/or demolition materials;
12. dirt, rocks, cement, or asphalt;
13. Recyclables, other than properly sorted Mixed Recyclables and Glass Packaging;
14. Compostable Waste in Garbage, Mixed Recyclables, or Glass Packaging;
15. Garbage mixed with Compostable Waste or Recyclables;
16. any single container or item, material or structure exceeding any of the following:
   a. a volume of 1 cubic metres, a length of 1.25 metres, and/or the volume or weight limits specified in the Bylaw for Garbage, Compostable Waste, Mixed Recyclables, and Glass Packaging; or,
17. waste materials not identified as acceptable for landfilling pursuant to any permit or certificate issued by the BC Ministry of Environment.

83. Curbside Compostable Waste shall not include:

1. loose soils or rocks;
2. Garbage or Recyclables, unless the Recyclables are also Compostable Waste;
3. plastics including compostable plastics or biodegradable plastics, or synthetic fibres;
4. wood or tree limbs over 150 millimetres in diameter;
5. bundles of branches larger than 1.25 metres in length or 600 millimetres in diameter or weighing more than 15 kilograms;
6. Kraft Bags of Yard Waste weighing more than 15 kilograms;
RESTRICTED AND PROHIBITED MATERIALS CURBSIDE (continued)

(7) Hazardous Waste or soil contaminated with Hazardous Waste;
(8) flammable, combustible or oxidizing materials;
(9) materials that are on fire or above a temperature of 65.5°C;
(10) any explosive substance, object or mechanism;
(11) animal waste, carcasses, offal or viscera;
(12) painted or stained wood, or wood treated with creosote or petroleum derivatives, etc.;
(13) semi-solid or liquid waste including raw sewage, septic tank sludge, parking lot pumping or grease trappings;
(14) any item with a length that prevents the lid of the Green Cart from being securely closed;
(15) waste materials not identified as acceptable for composting pursuant to any permit or certificate issued by the BC Ministry of Environment; or,
(16) invasive plants requiring special disposal.

RIGHT TO REFUSE WASTE AT DISPOSAL SITES

84. Any load or portion of load of Garbage delivered to the Bailey Sanitary Landfill found to contain any quantity of Recyclables or Yard Waste as defined in this Bylaw, or other materials accepted for recycling at the Bailey Sanitary Landfill shall be subject to the surcharge set out in Schedule “E”.

85. No person may deliver any of the following for disposal at the Bailey Sanitary Landfill unless authorized by the Director. If authorized, the applicable fees as set out in Schedule “E” of this Bylaw may be applied.

(1) Hazardous Waste except Asbestos Waste that meets the requirements of the Asbestos Waste Disposal Procedures;
(2) Soil contaminated with Hazardous Waste;
(3) bio-medical waste, sharps or infectious materials;
(4) flammable, combustible or oxidizing materials;
(5) materials that are on fire or above a temperature of 65.5°C;
(6) any explosive substance, object or mechanism;
(7) carcasses, manure, offal or viscera or agricultural or commercial sources of animal excrement;
(8) trees, tree stumps, logs, land-clearing debris, timbers or fence posts;
(9) wood treated with creosote, petroleum derivatives, etc.;
(10) concrete containing rebar;
(11) materials originating from industrial and/or agricultural operations;
RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

(12) industrial or commercial spools;
(13) semi-solid or liquid waste including raw sewage, septic tank sludge, waste water sludge, parking lot pumping or grease trappings;
(14) Recyclables;
(15) Yard Waste and clean construction wood;
(16) any single item of waste, material or structure exceeding a volume of 2 cubic metres;
(17) other materials banned by the regional district through the Fraser Valley Regional District’s Solid Waste Management Plan;
(18) other materials which may be designated by the BC Ministry of Environment when alternative disposal becomes available;
(19) waste materials not identified as acceptable for landfilling pursuant to any permit or certificate issued by the BC Ministry of Environment; or
(20) invasive plants requiring special disposal, unless authorized by the Director in advance.

86. Any load or portion of load of Compostable Waste delivered to the Compostable Waste Transfer Station found to contain any quantity of Garbage or Recyclables as defined in the Bylaw, shall be subject to the surcharges set out in Schedule “E”, unless the Recyclables are also Compostable Waste.

87. No person may deliver any of the following for disposal at the Compostable Waste Transfer Station unless authorized by the Director. If authorized, the applicable fees as set out in Schedule “E” of this Bylaw may be applied.

(1) Semi-solid or liquid waste including but not limited to raw sewage, septic tank sludge, waste water sludge, parking lot pumping or grease trappings;
(2) loose soils or rocks;
(3) Garbage or Recyclables, unless the Recyclables are also Compostable Waste;
(4) plastics or synthetic fibres;
(5) wood or tree limbs over 360 millimetres in diameter;
(6) Hazardous Waste or soil contaminated with Hazardous Waste;
(7) flammable, combustible or oxidizing materials;
(8) materials that are on fire or above a temperature of 65.5°C;
(9) any explosive substance, object or mechanism;
(10) animal waste, carcasses, offal or viscera excluding loads containing mixed manure and used animal bedding;
(11) painted or stained wood, or wood treated with creosote or petroleum derivatives, etc.;
RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

(12) any single item of waste, material or structure exceeding a volume of 2 cubic metres;

(13) waste materials not identified as acceptable for composting pursuant to any permit or certificate issued by the BC Ministry of Environment; or

(14) invasive plants requiring special disposal, unless authorized by the Director in advance.

88. Any load or portion of load of Yard Waste or other green waste delivered to the Green Depot found to contain any quantity of Garbage, Recyclables, or Food Waste as defined in the Bylaw, shall be subject to the surcharges set out in Schedule “E”.

89. No person may deliver any of the following for disposal at the Green Depot unless authorized by the Director. If authorized, the applicable fees as set out in Schedule “E” of this Bylaw may be applied.

(1) Semi-solid or liquid waste including but not limited to raw sewage, septic tank sludge, waste water sludge, parking lot pumping or grease trappings;

(2) Food Waste;

(3) loose soils or rocks;

(4) Garbage or Recyclables;

(5) plastics or synthetic fibres;

(6) Hazardous Waste or soil contaminated with Hazardous Waste;

(7) flammable, combustible or oxidizing materials;

(8) materials that are on fire or above a temperature of 65.5°C;

(9) any explosive substance, object or mechanism;

(10) animal waste, carcasses, offal or viscera excluding loads containing mixed manure and used animal bedding;

(11) painted or stained wood, or wood treated with creosote or petroleum derivatives, etc.;

(12) any single item of waste, material or structure exceeding a volume of 2 cubic metres;

(13) waste materials not identified as acceptable for composting pursuant to any permit or certificate issued by the BC Ministry of Environment; or

(14) invasive plants requiring special disposal, unless authorized by the Director in advance.

90. Despite Sections 85, 87 and 89, the City may also refuse to accept any material at any Waste Disposal Site, Municipal Sites or Recycling Depot or other recycling site which, in the opinion of the City employee, agent or contractor working at that site:
RIGHT TO REFUSE WASTE AT DISPOSAL SITES (continued)

(1) contravenes any federal, provincial or municipal regulation or guideline for waste disposal;
(2) poses a danger or potential danger to human life, animals or the environment; or
(3) causes operational disruptions.

91. No person shall deposit, or cause or allow to be deposited, any Garbage, Compostable Waste, refuse or other discarded matter at any Waste Disposal Site:

(1) without paying the applicable fees as set out in Schedule “E” of this Bylaw. The Director has the authority to waive disposal fees at the Bailey Sanitary Landfill for material required to construct roads or for cover material;
(2) except as directed by an employee, agent or contractor of the City and in an area specified and marked by signs; or
(3) which originates from outside of the Fraser Valley Regional District. The Director has the authority to restrict the delivery of materials to Waste Disposal Sites from areas within the Fraser Valley Regional District but outside the City of Chilliwack.

92. No person shall trespass or loiter in or upon any Waste Disposal Site or Recycling Depot, or park a vehicle at any site except in the course of disposing of waste or Recyclables.

93. No person being the owner of, or in care and control of, any animal shall allow the animal in or upon any Waste Disposal Site unless the animal is confined within a motor vehicle.

RECYCLING PROCEDURES AT BAILEY SANITARY LANDFILL

94. Every person delivering, placing or disposing of any Recyclables at the Bailey Sanitary Landfill shall deposit such materials in the designated areas for recycling. All latching or locking devices must be removed from White Goods and doors and/or lids cannot be made to remain closed. At no time shall these materials be placed in the Garbage bins or at the active face. Failure to place materials in their designated areas shall result in the surcharge set out in Schedule “E”.

SCAVENGING

95. No person shall collect, take, remove, salvage or convert to their own use Garbage, Recyclables, Yard Waste, discarded matter or any other material from any curbside collection location, Recycling Depot, Container or Waste Disposal Site, unless the person is:

(1) the person who initially placed the material for collection;
(2) an employee or agent of the City, or,
(3) an employee or member of an organization or corporation, which has been duly authorized by the City to carry out the collection of Garbage, Recyclables and Compostable Waste in the City.
RECYCLING DEPOTS

96. Recyclables to be deposited at the Municipal Sites and Recycling Depots must conform to Recyclables preparation for curbside collection.

97. Recycling Depots shall only be used for the containment and temporary storage of residential Recyclables. All other uses, in particular dumping of Garbage, are prohibited.

98. Recyclables shall be placed in the applicable Container at the Recycling Depots.

99. No person shall damage or deface in any manner whatsoever any bins, signage, or other property or appurtenances at Municipal Sites and Recycling Depots.

100. Recycling Depot operators and Privately-Owned and Operated Depot operators shall not allow the site to become unsafe, untidy, unsightly or unsanitary and must not allow or permit Recyclables to be visible to the outside public, above the height of the fence surrounding the site.

ADMINISTERING THE BYLAW

101. The Director is permitted to administer this Bylaw, and supervise, control and direct the Collection Service and operations at the Bailey Sanitary Landfill, including restricting the quantities and types of Asbestos Waste and other materials accepted at the Bailey Sanitary Landfill.

RIGHT OF ENTRY

102. The Director may enter at all reasonable times upon any property subject to the provisions of this Bylaw for the purposes of ascertaining whether the regulations, directions or provisions contained in this Bylaw are being obeyed.

FEES AND BILLING

103. Every Owner of a Single Family Dwelling within the City and every Owner of a Dwelling Unit within a Duplex within the City is required to pay the applicable fee for the Collection Service as set out in Schedule "F," unless the Owner has an exemption from use of and payment for the Collection Service under this Bylaw.

104. Where a building is assessed commercial with residential living quarters, the Owner of the residential Dwelling Unit is required to pay the applicable fee for the Collection Service as set out in Schedule "F," unless the Owner has an exemption from use of and payment for the Collection Service under this Bylaw.

105. In the event of a property assessment conflict, the City will inspect the property to determine applicable fees.

106. Every Owner of a Multi-family Dwelling that has an approved application for the Collection Service must pay the applicable fees, as set out in Schedule "F," whether or not the Owner chooses to utilize the Collection Service. If the Multi-family Dwelling
FEES AND BILLING (continued)

that has an approved application for service is stratified, then every Owner of a strata unit within the Multi-family must pay the applicable fees, as set out in Schedule “F”, whether or not the Owner chooses to utilize the Collection Service.

107. If an Owner applies or subscribes for the Collection Service, the service shall begin and the fee for the service shall begin on the first day of the week after the Owner subscribes for the service.

108. If an Owner is entitled to an exemption from the Collection Service, the fee for the Collection Service will cease on the first day of the week after the exemption is granted.

109. If an Owner or Occupier requests a Green Cart size exchange or an additional Green Cart, the applicable fee for it will commence on the first day of the week after the new Green Cart is delivered to the property.

110. Fees shall be billed quarterly in respect of the three preceding months, and are due and payable within 45 days from the date of the billing.

111. No adjustments to billing will be provided in response to a loss of service due to inclement weather.

112. Payment of fees by an Owner will be considered consent of Collection Service received unless contested within 45 days from the date of billing. Withdrawal of this consent will not result in reimbursement of fees paid.

113. The Owner of a real property is responsible for the payment of all accounts in arrears.

114. Any fee or charge as set out in Schedule “F” of this Bylaw shall be subject to interest if unpaid after the due date as stated on the quarterly invoice. Interest shall be at the rate as prescribed from time to time by the Lieutenant Governor in Council under Section 11(3) of the Taxation (Rural Area) Act.

115. Any fee or charge imposed by this Bylaw which is unpaid on December 31 is deemed to be taxes in arrears and may be collected in the same manner and with the same remedies as ordinary taxes on the property.

RIGHTS OF SUSPENSION

116. The City may discontinue the Collection Service to any Dwelling Unit where an Owner or Occupier of the Dwelling Unit does not comply with a provision of this Bylaw.

117. At least 5 days before discontinuing the Collection Service under Section 117, the City will hand-deliver to the Dwelling Unit and mail to the registered Owner(s), at their address(es) as shown in the most recent property assessment records, a notice setting out the nature of the non-compliance. The notice will stipulate the date upon which the Collection Service will be discontinued and provide an opportunity for the persons affected to make representations to Council.
HEALTH ACT PROVISIONS

118. Nothing contained in this Bylaw shall be construed as prohibiting any Owner or Occupier of real property from disposing of waste in any manner permitted pursuant to the Health Act.

OFFENCE AND PENALTY

119. A person who violates any of the provisions of this bylaw shall upon summary conviction, be liable to pay a penalty of not more than $2,000.00.

120. A separate offence shall be deemed to occur on each day that the offence occurs or continues.

121. Every person who violates any provision of this Bylaw, or who suffers or permits any act or thing to be done in violation of any provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by any provision of this Bylaw, is guilty of an offence against this Bylaw and is liable to the penalties imposed under this Bylaw.

122. Every person who commits an offence against this Bylaw shall be liable upon summary conviction to a fine or imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the Offence Act, in force from time to time.

SEVERABILITY

123. If any portion of this Bylaw is held invalid by a Court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.

Received first and second reading on the
Received third reading on the
Received adoption on the

__________________________________________________________________________
Mayor

__________________________________________________________________________
Corporate Officer
## List of Schedules

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;A&quot;</td>
<td>City Waste Disposal Sites</td>
</tr>
<tr>
<td>&quot;B&quot;</td>
<td>Application for Exemption from Curbside Collection</td>
</tr>
<tr>
<td>&quot;C&quot;</td>
<td>Waiver Release and Indemnity</td>
</tr>
<tr>
<td>&quot;D&quot;</td>
<td>Application for Collection from Multi-Family Building</td>
</tr>
<tr>
<td>&quot;E&quot;</td>
<td>Disposal Fees at Bailey Sanitary Landfill, Compostable Waste Transfer Station and the Green Depot</td>
</tr>
<tr>
<td>&quot;F&quot;</td>
<td>Collection Fees</td>
</tr>
</tbody>
</table>
SCHEDULE “A”

CITY WASTE DISPOSAL SITES

1. Bailey Sanitary Landfill and Compostable Waste Transfer Station – 5940 and 6150 Matheson Road

Accepts general Garbage, Compostable Waste, refuse and waste as set out in Schedule “E” of this Bylaw.

2. Green Depot

Accepts Yard Waste, clean construction or demolition wood waste, and other similar materials as set out in Schedule “E” of this Bylaw.
SCHEDULE "B"

APPLICATION FOR EXEMPTION FROM CURBSIDE COLLECTION

DATE_____________________

OWNER(S) NAME(S) (please print) ________________________________

COMPANY NAME (if applicable) ________________________________

CIVIC ADDRESS OF PROPERTY REQUESTING EXEMPTION
______________________________________________________________

(Unit, Street)

OWNER(S) ADDRESS (if different):
______________________________________________________________

(Unit, Street)

(City, Postal Code)

DAYTIME TELEPHONE NUMBER: ________________________________

HOME TELEPHONE NUMBER (if different): ______________________

EMAIL ADDRESS: ____________________________________________

Exemptions will not be issued prior to the date the application is received by the City.

REASON FOR EXEMPTION (check one and attach documentation)

☐ Service cannot reasonably and practically be provided to the building, by reason of inadequate access or otherwise. Please attach an explanation indicating why the service cannot be provided. Photographic evidence must also be attached.

☐ The building/accessory dwelling unit is uninhabitable due to fire, natural disaster or demolition. Documentation must be attached.

Date of incident: ________________________________

I certify and declare that the above-indicated facts are true.

______________________________________________________________

Signature of Owner(s)

Return form with accompanying documentation to:
Director of Planning & Engineering, City of Chilliwack, 8550 Young Road, Chilliwack, BC, V2P 8A4, by fax to: 604.793.2756 or email to curbside@chilliwack.com
SCHEDULE “C”

WAIVER
RELEASE AND INDEMNITY

BETWEEN:

City of Chilliwack
(the “City”)

AND:

The Owners, Strata Plan __________, on behalf of the Strata Lot Owners __________
(the “Strata Corporation”)

WHEREAS:

1. The Strata Corporation wishes to obtain Garbage, Recyclables and Compostable Waste collection service from the City pursuant to City of Chilliwack Solid Waste Management Bylaw, in force from time to time. (the “Services”).

2. The Services are not available to the Strata Corporation or to strata lots within the area included in the Strata Plan unless the Strata Corporation enters into an agreement with the City in the form of this Agreement.

NOW THEREFORE in consideration of the City making the Services available in respect of the strata lots and other lands within the Strata Plan (the receipt and sufficiency of which consideration are hereby acknowledged), the Strata Corporation covenants and agrees with the City as follows:

(1) The Strata Corporation releases the City, and any person engaged to provide the Services, from any claim or liability whatsoever for any damage to any common property or death or bodily injury caused directly or indirectly as a result of the use of that common property by the City or that person in connection with the provision of the Services.

(2) The Strata Council shall indemnify the City, and any person engaged to provide the Services, from and against any loss, damage or expense that is suffered or incurred by the City or that person in connection with any claim of any kind made against the City or that person arising out of any damage to common property or death or bodily injury resulting in whole or in part from the provision of the Services.

Executed by THE OWNERS, STRATA PLAN NO. _________________ on behalf of the Strata Lot Owners, by its authorized signatory(ies) this ______ day of ______________, ______.

__________________________________________
Name

__________________________________________
Name
SCHEDULE “D”

APPLICATION FOR COLLECTION
FROM MULTI-FAMILY BUILDING

DATE: _______________________

NAME(S) OF OWNERS OR IN CASE OF STRATA, NAME OF STRATA CORPORATION AS APPLICANT ON BEHALF OF STRATA LOT OWNERS: _______________________

CIVIC ADDRESS OF PROPERTY: _______________________

TYPE OF COMPLEX:
- Non-Strata Multi-family dwelling? _______ Describe type (e.g., tri-plex, apartment building, mobile home) _______________________
- Strata Complex? _______________
  If yes, describe type (e.g., townhouse, condominium building) _______________________
- If strata, is the road in front of the units common property? _______________________
- If not strata, is road access provided and maintained by the City? _______________________

NUMBER OF UNITS IN COMPLEX: _______________________

TELEPHONE NUMBER: _______________________

I certify that the above-indicated facts are true and I have the authority to make this application.

________________________________________
SIGNATURE (on behalf of applicant)

For office use:
Site visit completed: _______________________
Approval granted: _______________________
By: _______________________
Date: _______________________

**SCHEDULE “E”**

**DISPOSAL FEES AT BAILEY SANITARY LANDFILL, COMPOSTABLE WASTE TRANSFER STATION AND GREEN DEPOT**

1. **Disposal Fees at Bailey Sanitary Landfill and Compostable Waste Transfer Station**

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (minimum charge)</td>
<td>$5.00</td>
<td>per load</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (up to 5 tonnes per load)</td>
<td>$93.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (weighing more than 5 tonnes per load)</td>
<td>$88.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (rate adjustment for account holders that deliver at least 300 metric tonnes in a calendar month)</td>
<td>$84.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Garbage, Compostable Waste or Scrap Metal (rate adjustment for account holders that deliver at least 400 metric tonnes in a calendar month)</td>
<td>$78.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Clean Soil, Rocks, Sod and Small Concrete (less than 30 cm in any dimension) (analytical results may be required for soil)</td>
<td>$30.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Gypsum not including Asbestos Waste (without prohibited contamination)</td>
<td>$158.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Asbestos Waste originating from within the City of Chilliwack (minimum charge)</td>
<td>$20.00</td>
<td>per load</td>
</tr>
<tr>
<td>Asbestos Waste originating from within the City of Chilliwack</td>
<td>$180.00</td>
<td>per metric tonne</td>
</tr>
</tbody>
</table>
**SCHEDULE “E” (continued)**

**DISPOSAL FEES AT BAILEY SANITARY LANDFILL,**
**COMPOSTABLE WASTE TRANSFER STATION AND GREEN DEPOT**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos Waste originating from outside the City of Chilliwack</td>
<td>$25.00</td>
<td>per load</td>
</tr>
<tr>
<td>(minimum charge)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Waste originating from outside the City of Chilliwack</td>
<td>$215.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Permitted Special Waste Surcharge</td>
<td>$200.00</td>
<td>per manifest/load</td>
</tr>
<tr>
<td>Not Including Asbestos Waste</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Waste Mgt. Branch, Min. of Environment)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Loads with greater than 10% Gypsum</td>
<td>$158.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Surcharge for Garbage Loads Containing Recyclable Materials or Yard Waste (Less than 50%)</td>
<td>$100.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for Garbage Loads Containing Recyclable Materials or Yard Waste (2\textsuperscript{nd} offense within 6 month period)</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for Garbage Loads Containing Greater than 50% Recyclable Materials or Yard Waste</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for Compostable Waste Loads Containing more than 5% Garbage or other non-Compostable Waste</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for Failing to Place Materials in Designated Areas for Disposal or Recycling</td>
<td>$20.00</td>
<td>per item</td>
</tr>
<tr>
<td>Surcharge for Disposing of Asbestos Waste, Suspect Asbestos Waste, or Other Hazardous Waste as Garbage or Drywall, Including Falsifying or Failing to Provide Documentation in Accordance with the Asbestos Waste Disposal Procedures</td>
<td>$500.00</td>
<td>per load plus cost of clean-up by abatement company, if required</td>
</tr>
<tr>
<td>Special Handling Surcharge</td>
<td>$200.00</td>
<td>per load</td>
</tr>
</tbody>
</table>

*all fees above rounded up to the nearest $0.25 where applicable*
**SCHEDULE “E” (continued)**

**DISPOSAL FEES AT BAILEY SANITARY LANDFILL, COMPOSTABLE WASTE TRANSFER STATION AND GREEN DEPOT**

2. **Disposal Fees at Green Depot**  
   (Prices are subject to tax in addition to the designated prices)

<table>
<thead>
<tr>
<th>Type of Material</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean Wood Materials and Yard Waste (minimum charge)</td>
<td>$5.00</td>
<td>per load</td>
</tr>
<tr>
<td>Clean Wood Materials and Yard Waste</td>
<td>$60.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Materials or invasive plants requiring special handling (minimum charge)</td>
<td>$7.50</td>
<td>per load</td>
</tr>
<tr>
<td>Materials or invasive plants requiring special handling (subject to $7.50 flat rate for loads up to 100 kg)</td>
<td>$75.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Clean Wood Materials and Yard Waste larger than 360 mm in diameter (minimum charge)</td>
<td>$10.00</td>
<td>per load</td>
</tr>
<tr>
<td>Clean Wood Materials and Yard Waste larger than 360 mm in diameter</td>
<td>$120.00</td>
<td>per metric tonne</td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or Food Waste (less than 20%)</td>
<td>$20.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or Food Waste (between 20% and 50%)</td>
<td>$100.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or Food Waste (less than 50%) (2nd offence within 6 month period)</td>
<td>$300.00</td>
<td>per load</td>
</tr>
<tr>
<td>Surcharge for loads containing Garbage, Recyclables, or Food Waste (greater than 50%)</td>
<td>$300.00</td>
<td>per load</td>
</tr>
</tbody>
</table>

*all fees above rounded up to the nearest $0.25 where applicable*
SCHEDULE “F”

COLLECTION FEES

1. There shall be imposed upon the Owner of each Single Family Dwelling, upon the Owner of each Dwelling Unit within a Duplex, upon the Owner of a Multi-family Dwelling that has been approved for the Collection Service, or if the Multi-family Dwelling is stratified, upon the Owner of each strata lot within the Multi-family Dwelling a fee as follows:

(1) for Collection Service of two Containers of Garbage Bi-weekly, one 80 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly $21.00 per month

(2) for Collection Service of two Containers of Garbage Bi-weekly, one 120 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly $21.64 per month

(3) for Collection Service of two Containers of Garbage Bi-weekly, one 240 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly $22.27 per month

(4) for Collection Service of two Containers of Garbage Bi-weekly, one 360 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly $22.90 per month

(5) for Collection Service of two Containers of Garbage Bi-weekly, one 80 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016 $15.90 per month
SCHEDULE “F”

COLLECTION FEES (continued)

(6) for Collection Service of two Containers of Garbage Bi-weekly, one 120 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016

$16.50 per month

(7) for Collection Service of two Containers of Garbage Bi-weekly, one 240 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016

$17.10 per month

(8) for Collection Service of two Containers of Garbage Bi-weekly, one 360 litre Green Cart collected weekly, unlimited Mixed Recyclables collected weekly and unlimited Glass Packaging collected Bi-weekly from Dwellings that received Seniors’ Bi-weekly Collection Service as of November 1, 2016 and did not subscribe to Yard Waste Collection in 2016

$17.70 per month

(9) for Each Yard Waste Tag-a-bag (max weight of 15 kgs)

$1.75 each

(10) for Each Garbage Tag-a-bag (max weight of 25 kgs)

$2.00 each

(11) for weekly collection of additional Green Carts:

80 litre Green Cart

$6.00 per month

120 litre Green Cart

$6.60 per month

240 litre Green Cart

$7.20 per month

360 litre Green Cart

$7.80 per month

(12) for Green Cart Exchange Fee

$25.00 each
### SCHEDULE “F”

**COLLECTION FEES (continued)**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Actual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>(13)</td>
<td>for Green Cart repair</td>
<td>Actual Cost</td>
</tr>
<tr>
<td>(14)</td>
<td>for Green Cart replacement:</td>
<td>Actual Cost</td>
</tr>
<tr>
<td></td>
<td>80 litre Green Cart</td>
<td>$85.10 each</td>
</tr>
<tr>
<td></td>
<td>120 litre Green Cart</td>
<td>$85.95 each</td>
</tr>
<tr>
<td></td>
<td>240 litre Green Cart</td>
<td>$96.25 each</td>
</tr>
<tr>
<td></td>
<td>360 litre Green Cart</td>
<td>$104.05 each</td>
</tr>
<tr>
<td>(15)</td>
<td>for Blue Bin purchase</td>
<td>$21.00 each</td>
</tr>
<tr>
<td>(16)</td>
<td>for Grey Bin purchase</td>
<td>$4.00 each</td>
</tr>
</tbody>
</table>
1. SUMMARY OF ISSUE:

At the Transportation Advisory Committee meeting held January 24, 2019 the Committee passed the following resolution:

Moved/ ) That the City continue with the current practice of following the Transportation Seconded ) Association of Canada Guidelines with respect to the application of school and playground zones and areas, consistent with Policy No. F-07.

Carried Unanimously

2. RECOMMENDATION:

Recommendation that the Minutes of the Transportation Advisory Committee Meeting held January 24, 2019 be received for information; that Council direct staff to continue with the current practice of following the Transportation Association of Canada guidelines with respect to the application of school and playground zones and areas, consistent with Policy No. F-07.

D. A. Blain, Director of Planning and Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
1. DEFINITION OF ISSUE:

At the Transportation Advisory Committee meeting held January 24, 2019 the Committee passed the following resolution:

Moved / ) That the City continue with the current practice of following the
Seconded ). Transportation Association of Canada Guidelines with respect to the
application of school and playground zones and areas, consistent with Policy
No. F-07.

Carried Unanimously

2. BACKGROUND:

2.1 There was a request from the Committee at the previous meeting for information regarding
overlapping school and playground zones as most schools also have playgrounds and play fields that
are used outside school hours and the general descriptor of “child activity zones”.

2.2 A memo from the Manager of Transportation and Drainage regarding School Zones and Playground
Zone signage was provided to the Committee for information.

2.3 Playground zones are on streets adjacent to parks with playgrounds that have signs indicating a
speed limit of 30km/hr from dusk until dawn.

2.4 School zones are on streets adjacent to schools that have signs indicating a speed limit of 30km/hr
from 7:30am to 5pm on school days.

2.5 There has been a shift to harmonization of school and playground zones in Alberta, which has been
brought to the national attention for consideration by the Transportation Association of Canada.

2.6 The Ministry of Transportation and Infrastructure is following these developments and may
consider “child activity areas” when they modernize the Motor Vehicle Act.

2.7 The City follows the industry accepted best practice of following the Transportation Association of
Canada guidelines for the application and implementation of School and Playground zones (as per
2.8 The City will continue to comply with the Transportation Association of Canada Guidelines and continue to provide input on the Modernization of the BC Motor Vehicle Act and keep apprised of changes in national standards.

3. **RECOMMENDATION & SUBSTANTIATION:**

Recommendation:

Recommendation that the Minutes of the Transportation Advisory Committee Meeting held January 24, 2019 be received for information; that Council direct staff to continue with the current practice of following the Transportation Association of Canada guidelines with respect to the application of school and playground zones and areas, consistent with Policy No. F-07.
City of Chilliwack  
TRANSPORTATION ADVISORY COMMITTEE  
MINUTES OF MEETING  
THURSDAY, JANUARY 24, 2019, 3:30 pm  
Dogwood Room – City Hall

Council Members:  
Councillor Jeff Shields, Chair  
Councillor Jason Lum, Vice Chair

TAC Members:  
Bryden Nelmes, Community Member  
Wayne Williams, SD#33 Transportation  
Jim Ryan, Community Member  
Neil Moulton, Ministry of Transportation  
Corporal Mike Pfeifer, RCMP, Traffic Section  
Collin Rogers, Chamber of Commerce  
Stephen Head, Community Member  
Chelsea Cromarty, Community Member  
David Swankey, SD33 Board Member

City Staff Members:  
Kara Jefford, Manager of Transportation and Drainage  
Samantha Piper, Safer City Specialist  
Kevin Pollard, Supervisor of Roads, Transportation & Drainage  
Trish Alsip, Recording Secretary

Regrets:  
Mike Weightman, ICBC  
Lisa Trotter, BC Transit

1. CALL TO ORDER

Councillor Jeff Shields was Chair called the meeting to order at 3:30 pm.

The new committee members were welcomed and round table introductions were made. Samantha Piper left the meeting at 3:35 pm.

2. ADOPTION OF AGENDA

Moved / ) That the Transportation Advisory Committee Agenda for Thursday,  
Seconded ( January 24, 2019 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved / ) That the Minutes of the Transportation Advisory Committee Agenda held  
Seconded ( Thursday, September 20, 2018 be adopted as circulated.

Carried Unanimously
4. DELEGATION / PRESENTATION

5. OLD BUSINESS / ACTION ITEMS

a) Memo re: Requirements for Electric Vehicle Charging Stations on Private Property
A memo from the Manager of Transportation and Drainage regarding electric vehicle (EV) charging stations on private property was provided to the Committee for information. Many local municipalities are implementing bylaws and policies with respect to requirements for EV charging on private property. The City of Chilliwack is in the process of updating its Zoning bylaw and is considering adding language around standards for EV charging stations in new developments.

Moved / ) That the Transportation Advisory Committee invite Gillian Villeneuve, Manager of Seconded Development Planning to the March 14, 2019 Transportation Advisory Committee meeting to present the updated Zoning bylaw with regards to Electric Vehicle (EV) Charging Stations on private property.

Carried Unanimously

b) Memo re: School and Playground zones
A memo from the Manager of Transportation and Drainage regarding School Zones and Playground Zone signage was provided to the Committee for information. The City follows the industry accepted best practice of following the Transportation Association of Canada guidelines for the application and implementation of School and Playground zones. The City will continue to comply with the Transportation Association of Canada Guidelines and continue to provide input on the Modernization of the BC Motor Vehicle Act and keep apprised of changes in national standards.

Discussion ensued regarding road signage in school and playground zones and harmonizing time zones across the board. Signage clarification was requested along Yale Road heading east towards Rosedale as well as in the Little Mountain and Fairfield Island areas. A referral back to staff regarding signage in those particular areas was suggested.

Moved / ) That the City continue with the current practice of following the Transportation Seconded Association of Canada Guidelines with respect to the application of school and playground zones and areas, consistent with Policy No. F-07.

Carried Unanimously

6. NEW BUSINESS

a) 2019 Terms of Reference
The 2019 Terms of Reference were provided for information.

b) 2019 Meeting Schedule
The 2019 Meeting Schedule was provided for information.

c) 2019 Membership List
The 2019 Membership List was provided for information.
6. NEW BUSINESS (continued)

d) 2019 Capital Plan - Transportation Projects
The Manager of Transportation and Drainage provided a presentation regarding the 2019 Capital Plan
Transportation Projects listed below:

Transportation Capital Budget projects including:
- Road Capacity Improvements
- Bridges and Structures
- Traffic Signals
- Pedestrian Services

Transportation Operating Budget projects including:
- Roads – Rehabilitation
- Asphalt Rehabilitation
- Urban Transit
- Street Lighting
- Street lights / LED advantages
- Roadway markings

e) Valley Rail Trail update
The Valley Rail Trail update has been deferred to the next TAC meeting due to time constraints.

7. INFORMATION

a) Driverless Vehicle Demonstration Surrey 2019
   When: February 1 to 18, 2019 — Wednesdays to Sundays only from 10 am to 4 pm
   Where: Surrey Civic Plaza — 13450 104 Avenue, Surrey
   Cost: Free
   [Link](https://www.smartertogether.ca/events/experience-ela-the-ez10-driverless-shuttle/)

b) BC Utilities Commission Phase 1 Report: An Inquiry into the Regulation of Electric Vehicle Charging Service

Information was provided to the Committee in the BC Utilities Commission Phase 1 Report: 'An Inquiry into the Regulation of Electric Vehicle Charging Service.

8. ROUND TABLE

Bryden Nelmes, Community Representative, acknowledged the new curb at the crosswalk at Hodgins
and Edward Street. He queried the progress regarding the Pedestrian Plan; staff will provide a more
detailed update at the next TAC meeting. Bryden commented regarding new disabled parking signage
in the downtown area; an update was provided to him regarding the status of remaining disabled
parking signage.

Kevin Pollard left the meeting at 5:05 pm.

Wayne Williams, Transportation SD#33 thanked Neal Moulton, Ministry of Transportation (MOT)
regarding the relocation of red light flashing sign poles along the highway in the Fraser Valley Regional District (FVRD).
8. ROUND TABLE (continued)

Wayne expressed concern regarding the number of drivers that run red lights on stopped school busses. The Motor Vehicle Act requires drivers to stop when meeting a school bus with red lights flashing. Cameras have been installed on a number of the school busses and SD33 continues to work with Gatekeeper Systems Inc. to purchase additional cameras as not all busses have been outfitted with cameras. The School District is also working together with the RCMP Traffic Section in an attempt to record violators. Discussion ensued regarding enforcement such as ticketing and penalty points. The School District would like to see the City of Chilliwack and the RCMP work with ICBC on an awareness campaign in the future. A suggestion was made to liaise with Samantha Piper to coordinate with the Speed Watch Program, and perhaps, some targeted education. Cpl. Pfeifer spoke regarding how the focus for RCMP has shifted over the years from drivers not wearing seatbelts to distracted drivers; however, he noted that increasing fines for drivers running school bus red lights would be difficult due to ticketing being provincially regulated.

David Swankey, SD33, commended Samantha Piper’s efforts and communication with School District staff regarding Safer City programs.

Jim Ryan queried the bicycle trail map on the City’s website; it is currently being updated and will be uploaded the website upon completion. Jim will forward a few curb let-down requests to staff.

Neal Moulton, Ministry of Transportation (MOT) provided an update regarding the Chilliwack Corridor; rumble strips have been installed in the fast lane heading west from Annis Road to Yale Road. Since the installation of rumble strips, MOT reports no accidents along this section of the highway. All delineators are now in place and more delineators will be installed on provincial arterial routes. The large homeless camp on the Yale Road on-ramp has been dismantled. MOT will be completing the clean-up process near the end of March 2019.

A query regarding the time frame for the roll-out of the new variable speed limit signage; completion will be in the summer 2019.

9. NEXT MEETING

The next regularly scheduled meeting will be held at 3:30 pm on Thursday, March 14, 2019 in the Dogwood Room, City Hall.

10. ADJOURNMENT

There being no further business, the Transportation Advisory Committee meeting adjourned at 5:27 pm.

Councillor Jeff Shields, Chair
A. **INTRODUCTION:**

The implementation of traffic regulatory measures and controls by the authorities must be based on the following two criteria:

1. The need of implementation substantiated by engineering facts and analysis; and
2. The uniformity of use and the consistency of hardware in the application of such measures and controls.

Traffic warrants have been established and adopted by various levels of authority throughout Canada to facilitate need analysis and to achieve uniformity of application of traffic controls and regulatory measures. The adoption of traffic warrants and policies by Municipal authorities are paramount since they must respond to frequent requests from the public on the installation of traffic control devices. Both the method of trial and error and that of acceding to every request from the general public are costly, ineffective and inefficient from traffic operation and enforcement viewpoints.

B. **IMPORTANCE OF UNIFORMITY:**

Uniform application of traffic control devices promotes driver observance and avoids excessive or unwarranted use of the control devices. Such uniformity would ensure that similar conditions elsewhere would be controlled by the same type of device. Where uniformity of design and implementation are not met at these locations, the installations lead to driver apathy and disrespect for such controls.

Another important aspect of uniformity is related to the enforcement of traffic control devices. The legality and enforceability of traffic control devices are dependent upon the uniformity of implementing the control devices.

C. **TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES:**

Procedures are recommended to be established when investigating the need for traffic control devices. Requests for such an installation could come from any of the following:

1. Public;
2. Council;
TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES (continued)

3. Police;

4. Chilliwack School District officials;

5. Regular in-house review;

6. Completion of new construction (subdivision and new roads).

The documentation procedures are outlined in the “Traffic Control Devices Request Form” as shown in Schedule 1. It is important to obtain the police concurrence of any recommendations and documentation of time and date of the devices put into effect.

The approval required for the installation of traffic control devices is also an important element of the investigating process. For example, speed limit change would require the approval of Council, and stop signs would require the approval of the Director of Engineering & Operations. The Motor Vehicle Act (MVA) and the Highway and Traffic Bylaw define the necessary power and authority.

1. Traffic Signal Installation Policies and Warrants:

When properly installed and operated, traffic signals can provide specific advantages in traffic control and safety. Primarily, traffic signals provide the orderly movement of traffic with a clear indication of right-of-way to motorists.

The installation of signals tend to reduce the frequency of right angle type accidents, while increasing rear-end type collisions at intersections. Signal installations will provide the necessary gaps for cross street traffic entering safely by assigning the right-of-way.

Traffic signal installations generally increase total intersection delay, especially during off peak periods. When installed unnecessarily, the signal will cause excessive delay and promote disrespect for traffic control devices.

(a) Traffic signals shall be used for the sole purpose of assigning rights-of-way at an intersection;

(b) When investigating the need for the installation of signals, TAC (Transportation Association of Canada) warrants, along with safety and capacity analyses, shall apply;

(c) Notwithstanding the generality of other policies, traffic signals shall be installed only after TAC warrants on signal installation are met and full consideration is given to the safety and capacity aspects of the intersection;
TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES (continued)

(d) Traffic signals shall only be installed at intersections of streets with the following classifications:

(i) Arterial and Arterial;
(ii) Arterial and Collector;
(iii) Collector and Collector.

Traffic signals shall not be installed on local streets.

2. Multi Way Stop Sign Installation:

Multi way stop signs, sometimes known as four way stop signs, are installed at locations where the intersecting streets are carrying approximately equal traffic volumes. The function of the intersecting streets should not vary significantly. The installation of multi way stop signs at an intersection should always consider, in addition to the application of warrants, the function and hierarchy of the intersecting streets, and the ramification of the installation on the surrounding street network. Multi way stop sign installation policies are as follows:

(a) Multi way stop signs, when installed, shall be used for the sole purpose of assigning rights-of-way at an intersection, and shall not be used as speed control;

(b) When investigating the installation of multi way stop signs, TAC warrants, along with engineering studies for safety and capacity, shall be applied;

(c) Multi way stop signs shall be installed only after TAC warrants are met, and full consideration is given to the safety, efficiency and capacity aspects of the intersection;

(d) When traffic signals are warranted at an intersection, multi way stop signs could be used as an interim measure;

(e) Multi way stop signs shall only be installed at intersections of streets having the following classifications:

(i) Arterial and Arterial;
(ii) Arterial and Collector;
(iii) Collector and Collector.

3. Two Way Stop Sign Installation:

Two way stop signs are installed primarily for assigning right-of-way and should not be used for speed control or strictly as safety devices.
TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES (continued)

Since they are one of the most commonly used traffic regulatory signs, and because their use will always result in delay to motorists, two way stop signs should only be installed when they are warranted. Their primary usage therefore must be limited to the assigning of right-of-way.

Generally, stop signs should only be used after conducting engineering studies or review with the consideration of speeds, volumes, sight lines and accident experience at the intersection. Stop sign installation policies are as follows:

(a) Two way stop signs, when installed, shall be used for the sole purpose of assigning rights-of-way and shall not be used as a traffic speed control device;

(b) When investigating the installation of two way stop signs, TAC warrants, along with engineering studies for safety and capacity, shall be applied;

(c) Two way stop signs shall be installed only after TAC warrants are met and full consideration is given to the safety, efficiency and capacity aspects of the intersection;

(d) Special consideration shall be given to intersections of roads with the following designations:

(i) Designated bicycle route;
(ii) Scheduled transit route;
(iii) Truck route.

(e) Two way stop signs shall only be installed at intersections of streets having the following classifications:

(i) Arterial and Arterial;
(ii) Arterial and Collector;
(iii) Collector and Collector;
(iv) Local and Arterial;
(v) Local and Collector.

Installation of stop signs on local road intersections should be avoided.

4. Yield Sign Installation:

The yield sign assigns right-of-way to traffic on certain approaches to an intersection where normal right-of-way rules do not apply. Vehicles at intersections controlled by a yield sign need stop only when necessary to avoid interference with other traffic that is given the right-of-way.
TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES (continued)

Yield signs should not be used for speed control. Although usage and installation guidelines have been established by the TAC, the application and installation of yield signs must be warranted and accompanied by engineering review considering traffic volumes, speeds, intersection sight lines, collision experience, and other pertinent traffic conditions. The TAC warrants for yield sign installation is described as follows:

(a) Yield signs shall be used only at merge situations where approaching traffic must yield to the traffic on the left;

(b) Yield signs shall not be installed as substitutes for stop signs at intersections;

(c) When investigating the installation of Yield signs, TAC warrants, along with engineering studies for safety and capacity, shall be applied;

(d) Yield signs shall be installed only after TAC warrants are met, and full consideration is given to the safety, efficiency and capacity aspects of the intersection.

5. Speed Limits and Regulations:

Speed regulations and posted limits are intended to supplement motorists’ judgement in determining speeds that are reasonable and proper for particular roadways or weather conditions. All speed limits imposed by the authorities should be viewed as measures to promote efficient traffic flow and to reduce hazards and accidents. Regulations and limits considered unreasonable by motorists will likely be disobeyed and lose much of their effectiveness as traffic regulatory devices in general.

Requests are often received by the authorities to lower the speed limit on a section of the roadway. Such requests usually are based on the misconception that almost all motorists are exceeding the posted speed limit by an 8 to 16 kilometer per hour margin and that the only means to reduce speeds is to reduce the speed limit. It is also noted that the public will frequently request lower speed limits for their own neighbourhood streets, while considering similar speed limits reasonable in other neighbourhoods.

6. Speed Regulations and Speed Zones:

There are two basic types of speed regulation:

(a) Regulatory limits that are sanctioned by law and are enforceable;
TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES (continued)

(b) Advisory maximum speed indications that are not enforceable but provide warning to the motorists of suggested safe speed for specific conditions at a specific location.

The source of legal authority on regulatory speed limits on Municipal roads is from the Motor Vehicle Act (MVA). The MVA stipulates that a person shall not drive or operate a motor vehicle on a roadway in a municipality at a speed greater than 50 kilometers per hour. The MVA, along with other Statutes, also provides the legal authority of a municipality to set speed limits by means of Municipal Bylaws adopted by Municipal Councils, but such speed limits shall not exceed 80 kilometers per hour. The MVA also regulates the speed limits for highways adjacent to school and playground areas by displaying appropriate speed limit signs.

Speed zones of 30 kilometers per hour can be established adjacent to schools and playgrounds, the former zone effective from 0800 hours to 1700 hours, while the latter is enforceable from dawn to dusk. Lower speed limits can also be established for laneways, normally at 20 kilometers per hour.

For low volume roadways with excellent geometrics, speed limits of higher than 50 kilometers per hour, but below 80 kilometers per hour, may be established in accordance with engineering analysis.

The advisory maximum speed limits are posted for warning purposes and are governed by roadway geometrics and physical attributes. Speed limit policies are as follows:

(a) Speed limit signs shall only be posted at all major entrance points to the municipality indicating the 50 km/h speed limit for all streets unless otherwise posted, and at the boundaries of speed zones;

(b) Speed limits higher than 50 km/h should only be considered for rural roads;

(c) When investigating the change of speed limits from the 50 km/h, Spot Speed Studies, along with engineering studies for safety and capacity, shall be applied;

(d) Notwithstanding the general intent of other speed limit policies, the 85th percentile speed established by the Spot Speed Study shall be considered as the prevailing maximum speed, and shall be used to establish maximum speed limits along with full consideration given to the safety, efficiency and capacity aspects of the intersection;
TRAFFIC CONTROL DEVICES INSTALLATION PROCEDURES (continued)

(c) The 30 km/h limit adjacent to schools and playgrounds shall only be posted on streets having a classification of local streets and according to the MVA and TAC requirements;

(f) Speed limits on streets having classifications of arterial and collector shall remain as 50 km/h adjacent to schools and playgrounds; and that regulatory tabs showing the message “no passing” shall be posted according to the MVA and TAC standards;

(g) Police enforcement shall be used as the prime means to control speed limits on municipal streets.

A coordinated speed enforcement program is desirable with the participation and co-operation of the RCMP and Engineering staff. The erection of all speed limit signs should follow the specifications, installation and application guidelines of the TAC’s Uniform Traffic Control Devices for Canada Manual.

7. Establishment of Speed Limits:

The establishment of regulatory speed limits other than the 50 km/h limit as stipulated by the MVA must be based on proper engineering analysis of roadway geometrics and speed statistics obtained by the Spot Speed Study.

The Spot Speed Study is the recommended technique in determining the 85th percentile speed, or the speed below which 85% of the motorists travel, and the mean travel speed. The 85th percentile speed provides the best guide on establishing a reasonable speed limit for the tested section of roadway.

The Spot Speed Study procedures in the “Manual of Traffic Engineering Studies” published by the ITE (Institute of Transportation Engineers) should be used.

The review of roadway physical attributes in accommodating certain speed limits should follow the TAC Geometric Design Standards for Canadian Roads and Streets Manual.

D. ON STREET PARKING POLICIES:

The provision of on street parking depends on the function of the particular roadway under consideration. Four elements should be considered in reviewing the regulations of on street parking:

1. Roadway capacity;

2. Accessibility;
ON STREET PARKING POLICIES (continued)

3. Economics of road side developments;

4. Cost of providing parking.

Emphasis on any of the above elements when considering on street parking regulations and restrictions depends on the function of the roadway and its traffic characteristics.

1. On Street Parking Policies:

(a) Notwithstanding the general intents of the policies outlined in this section, and the parking prohibitions specified in the MVA and the Highway and Traffic Bylaw, on street parking shall be provided;

(b) When investigating the need to restrict on street parking, engineering and parking studies shall be conducted to determine the traffic volume and parking demand characteristics of adjacent land uses;

(c) When considering parking restriction on streets having classifications of arterial and collector streets, demand of capacity shall be given priority over parking demand. For any given width of arterial and collector roads, parking shall be restricted for periods necessary to provide the required capacity to meet vehicular demands;

(d) Commercial and Passenger Loading Zones could be installed at locations where studies have demonstrated that there is need for less than fifteen minute duration parking demand. Commercial and Passenger Loading Zones shall be installed not more than one per block.;

(e) Time Restriction Parking shall be imposed in Commercial and Institutional areas where turnover of parking spaces is required to meet the parking demand. The time duration shall be determined by engineering and parking studies.

2. Parking Studies:

To determine parking requirements, supply and the duration of the parking, engineering studies should be carried out. Three categories of parking studies are usually required when reviewing parking needs; they are:

(a) Parking inventory studies;

(b) Parking usage studies;

(c) Accumulation and generation studies.
ON STREET PARKING POLICIES (continued)

Methodologies for conducting the various parking studies are described in ITE's Manual of Traffic engineering Studies.

E. PEDESTRIAN CROSSWALKS:

The installation of crosswalks are usually emotional issues facing community members and Municipal staff. The fundamental philosophy in crosswalk installation is that crosswalks are traffic control devices which indicate pedestrian flow locations. They are not “protective devices” that would safeguard pedestrians.

It is therefore important to install crosswalks at locations that are effective and safe. It should be noted that there are two types of crosswalks:

(a) Marked crosswalks;

(b) Unmarked crosswalks.

Both types of crosswalks are sanctioned by the Motor Vehicle Act. The definitions are:

(a) A portion of the roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs or by lines or other markings on the surface; or

(b) The portion of a highway at an intersection that is included within the connection of the lateral lines of the sidewalks on the opposite sides of the highway, or within the extension of the lateral lines of the sidewalk on one side of the highway, measured from the curbs, or in the absence of curbs, from the edges of the roadway.

1. Crosswalk and Control Installation Policies:

(a) Marked crosswalks and controls shall be used for the purpose of indicating pedestrian flows to motorists and to guide pedestrians to cross at a designated location.

(b) When investigating the need for installation of crosswalk controls, warrants based on the methodology of gap and delay estimation, published in the Provincial Pedestrian Crossing Practice Manual, shall apply.

(c) Notwithstanding the generality of other policies, crosswalk controls shall be installed only after warrants are evaluated and full consideration is given to the safety and practicality of the crosswalk location.
PEDESTRIAN CROSSWALKS (continued)

2. **Warrants for Installing Higher Level Crossing Controls:**

In determining the installation of higher crossing control measures at marked crosswalks, such as student patrols, adult guards, and signals, it is necessary to determine the delay experienced by pedestrians. Methods outlined in the Provincial "Pedestrian Crossing Practice Manual" will be used as a guide. The Provincial Manual outlines standard practices for a variety of crossing improvements.

Chief Administrative Officer
SCHEDULE 1

TRAFFIC CONTROL DEVICE INSTALLATION
City of Chilliwack
8550 Young Road
Chilliwack, B.C. V2P 4P1
(793-2907)

PART 1: REQUEST

Taken By: ________________________________ Date: ________________

Installation Request from: (Name) ________________________________

(Address) ________________________________ Telephone: ________________

Request: _______________________________________________________

Justification: ____________________________________________________

PART 2: ENGINEERING DEPARTMENT RECOMMENDATIONS

By: ________________________________ Date: ________________

Conclusions: ____________________________________________________

RECOMMENDATIONS: ____________________________________________

H & T Bylaw Section: ____________
PART 3: R.C.M.P. RECOMMENDATIONS

By: ___________________________________________________________________________ Date: _______________

Concurred: ___________________________________________________________________

Comments: ___________________________________________________________________

PART 4: AUTHORIZATION

Concurred

Install traffic control device(s) as recommended.

____________________________________________________________________________

(Director of Engineering & Operations) Date: ____________________

PART 5: INSTALLATION INSTRUCTIONS

Install Sign(s): (specific TAC Manual Numbers) as shown in the sketch on the back.

Installed by: ____________________________________________________________________ Date: _______________ Time: ____________
AGENDA ITEM NO: 7-C-1
MEETING DATE: February 19, 2019

STAFF REPORT – COVER SHEET

SUBJECT: Tender No. 2019-01
"4X4 General Use Tractor"

DATE: February 11, 2019

DEPARTMENT: Operations
PREPARED BY: Jake Nesbitt

1. SUMMARY OF ISSUE:

Public tenders have been received for one "4X4 General Use Tractor" (Tender No. 2019-01) and further explanation on the tenders received is contained within this staff report. A decision is required to accept the recommended tender as detailed below;

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Avenue Machinery Corporation</td>
<td>$123,296.00 (accept)</td>
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<td>Rollins Machinery Limited</td>
<td>$157,900.00</td>
</tr>
<tr>
<td>Matsqui Ag Repair Ltd.</td>
<td>$159,000.00</td>
</tr>
<tr>
<td>Prairie Coast Equipment Inc.</td>
<td>$166,254.00</td>
</tr>
<tr>
<td>Vimar Equipment Ltd.</td>
<td>$238,479.00</td>
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2. RECOMMENDATION:

Recommendation that Council award the tender for one “4X4 General Use Tractor” to Avenue Machinery Corporation in the amount of $123,296.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

G. MacPherson, Director of Operations

3. FINANCE COMMENTS:

Funding has been allocated within the 2019 Financial Plan, funded from the Equipment Replacement Reserve Fund.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith, CAO
1. DEFINITION OF ISSUE:

Public tenders have been received for one “4X4 General Use Tractor”. A decision is required to accept the recommended tender.

2. TENDER SUBMISSION DETAILS:

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3. RECOMMENDATION & SUBSTANTIATION:

The tender submitted by Avenue Machinery Corporation is the lowest compliant bid and should be accepted.

Recommendation that Council award the tender for one “4X4 General Use Tractor” to Avenue Machinery Corporation in the amount of $123,296.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.
1. SUMMARY OF ISSUE:

At a regular meeting of Council held February 20, 2018 Council approved a recommendation for staff to work with the Youth Hub/Programming Steering Committee to secure leadership and programming opportunities for youth in the community. Further to that Council directed staff to work with community partners to provide space for programming similar to the model currently in place with the Chilliwack and District Senior Resource Society.

In addition and at a regular meeting of Council held August 21, 2018 Council approved an increase of $4,000 in funding to Chilliwack Community Services that would allow them to increase the Afternoon Adventures program into three more schools during the fall school season. This funding request was in addition to the $56,400 provided to Chilliwack Community Services for the program ($24,147.44) and the remainder to be used for expanding youth outreach into Sardis ($32,252.56).

Another objective of the Youth Hub/Programming Steering Committee was to establish a Youth Advisory Committee. This committee would serve as a voice of the youth and although its final compilation is still to be determined the youth component would be a cross section of community youth.

In October of 2018 staff met with representatives from MCFD and Chilliwack Community Services (CCS) and it was felt that as CCS already had the mechanisms in place and it would expedite the process if they would just expand their current youth outreach and Afternoon Adventure programs and then include: the establishment and oversight of a Youth Advisory Committee, as well as establish programming in a number of “youth hubs”.

In order to meet these objectives Chilliwack Community Services is seeking an increase of $76,871 to the existing funds of $116,400 currently provided by the City of Chilliwack (NOTE: The City of Chilliwack has just recently offered use of Evergreen Hall, at no cost, to CCS for some existing youth outreach programming).
Council is asked to consider increasing the existing funding level of $116,400 by another $76,871 (for a total of $193,271) to cover additional programming and facility costs for further expansion of youth outreach/hub programming, the establishment of a Youth Advisory Committee and the continued growth of the Afternoon Adventurer program.

2. RECOMMENDATION:

Recommendation that Council approve the request from Chilliwack Community Services for funding under the Community Development Initiatives Funding policy in the amount of $76,871 for 2019 to 2022 inclusive for incremental youth program funding and further that Council direct staff to work with Chilliwack Community Services and the CYC Committee to establish a Youth Advisory Committee.

Ryan Mulligan,
Director, Recreation and Culture

3. FINANCE COMMENTS:

Funding for this initiative has been allocated within the approved 2019 Financial Plan.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, Deputy CAO
STAFF REPORT ON
Community Youth Outreach Programming

PREPARED BY: Carol Marleau DATE: February 13, 2019
POSITION: Manager of Leisure Development DEPARTMENT: Recreation and Culture

1. DEFINITION OF ISSUE:

1.1 The City of Chilliwack currently is involved in a number of partnerships to fund youth programming throughout the community.

Chilliwack Community Services – The City of Chilliwack provides Chilliwack Community Services a funding level of $116,400 to respond to the needs of the youth in our community and to support youth’s positive involvement. The original service agreement ($60,000) was put in place in 2003 and was adjusted in 2016 to include additional funding ($56,400) for the delivery of programming in the middle-schools as well as to expand into the Sardis location (both of these areas identified as being underserved).

Community Schools – There are five Community Schools in place in Chilliwack (Promontory Heights Elementary Community School, Yarrow Elementary, Greendale Elementary School, Central Elementary Community School and Rosedale Traditional Community School), who collectively receive a funding level of $49,500 to support the delivery of programming in their respective communities.

2.0 BACKGROUND:

The Chilliwack Child and Youth Committee, a body of organizations whose expertise covers a broad spectrum of youth services (mental, social, educational and recreational) has also been highlighting youth programming in the community.

What arose from the Committee’s discussions were; the Sardis area needed attention as a lot of families living in that area exist close to or below the poverty line due to high living expenses. These financial struggles often disallowed youth within these families the ability to participate in any mainstream program or recreational sport offerings, thereby isolating not only the child but the family as well. Another determinant was the need for more middle-school aged programming in the community as this demographic has been identified as the one where influences (either positive or negative) can have the greatest impact. Lastly, although the committee recognized the need for organized programming it also saw value in establishing a number of youth hubs throughout the community where youth could just drop in and participate in more passive programming and have unorganized social connection opportunities.
3.0 FACTORS:

3.1 Chilliwack Community Services currently receives funding of $116,400 to establish partnerships that will support youth involvement in the community.

3.2 A need has been identified to expand youth programming in the Sardis area and as well as to expand on middle school aged children throughout the community.

3.3 The Youth Hub Steering /Programming Committee has identified a need to establish hubs throughout the community to allow for passive recreation programming to take place as well as establish a Youth Advisory Committee that would act as the voice of the youth.

3.4 Chilliwack Community Services proposes that they act as the administrator for the centralization of youth outreach programming and sub contract other agencies to train volunteers who would then implement programs in areas where gaps have been identified.

Therefore Council is asked to consider the staff recommendation below.

4.0 RECOMMENDATION & SUBSTANTIATION:

Recommendation that Council approve the request from Chilliwack Community Services for funding under the Community Development Initiatives Funding policy in the amount of $76,871 for 2019 to 2022 inclusive for incremental youth program funding and further that Council direct staff to work with Chilliwack Community Services and the CYC Committee to establish a Youth Advisory Committee.

Substantiation:

The recommendation is based on suggestion from the 2013 Parks, Recreation and Culture Strategic Master Plan, discussion outcomes of the Chilliwack Child and Youth Committee, staff’s review of the Fee for Service Agreements with identified organizations, and an analysis of suitability based on the criteria of the Community Development Initiatives Funding Policy (as amended in 2002). The proposed change to the funding would allow the Recreation and Culture Department and Chilliwack Community Services to plan programs and services based on current Council direction. Council would still be asked to consider the funding issue each year as part of the City’s normal budget planning cycle. Through this agency a vast array of community programs and services are provided. The increase in funding to Chilliwack Community Services would allow for an expansion of such services and would be open for review on an annual basis.
### Youth Community Recreation Program Expenses

<table>
<thead>
<tr>
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<td>Youth Advisory Committee</td>
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### Youth Community Recreation Program Sub-Contract Expenses

| Sub-Contract – City Life Centre, Afternoon Adventures | $24,174 | Afternoon Adventures | Sub-Contract – City Life Centre, Afternoon Adventures | $40,512 | Increase Coordinators hours to 24 hours per week Program Materials & Supplies |

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Requesting an increase of $76,871 from the City of Chilliwack
Mission Statement:
Our mission is to provide accessible, quality recreation experiences for youth-at-risk in the community of Chilliwack.

Purpose
The Youth Community Recreation Program aims to enhance the lives of youth in the Chilliwack community through physical, mental, social, and emotional recreational programs that provide youth ages 9 to 18 with positive role-models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community.

Objective
Chilliwack needs to respond to the growing population that directly correlates with the increasing needs of the community. The expansion and enhancement of existing Youth Community Recreational Programs will be a valuable investment.

Strategies and Deliverables for Increasing Youth Community Outreach:

1. Develop and implement a Youth Advisory Committee, which will enhance existing youth services to provide youth 12 to 18 years of age in Chilliwack further opportunities and activities that strengthen and develop personal growth and contribute to a healthier community. Through a partnership model, CCS in collaboration with other local agencies, and the Chilliwack Child and Youth Committee, will provide the support required to assist the Youth Advisory Committee to be a fundamental building block to support youth in Chilliwack.
   - 10 to 15 youth who will represent the diverse youth population of Chilliwack. The diverse youth population will be fully inclusive of gender, sexuality, ethnicity and religious views. Given that
Chilliwack’s vulnerable youths are over-represented by the Aboriginal population, there will be a focused effort to include the Aboriginal youth voice. The youth will be identified and connected to the Youth Advisory Committee from public and private Senior Secondary Schools, meeting every two weeks.

- The Youth Advisory Committee will be a representation of youth voices whose purpose is to advocate on behalf of youth through identifying, improving, and increasing services and programs for youth in Chilliwack.

- The Youth Advisory Committee youth will be involved in volunteer opportunities in the community. The youth will plan, develop, implement, and evaluate large and small community-wide events focused on bringing youth together to connect, learn, and grow.

- The Youth Advisory Committee youth will work with Mayor and City Council to ensure youth voices are being incorporated into City wide initiatives.

- The Youth Advisory Committee youth will support the coordination, awareness, and communication of existing and new youth resources and services in our community to all youth.

2. Expand and increase programming for youth ages 9 to 18, to serve under-resourced neighbourhoods in Chilliwack

- 4 new weekly programs a week (3 additional Juniors and 1 additional Seniors programs)
- Offer 2 programs weekly in 2 Community Schools to serve under resourced neighbourhoods: Rosedale Community School and Promontory Community School
- Offer 3 drop-in centres, to target high risk neighbourhoods in our Community: Main Street, Neighbourhood Learner Centre, Chilliwack Society for Community Living

3. Increase community partnerships

- Partner with three additional partners annually

4. Increase volunteer recruitment and retention to support the sustainability of programs of the Youth Community Recreation Program

- 10 new volunteers annually

5. Increase number of unique participants

- 100+ unique youth connected through the new weekly programs
- Continued annual participant growth of 10%

Sub Contracted Strategies and Deliverables for Afternoon Adventures:

1. Expand and increase weekly Afternoon Adventures Programming

- 3 new partnerships in 2018-2019 (3 Middle Schools)
- 1 new partnership annually from 2019 onwards (Elementary or Middle School)
- 25+ new students will be engaged in every new Afternoons Adventures (AA) Program partnership – 75-100+ unique participants in 2018-2019
- 10 weekly AA programs in 7 SD #33 Schools by 2018-2019
- Leadership and volunteer opportunities for ‘senior’ students to give back to the program and mentor new students

2. Expand and increase one-on-one mentoring relationships between student and volunteer

3. Expand and increase coordination of the Afternoon Adventures Program.
   - All Afternoon Adventures Programs will be overseen, supervised and supported by the Afternoon Adventures Director
   - All Afternoon Adventures Programs will be trained and be provided ongoing coaching and support from the AA Director

4. Expand and increase community engagement and collaboration
   - Afternoon Adventures Director will expand community partnerships
   - Develop and pilot an outreach model at Bernard Elementary to engage and connect with families, that will be rolled out to all program partnerships – monthly meetings with women from City Life Centre and Bernard Elementary families
## Financial Plan

### Youth Community Recreation Program Revenue

<table>
<thead>
<tr>
<th>2018 Revenue Source</th>
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<td>$193,271</td>
<td></td>
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<tr>
<td>Fundraising</td>
<td>$3,039</td>
<td>Monarch Lions Club</td>
<td>MCFD</td>
<td>$4,500</td>
<td>For Youth Advisory Committee</td>
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<tr>
<td>Grant</td>
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<td>BC Rec &amp; Park Teen Challenge</td>
<td>Fundraising</td>
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<td>CCS Fundraising</td>
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<tr>
<td><strong>Total</strong></td>
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Requesting an increase of $76,871 from the City of Chilliwack
Support

In October 2017, the Youth Space Steering Committee, under the Child and Youth Committee, commissioned a report to be written\(^1\) with the intention of properly bringing together existing research, reports, and surveys that outline the expressed needs of Chilliwack’s youth. The report offers a comprehensive understanding of the gaps of service and significant areas of need for youth in our community. Chilliwack Community Services’ Youth Recreation Program and sub-contractor Afternoon Adventures offers free daily pro-social programs throughout the week for youth ages 9-18, serving approximately 300 youth annually. While there are also other existing programs that target youth’s needs, there still exists a need for continued growth in services that target youths under 26 years old because Chilliwack is one of the fastest growing communities in the Fraser Valley. Between 2011 to 2016 the population of Chilliwack grew by 7.5% to 83,782\(^2\) residents and continues to expand every year. With growth comes increased need and Chilliwack’s unique neighbourhoods (ex. Promontory, Rosedale, Chilliwack Proper, Greendale, Yarrow, First Nations Communities etc.) are not immune to the challenges that come with growing, that includes increased mental health concerns, vulnerable Aboriginal individuals, family poverty, adverse childhood effects, and housing crisis. Research shows the direct benefit of prevention and intervention to build protective factors around youth, to support their ability to be successful contributing members of our community. Our community, especially our underserved neighbourhoods aforementioned need to be able to put youth first to ensure the future of our community is healthy, strong, and successful.

Chilliwack is a leader for its use of the Child and Youth Committee youth service providers to collaborate and partner in developing and delivering services. The Chilliwack Child and Youth Committee (CYC) is a partnership of the government and not for profit agencies serving children, youth and their families. Currently there are 34 agencies represented at the CYC and its various sub-committees. The Chilliwack CYC has proven progressive leadership developing community protocols and initiatives and is well-respected throughout the community and region as a front-runner. The partners listed below support Chilliwack Community Services, through program delivery, in-kind contributions, and ongoing oversight and support. These partners recognize the need in our community and are actively working towards seeing Chilliwack thrive.

---

\(^1\) See attached document “Phase 1: Coordinating Chilliwack Youth Partnerships”, by Youth Space Steering Committee

\(^2\) 2016 Census, Statistic Canada
Letters of support, (see attached documents):
- Child and Youth Committee
- Chilliwack Society for Community Living
- Ministry of Child and Family Development
- Rosedale Traditional School
- Promontory Elementary School
- Cyrus Centre
- Chilliwack Youth Health Centre
- Main Street Church
- School District #33

**Recognition**

The City of Chilliwack is recognized as the primary funder of the Youth Community Recreation Program. The City is overseeing, guiding, and supporting the direction of service deliverables and program outcomes.

Partnerships:
- Child and Youth Committee
- Chilliwack Society for Community Living
- Ministry of Child and Family Development
- Rosedale Traditional School
- Promontory Elementary School
- Cyrus Centre
- Chilliwack Youth Health Centre
- School District #33
- Sto:lo Service Agencies

**Benefits**

The Youth Community Recreation Program is critically placed within the community to support the younger population of youths who are vulnerable to high risk behaviors as they age into later adolescence and adulthood. The programming specifically targets youths during afterschool hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems. It successfully builds long-term resilience by keeping youths off the streets, thereby decreasing access to street-entrenched activities that would put them at higher risk for drug use, criminal
behavior, and future homelessness. In essence, the more preventative programs that target positive community connections, the less likely youths will need to utilize reactive and responsive services later down the road, and the more likely they will become the community’s future leaders.

**Summary**

It is well recognized there are a limited number of accessible recreational and social development programs and those in existence are under-funded. Our goal with vulnerable and at-risk youth ages 9-18 is to provide healthy pro-social based programming that will increase social and emotional skills, physical activity and build youth in our community into leaders and advocates. Through these initiatives as youth enter adolescents and adulthood, there can be a decreased involvement in criminal activity, gang affiliation and the use of drugs; while, seeing an increase of youth engaged in their community, advocating for their needs and rights, and building a stronger tomorrow.
October 17, 2018

To Whom It May Concern,

The Chilliwack Child and Youth Committee (CYC) is a partnership of the government and not for profit agencies serving children, youth and their families in Chilliwack.

The CYC has identified the need for more opportunities for youth engagement in Chilliwack. The CYC strongly supports Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Recomect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youths in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youths during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

Through the development and implementation of a Youth Commission, a voice will be provided to the youths of Chilliwack. Youth will be able to engage and contribute to advocating for their needs and a healthier community, guiding local youth agencies and beyond to align their practices and policies to meet youth needs. In order to best serve the community, the Youth Community Recreation Program also wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies who represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

The Chilliwack Child and Youth Committee, the Youth Drop-In Task Group, and CYC Youth Matters Subcommittee will also support the implementation and selection of youth and young adults to represent their community on the Youth Commission.

On behalf of the Chilliwack Child and Youth Committee,

Karen Steegstra, Child and Youth Community Coordinator, karen@childandyouth.com
To Whom It May Concern

Please consider this as a strong letter of support from School District #33 for Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youths in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youths during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

In order to best serve the community, the Youth Community Recreation Program wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies who represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

School District #33 is a committed partner in providing accessible and available space to the Youth Community Recreation Program on a regular basis to ensure youth in our community can benefit from their programs. We will offer our program space on a regular basis to run programming for youth 9 – 18 years to continue to serve the vulnerable population of youth across Chilliwack.

If you have any further questions please contact me at 604-819-1062

Sincerely,

Rohan Arul-Pragasam
Acting Superintendent
Chilliwack School District
SUPPORT LETTER FROM ROSEDALE COMMUNITY SCHOOL
August 29, 2018

To Whom It May Concern

Please consider this as a strong letter of support from Rosedale Community School for Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youths in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youths during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

In order to best serve the community, the Youth Community Recreation Program wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies who represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

Rosedale Community School is a committed partner and we will offer our program space on a weekly basis, at no charge to run programming for youth 12 – 18 years to serve under-resourced neighbourhoods.

If you have any further questions please contact me at 604 378-0300

Sincerely,
Olga Cabrera
Executive Director
Rosedale Traditional Community School Society
October 19th, 2018

To Whom It May Concern

Chilliwack Society for Community Living (CSCL) is a non-profit organization serving children and youth with special needs and adults with developmental disabilities in Chilliwack and neighbouring communities since 1954. CSCL strongly supports Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youth every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youth in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youth during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

Through the development and implementation of a Youth Commission, a voice will be provided to the youth of Chilliwack. Youth will be able to engage and contribute to advocating for their needs and a healthier community, guiding local youth agencies and beyond to align their practices and policies to meet youth needs. In order to best serve the community, the Youth Community Recreation Program also wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies who represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

CSCL wishes to partner with CCS and run a weekly drop-in. It would be offered at CSCL’s Mathieson Centre at no cost to youth. CSCL would provide staff to support CSCL youth and CCS would provide a staff and volunteers to run the program. The youth drop in would benefit all youth (regardless of diverse abilities). CSCL fully supports CCS and looks forward to this partnership.

If you have any questions please contact Natalie Karam at CSCL’s Mathieson Centre at 604-846-7777.

Sincerely,

[Signature]

Julie Unger
Executive Director
Chilliwack Society for Community Living
October 26, 2018

To Whom It May Concern

Please consider this as a strong letter of support from the Chilliwack Youth Health Centre (CYHC) for Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

In summer 2018, the Youth Community Recreation Program partnered with the Chilliwack Youth Health Centre to offer a free, once a week recreational drop-in centre for vulnerable youth who are attending the CYHC counselling and/or medical services, or youth that are from the Chilliwack downtown core. The drop-in continues to grow and provide an opportunity for youth to engage in a safe space when they may not otherwise have the opportunity to do so.

The Chilliwack Youth Health Centre is a committed partner and we will continue to partner with CCS in this weekly initiative for youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

If you have any further questions please contact me at 604-316-3302
Sincerely,

Dan Bibby
Co-Chair
Chilliwack Youth Health Centre
October 23, 2018

To whom it may concern,

Cyrus Centre is a local not for profit agency that works with vulnerable and homeless youth in Chilliwack. Through its work with youth, families, and other local and government agencies, Cyrus Centre aims to work for the well-being of vulnerable youth and their families.

Chilliwack Community Services and Cyrus Centre participate on the Child and Youth Committee and its subcommittees in addressing child and youth issues within Chilliwack. Through this involvement there has been an identified lack of opportunities for positive engagement for youth at the community and recreational level. Cyrus Centre supports Community Services as they take the initiative and make a push in advancing a Chilliwack Youth Commission which will help in the development and expansion of youth programming throughout Chilliwack.

Starting earlier this year, Cyrus Centre has partnered with Community Services through the inception and development of a free, recreational drop-in center for vulnerable youth called The Break Room. Since it began this past February, it has continued to grow and provide an opportunity for youth to engage in a safe space when they may not otherwise have the opportunity to do so.

Cyrus Centre is a proud partner of Chilliwack Community Services. Over the past four years of our existence in Chilliwack, CCS has exemplified great service provision to their young clients through amazing programs that include outreach, support/counselling, education, housing, and recreation. Cyrus Centre supports Community Services as they pursue this new initiative and will continue to offer support through its implementation.

Trevor Wiens
Chilliwack Director

Administration Office: 2616 Ware Street
Abbotsford, BC V2S 3E5
604.859.5773

www.cyruscentre.com

Chilliwack Office: 45845 Wellington Avenue
Chilliwack, BC V2P 2E1
604.795.5773
To Whom It May Concern

Please consider this as a strong letter of support from Main Street Church for Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youths in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youths during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

In order to best serve the community, the Youth Community Recreation Program wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies who represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

Main Street Church is a committed partner in the Breakroom, a weekly drop in for vulnerable youth ages 12-18 in the downtown core of Chilliwack. The Breakroom has been running in partnership with CCS, Cyrus Centre, and Main Street Church since February 2018. The program is ideally located to serve vulnerable and street entrenched youth, connecting youth to pro-social programming and positive healthy mentorship. We will continue to offer our program space on a weekly basis, at no charge to run programming for youth 12 – 18 years to continue to serve this high-risk population of youth.

If you have any further questions please contact me at 604.792.6844

Sincerely,

Shawn Vandop
Lead Pastor

T. 604.792.6844   E. office@mainstreetchurch.ca   W. mainstreetchurch.ca
To Whom It May Concern

Please consider this as a strong letter of support from Promontory Heights Elementary Community Association for Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the City.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youths in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youths during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

In order to best serve the community, the Youth Community Recreation Program also wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies who represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

Promontory Heights Elementary Community Association is a committed partner and we will offer our program space on a weekly basis, at no charge to run programming for youth 12 – 18 years to serve under-resourced neighbourhoods.

The Chilliwack Child and Youth Committee, the Youth Drop-In Task Group, and CYC Youth Matters Sub Committee will also support the implementation and selection of youth and young adults to represent their community on the Youth Commission.

If you have any further questions please contact me at 604-858-2999

Sincerely,

Royce Pritchard
Community School Coordinator.

46200 Stoneview Drive
Chilliwack BC
V2R 3W4
Phone: 604 858-2999
E-mail: phessa@phessa.ca
Web site: www.phessa.ca
September 28, 2018

To Whom It May Concern:

Please consider this as a strong letter of support from the Ministry of Children and Family Development: Chilliwack for Chilliwack Community Services and its role in advancing a Chilliwack Youth Commission and expanding youth programming throughout the city.

Chilliwack Community Services has been a focal point for youth support for many years through the range of programs including the Youth Community Recreation Program, Reconnect, Youth Support, Youth and Family Counselling, Young Parent Outreach Program, REAL and the Village Housing Program that provides housing to youths who are homeless or at risk of homelessness. Overall CCS supports more than 600 youths every year.

The Youth Community Recreation Program aims to enhance the lives of vulnerable youths in the Chilliwack community through recreational programs that provide young people ages 9 to 18 with positive role models, healthy activities and habits, volunteer and leadership opportunities, and a chance to be a member of their community. The programming specifically targets youths during after school hours who would otherwise be unable to afford such activities due to barriers that include low family income, lack of transportation, and lack of natural support systems.

Through the development and implementation of a Youth Commission, a voice will be provided to the youths of Chilliwack. Youth will be able to engage and contribute to advocating for their needs and a healthier community, guiding local youth agencies and beyond to align their practices and policies to meet youth needs. In order to best serve the community, the Youth Community Recreation Program also wants to enhance and increase recreational opportunities in Chilliwack by further partnering with local agencies that represent and serve youth in our community. We believe that CCS is ideally positioned to lead this initiative and be partners with the community.

If you have any further questions please contact me at 604-316-3302

Sincerely,

Dan Bibby
Director of Operations: Chilliwack
Ministry of Children and Family Development
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 7449 Leary Crescent.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4654”, which proposes to rezone property located at 7449 Leary Crescent 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 March 5, 2019. (RZ001310)

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
STAFF REPORT ON REZONING APPLICATION RZ001310

PREPARED BY: Stacy Thoreson       DATE: January 26, 2019
POSITION: Planner I       DEPARTMENT: Planning & Strategic Initiatives

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 7449 Leary Crescent.

2. PROPOSAL:

The applicant requests to rezone the property to facilitate a 2-lot subdivision. Final lot layout must comply with City Bylaws and include urban half road frontage works, complete with LED street lighting, and an extension to the storm main, as required at time of subdivision.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Low Density Residential”

Land Use: Single family dwelling to be demolished at the time of subdivision.

3.2 Neighbourhood Character

The property is located within a residential neighbourhood in Sardis, surrounded by single family homes within the R1-A Zone.

As the neighbourhood is predominantly characterized by a mix of mature yet well-maintained cottage-style and split-level single family homes, the future development of new single family homes will maintain the built form and overall density of the area. However, ground entry homes with living quarters above will likely be constructed in order to comply with the Flood Construction Level (FCL), creating a height differentiation with some of the surrounding lots. Both the existing R1-A Zone and proposed R3 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.
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. 4654”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended by rezoning property described as PID: 002-219-671, Lot “B” District Lots 279 and 38 Group 2 New Westminster District Plan 17599, 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

__________________________________________
Mayor

__________________________________________
Corporate Officer

NOTE: This bylaw refers to property located at 7449 Leary Crescent.
1. SUMMARY OF ISSUE:

The applicant wishes to amend the text of the Zoning Bylaw with respect to the CD-21 (Comprehensive Development -21) Zone to facilitate the construction of an apartment building within the subject property. The proposed text amendments relate to increasing the permitted density and decreasing the minimum front lot line setback and parking, as required by the CD-21 Zone, specifically within the subject property. 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 44521 Sherry Drive.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4655", which proposes to amend the text of the Zoning Bylaw with respect to the CD-21 (Comprehensive Development -21) Zone, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001315)

[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 wishes to amend the text of the Zoning Bylaw with respect to the CD-21 (Comprehensive Development -21) Zone to facilitate the construction of an apartment building within the subject property. The proposed text amendments relate to increasing the permitted density and decreasing the minimum front lot line setback and parking, as required by the CD-21 Zone, specifically within the subject property. 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 44521 Sherry Drive.

2. BACKGROUND/PROPOSAL:

The CD-21 Zone was created to facilitate the development of the Webster Road Area Plan. The Zone permits a range of housing types: one and two family residential units as well as multi-family residential units in the form of townhouses, apartment buildings and row houses.

The applicant is proposing to construct a new four storey, 52-unit apartment building within the subject property. Access to the property is located off of Sherry Drive where the driveway will also provide access to the 19-unit row house development, currently under construction, to the north via an access easement.

For information, a copy of the applicant’s Conceptual Site & Parking Plan is attached. Also attached for information is a copy of the proposed bylaw.

Final lot layout must comply with City Bylaws and include an adequate turn-around and access for waste collection vehicles, as required at time of development. As the property is located within Development Permit Area 1 – Vedder Aquafir Capture Zone, a Development Permit is required. Also, as the property is located within Development Permit Area 6 – Multi-Family Residential, a Development Permit to approve the “form and character” is required.

3. PROPOSED TEXT AMENDMENTS:

The following amendments are proposed and are specific to the subject property only:

Density

- To increase the maximum permitted density from 135 dwelling units per hectare to 156 dwelling units per hectare to facilitate an increase to the number of units from 45 to 52 units.
If the requested increase in density is approved, the additional units will be studio “small apartment” units. The applicant’s rationale is the additional units will provide a more affordable product for rent and eventual sale. Incorporating a variety of apartment unit sizes is suitable to provide housing to a range of income levels and lifestyles.

Parking

- Include a parking rate of 1 stall per “small apartment” unit 57m² or less (51m² plus 6m² area for storage.

The current parking rate within the CD-21 Zone is 1.5 stalls per apartment unit. The request for a parking rate reduction for small apartment units will allow for greater flexibility with respect to off-street parking requirements. A similar parking rate is permitted within the CD-20 (Comprehensive Development - 20) Zone, which was created to support incorporation of small apartment units with a reduced parking requirement of 0.75 parking stalls per small apartment unit, given the close proximity to public amenities and frequent transit service.

As the subject property is located near public amenities but is not serviced by a frequent transit route, the proposed parking rate of 1 stall per “small apartment” instead of 0.75 stalls is appropriate.

Front Lot Line Setback

- Reduce the minimum front yard setback from 6m to 4.5m.

A reduction to the front lot line setback is supported by the Design Guidelines, which will be considered at the time of Development Permit application, to bring development close to and parallel to the street. The Conceptual Site Plan includes pedestrian connectivity to the ground floor units, which reinforce the relationship of the building to the street and provide the main connection between the private and public realm. It is anticipated that the front façade will maximize the character of the streetscape and provide an attractive view to the adjacent “Webster Park”.

4. FACTORS:

4.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Comprehensive Development Area”; part of the Webster Road Area Plan.

Land Use: Vacant lot.

4.2 Neighbourhood Character

The subject property is located within “Webster Crossing” within the Vedder Neighbourhood. Surrounding land uses include:

North: 19-unit rowhouse development, currently under construction.
East: 10-unit townhouse complex.
South: Webster Park.
West: Single family dwelling, a temporary accessory dwelling and an ancillary building within a 5.7 hectare lot.

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

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4655”, which proposes to amend the text of the Zoning Bylaw with respect to the CD-21 (Comprehensive Development -21) Zone, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001315)

Substantiation:

The proposed text amendments are considered supportable as they will facilitate a development that is in keeping with the needs of the community within a location that is central to public amenities and services. The proposed amendments are also expected to result in a development that is compatible and complementary to existing surrounding land uses.

6. SOURCES OF INFORMATION:

- Development Application Review Team Minutes – December 18, 2018
- Rezoning Application - RZ001315
An ADU is only permitted in association with a ONE-FAMILY RESIDENTIAL USE (single family detached dwelling).

Only one ADU may be sited on a lot.

As a condition of issuance of a Building Permit for an ADU, the property owner shall enter into a restrictive covenant agreement assuring the City of Chilliwack that the owner shall remain resident in either the ONE-FAMILY RESIDENTIAL unit (single family detached dwelling) or the ADU. As a condition of occupancy of the ADU, the requirement of owner residency shall be verified annually by declaration.

Except in association with a ONE-FAMILY RESIDENTIAL USE, URBAN ANCILLARY USES shall be limited to:

- gardening and recreational activities
- household storage and maintenance
- keeping of pets not exceeding 3 in number
- off-street parking of licensed motor vehicles in association with the Residential Use.

URBAN ANCILLARY USES permitted shall be the total of those uses for the lot; not for an individual dwelling unit.

Notwithstanding (3) & (4) above, where bare land strata lots are created within a strata development, the number of strata lots shall be determined on the basis of the overall strata development, while the strata lot size and dimensions shall be equivalent to the “siting area” as defined in (9) above. (AB #4015)

Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.

An OFF-STREET PARKING space for an ADU shall be on the same lot as the ONE-FAMILY RESIDENTIAL USE and freely accessible at all times.

Unless specified elsewhere within the CD-21(Comprehensive Development-21) Zone:

Where a MULTI-FAMILY RESIDENTIAL apartment block is permitted within the following property:

A. PID: 030-111-358, Lot 2 Section 2 Township 23 New Westminster District Plan EPP63623 shall meet the standards below:

   I. DENSITY (maximum)

   (a) 156 du/ha
II. SETBACKS (minimum distance to)
   (a) FLL 4.5

III. OFF STREET PARKING
   (a) 1 parking space per dwelling units less than 51m²

IV. Notwithstanding 13(a)(x) above, a small apartment may contain a maximum of 6m² storage area within the unit that shall not be included within the maximum floor area of 51m², or a separate storage locker, but not both.
City of Chilliwack

Bylaw No. 4655

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. 4655”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended in SECTION 14 COMPREHENSIVE DEVELOPMENT ZONES, Subsection 14.21 CD-21 (COMPREHENSIVE DEVELOPMENT-21) ZONE, Paragraph (16) SPECIAL REGULATIONS, by adding a new Subparagraph as follows:

“(m) Unless specified elsewhere within the CD-21 (Comprehensive Development-21) Zone:

(i) Where a MULTI-FAMILY RESIDENTIAL apartment block is permitted within the following property:

A. PID: 030-111-358, Lot 2 Section 2 Township 23 New Westminster District Plan EPP63623 shall meet the standards below:

I. DENSITY (maximum)
   (a) 156 du/ha

II. SETBACKS (minimum distance to)
   (a) FLL 4.5

III. OFF STREET PARKING
   (a) 1 parking space per dwelling units less than 51m²

IV. Notwithstanding 13(a)(x) above, a small apartment may contain a maximum of 6m² storage area within the unit that shall not be included within the maximum floor area of 51m², or separate storage locker, but not both.”

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

______________________________
Mayor

______________________________
Corporate Officer
1. SUMMARY OF ISSUE:

The City is proposing to amend the text of the CD-27 (Comprehensive Development-27) Zone to facilitate a mixed use development including residential and commercial uses within the subject properties. The proposed text amendments relate to modifying the off-street parking and siting requirements for commercial uses as well as amending the private amenity area requirements with respect to future ground floor residential apartment units. 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 46128 Yale Road, 46037 Princess Avenue & 9298 Young Road, 9280 Young Road.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4656”, which proposes to to amend the text of the CD-27 (Comprehensive Development-27) Zone facilitate a mixed use development including residential and commercial uses within property located at 46128 Yale Road, 46037 Princess Avenue & 9298 Young Road, 9280 Young Road, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001333)

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 City is proposing to amend the text of the CD-27 (Comprehensive Development-27) Zone to facilitate a mixed use development including residential and commercial uses within the subject properties. The proposed text amendments relate to modifying the off-street parking and siting requirements for commercial uses as well as amending the private amenity area requirements with respect to future ground floor residential apartment units. 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 46128 Yale Road, 46037 Princess Avenue & 9298 Young Road, 9280 Young Road.

2. BACKGROUND:

The CD-27 Zone was recently adopted by Council to support redevelopment of the approximately, four acre site at Five Corners, in accordance with the recommendations of the Downtown Core Task Force Report and the Downtown Land Use and Development Plan (DLUDP).

Marketing of the site to the development community was undertaken through the release of a request for proposal (RFP) document which outlined detailed criteria for submissions. The RFP aimed to reinforce the downtown as the heart of the City by maintaining a vibrant and safe core with active retail, entertainment and civic functions and through a compact and walkable neighbourhood that provides a balance of jobs, amenities and housing that will attract residents of all ages to downtown Chilliwack. The RFP proposals were carefully reviewed and evaluated with Algra Bros. being selected as the winning proponent.

Algra Bros. has proposed a new and innovative development for the site which aims to transform the downtown into a healthy, sustainable and thriving community that promotes social and economic vitality.

The City is proposing to amend the text of the CD-27 Zone to facilitate the mixed use development as envisioned by Algra Bros including townhouses, apartments, and commercial uses. The proposed text amendments as further detailed below relate to reducing the off-street parking requirements, providing greater flexibility for the commercial uses permitted within the zone and reducing the requirements for private amenity areas associated with future ground floor apartment units only. For information a copy of the proposed amendment Bylaw is attached, which includes a copy of the proposed text amendments to the CD-27 Zone.
3. PROPOSED TEXT AMENDMENTS:

3.1 Parking:

The CD-27 Zone currently requires off-street parking to be provided for residential and commercial uses at a ratio typical of other mixed use zones. While the proposed development as envisioned by Algra Bros. has been designed to reflect these parking rates, it has been determined that the proposed development will be short upon completion using current standards. In July of 2018, a previous text amendment was supported by Council to allow a 25 space reduction for the total build out of the site, to address this parking shortfall. A further text amendment is proposed to modify this parking rate to permit a reduced parking requirement of 46 parking stalls for the commercial portion of the development only. This further reduction is to recognize the retention of historically significant buildings, the existing commercial uses and the site's previous C3 (Town Centre Commercial) Zoning, which did not require any off-street parking spaces for commercial uses due to its close proximity to public transportation and parking areas. The residential portion of the development is to meet the parking requirements of the Zone.

The requested reduction to parking is considered supportable due to the site's close proximity to many public amenities (including transit), the commercial core and public parking areas.

3.2 Commercial Uses:

While the CD-27 Zone currently permits a wide range of commercial uses including retail stores, offices and restaurants etc., the Zone specifically permits commercial uses only when located below multi-family residential units. The proposed text amendment is to delete this regulation from within the Zone to allow commercial uses to be independent from residential uses. The intent is to permit greater flexibility within the Zone and allow Algra Bros. to attract a wider variety of tenants for the future commercial units. The proposed inclusion of these commercial activities is considered supportable as these types of uses are in keeping with the intent of the OCP and DLUDP and are also expected to assist in creating a vibrant and active retail area.

3.3 Amenity Areas:

The CD-27 Zone currently requires private amenity areas (commonly provided in the form of balconies) to be provided for each apartment unit located above the ground floor, with a minimum area of 5m² and dimensions of not less than 1.5m. For ground floor oriented units, the Zone requires a minimum area of 15m², with dimensions of not less than 3m, in recognition of the additional space often available at ground level. The proposed apartment building; however, is intended to be located immediately adjacent to the sidewalk, with each ground unit having direct access to the street. As these units are also required to be raised above the flood construction level, there is no opportunity to meet the larger amenity area requirements.
The proposed text amendment is to include language which reduces the area and dimension requirements specifically for the ground oriented units, to allow balconies to be provided similar to those provided for the units in the floors above, as shown in the Conceptual Elevation Plan below.

**Conceptual Apartment Building Elevation**

![Proposed private access and amenity areas for ground floor units](image)

The text amendment is supportable as it will allow the proposed apartment building to create a more active and engaging street front which is in keeping with the City's Downtown Design Guidelines.

4. **FACTORS/BACKGROUND:**

4.1 **2040 Official Community Plan (OCP)**

The subject properties are designated "Urban Quarter" in the OCP's Downtown Land Use and Development Plan. The Urban Quarter designation supports higher density, mixed use buildings, with active retail uses (shops, cafes, restaurants, etc.) fronting onto main commercial streets, and mid to high-rise apartment development above, and ground oriented townhouses along adjacent residential side streets.

The properties are located within Development Permit Area 4 (Downtown Form and Character) and future development will therefore be subject to the City's Downtown Form and Character Design Guidelines. These guidelines have been developed to create an attractive, vibrant and safe neighbourhood while also recognizing the unique character of the downtown core, and aim to create new development which complements the current form and character of downtown Chilliwack.
4.2 Neighbourhood Character

The majority of adjacent properties are zoned C3 with the exception of several properties to the south east which are zoned R2, R6 (High Density Multi-Family Residential) Zone and RC (Residential/Commercial Conversion) Zone. The existing and proposed development regulations of the CD -27 Zone are expected to facilitate development that is complementary and compatible with the existing adjacent development.

4.3 Technical Considerations

Floodplain: The subject properties are located within the protected floodplain, and as such, future development is 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.

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4656”, which proposes to amend the text of the CD-27 (Comprehensive Development-27) Zone facilitate a mixed use development including residential and commercial uses within property located at 46128 Yale Road, 46037 Princess Avenue & 9298 Young Road, 9280 Young Road, be given first and second reading; and further, that a Public Hearing be called for March 5, 2019. (RZ001333)

Substantiation:

The proposed amendments to the CD-27 Zone are supportable as they will provide greater flexibility within the zone while ensuring that the future development remains compatible with the surrounding land uses and in keeping with the objectives of the OCP and DLUDP. Furthermore, the proposed amendments will provide greater certainty for the Algra Bros. development as intended.

6. SOURCES OF INFORMATION:

- Rezoning Applications RZ001144 & RZ001277
- Downtown Land Use and Development Plan
14.27 CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE (continued)

(8) SITING

(a) Commercial uses shall only be permitted in floors located below, MULTI-
FAMILY RESIDENTIAL USES (apartments) may be located in floors
above the first storey and shall be the only use on such floors

(b) Parking and waste container facilities shall be located behind or under
commercial and residential units so as to be screened from public areas.

(9) BUILDING HEIGHT (maximum)

(a) MULTI-FAMILY RESIDENTIAL

(i) Townhouse 13m
(ii) Apartment block 50m

(10) OFF STREET PARKING (minimum)

(a) Shall be developed in accordance with the requirements of Section 5.13 of
this BYLAW

(b) Shall provide at least the following minimum number of spaces:

(i) 0.75 spaces per apartment dwelling unit less than 51m² in area
(ii) 1 space per one bedroom apartment unit
(iii) 1.5 spaces per two bedroom apartment unit
(iv) 2 spaces per townhouse unit
(v) 1 space per 40m² commercial uses
(vi) 1 bicycle parking space (type “B” parking device) per 500m² gross
floor area commercial use

(vii) 6 visitor bicycle parking spaces (type “B” parking device) for each
MULTI-FAMILY RESIDENTIAL building

(c) Notwithstanding the above, the total number of off street parking spaces
for commercial uses for the entire CD-27 (Comprehensive Development -
27) Zone development may be reduced by a maximum of 25% spaces.

(11) OFF STREET LOADING

(a) Shall be developed in accordance with the requirements of Section 5.12 of
this BYLAW

(b) Shall provide at least the following minimum number of spaces:

(i) 1 space per 1000m² Commercial gross floor area

(12) AMENITY AREA

(a) Shall be developed in accordance with the requirements of Section 5.02 of
this BYLAW and the amenity area standards for the R4 Zone for
townhouses or the R6 Zone for apartment units. Notwithstanding the
above, a private amenity area of not less than 5m² in area and having
minimum dimensions of not less than 1.5m shall be provided for each ground floor oriented unit with individual external access.

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

(14) SIGNS
(a) Shall be developed in accordance with the City of Chilliwack Sign Bylaw, in force from time to time

(15) SPECIAL REGULATIONS
(a) GENERAL COMMERCIAL USE shall specifically exclude:
   (i) an amusement centre
   (ii) a night club,
   (iii) an Adult Entertainment Facility within 1 km of any school (as regulated by the Business Licence Bylaw, in force from time to time)
   (iv) beverage container return depot
   (v) a pawnbroker
   (vi) a liquor store

(a) URBAN ANCILLARY USES shall be limited to:
   (i) gardening and recreational activities
   (ii) household storage and maintenance
   (iii) keeping of household pets not exceeding 3 in number
   (iv) off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE

(AB#4436)
City of Chilliwack

Bylaw No. 4656

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. 4656”.

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended in SECTION 14 COMPREHENSIVE DEVELOPMENT ZONES, Subsection 14.27 CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE, Paragraph (8) SITING, by deleting Subparagraph (a) in its entirety and renumbering the existing subparagraph accordingly.

3. Said Bylaw is hereby further amended in SECTION 14 COMPREHENSIVE DEVELOPMENT ZONES, Subsection 14.27 CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE, Paragraph (10), Subparagraph (c), by inserting the words “for commercial uses” after the words “street parking spaces” and before the words “for the entire”; and further, by deleting the figure “25” and substituting with the figure “45” after the words “a maximum of” and before the word “spaces”.

4. Said Bylaw is hereby further amended in SECTION 14 COMPREHENSIVE DEVELOPMENT ZONES, Subsection 14.27 CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE, Paragraph (12), Subparagraph (a) by adding the words “Notwithstanding the above, a private amenity area of not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for each ground floor oriented unit with individual external access.” after the words “for apartment units.”

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

________________________________________
Mayor

________________________________________
Corporate Officer
The City wishes to amend the text of the 2040 Official Community Plan, the Downtown Land Use and Development Plan, the Alder Neighbourhood Plan and the Chilliwack Proper and Fairfield Island Neighbourhoods Plan (the “Neighbourhood Plans”) to increase the permitted density within certain residential designations. Furthermore, to be consistent with the proposed text amendments to the “Neighbourhood Plans”, amendments to the R5 (Medium Density Multi-Family Residential) and R6 (High Density Multi-Family Residential) Zones to increase the density provision from 135du/ha to 225du/ha and from 185du/ha to 250 du/ha, respectively, have been proposed in addition to an increase to the building height in the R5 Zone from 15m to 17.5m. The intent of the proposed text amendments is to facilitate the creation of small unit apartments (51m² or less) within close proximity to transit facilities while maintaining the overall built form and scale of developments by retaining the existing lot coverage and setback provisions within the zones.

Recommendation that

- “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4657” which proposes to amend the text of the 2040 Official Community Plan, Downtown Land Use and Development Plan, Alder Neighbourhood Plan and Chilliwack Proper and Fairfield Island Neighbourhoods Plan; and,
- “Zoning Bylaw Amendment Bylaw 2019, No. 4658”, which proposes to amend the text of the R5 (Medium Density Multi-Family Residential) and R6 (High Density Multi-Family Residential) Zones;

be given first and second reading; and further, that a Public Hearing be called for March 5, 2019.

David Blain
Director of Planning & Engineering

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. DEFINITION OF ISSUE:

The City wishes to amend the text of the 2040 Official Community Plan, the Downtown Land Use and Development Plan, the Alder Neighbourhood Plan and the Chilliwack Proper and Fairfield Island Neighbourhoods Plan (the “Neighbourhood Plans”) to increase the permitted density within certain residential designations. Furthermore, to be consistent with the proposed text amendments to the “Neighbourhood Plans”, amendments to the R5 (Medium Density Multi-Family Residential) and R6 (High Density Multi-Family Residential) Zones to increase the density provision from 135du/ha to 225du/ha and from 185du/ha to 250 du/ha, respectively, have been proposed in addition to an increase to the building height in the R5 Zone from 15m to 17.5m. The intent of the proposed text amendments is to facilitate the creation of small unit apartments (51m² or less) within close proximity to transit facilities while maintaining the overall built form and scale of developments by retaining the existing lot coverage and setback provisions within the zones.

2. BACKGROUND:

A key objective of the 2040 Official Community Plan and various Neighbourhood Plans is the provision of adequate, affordable and suitable housing within Chilliwack. As a method to provide more affordable housing, the City has encouraged the development of smaller unit apartments through the use of a small unit development cost charge rate and the creation of the CD-20 (Comprehensive Development – 20) Zone which allows for increased densities and reduced parking standards. As this type of housing is increasing in popularity, and to avoid spot rezoning of each site, text amendments are proposed to allow smaller units, and thus higher densities, in areas designated for medium and high density apartment development, while maintaining the built form established in the “Neighbourhood Plans”.

3. FACTORS:

3.1 Proposal

The proposed text amendments to both the Official Community Plan and the Zoning Bylaw are intended to give developers within 400m of a bus stop on a Frequent Transit Route (with a 20 minute or better weekday service frequency) or 800m of Transit Exchange the flexibility to construct higher density developments by including small unit apartments. The proposed increase to the height within the R5 Zone to 17.5m is intended to facilitate construction of 4 storey apartment buildings (with an above ground garage). This height is consistent with the built form guidelines within the “Neighbourhood Plans”. As the changes to the Zoning Bylaw and
"Neighbourhood Plans" do not include a relaxation of lot coverage, setbacks, parking requirements, etc. the overall impact of the increased density is negligible as the built form of any new construction will mirror the existing neighbourhood.

It should be noted that the increase in density is intended to encourage the creation of affordable housing options located in close proximity to transit, and as such, development applications which request variances to parking requirements, amenity space provisions, setbacks, building heights, etc. solely required to achieve the maximum density (without the provision of small unit apartments) will not be supported.

As part of the Zoning Bylaw review currently underway, amendments to common amenity space requirements may, in the future, incorporate a sliding scale based on the number of units. This shift will result in higher density developments requiring larger common amenity areas, which is in keeping with best practices utilized by other municipalities.

3.2 Amendments to the Official Community Plan and Neighbourhood Plans

The "Neighbourhood Plans" will be amended to include a higher density allowance with the following conditions:
1. The higher density is only permitted in association with the development of small unit apartments (51m² or less in gross floor area) or congregate care; and,
2. The increased density provision associated with small unit apartments is only applicable on lots within:
   a. 400m of a bus stop on a Frequent Transit Route; or,
   b. 800m of a Transit Exchange.

3.3 Amendments to the Zoning Bylaw

The proposed text amendments to the Zoning Bylaw are as follows:

R5 (Medium Density Multi-Family Residential) Zone:
- Increase the permitted density from 135du/ha to 225 du/ha for multi-family residential uses.
  - The increased density is consistent with the existing density provision in the R5 Zone for congregate care facilities. These facilities are generally comprised of smaller apartment units with a larger indoor common amenity area.

- Increase the maximum building height for multi-family residential uses and congregate care facilities from 15m to 17.5m.
  - A height of 17.5m is necessary to construct a 4 storey apartment building with an above ground garage. This height increase is consistent with the established built form and massing guidelines as stated in the "Neighbourhood Plans".

R6 (High Density Multi-Family Residential) Zone
- Increase the permitted density from 185 du/ha to 250 du/ha for multi-family residential uses.
The proposed density is consistent with the density permitted within the CD-20
(Comprehensive Development – 20) Zone.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that
- "Official Community Plan Bylaw Amendment Bylaw 2019, No. 4657" which proposes to
  amend the text of the 2040 Official Community Plan, Downtown Land Use and Development
  Plan, Alder Neighbourhood Plan and Chilliwack Proper and Fairfield Island Neighbourhoods
  Plan; and,
- "Zoning Bylaw Amendment Bylaw 2019, No. 4658", which proposes to amend the text of
  the R5 (Medium Density Multi-Family Residential) and R6 (High Density Multi-Family
  Residential) Zones;

be given first and second reading; and further, that a Public Hearing be called for March 5, 2019.
(OCP00038)

Substantiation:

The City is currently pursuing different options to increase affordable housing in the community as a
way to combat homelessness as well as provide opportunities for people to age in place. As such,
the proposed text amendments are consistent with City objectives while ensuring the scale and
massing of future developments are consistent with existing neighbourhoods by retaining the
height requirements within the "Neighbourhood Plans". Furthermore, the role of public transit is
emphasized by the proposed changes by promoting higher density residential developments only in
areas in close proximity to transit facilities.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – January 31, 2019
- Official Community Plan application OCP00038
- 2040 Official Community Plan
MEDIUM DENSITY RESIDENTIAL (RM)

DENSITY

Maximum 150 uph (units per ha) or up to 225 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

Minimum 25 uph (units per hectare)

The density of 225 uph for small unit apartments is only applicable on lots within:

- 400 m of a bus stop on a frequent transit route;
- or,
- 800 m of a transit exchange.

INTENT

- Provide affordable housing for diverse income groups and household types: seniors, students, empty nesters, singles, small families and special needs groups.
- Accommodate density bonusing and inclusionary zoning (subsidized housing units).

APPROPRIATE LOCATIONS

The cores of Sardis-Vedder, areas in close proximity to a neighbourhood commercial centre, and locations along urban traffic corridors; in all cases, utility capacities, services and amenities such as schools and parks should be available.

DIRECT ACCESS

Collector / arterial roads

PERMITTED USES

Residential uses per recommended densities and built forms; neighbourhood oriented civic uses such as elementary schools, local churches, neighbourhood centres, parks and recreational facilities; and convenient commercial uses at suitable locations and subject to the conditions stipulated in the zoning bylaw.

FORM AND CHARACTER

Subject to Development Permit regulation regarding multi-family residential form and character.

APPROPRIATE BUILT FORMS

- 3 to 6 storey wood frame apartment.
- Stacked townhouse (attached up-and-down and side-by-side ground-oriented/accessed units).
- Townhouse (attached side-by-side): street fronting, rear lane access, clustered, part of mixed housing project, fee simple or strata.
- Coach housing and accessory dwelling units where appropriate.
Residential 3 - Low Rise Apartment

**Intent:** to create a mix of housing options suitable for and affordable to a range of income levels and lifestyles including singles, couples, seniors and young families.

**Appropriate Building Types:**
- Stacked town house (including back to back)
- Apartments (with ground oriented units)

**Density:** 70 – 135 uph (units per hectare); or up to 225 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

The density of 225 uph (units per hectare) for small unit apartments is only applicable on lots within:
- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.

**Height:** Up 4 storeys

**Parking Ratio:** 1:1:25 As per Zoning Bylaw

Residential 3a (Density Bonus)

**Intent:** Pursuant to the provisions of Section 904 of the *Local Government Act*, higher density up to the density allowed in the Residential 4 designation from a base density consistent with the Residential 3 designation will be considered in exchange for the provision of affordable housing or other specified social, recreational and environmental amenities consistent with the policies of this plan.
3.2.3 Apartment/Townhouse

**Intent:** To accommodate mixed multi-family development, in the form of apartments and townhouses, along inner streets in the Neighbourhood Plan area.

**Appropriate Building Types:** Townhouses and multi-storey apartment buildings with street-facing units on the ground floor. Orientation should be as indicated in Figure 3.1.

**Density:** 185 units/ha or 200 uph (units per hectare) with townhouses provided at ground level; or up to 250 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

The density of 250 uph (units per hectare) for small unit apartments is only applicable on lots within:

- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.

**Design Guidance**

**Height:** Up to 8 storeys

**Building Placement:** Buildings should be built parallel to the road right-of-way with minimal setbacks to the front lot line and exterior side lot line to allow easy access from the sidewalk to the residential units and to encourage vibrant and active streetscapes. Setbacks will only be considered where public or private amenity space or landscaping is provided to enhance the street environment.

**Active Frontage:** Buildings should include active frontages facing all streets with frequent doors, windows, patios and balconies and limited blank walls, to improve security by increasing the eyes on the street. Building frontage should be continuous, with gaps between buildings kept to a minimum to maintain visual interest and street continuity.

**Parking:** Under building or underground off street parking will be encouraged. Surface off street parking, where required, should be located behind the building to maximize the building frontage on the street.
3.2.2 Apartment Residential

Intent: To accommodate single use, multi-family development in the form of low-rise apartments.

Appropriate Building Types: Multi-storey apartment buildings. Buildings should be oriented to the street as indicated in Figure 3.1.

Density: Up to 135 units/ha 155 uph (units per hectare) or up to 225 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

The density of 225 uph (units per hectare) for small unit apartments is only applicable on lots within:

- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.

Design Guidance

Height: Up to 4 storeys

Building Placement: Buildings should be built parallel to the road right-of-way with minimal setbacks to the front lot line and exterior side lot line to allow easy access from the sidewalk to the residential units and to encourage vibrant and active streetscapes. Setbacks will only be considered where public or private amenity space or landscaping is provided to enhance the street environment.

Active frontage: Buildings should include active frontages facing all streets with frequent doors, windows, patios and balconies and limited blank walls, to improve security by increasing the eyes on the street. Building frontage should be continuous, with gaps between buildings kept to a minimum to maintain visual interest and street continuity.

Parking: Under building or underground off-street parking will be encouraged. Surface off-street parking, where required, should be located behind the building to maximize the building frontage on the street.
Residential 3 – Low Rise Apartment and Attached Housing (Res-3)

Intent: to retain the medium density residential land use designation along the Yale Road / Broadway Corridor to provide opportunities for more affordable and accessible housing.

Appropriate Housing Types:
- Townhouses
- Rowhouses
- Low Rise Apartments
- Small unit apartments (maximum of 51 m² or less in gross floor area) on lots within:
  - 400 m of a bus stop on a frequent transit route;
  - 800 m of a transit exchange.

Height: 10 m for Townhouse and Rowhouse and 17.5 m for Apartment or as identified in the Zoning Bylaw

Other land use designations to be included in the plan area are Institutional, Commercial and Park where these uses currently exist as defined below:
- Institutional uses including, but may not be restricted to educational facilities, recreational facilities, health facilities, government facilities and government administrative offices;
- Commercial uses including, but may not be restricted to, local neighbourhood commercial retail and office development; and,
- Park uses including, but may not be restricted to, publically owned open space that may or may not include structures or playgrounds and includes pathways and trails.
(5) DENSITY (maximum)
   (a) apartment MULTI-FAMILY **435225** du per ha (AB #3221)
   (b) CONGREGATE LIVING HOUSING 225 du per ha

(6) LOT COVERAGE (maximum)
   (a) RESIDENTIAL USE 50%
   (b) URBAN ANCILLARY USE maximum 30m² per du or 15%, whichever is less
   (c) CONGREGATE LIVING HOUSING 60%

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to)
   (a) MULTI-FAMILY RESIDENTIAL
       (4 or fewer dwelling units) 6.0 6.0 3.0 6.0
   (b) MULTI-FAMILY RESIDENTIAL
       (5 or more dwelling units) 6.0 6.0 6.0 6.0
   (c) CONGREGATE LIVING HOUSING 6.0 6.0 6.0 6.0
   (d) URBAN ANCILLARY USES
       (in association with a one/two-family residential use) 6.0 1.0 1.0 4.5
   (e) parking structure not exceeding 3m above grade (in association with a multi-family residential) 6.0 0.0 0.0 4.5
   (f) Notwithstanding (a) above, where a structure for multi-family use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m.
   (g) Notwithstanding (b) above, the required setback to an ISLL for a one or two storey structure shall be 4.5m
   (h) Notwithstanding (b) above, the required setback to an ISLL shall increase by 0.75m per storey beyond the third storey to a maximum of 9m.
(9) SITING
   (a) Where more than one structure for residential use is sited on a lot or within
       a "strata" development, each storey of said structure shall be separated
       from the corresponding storey of the adjacent structure by a distance not
       less than the setback applicable to the orientation of the structure
       multiplied by a factor determined by the relative storey as follows:

   (i) 1st storey 1.5
   (ii) 2nd storey 1.75
   (iii) 3rd storey 2.0

(10) BUILDING HEIGHT (maximum)
   (a) MULTI-FAMILY RESIDENTIAL (other) (AB #3221) - 15m
        17 m
   (b) CONGREGATE LIVING HOUSING - 15m
        17 m
   (c) URBAN ANCILLARY USES or OFF-STREET PARKING

   (i) on a lot less than 1000m² in area 4m
   (ii) on a lot 1000m² or greater in area 6m

(11) OFF-STREET PARKING
   (a) shall be developed in accordance with the requirements of Section 5.13 of
       this BYLAW;
   (b) shall provide at least the following minimum number of spaces:

   (i) 1.5 spaces per apartment dwelling unit (AB #3221)
   (ii) 0.75 spaces per CONGREGATE LIVING HOUSING
   (iii) 1 space per five (5) dwelling units (accessible to the public and
designated as "visitor parking"), where an equivalent number of
on-street parking spaces are unavailable on a road abutting the
property

(12) OFF-STREET LOADING (minimum)
   (a) shall be developed in accordance with the requirements of Section 5.13 of
this Bylaw;
   (b) shall provide at least the following number of spaces:

   (i) CONGREGATE LIVING HOUSING 1 space

(13) AMENITY AREA (minimum)
   (a) Shall be developed in accordance with the requirements of Section 5.02 of
this BYLAW:
   (b) A private amenity area not less than 15m² in area and having minimum
dimensions of not less than 3m shall be provided for and contiguous to
each ground oriented dwelling unit.

Consolidated to: May 20, 2014
9.10 R6 — HIGH DENSITY MULTI-FAMILY RESIDENTIAL ZONE (continued)

(5) DENSITY (maximum)

(a) MULTI-FAMILY RESIDENTIAL (apartment) (AB #3221) **185250** du per ha

(b) CONGREGATE LIVING HOUSING **225250** du per ha

(6) LOT COVERAGE (maximum)

(a) RESIDENTIAL USE 50%

(b) URBAN ANCILLARY USES or covered OFF STREET PARKING 15%

(c) CONGREGATE LIVING HOUSING 60%

(7) FLOOR AREA RATIO (maximum)

(a) ONE or TWO FAMILY RESIDENTIAL 75%

(b) MULTI-FAMILY RESIDENTIAL N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

(a) MULTI-FAMILY RESIDENTIAL (4 or fewer dwelling units) 6.0 6.0 3.0 6.0

(b) MULTI-FAMILY RESIDENTIAL (5 or more dwelling units) 6.0 6.0 6.0 6.0

(c) CONGREGATE LIVING HOUSING 6.0 6.0 6.0 6.0

(d) URBAN ANCILLARY USE (in association with a one or two-family residential use) 6.0 1.0 1.0 4.5

(e) parking structure not exceeding 3m above grade (in association with a multi-family residential) 6.0 0.0 0.0 4.5

(f) Notwithstanding (a) above, where a structure for multi-family use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m.

(g) Notwithstanding (b) and (c) above, the required setback to an ISLL shall increase by 0.75m per storey beyond the third storey level to a maximum of 9m.
City of Chilliwack

Bylaw No. 4657

A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”

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

1. This bylaw may be cited as “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4657”.

2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby further amended in SECTION 5 – IMPLEMENTATION GUIDE, MEDIUM DENSITY RESIDENTIAL (RM), page 65, by deleting the section entitled DENSITY in its entirety and substituting with the following:

“DENSITY

Maximum 155 uph (units per hectare) or up to 225 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

Minimum 25 uph (units per hectare)

The density of 225 uph for small unit apartments is only applicable on lots within:

- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.”

3. Said Bylaw is hereby further amended in OCP Schedules, Schedule D, Neighbourhood Plans, 1 Downtown Land Use and Development Plan, page 25, Residential 3 – Low Rise Apartment, by deleting the section entitled Density in its entirety and substituting with the following:

“Density: 70 – 155 uph (units per hectare); or up to 225 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

The density of 225 uph (units per hectare) for small unit apartments is only applicable on lots within:

- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.”

4. Said Bylaw is hereby further amended in OCP Schedules, Schedule D, Neighbourhood Plans, 1 Downtown Land use and Development Plan, page 25, Residential 3 – Low Rise Apartment, under the heading Parking Ratio, by deleting the figure “1:1.25” and substituting it with the words “As per Zoning Bylaw”.
5. Said Bylaw is hereby further amended in OCP Schedules, Schedule D, Neighbourhood Plans, 4 Alder Neighbourhood Plan, 3.2 Land Use Designation, page 15, Section 3.2.2 Apartment Residential, by deleting the section entitled Density in its entirety and substituting with the following:

“Density: 155 uph (units per hectare) or up to 225 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

The density of 225 uph (units per hectare) for small unit apartments is only applicable on lots within:
- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.”

6. Said Bylaw is hereby further amended in OCP Schedules, Schedule D, Neighbourhood Plans, 4 Alder Neighbourhood Plan, 3.2 Land Use Designation, page 16, Section 3.2.3 Apartment/Townhouse, by deleting the section entitled Density in its entirety and substituting with the following:

“Density: 200 uph (units per hectare) with townhouses provided at ground level; or, up to 250 uph for developments which include the provision of small unit apartments (maximum of 51 m² gross floor area) or congregate care.

The density of 250 uph (units per hectare) for small unit apartments is only applicable on lots within:
- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.”

7. Said Bylaw is hereby further amended in OCP Schedules, Schedule D, Neighbourhood Plans, 5 Chilliwack Proper and Fairfield Island Neighbourhoods Plan, Section 5 Future Land Use, page 16, Residential 3 – Low Rise Apartment and Attached Housing (Res-3), first paragraph, under Appropriate Housing Types, by adding a new bullet as follows:

“Small unit apartments (maximum of 51 m² or less in gross floor area) on lots within:
- 400 m of a bus stop on a frequent transit route; or,
- 800 m of a transit exchange.”

8. Said Bylaw is hereby further amended in OCP Schedules, Schedule D, Neighbourhood Plans, 5 Chilliwack Proper and Fairfield Island Neighbourhoods Plan, Section 5 Future Land Use, page 16, Residential 3 – Low Rise Apartment and Attached Housing (Res-3), first paragraph, under Height, by deleting the figure “15” and substituting with the figure “17.5” after the words “Rowhouse and” and before the words ‘for Apartment’.

9. Said Bylaw is hereby further amended where reference is made to the page numbers and updated to reflect the new page numbering accordingly.
Received first and second reading on the Public hearing held on the
Received third reading on the Consultation Process considered by Council on the 5th day of February, 2019.
Received adoption on the

______________________________ Mayor

______________________________ Corporate Officer
City of Chilliwack

Bylaw No. 4658

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. 4658".

2. "Zoning Bylaw 2001, No. 2800" is hereby further amended in SECTION 9 - RESIDENTIAL ZONES, Subsection 9.09 R5 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONE, Paragraph (5) DENSITY (maximum), Subparagraph (a), by deleting the figure "135" and substituting with the figure "225" after the words "MULTI-FAMILY" and before the words "du per ha".

3. Said Bylaw is hereby further amended in SECTION 9 - RESIDENTIAL ZONES, Subsection 9.09 R5 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONE, Paragraph (10) BUILDING HEIGHT (maximum), Subparagraph (a) and (b), by deleting the figure "15 m" and substituting with the figure "17.5 m".

4. Said Bylaw is hereby further amended in SECTION 9 - RESIDENTIAL ZONES, Subsection 9.10 R6 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE, Paragraph (5) DENSITY (maximum), Subparagraph (a), by deleting the figure "185" and substituting with the figure "250" before the words "du per ha".

5. Said Bylaw is hereby further amended in SECTION 9 - RESIDENTIAL ZONES, Subsection 9.10 R6 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE, Paragraph (5) DENSITY (maximum), Subparagraph (b), by deleting the figure "225" and substituting with the figure "250" before the words "du per ha".

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

______________________________
Mayor

______________________________
Corporate Officer
AGENDA ITEM NO: 7-H-5
MEETING DATE: February 19, 2019

STAFF REPORT – COVER SHEET

OTG Development Concepts
Agricultural Land Reserve

SUBJECT: 9705 Banford Road

DATE: February 7, 2019

DEPARTMENT: Planning & Strategic Initiatives

PREPARED BY: Julie Henderson / tt

1. SUMMARY OF ISSUE:

The applicant is seeking approval for a two lot subdivision of the subject property located within the Agricultural Land Reserve (ALR) to create a 0.9ha homesite severance lot and a 13ha remainder lot.

2. RECOMMENDATION:

That application ALR00317 for “Homesite Severance” within the Agricultural Land Reserve, with respect to property located at 9705 Banford Road, be forwarded to the Agricultural Land Commission “without support”.

David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Peter Monteith
Chief Administrative Officer
1. SUMMARY OF ISSUE:

The applicant is seeking approval for a two lot subdivision of the subject property located within the Agricultural Land Reserve (ALR) to create a 0.9ha homesite severance lot and a 13ha remainder lot.

2. BACKGROUND / PROPOSAL:

The subject property has an area of approximately 13.8ha (34.2 acres) and is classified as “farm” under the Assessment Act. The applicant has lived on the property since 1966 and plans to remain as a resident within the existing single family home. The proposed 0.9ha (2.14 acre) homesite will include all existing buildings (i.e. single family dwelling and existing agricultural buildings) for the current owner. The remaining 13ha (32 acre) lot will be sold for continued agricultural use should the homesite severance be approved. For further information, a copy of the application is attached.

On January 29, 2019, the Agricultural and Rural Advisory Committee (ARAC) reviewed the original application proposal put forward by the applicant to create a 1.3ha homesite severance lot and a 12.5ha remainder lot instead. Originally, the proposed 1.3ha (3.1 acres) homesite was to include all existing buildings and 0.4ha (1 acre) of land to be used for miscellaneous agricultural purposes, such as growing produce, beekeeping, and pasturing for the current owner. The remaining 12.5ha lot was to be sold for continued agricultural use should the homesite severance be approved.

Upon review of the proposal, both staff and ARAC noted concerns with respect to the proposed size and configuration of the homesite severance lot. The specific concerns were the separation of the farm buildings from the parent farm and that the proposed homeplate separates a larger portion than necessary of useable agricultural land from the parent parcel.

Since that time, the applicant provided a revised site plan in response to ARAC’s recommendations. The new proposal, for Council’s consideration, includes a reduced homesite lot with an area of 0.9ha and a 13ha remainder lot through the removal of the additional 0.4ha of land originally proposed to be used for miscellaneous agricultural purposes of the current owner. A copy of the newly proposed homesite plan and the original homesite plan are attached for comparison.

3. FACTORS:

3.1 2040 OCP Designation / Land Use

OCP Designations: “Agricultural”
Current Land Uses: Single family dwelling with agricultural outbuildings and field production. While comments within the ALC Applicant Submission Report and the City of Chilliwack’s WebMap indicate a potential dairy farming operation within the subject property, the owner/applicant has confirmed that the property is not currently utilized for this particular use.

3.2 Neighbourhood Character

The subject property is located within an agricultural area outside of the Urban Growth Boundary and is situated southeast of the Little Mountain neighbourhood. The property is immediately surrounded by parcels similarly zoned AL (Agriculture Lowland) and located within the Agricultural Land Reserve (ALR). The local area is predominantly characterized by large-scale farming operations with modest single family homes.

3.3 Technical Issues

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

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

Statutory ROW: A BC Hydro statutory right-of-way (ROW) is located near the rear of the property, running north to south.

Watercourses: The subject property is affected by a Class “C” watercourse known as Borradaile Drain that runs north to southwest near the rear of the property. A Class “B” watercourse known as Elk Brook also runs along the northern property boundary and will require a statutory right-of-way (ROW) for City maintenance to be registered on title at time of subdivision. Should future development occur within either of the designated riparian area setbacks, a Development Permit (DP) application will be required.

Soil Classification: According to the ALC’s soil capability mapping, the affected portion of the property situated to the north along Elk Brook is composed of approximately 50% Class 7 and 50% Class 5 soils having the potential to remain as these classes with some improvement. The remainder of the subject property is comprised of approximately 80% Class 2 and 20% Class 3 soils having the potential to remain as these classes with minor-to-moderate improvement. For reference, the ALC’s Soil Classes are outlined below:

- Class 2 lands have minor limitations that require ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 lands require moderately intensive management practices or restrictions in the range of crops.
• Class 5 lands are capable of use only for producing perennial forage crops or specially adapted crops.

• Class 7 lands are incapable of use for either arable culture or grazing.

**Soil Classification Map (northeast corner of the subject property)**

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4. **DISCUSSION:**

The ALC's Policy L-11 provides criterion for consideration of “Homesite Severance” applications within the ALR. While the policy does not include a minimum or maximum lot size for the homesite lot, the policy states that a proposed homesite lot may be created where it is of a minimum size compatible with the character of the property (plus a reasonable area, where required, for legal access purpose). The policy also states that the remainder of the subject property, after severance of the homesite, must be of a size and configuration that will constitute a suitable agricultural parcel.

In this instance, the proposed “Homesite Severance” lot is to be substantially larger than the minimum 0.2ha standard included within the AL Zoning and is to contain all existing buildings within the property, including a single family dwelling and several agricultural buildings. The larger remaining lot will be vacant, but may have the potential for up to two single family homes and other residential-related buildings within a new farm home plate. Typically, “Homesite Severance” applications seek to utilize the minimum lot size permitted for subdivision, which would allow the remainder parcel to be as large as possible, while also containing existing agricultural buildings for continued agricultural use.

Furthermore, Council recently endorsed Policy Directive No. G-31 – Boundary Adjustments in the ALR, which was developed to support the Approving Officer in making decisions regarding boundary
adjustment proposals in the ALR for the purposes of enhancing an existing farm or better utilizing farm buildings for farm purposes. The policy is based on recommendations outlined within the Chilliwack Small Lot Agricultural Study that found small agricultural lots (less than 10 acres) are either not in production or not fully utilized, whereas larger lots (10 acres or greater) are effectively fully utilized and support the widest variety of agricultural products. While the proposed “Homesite Severance” application is not considered as a boundary adjustment, the proposed lot configuration will separate a larger portion than necessary of useable agricultural area from the remainder parcel.

Although the proposed subdivision will result in a remainder lot greater than 8ha (20 acres) as supported by Policy Directive No. G-31 and the Chilliwack Small Lot Agricultural Study, the proposed homesite will also result in a lot that is less than 4ha (10 acres) in area and is not considered to be the smallest homesite possible. Essentially, the proposed area and configuration of the homesite lot will ultimately result in the creation of a new small agricultural lot for continued residential and limited agricultural uses, as opposed to the intended homesite only. A concern resulting from the Study was that small agricultural lots are not used for agricultural purposes. As such, the proposal is not considered to be in keeping with the intent of the “Homesite Severance” regulations; and therefore, careful consideration needs to be given to the proposed lot sizes.

5. AGRICULTURAL AND RURAL ADVISORY COMMITTEE:

As noted above, the original application was referred to the Agricultural and Rural Advisory Committee (ARAC) on January 29, 2019, and the Committee made the following recommendation:

The Agricultural and Rural Advisory Committee does not support the proposed homesite severance as presented and recommends Council forward the application to the Agricultural Land Commission “without support”.

As part of their rationale, the Committee noted concern with respect to the proposed size and configuration of the proposed homesite.

While it should be acknowledged that the applicant has sought to reduce the area of the homesite lot by approximately 0.4ha (1 acre), the proposed homesite lot still retains the existing agricultural buildings that could still be utilized for continued agricultural purposes within the remainder parcel. As such, staff note that the concerns with respect to the proposed size and configuration of the homesite remain largely unchanged from the original proposal.

6. RECOMMENDATION AND SUBSTANTIATION:

Recommendation

That application ALR00317 for “Homesite Severance” within the Agricultural Land Reserve, with respect to property located at 9705 Banford Road, be forwarded to the Agricultural Land Commission “without support”.
**Substantiation**

The proposal is not considered to be in keeping with the intent of the “Homesite Severance” regulations as the proposed area and configuration of the homesite lot will ultimately result in the creation of a new small agricultural lot for continued residential and limited agricultural uses, as opposed to the intended homesite only.

As noted within the Chilliwack Small Lot Agricultural Study, small agricultural lots are either not in production or not fully utilized for agricultural purposes, and in some cases, may result in negative impacts on the farming community as rural non-farming residents who are unfamiliar with – or unwilling to accept – normal farm practices of neighbouring farms, may initiate farm practice complaints in the future.

In this instance, the Agricultural and Rural Advisory Committee (ARAC), which was established specifically to provide guidance to Council on land uses with respect to agricultural land, has similarly found the proposed size and configuration of the original homesite to be of concern, which may reasonably translate to the revised proposal.

7. **SOURCES OF INFORMATION:**

- Agricultural and Rural Advisory Committee (ARAC) Minutes – January 29, 2019
- Development Application Review Team (DART) Minutes – June 28, 2018
- ALR Application (ALR00317) – April 10, 2018
- Provincial Agricultural Land Commission Applicant Submission – March 20, 2018

**Street View of Existing Residence and Agricultural Buildings (Northwest)**
Newly Proposed Homesite Plan (as provided by the applicant)

| Proposed Homesite reduced by 0.4ha (1 acre) and is to retain the existing agricultural buildings. |

Originally Proposed Homesite Plan (as provided by the applicant)

Lot 1
1.3ha (3.1 acres)
Provincial Agricultural Land Commission - Applicant Submission

Application ID: 57161
Application Status: Under LG Review
Applicant: Joseph Sommer, Ruth Sommer
Agent: OTG Development Concepts
Local Government: City of Chilliwack
Local Government Date of Receipt: 03/20/2018
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Subdivision
Proposal: This application is being made under the Home Site Severance Policy. The current owner of the property has been residing on the subject property since 1966. The current owner plans to remain living in the current residence, while selling the remaining lot for continued agricultural use. The home site will include all existing buildings, and 1 acre (0.40 ha) of land to be used for miscellaneous agricultural purposes such as: growing produce, bee keeping, pasturing.

Agent Information

Agent: OTG Development Concepts
Mailing Address:
520-45715 Hocking Avenue
Chilliwack, BC
V2P 6Z6
Canada
Primary Phone: (604) 621-9811
Mobile Phone: (604) 621-9811
Email: remi@otgdevelopments.com

Parcel Information

Parcel(s) Under Application

1. Ownership Type: Fee Simple
   Parcel Identifier: 006-651-305
   Legal Description: Lot 11 Plan NWP31952 District Lot 375 Land District 36
   Parcel Area: 13.8 ha
   Civic Address: 9705 Banford Road
   Date of Purchase: 10/06/1967
   Farm Classification: Yes
   Owners
     1. Name: Joseph Sommer
        Address:
         9705 Banford Road
         Chilliwack, BC
         V2P 6H3
         Canada
         Phone:

Applicant: Joseph Sommer, Ruth Sommer
Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
   This property is used for field/grain crop. 3.1 acres contains farm residence and accessory buildings. Per available data on the City of Chilliwack WebMap, the property is currently used as a dairy farm, however, no large scale dairy facilities are situated on the property.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
   Three farm accessory buildings are located on the lot.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
   Single-family residence and associated accessory buildings.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Field crop

East

Land Use Type: Agricultural/Farm
Specify Activity: Field crop

South

Land Use Type: Agricultural/Farm
Specify Activity: Field crop

West

Land Use Type: Agricultural/Farm
Specify Activity: Field crop

Proposal

1. Enter the total number of lots proposed for your property.
   12.5 ha
   1.3 ha

2. What is the purpose of the proposal?
   This application is being made under the Home Site Severance Policy. TThe current owner of the

Applicant: Joseph Sommer, Ruth Sommer
property has been residing on the subject property since 1966. The current owner plans to remain living in the current residence, while selling the remaining lot for continued agricultural use. The home site will include all existing buildings, and 1 acre (0.40 ha) of land to be used for miscellaneous agricultural purposes such as: growing produce, bee keeping, pasturing.

3. Why do you believe this parcel is suitable for subdivision?
The subject property was purchased and lived in by the current owner prior to 1972; and the majority of the property will remain suitable for agriculture following the subdivision. The current owner has been farming the subject property since 1966. This application is being made under the Home Site Severance Policy.

4. Does the proposal support agriculture in the short or long term? Please explain.
Yes. The majority of the site is actively farmed, and except for the proposed subdivision there are no plans to change existing land uses.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.
Yes

Applicant Attachments
- Agent Agreement - OTG Development Concepts
- Other correspondence or file information - Title(2)
- Professional Report - Supplemental Information
- Homesite Severance Qualification - 57161
- Proposal Sketch - 57161
- Certificate of Title - 006-651-305

ALC Attachments
None.

Decisions
None.

Applicant: Joseph Sommer, Ruth Sommer
CANCELLATION OF DAIRY FARM LICENCE APPROVAL

To: SOMMER, JOSEPH A.
Address 9705 BANFORD ROAD, CHILLIWACK, B.C. V2P 6H3
presently shipping milk to Milk Board
under Shipping No. 84-221

You are hereby advised that the Dairy Farm Licence dated SEPTEMBER 9, 1966
for your dairy-farm premises at is cancelled on this date by the undersigned.

by the authority of the regulations under the Milk Industry Act, Revised Statutes of British Columbia 1979 and the amendments thereto.

Merged to 84-790 SC VENTURES (105) LTD.

Your licence is being cancelled for the following reasons:

Your attention is drawn to section 4 of the Milk Industry Act:

No person shall sell, offer for sale, or supply milk in fluid form unless the owner or operator of the dairy farm on which the milk is produced is the holder of a subsisting certificate classifying his farm as an approved dairy farm.

OCTOBER 1, 2007

(Signed) Merv Wetstein
DIST. White Farmer
Dairy Proc.
March 20, 2018
Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC. V5G 4K6

Re: 9705 Banford Road, Chilliwack: Application for a property subdivision under the ALC Homesite Severance Policy

OTG was retained by Joseph and Ruth Sommer to submit a subdivision application for 9705 Banford Road, in Chilliwack, BC (subject property). The subject property has an area of 34.17 acres (13.8 hectares).

The legal description of the subject property is provided below:

- Parcel identifier: 006-651-305
- Lot 11 District Lot 375 Group 2 New Westminster District Plan 31952

Figure 1 below shows the existing configuration of the subject property.

Figure 1. Air photograph of the subject property (yellow outline), showing the agricultural and residential buildings on the northeast corner of the lot. Air photograph and base mapping sourced from the City of Chilliwack WebMap.
The subject property is currently used for silage; and the City of Chilliwack currently indicates that the property is used as a dairy farm. Agricultural and residential buildings are present on the northeast corner of the site.

The application to subdivide the subject property was made following the Agricultural Land Commission (ALC) Homesite Severance Policy, and proposed to subdivide the lot into a 1.3 ha (3.1 acre) and 12.5 ha (31.1) parcel. The current owner of the property has been residing and farming the subject property since 1986. The current owner plans to remain living in the current residence, while selling the remaining lot for continued agricultural use. The home site will include all existing buildings, and 1 acre (0.40 ha) of land to be used for miscellaneous agricultural purposes such as: growing produce, bee keeping, pasturing. The current resident of the home site is planning to continue residing in the homesite for the foreseeable future.

The proposed subdivision layout is provided in Attachment 1.

The remaining 12.5 ha of the property is of a size and configuration that is anticipated to constitute a suitable agricultural parcel.

Thank you for your time and consideration. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

Remi Masson, Project Manager
OTG Development Concepts
Phone: 604-621-9811
Email: remi@otgdevelopments.com
www.otgdevelopments.com

Attachments:
1. Proposed Layout of the Homesite Severance
Attachment 1
Proposed Layout of the Homesite Severance
1. SUMMARY OF ISSUE:

As the older adult population (+55) is expected to grow by approximately 66% by 2041 (from 16,000 in 2015 to 29,000 in 2041), staff have initiated a Seniors’ Housing Study to evaluate the current and future housing needs of this age group as well as identify options and recommendations to address seniors housing needs in the community. The study will also contemplate the projected need for various forms of housing for seniors and attributes that support healthy aging. A presentation has been prepared to provide an overview of the scope of work for the Seniors’ Housing Study and a summary of the public engagement strategy which will be employed.

2. RECOMMENDATION:

That Council receive the presentation “Seniors’ Housing Study” for information.

4. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.
1. DEFINITION OF ISSUE:

As the older adult population (+55) is expected to grow by approximately 66% by 2041 (from 16,000 in 2015 to 29,000 in 2041), staff have initiated a Seniors’ Housing Study to evaluate the current and future housing needs of this age group as well as identify options and recommendations to address seniors housing needs in the community. The study will also contemplate the projected need for various forms of housing for seniors and attributes that support healthy aging. A presentation has been prepared to provide an overview of the scope of work for the Seniors’ Housing Study and a summary of the public engagement strategy which will be employed.

2. FACTORS:

2.1 Scope of Work

The City of Chilliwack has engaged the services of Urban Matters in association with BC Healthy Communities to complete the Chilliwack Senior’s Housing Study entitled “Housing Needs of Aging Adults”. The scope of work for the project includes the following:

- **A demographic profile analysis** looking at housing market conditions, housing affordability, and accessibility
- **Housing needs and demands**: analysis of senior households and growth projections across household types and review of age specific population trends; a housing asset and gap analysis
- **Best practices review**: review of local and regional housing policies, bylaws, tools, incentives and programs used to support affordable and appropriate seniors housing and a review of their applicability in the Chilliwack context
- **Final study with recommendations**: based on findings, recommendations will be provided to guide future strategies
- **Comprehensive community engagement**

The projected timeline for completion of the study is the fall of 2019 as detailed in the table below.
2.2 Community Engagement Strategy

In order to obtain the views of stakeholders and the public to better understand, inform and verify housing needs and demands, the City will provide a variety of community engagement opportunities including:

- The creation of an informative website detailing the scope of work to be completed and providing information regarding the community engagement activities which will be conducted as part of the study.
  - The website was launched on January 28th and is updated regularly.

- A survey available online on the City of Chilliwack website and in paper in various locations throughout the community (i.e. community centres, seniors' residences, etc.). The survey will be open to the public between February 19th and March 15th

- A community engagement meeting to be held on February 27th between 5:00pm and 8:00pm at Evergreen Hall.
  - Various promotional activities have been pursued to promote the community meeting including the distribution of posters and handbills throughout the City, newspaper ads in the Chilliwack Progress and posts on the City website.

- In depth one-on-one interviews with interested parties.

- Focus group discussions with a variety of stakeholders, including, but not limited to:
  - The Affordable Housing and Development Advisory Committee
  - Service and housing providers
  - Seniors within the community
3. **RECOMMENDATION & SUBSTANTIATION:**

3.1 **Recommendation:**

That Council receive the presentation “Seniors’ Housing Study” for information.

3.2 **Substantiation:**

As the older adult population (+55) is expected to grow by approximately 66% over by 2041, it is necessary for staff and the community to understand the current housing conditions for seniors as well as what impacts may result from the projected increase in the seniors population over the coming years. Once completed, the Seniors’ Housing Study, based on the scope of work, will provide the necessary information to help direct municipal policies, housing developers and service providers to create a diverse supply of safe, affordable and appropriate seniors’ housing in Chilliwack.
1. SUMMARY OF ISSUE:

In accordance with the authority provided to the Corporate Officer under the Community Charter, a Show Cause Hearing has been called with respect to the building permit requirements on the premises located at 42194 Keith Wilson Road. The registered owners of the subject property, Lei Bai and Shuang Wu, were notified of the Hearing.

2. RECOMMENDATION:

That, after due consideration to the presentation provided at the Hearing, Council hereby directs that, pursuant to Section 57 of the Community Charter, notice be filed on title with the Registrar of the B.C. Land Title and Survey Authority with respect to the deficiencies arising from the building permit requirements following alterations and/or renovations on the premises located at 42194 Keith Wilson Road.

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.
January 24, 2019

Lei Bai
Shaung Wu
42194 Keith Wilson Road
Chilliwack BC V2R 4B2

Dear Sir or Madam:

Re: Notice of Show Cause Hearing for 42194 Keith Wilson Road

In accordance with the authority provided under the Community Charter, I hereby give notice that a Show Cause Hearing has been scheduled for 7:00 pm, Tuesday, February 19, 2019, with respect to building permit requirements on the premises located at 42194 Keith Wilson Road, pursuant to Section 57 of the Community Charter.

For your information and consideration, please find enclosed the following documentation:

- Notice of Hearing
- Copy of Section 57 of the Community Charter
- Relevant correspondence from our Development and Regulatory Enforcement Services Department

Yours truly,

Jacqueline Morgan,
Corporate Officer

cc: First West Credit Union
45410 Luckakuck Way
Chilliwack BC V2R 3S9

Development and Regulatory Enforcement Services
NOTICE

In the matter of Section 57(1) of the Community Charter, and amendments thereto:

And in the matter of PİD: 014-536-749, Lot “A” Section 5 Township 23 New Westminster District Plan 81824

Commonly referred to as 42194 Keith Wilson Road.

TAKE NOTICE that the Council of the City of Chilliwack will, at the hour of 7:00 pm on the 19th day of February, 2019 in the Council Chambers at the City Hall located at 8550 Young Road, Chilliwack, in the Province of British Columbia, hear reports from the Building Department and others with respect to the deficiencies in construction of alterations and/or improvements to the lands described above and contrary to City of Chilliwack “Building Regulation Bylaw 2003, No. 2970” and amendments thereto.

AND FURTHER TAKE NOTICE that should Council concur that the deficiencies are contrary to Bylaw No. 2970 and/or represent an unsafe condition, they shall cause, by resolution, that a notice be filed on title with the Lower Mainland Land Title Office.

AND FURTHER TAKE NOTICE that should you wish to make representation to the Council regarding the lands and premises listed above, you should appear at that time, date and place to make your presentation to Council.

THIS NOTICE is given by the City Council of the City of Chilliwack this 24th day of January, 2019.

[Signature]
Jacqueline Morgan
Corporate Officer.
To: Jacqueline Morgan, Corporate Officer

From: Garrett Schipper, Manager of Building and Regulatory Enforcement

Date: January 21, 2019

Re: Construct a Single-Family Dwelling BP27633

The owners of 42194 Keith Wilson Road constructed a single-family dwelling under Building Permit No. BP27633, however have failed to pass a final inspection. The owners have not responded to our request, as set out in our letter of October 25, 2018, therefore, please proceed with the process to register a notice against the title as per Section 57 of the Community Charter.

Sincerely,

Garrett Schipper
Manager of Building and Regulatory Enforcement

GS/kg
October 25, 2018

Dear Sir and Madam:

RE: 42194 KEITH WILSON ROAD – TO CONSTRUCT A SINGLE-FAMILY DWELLING

The City of Chilliwack Building Department records indicate that your building permit to permit the construction of a single family dwelling at the above-noted address has not yet been completed.

The outstanding items are as follows:

1. Provide Schedule C-B from A. Boissonnault for plumbing (rockpit)
2. Final inspection

As the registered owner(s) of the property, we would like to give you a final opportunity to comply with the necessary requirements to complete this permit.

Please complete all deficiencies and call for an inspection prior to November 15, 2018. If this matter has not been resolved by this date, we will be asking Council to review this matter at a public hearing and will be requesting that an encumbrance be registered against the title of the property pursuant to Section 57 of the Community Charter.

The City of Chilliwack is open Monday to Friday (excluding holidays) from 8:30 am to 4:30 pm and requests for inspections can be taken during this time. If you have any concerns or queries with respect to this letter and/or the outstanding items, please contact Kenny Gipps, building inspector, in the Development and Regulatory Services Department at (604) 793-2905.

Sincerely,

Garrett Schipper
Manager of Building
and Regulatory Enforcement

[Signature]

8550 Young Road
Chilliwack, BC V2P 8A4
Phone: 604.792.9311
Fax: 604.795.8443
www.chilliwack.com
PH-1  
(RZ001323)  
"Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647"  
"Zoning Bylaw Amendment Bylaw 2019, No. 4648"

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”, which proposes to redesignate property located at 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”; and,  
“Zoning Bylaw Amendment Bylaw 2019 No. 4648”, which proposes to rezone properties located at 44990, 45032, and 45070 Caen Avenue and 5373 Tyson Road, from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and property located at 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and a C5 (Night Club/Neighbourhood Pub) Zone.

PH-2  
(RZ001290)  
"Zoning Bylaw Amendment Bylaw 2019, No. 4649"

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4649”, which proposes to rezone property located at 45889 Lake Drive, from an R1-A (One Family Residential) Zone to an R1-D (Infill Small Lot One Family Residential) Zone.
PH-3  "Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651"
(RZ001276)  "Zoning Bylaw Amendment Bylaw 2019, No. 4652"
        "Zoning Bylaw Amendment Bylaw 2019, No. 4653"

Public Hearing on "Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651", which proposes to redesignate property located at 42910 Vedder Mountain Road from "Rural" to "Comprehensive Development Area";

"Zoning Bylaw Amendment Bylaw 2019, No. 4652", a proposed text amendment to create a new CD-29 (Comprehensive Development-29) Zone; and,

"Zoning Bylaw Amendment Bylaw 2019, No. 4653", which proposes to rezone property located at 42910 Vedder Mountain Road from an RSV1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development-29) Zone.

Consultation package received from:
• Darren Clayton, 42910 Vedder Mountain Road, dated January 26, 2019

Correspondence received from:
• Susann Glenn-Rigny, MCIP, RRP, OUQ, Senior Officer, Community Planning and Development, CN Law Department, received February 11, 2019

Letters of support received from:
• Ernie Kliever, President, Director of Advocacy, Fraser Valley Mountain Biker’s Association, two letters, received July 12, 2018
"Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647"

and

"Zoning Bylaw Amendment Bylaw 2019, No. 4648"

(44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road, and 44970 Keith Wilson Road – RZ001323)
AGENDA ITEM NO: 7-II-1
MEETING DATE: February 5, 2019

STAFF REPORT – COVER SHEET

Rezoning / 44990, 45032 & 45070 Caen Avenue, 44970 Keith Wilson Road & 5373 Tyson Road

SUBJECT: Rezoning/ 44990, 45032 & 45070 Caen Avenue, 44970 Keith Wilson Road & 5373 Tyson Road
DATE: January 17, 2019

DEPARTMENT: Planning & Strategic Initiatives RZ001323
PREPARED BY: Erin Leary / tt

1. SUMMARY OF ISSUE:

At the meeting held November 20, 2018, Council directed staff to commence rezoning of the properties located at 44990 & 45070 Caen Avenue, 44970 Keith Wilson Road and 5373 Tyson Road to ensure current and future uses of the properties are consistent with the overall vision for the area as a hub for civic and educational facilities.

In keeping with Council’s direction, the City wishes to:

- to amend the Official Community Plan designation for 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use” and rezone the subject property from an RSV3 (Special Jurisdiction Reserve) Zone to a C5 (Night Club/Neighbourhood Pub) Zone and P6 (University Village) Zone; and,
- to rezone 44990, 45032 & 45070 Caen Avenue and 5373 Tyson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone

To facilitate the development of civic facilities, universities, colleges, other educational institutions and associated residential and commercial development on the subject properties and permit an existing liquor primary establishment to continue operation on 44970 Keith Wilson Road.

2. RECOMMENDATION:

Recommendation that:

- “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” which proposes to re-designate property located at 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”; and,
- “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, which proposes to rezone property located at 44990, 45032 & 45070 Caen Avenue, 5373 Tyson Road & a portion of 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and the remainder of 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a C5 (Night Club/Neighbourhood Pub) Zone;

be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001323)

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.

Director of Planning & Engineering

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

At the meeting held November 20, 2018, Council directed staff to commence rezoning of the properties located at 44990 & 45070 Caen Avenue, 44970 Keith Wilson Road and 5373 Tyson Road to ensure current and future uses of the properties are consistent with the overall vision for the area as a hub for civic and educational facilities.

In keeping with Council’s direction, the City wishes to:

- to amend the Official Community Plan designation for 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use” and rezone the subject property from an RSV3 (Special Jurisdiction Reserve) Zone to a C5 (Night Club/Neighbourhood Pub) Zone and P6 (University Village) Zone; and,
- to rezone 44990, 45032 & 45070 Caen Avenue and 5373 Tyson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone.

To facilitate the development of civic facilities, universities, colleges, other educational institutions and associated residential and commercial development on the subject properties and permit an existing liquor primary establishment to continue operation on 44970 Keith Wilson Road.

2. **FACTORS:**

2.1 **Proposal**

The proposed OCP amendment for 44970 Keith Wilson Road and rezoning of the subject properties to the P6 Zone are intended to bring the zoning and OCP designation of the lots in line with the long standing governmental uses of the properties.

45032 Caen Avenue has been included within the proposed rezoning as a housekeeping item as the lot was created through a road closure agreement with the City to allow the land to be consolidated into 45070 Caen Avenue at a future date.

2.2 **2040 Official Community Plan Designation / Land Use**

OCP designation:

- 44970 Keith Wilson Road - “Federal”
- 44990, 45032 & 45070 Caen Avenue and 5373 Tyson Road - “Institutional and Civic Uses”
2.3 Neighbourhood Character

The subject properties are in the Vedder Neighbourhood, with residential development (single family homes and townhouses) to the west in the CD-24 (Comprehensive Development – 24) and RR (Rural Residential) Zones. To the south of the properties is a vacant lot in the P1 (Civic Assembly) Zone to be developed into an elementary/middle school in the near future. To the east of the properties are a number of lots within the P6 Zone utilized by the University of the Fraser Valley. Based on the current uses of the subject properties as government facilities and the institutional nature of the surrounding area, the proposed rezoning will not have any impact on the community.

2.4 Technical Issues

Floodplain: The properties are not within the floodplain.

Watercourses: The Vedder River, a Class A watercourse with a 30m associated riparian area setback, is located to the south of the subject properties. All lots are outside of the 30m setback area.

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

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that:

- “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” which proposes to redesignate property located at 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”; and,
- “Zoning Bylaw Amendment Bylaw 2019, No. 4648”, which proposes to rezone property located at 44990, 45032 & 45070 Caen Avenue, 5373 Tyson Road & a portion of 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and the remainder of 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a C5 (Night Club/Neighbourhood Pub) Zone;

be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001323)
Substantiation:

The proposed OCP amendment and rezoning are supportable in this instance as it will bring the long standing governmental uses of the properties in line with the University Village Zoning within the area and provide development standards should redevelopment be pursued at a future date.

4. SOURCES OF INFORMATION:

- Rezoning application RZ001323
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following items:

1. OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2019, NO. 4647 (RZ001323)

   Location: 44970 Keith Wilson Road

   Applicant: City of Chilliwack

   Purpose: To amend the 2040 Official Community Plan designation for 44970 Keith Wilson Road, as shown on the map below, from “Federal” to “Institutional and Civic Use” for the development of civic facilities, universities, colleges, other educational institutions and associated residential and commercial development.

Location Map
2. ZONING BYLAW AMENDMENT BYLAW 2019, NO. 4648 (RZ001323)

Locations: 44990, 45032 & 45070 Caen Avenue, 44970 Keith Wilson Road & 5373 Tyson Road

Applicant: City of Chilliwack

Purpose: To rezone 44990, 45032 & 45070 Caen Avenue and 5373 Tyson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and rezone 44970 Keith Wilson Road property from an RSV3 (Special Jurisdiction Reserve) Zone to a C5 (Night Club/Neighbourhood Pub) Zone and P6 (University Village) Zone to facilitate the development of civic facilities, universities, colleges, other educational institutions and associated residential and commercial development on the subject properties and permit an existing liquor primary establishment to continue operation on 44970 Keith Wilson Road.

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, February 6, 2019 to Tuesday, February 19, 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. 4647

A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”

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

1. This bylaw may be cited as “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”.


Received first and second reading on the 5th day of February, 2019.
Public hearing held on the
Received third reading on the
Consultation Process considered by Council on the 8th day of January, 2019.
Received adoption on the

_______________________________
Mayor

_______________________________
Corporate Officer

NOTE: This bylaw refers to property located at 44970 Keith Wilson Road.
"Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647"
City of Chilliwack

Bylaw No. 4648

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. 4648”.

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

   (1) PID: 027-074-277, Lot A Section 1 Township 23 New Westminster District Plan BCP30130 (44990 Caen Avenue)

   (2) PID: 028-672-437, Parcel B Section 1 Township 23 New Westminster District Plan EPP6962 (45032 Caen Avenue)

   (3) PID: 026-228-661, Lot D Section 1 Township 23 New Westminster District Plan BCP16515 (45070 Caen Avenue)

   (4) PID: 028-672-810, Lot 3 Section 1 Township 23 New Westminster District Plan EPP13403 (5373 Tyson Road)

   from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone; and,

   (5) PID: 025-584-031, Lot 1 Except: Part Subdivided by Plan BCP30130, Section 1 Township 23 New Westminster District Plan BCP3642, from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and a C5 (Night Club/Neighbourhood Pub) Zone. (44970 Keith Wilson Road)

Received first and second reading on the 5th day of February, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

_________________________________ Mayor

_________________________________ Corporate Officer
"Zoning Bylaw Amendment Bylaw 2019, No. 4648"
"Zoning Bylaw Amendment Bylaw 2019, No. 4649"

(45889 Lake Drive – RZ001290)
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 45889 Lake Drive.

2. **RECOMMENDATION:**

   Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4649", which proposes to rezone property located at 45889 Lake 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 February 19, 2019. (RZ001290)

   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 45889 Lake Drive.

2. BACKGROUND / PROPOSAL:

At the meeting held on July 18, 2017, Council denied an application proposing to rezone the subject property from an R1-A Zone to an R1-D and R3 (Small Lot One Family Residential) Zone to facilitate a future two lot subdivision. A number of concerns were raised at the public hearing with respect to privacy and retaining the existing larger single family lots within the Sardis Park neighbourhood.

At this time, the applicant has resubmitted a proposal seeking to rezone the subject property to facilitate a two lot subdivision under the R1-D Zone only. As shown in the conceptual site plan, the property exceeds the lot size and dimension requirements needed to accommodate a subdivision under the R1-D Zone.

Final lot layout must comply with City Bylaws and include the installation of a new hydrant and urban half road frontage works, complete with high back curb and LED street lighting, at time of subdivision. The resulting driveways will be limited to a 4m width as per the City’s Infill Development Policies. In addition, a Geotechnical Engineer will be required to supervise any associated excavation works at time of Building Permit due to the narrow width of the lots.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: “Low Density Residential”

Current Land Use: Single family dwelling (to be removed at time of subdivision)
3.2 Neighbourhood Character

The subject property is located within an established neighbourhood of Sardis. The property is situated mid-block along Lake Drive and is immediately surrounded by properties zoned R1-A. The area has experienced some infill development of its larger lots as indicated by properties zoned R3 (Small Lot One Family Residential) and R1-C (One Family Residential – Accessory) located on Sesame Street and another property zoned R1-D located one block east along Lake Drive. The property is also within proximity to several public amenities, including Sardis Elementary, Sardis Sports Fields, and Sardis Park.

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 fundamental form or functionality of the neighbourhood. Therefore, no more than two narrow-lot single family developments are permitted side-by-side along any block face where the property is not serviced by a rear lane to ensure consistent streetscape and on-street parking is retained. While no rear lane access is provided to the subject property, the proposed development will front onto Lake Drive, where substantial on-street parking is available for residents and visitors throughout the community. Further, as the neighbourhood is predominantly characterized by mature yet well-maintained two-storey single family homes, the future development of new single family homes will maintain the built form and low residential density of the area.

3.3 Technical Issues

Floodplain: The subject property is not located within the protected floodplain.

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. 4649”, which proposes to rezone property located at 45889 Lake 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 February 19, 2019. (RZ001290)
Substantiation:

The requested rezoning would facilitate future subdivision and redevelopment in an area with available service capacity, on-street parking 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:

- Development Application Review Team (DART) Minutes – September 27, 2018
- Rezoning (RZ001290) Application – August 29, 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 2019, No. 4649 (RZ001290)
   
   **Location:** 45889 Lake Drive
   
   **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.

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, February 6, 2019 to Tuesday, February 19, 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. 4649

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. 4649".

2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning property described as PID: 006-229-999, Lot 268 District Lot 267 Group 2 New Westminster District Plan 43033, 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 5th day of February, 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 45889 Lake Drive.
"Zoning Bylaw Amendment Bylaw 2019, No. 4649"
"Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651"

"Zoning Bylaw Amendment Bylaw 2019, No. 4652"

and

"Zoning Bylaw Amendment Bylaw 2019, No. 4653"

(42910 Vedder Mountain Road – RZ001276)
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. Once the Bylaw has been to Public Hearing, staff recommends that the application be held at third Reading pending approval of a Development Permit Area No.2 & No.8 to address environmental, geotechnical and hillside issues with respect to property located at 42910 Vedder Mountain Road.

2. **RECOMMENDATION:**

   Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”, which proposes to redesignate property located at 42910 Vedder Mountain Road from "Rural" to "Comprehensive Development Area", be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

   Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4652”, a proposed text amendment to create a new CD-29 (Comprehensive Development -29) Zone be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

   Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4653", which proposes to rezone property located at 42910 Vedder Mountain Road from an RSV1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development -29), be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

   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 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. Once the Bylaw has been to Public Hearing, staff recommends that the application be held at third Reading pending approval of a Development Permit Area No.2 & No.8 to address environmental, geotechnical and hillside issues with respect to property located at 42910 Vedder Mountain Road.

2. PROPOSAL:

The proposed OCP amendment and new CD -29 Zone is intended to facilitate a future fee simple single family residential development comprised of 11 lots ranging in size between 0.57ha an 0.82ha. All lots will be accessed via a new public road to be constructed by the developer at time of subdivision. The proposal also includes the creation of two remainder lots with the larger of the two (approximately 3.5ha) being dedicated to the City as park space and the smaller being a City utility water reservoir lot. The park area is to be developed in conjunction with the City’s Parks Department and the Fraser Valley Mountain Bike Association and is to contain a public trail network for hiking and mountain biking. While the property currently contains an “unofficial” trail network (known as the “Duck Loop”) which is used by mountain bikers and hikers, the intent is to formalize these trails for public access through the creation of the CD-29 Zone and park dedication. As a section of the trail will cross several of the proposed residential lots, as shown in the Land Use Map, the developer will be required to register a Right of Way over these areas to allow public and City access for trail use and maintenance.

A CD Zone is being sought as the proposed rural lots do not meet the minimum lot size requirement of 1ha as per the Zoning Bylaw’s standard rural zones. For information, a copy of the Amendment Bylaws which includes the proposed text for the new CD-29 Zone is attached. A copy of the applicant’s Land Use Map is included with the CD-29 Zone as an appendix.

As the property contains slopes of more than 20%, in accordance with the City's Hillsides Development Standards Policy (HDS), the Land Use Map indicates the proposed lot boundaries and delineates the areas suitable for future residential development as well as the natural areas to be preserved for park dedication and public trails. The plan also indicates the current and future alignment of the trail.
The development must comply with City Bylaws and include a minimum 17m wide public road, complete with street lighting, frontage storm works as well as a fire hydrant, as required at time of subdivision. The developer will also be responsible for constructing upgrades to the Vedder Mountain Road intersection as well as an appropriate trail parking area. The final lot layout is to be determined at time of Subdivision but will need to be substantially in accordance with the attached plan.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: “Rural”

Land Use: The property currently does not contain any structures and is in a natural state.

3.2 Neighbourhood Character

The subject property is located just outside of the Yarrow neighbourhood at the base of Vedder Mountain. Properties to the north and west are rural or agricultural in nature and are located within the AL (Agriculture Lowland) and RR (Rural Residential) Zones. Lands to the south and east are undeveloped crown lands within the RSV2 (Public Use Reserve) Zone. The proposed rural development is considered compatible with these surrounding land uses and suitable buffering will be maintained between agricultural activities, crown lands and the future dwellings.

3.3 Technical Issues:

Hillside Development Standards Policy (HDSP)

The HDSP was adopted by Council to assist the City and the development community in achieving hillside developments (within areas with slopes of more than 20%) that integrate well with their unique natural context. To illustrate conformance with the Policy, the following additional development approval information was required at time of rezoning, as discussed below.

View Impact Analysis: The HDSP indicates that a viewshed analysis from a select number of valley bottom locations outside of the development site should be provided to illustrate pre and post-development views to the site. The applicant has provided two cross sections of the site in order to demonstrate that the development is not expected to be visible from the valley floor due to the contours of the land and the existing mature vegetation to be retained on site. These cross sections are attached for information. It is considered that the proposed hillside development is in keeping with the aims and objectives of the policy.

Tree Retention: The applicant’s Land Use Map indicates the extent of vegetation clearing within each lot in order to provide building envelopes and fire fuel management areas as per the “Fire Smart Program”. The HDSP aims to avoid total clearing of development sites and encourages tree retention to reinforce the natural character of hillside neighbourhoods and provide a
“mature feel immediately after development”. The proposed density and extent of clearing for each proposed lot is considered to be minimal and in keeping with the objectives of the policy.

Environmental:

In accordance with the HDSP, the applicant has also submitted a preliminary environmental report, prepared by Redcedar Environmental Consulting, to identify the potential environmental impacts of the proposed development. The report concludes that the site is suitable for the proposed development and recommends conditions that will need to be met at time of development to minimize any impact.

The property is not mapped as containing any watercourses; however, the report identifies small unnamed watercourses to the east and the south of the property (located within undeveloped crown lands). While the location of the watercourses is not shown on the Land Use Map, the report states that a minimum 30m no disturbance area will be provided for both watercourses to minimize any impacts.

Geotechnical:

The portions of the subject property intended for residential development is located within both the “potential” and “high” geotechnical risk areas. In accordance with the HDSP, the applicant has submitted a preliminary geotechnical report with the current rezoning application in order to identify the site’s suitability for the proposed rezoning. The interim report, prepared by GeoWest Engineering, concludes that the site is generally suitable for the proposed residential land use.

A Development Permit Area No.2 application (DPA2) is required to fully address the environmental and geotechnical concerns at which time further reports will be required. As the submitted concept plan indicates that the development will be within areas with slopes of more than 20%, a Development Permit No.8 - (Hillsides) application will also be required in conjunction with the DPA No.2 to approve the form and character of the development. It is recommended that the rezoning be held at third reading pending approval of these permits.

Floodplain:

The subject property is located outside of the floodplain.

3.4 Neighbourhood Consultation:

The applicant has submitted a summary report providing details on public consultation undertaken with respect to the proposed development. The report states that a public information meeting was held on January 23rd at the Yarrow Community School with approximately 83 local residents attending. For information a copy of the report is attached.
4. **RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”, which proposes to redesignate property located at 42910 Vedder Mountain Road from "Rural" to "Comprehensive Development Area", be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4652”, a proposed text amendment to create a new CD-29 (Comprehensive Development -29) Zone be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4653”, which proposes to rezone property located at 42910 Vedder Mountain Road from an RSV1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development -29), be given first and second reading; and further, that a Public Hearing be called for February 19, 2019. (RZ001276)

**Substantiation:**

The proposed OCP amendment and rezoning will facilitate rural development that is in keeping with the aims and objectives of the OCP for hillside areas. The creation of a new CD Zone allows for a flexible approach in a challenging location while also formalizing a valuable public amenity to create a positive recreational facility for the community. Furthermore, the interim environmental and geotechnical reports indicate that the site is safe and suitable for the intended use.

5. **Sources of Information:**

- Schedule A: Cross Sections of Subject Property
- Schedule B: Applicant’s Public Engagement Summary Report
- Rezoning Application – RZ0001276
- Development Application Review Team (DART) – Minutes dated September 20, 2018
- Preliminary Geotechnical Report – Prepared by GeoWest Engineering dated July 11, 2018
- Environmental Assessment – Prepared by Redcedar Environmental Consulting INC. dated July 11, 2018
- Environmental Assessment (Addendum) – Prepared by Redcedar Environmental Consulting INC. dated January 9, 2019
Cross Sections of the Subject Property
Cross Sections of the Subject Property Cont.
PUBLIC ENGAGEMENT REPORT

JANUARY 26, 2019

NEIGHBOURHOOD CANVAS

JANUARY 10TH AND 11TH WERE SPENT CANVASSING THE NEIGHBOURS AND HANDING OUT THE NOTICE OF PUBLIC INFORMATION MEETING. WE HANDED OUT 35 NOTICES AND PUT ONE UP AT YARROW COMMUNITY SCHOOL AND ANOTHER AT THE YARROW COMMUNITY HALL ON THE MESSAGE BOARDS. WE ALSO GAVE ONE TO THE OWNERS OF THE PETRO CAN GAS STATION ON YARROW CENTRAL.

THE PUBLIC INFORMATION MEETING

THE PUBLIC MEETING WAS HELD JANUARY 23RD AT YARROW COMMUNITY SCHOOL FROM 6:30-8:30 PM IN THE MULTI PURPOSE ROOM.

APPROXIMATELY 83 NEIGHBOURS CAME TO THE MEETING

DARREN SPOKE FOR A FEW MINUTES LETTING EVERYONE KNOW WHO WE WERE, WHY WE ASKED THEM TO THE PUBLIC MEETING AND ALSO LET THEM KNOW ABOUT OUR PLANS TO REZONE AND DEVELOP 42910 VEDDER MOUNTAIN RD.

THE REST OF THE TIME WAS SPENT ANSWERING QUESTIONS AND LISTENING TO CONCERNS.

THE MAJORITY OF THE FEEDBACK WAS POSITIVE WITH MANY EXPRESSING THEIR SUPPORT FOR THIS PROJECT EVEN THOUGH THEY WERE NOT IN FAVOUR OF DEVELOPMENT IN GENERAL.

THE MAIN CONCERNS:

1. TREE REMOVAL AREAS

   - WE EXPLAINED WHAT UNDISTURBED COVENANTED GREENSPACE ON THE LOTS MEANT AND ONE PERSON BROUGHT UP THE CONCERN OF FIRE RISK SO WE EXPLAINED THE SELECTIVE TREE CLEARING AREA AROUND EACH LOT FOR VIEWS AND FEUL MANAGEMENT.

2. STORM WATER CONTROL.

   - OUR NEIGHBOUR AT 42840 VEDDER MOUNTAIN ROAD BROUGHT UP HIS CONCERNS REGARDING WHERE THE WATER WOULD GO BECAUSE HIS LAND CURRENTLY TAKES THE RAINFALL FROM 1/3 OF THE PROPERTY. WE LET HIM KNOW THAT THE ROAD WOULD CUT THE WATER OFF FROM COMING DOWN TO HIS PROPERTY AND WOULD BE DISCHARGED UNDER VEDDER MNT RD INTO THE LARGER MAIN DITCH.
3. BANK STABILIZATION AND THE WORRY OF SLIDES

- WE LET EVERYONE KNOW THAT GEOWEST ENGINEERING HAS DONE A GEO HAZARD ASSESSMENT OF THE PROPERTY, PURPOSED ROAD AND LOTS AND THAT THIS PROPERTY CONSISTS MOSTLY OF ROCK AND IS STABLE. WE ALSO MENTIONED THAT THE AREAS THAT HAVE SEEN SLIDING ALONG VEDDER MOUNTAIN ARE AREAS WHERE THE SLOPE EXCEEDED THE GRADE AND THAT TOPSOIL IS NOT STABLE WHERE IT COVERS ROCKS AND WHY THIS PROPERTY DOES NOT HAVE THE SAME ISSUES.

4. EXISTING AND POSSIBLE WORSENING OF TRAFFIC DURING THE MONTHS OF JULY AND AUGUST.

- THE CONCERNS WERE SURROUNDING 2 MAIN ISSUES:
  1. EXISTING SUMMER TRAFFIC AND THE CONCERNS THAT THE IMPACT 11 LOTS WILL HAVE ON IT
  2. CURRENT EAST BOUND TRAFFIC TURNING LEFT WHICH BACKS UP QUITE A WAY WHEN THERE IS HEAVY WESTBOUND TRAFFIC

- WE LET EVERYONE KNOW THAT FURTHER REVIEW OF THIS ISSUE WILL BE DONE AT THE TIME OF SUBDIVISION AND THAT BECAUSE IT'S A CURRENT ISSUE ON A CITY ROAD THAT WE DID NOT HAVE AN ANSWER AT THIS TIME.

40 PEOPLE LEFT THEIR NAMES AND EMAIL AND/OR PHONE NUMBER ON THE SIGN-IN SHEET.

WE FOLLOWED UP WITH ALL THE PEOPLE ON THE SIGN-IN SHEET EITHER BY EMAIL OR BY PHONE WHEN NO EMAIL WAS PROVIDED AND ASKED IF THEY WOULD LIKE A COPY OF THE PRELIMINARY LOT LAYOUT.

WE ALSO ASKED IF THEY HAD ANY FURTHER QUESTIONS.

IN HOUSE MEETINGS

PRIOR TO THE PUBLIC MEETING WE MET WITH MARK REDL AND HIS WIFE AT THEIR HOUSE LOCATED AT 42950 VEDDER MOUNTAIN ROAD. THEY LET US KNOW THAT THEY COULD NOT ATTEND THE MEETING ON JANUARY 23RD BECAUSE THEY WOULD BE OUT OF TOWN. THEIR MAIN CONCERNS WERE TREE REMOVAL CAUSING THE BANK ABOVE THEIR HOUSE TO BECOME UNSTABLE, LOSS OF PRIVACY AND STORM WATER CONTROL.

PRIOR TO THE PUBLIC MEETING WE MET WITH JOHN WRIGHT, KURT AND STEVE AT JOHN'S HOUSE LOCATED AT 4605 SIMMONS ROAD. THEY ENJOY MOUNTAIN BIKING THE EXISTING TRAIL NETWORK ON VEDDER MOUNTAIN. THEY ARE ALSO INTERESTED IN BUILDING AND MAINTAINING MANY SINGLE-TRACK TRAILS ON VEDDER MOUNTAIN.
THE SECOND MEETING WAS AT 42910 VEDDER MOUNTAIN ROAD AT THE TOP SOUTH EAST CORNER OF
THE PROPERTY WHERE WE CONTINUED OUR DISCUSSION ABOUT THE TRAIL NETWORK AND ACCESS
AND THEY SHOWED US SOME OF THE SINGLE-TRACK NON-MOTORIZED TRAILS THEY'VE BUILT ON THE
ADJACENT CROWN LAND.

- KURT DID ATTEND THE PUBLIC MEETING.

PRIOR TO THE PUBLIC MEETING DARREN MET WITH JAKE CAZANDER AT HIS HOUSE LOCATED AT 42840
VEDDER MOUNTAIN ROAD FOR 2 ½ HOURS. JAKES MAIN CONCERNS WERE STORM WATER CONTROL,
LOSS OF PRIVACY, AND WHETHER THERE IS A POSSIBILITY OF A ROCK OR MUDSLIDE.

- JAKE, DEBBIE, DEREK AND MONIQUE CAZANDER ALL ATTENDED THE PUBLIC MEETING.

EMAIL CORRESPONDENCE

35

PHONE CORRESPONDENCE

15

CONTINUED INTERACTION

EMAILS FROM THE NEIGHBOURS ARE STILL COMING IN AND WE HAVE COMMITTED TO ANSWERING ALL
OF THEM WITH THE MOST UP TO DATE INFORMATION WE HAVE AVAILABLE.
TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following items:

1. OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2019, No. 4651 (RZ001276)
2. ZONING BYLAW AMENDMENT BYLAW 2019, No. 4652 (RZ001276)
3. ZONING BYLAW AMENDMENT BYLAW 2019, No. 4653 (RZ001276)

Location: 42910 Vedder Mountain Road

Applicant: DJC Ventures Inc.

Purposes: To redesignate the subject property's 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 (Comprehensive Development-29) Zone, to facilitate a future subdivision and a public trail network, as shown on the map below.
Persons who deem that their interest in the property 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, February 6, 2019 to Tuesday, February 19, 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
PUBLIC ENGAGEMENT REPORT

NEIGHBOURHOOD CANVASS

JANUARY 10TH AND 11TH WERE SPENT CANVASSING THE NEIGHBOURS AND HANDING OUT THE NOTICE OF PUBLIC INFORMATION MEETING. WE HANDED OUT 35 NOTICES AND PUT ONE UP AT YARROW COMMUNITY SCHOOL AND ANOTHER AT THE YARROW COMMUNITY HALL ON THE MESSAGE BOARDS. WE ALSO GAVE ONE TO THE OWNERS OF THE PETRO CAN GAS STATION ON YARROW CENTRAL.

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THE REST OF THE TIME WAS SPENT ANSWERING QUESTIONS AND LISTENING TO CONCERNS.

THE MAJORITY OF THE FEEDBACK WAS POSITIVE WITH MANY EXPRESSING THEIR SUPPORT FOR THIS PROJECT EVEN THOUGH THEY WERE NOT IN FAVOUR OF DEVELOPMENT IN GENERAL.

THE MAIN CONCERNS:

1. TREE REMOVAL AREAS
   
   o WE EXPLAINED WHAT UNDISTURBED COVENANTED GREENSPACE ON THE LOTS MEANT AND ONE PERSON BROUGHT UP THE CONCERN OF FIRE RISK SO WE EXPLAINED THE SELECTIVE TREE CLEARING AREA AROUND EACH LOT FOR VIEWS AND FEUL MANAGEMENT.

2. STORM WATER CONTROL.
   
   o OUR NEIGHBOUR AT 42840 VEDDER MOUNTAIN ROAD BROUGHT UP HIS CONCERNS REGARDING WHERE THE WATER WOULD GO BECAUSE HIS LAND CURRENTLY TAKES THE RAINFALL FROM 1/3 OF THE PROPERTY. WE LET HIM KNOW THAT THE ROAD WOULD CUT THE WATER OFF FROM COMING DOWN TO HIS PROPERTY AND WOULD BE DISCHARGED UNDER VEDDER MNT RD INTO THE LARGER MAIN DITCH.
3. BANK STABILIZATION AND THE WORRY OF SLIDES

- We let everyone know that Geowest Engineering has done a Geo Hazard Assessment of the property, purposed road and lots and that this property consists mostly of rock and is stable. We also mentioned that the areas that have seen sliding along Vedder Mountain are areas where the slope exceeded the grade and that top soil is not stable where it covers rocks and why this property does not have the same issues.

4. EXISTING AND POSSIBLE WORSENING OF TRAFFIC DURING THE MONTHS OF JULY AND AUGUST.

- The concerns were surrounding 2 main issues:
  1. Existing summer traffic and the concerns that the impact 11 lots will have on it
  2. Current east bound traffic turning left which backs up quite a way when there is heavy westbound traffic

- We let everyone know that further review of this issue will be done at the time of subdivision and that because it's a current issue on a city road that we did not have an answer at this time.

40 people left their names and email and/or phone number on the sign-in sheet.

We followed up with all the people on the sign-in sheet either by email or by phone when no email was provided and asked if they would like a copy of the preliminary lot layout.

We also asked if they had any further questions.

IN HOUSE MEETINGS

Prior to the public meeting we met with Mark Redl and his wife at their house located at 42950 Vedder Mountain Road. They let us know that they could not attend the meeting on January 23rd because they would be out of town. Their main concerns were tree removal causing the bank above their house to become unstable, loss of privacy and storm water control.

Prior to the public meeting we met with John Wright, Kurt and Steve at John's house located at 4605 Simmons Road. They enjoy mountain biking the existing trail network on Vedder Mountain. They are also interested in building and maintaining many single-track trails on Vedder Mountain.

- KURT DID ATTEND THE PUBLIC MEETING.

PRIOR TO THE PUBLIC MEETING DARREN MET WITH JAKE CAZANDER AT HIS HOUSE LOCATED AT 42840 VEDDER MOUNTAIN ROAD FOR 2 ½ HOURS. JAKES MAIN CONCERNS WERE STORM WATER CONTROL, LOSS OF PRIVACY, AND WHETHER THERE IS A POSSIBILITY OF A ROCK OR MUDSLIDE.

- JAKE, DEBBIE, DEREK AND MONIQUE CAZANDER ALL ATTENDED THE PUBLIC MEETING.

EMAIL CORRESPONDENCE

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PHONE CORRESPONDENCE

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CONTINUED INTERACTION

EMAILS FROM THE NEIGHBOURS ARE STILL COMING IN AND WE HAVE COMMITTED TO ANSWERING ALL OF THEM WITH THE MOST UP TO DATE INFORMATION WE HAVE AVAILABLE.
Thank you for circulating CN Rail on the proposed land use amendments to 42910 Vedder Mountain Road.

In principle, CN Rail does not object to this land being rezoned for future residential use. We ask however that the following are considered:

- Access points the new subdivision be carefully considered and CN Rail should be consulted early in the design process to comment on any safety, design and construction issues related to proposed rail crossings.

- The design of the housing and setbacks from the rail right-of-way should reflect the criteria in the RAC/FCM Guidelines for New Development in Proximity to Railway Operations. Developments must be carefully planned so as not to unduly expose residents to railway activities as well as not to interfere with the continued operation of the corridor itself, or the potential for future expansion, as railways play an important economic role in society that must be safeguarded.

Regards

Susanne

Susanne Glenn-Rigny, MCIP, RPP, OUQ
Agente principale/Senior Officer
Planification et développement communautaires/
Community Planning and Development
Affaires juridiques/Law Department
CN
935, rue de La Gauchetière Ouest
15e étage
Montréal (Québec) H3B 2M9
Téléphone: (514) 399-7844
Télécopieur: (514) 399-4296
Cell (514) 919-7844
Email: susanne.glenn-rigny@cn.ca

Precision Railroading: Doing it well and always improving
Dear City of Chilliwack Council and Staff:

I am writing this letter in support of the development project located at 42910 Vedder Mountain Road in Chilliwack, including the development of long-term access through the property to adjacent trail networks.

The adjacent trail network known as the Duck Farm trail network is currently accessed by a trail that runs through this property. The trail network is a very popular mountain biking, hiking and trail running area for the residents of Chilliwack and Yarrow. The loss of this connection would serve as creating a permanent barrier to accessing these trails, and a great loss to the community. We are pleased to have met with Mr. Clayton to discuss the possibility to continued access through his property on a relocated trail.

Mr. Clayton has indicated that this development will include a newly developed trail that continues to provide a connection through the property. He recognizes the significance of this trail to the community and has expressed his intent to preserve this connection. He is working directly with the trail organizations on the development of this trail. He is also adding additional hiking and walking trails including lookouts, as well as creating a larger parking area for trail users to stage while using the trail network. Mr. Clayton has involved our organization throughout the development of this plan.

This project aligns with our mandate to advocate for access to trails for the overall betterment of the community. It is refreshing to work with a progressive developer who is cognizant about the importance of trails and is pro-actively planning them into his development for the community to enjoy.

We support this development and its plan to provide continued trail access to the Duck Trail network. Additionally, we are committed to helping to design, develop and construct this trail. Thank you for including our support in your considerations.

Sincerely,
Ernie Kliever | Director of Advocacy
Fraser Valley Mountain Biker’s Association

3781 Sheridan Place, Abbotsford, BC V2S 8K4 | phone 604.859.5610 | email president@fvmba.com

www.fvmba.com
Dear City of Chilliwack Council and Staff:

I am writing this letter in support of the development project located at 42910 Vedder Mountain Road in Chilliwack, including the development of long-term access through the property to adjacent trail networks.

Currently, there is one access point through this property with a trail that connects the community of Yarrow to the popular Duck Farm trail network. When meeting with the Developer, Mr. Clayton, he has expressed his desire to continue to provide access through the property for the community of Yarrow by means of a newly developed and relocated trail. He has also developed additional opportunities for walking and hiking trail including a lookout and parking area.

Through my discussions with Mr. Clayton, I have found him to be very straight forward, responsive and inclusive with respect to this project and continuing to provide a link to the adjacent trail network. He has assured me that he plans to work with our trail organizations to develop a suitable connecting trail through the property.

I ardently support the project for many reasons and here are a few for your consideration:

• Ensuring and providing continued trail access for the community is a key goal of our trail organization, this project works to achieve this goal.
• Development of a new trail allows us to build a safer and more sustainable trail that is accessible to a greater range of trail users than the current trail.
• Trails provide a key piece of infrastructure for communities, development of trails into a project is a refreshing and forward thinking initiative that our trail organization supports.
• Providing continued trail access through this property fits perfectly into the long range trail strategy that the City has adopted.
• Providing continued access allows us to start planning future trail expansions and develops on Crown Land adjacent to the property.

Thank you for including our support in your considerations.

Sincerely,

Ernie Kliever | President
Vedder Mountain Trails Association
City of Chilliwack

Bylaw No. 4651

A bylaw to amend the "Official Community Plan Bylaw 2014, No. 4025"

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

1. This bylaw may be cited as "Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651".

2. "Official Community Plan Bylaw 2014, No. 4025", is hereby further amended by redesignating property described as PID: 001-051-024, Lot 1 Section 33 Township 22 New Westminster District Plan 60499, from "Rural" to "Comprehensive Development Area".

Received first and second reading on the 5th day of February, 2019.
Public hearing held on the
Received third reading on the Consultation Process considered by Council on the 22nd day of January, 2019.
Received adoption on the

________________________________________
Mayor

________________________________________
Corporate Officer

NOTE: This bylaw refers to property located at 42910 Vedder Mountain Road.
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. 4652

2. “Zoning Bylaw 2001, No. 2800” is hereby further amended in Section 4 - Subsection 4.03 by adding a new Zone designation as follows:

   “CD-29 (Comprehensive Development-29) Zone”

3. Said Bylaw is hereby further amended in SECTION 14 – COMPREHENSIVE DEVELOPMENT ZONES, by adding a new Subsection 14.29 CD-29 (Comprehensive Development-29) Zone, attached hereto and forming part of this Bylaw.

Received first and second reading on the 5th day of February, 2019.
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Corporate Officer
14.29 CD-29 (COMPREHENSIVE DEVELOPMENT-29) ZONE

(1) DESCRIPTION
The CD-29 (COMPREHENSIVE DEVELOPMENT-29) ZONE consists of 13.2 hectares of land located on Vedder Mountain Road, where a 13 lot subdivision (including 11 rural residential lots, 1 dedicated public trail network lot and 1 City Water Reservoir lot), in accordance with “Appendix I – Land Use Plan”, has been considered and approved by Council.

(2) PERMITTED USES
(a) The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.
(b) ONE FAMILY RESIDENTIAL
   (i) SINGLE FAMILY DETACHED DWELLING
   (ii) MANUFACTURED HOME
(c) ACCESSORY DWELLING UNIT
   (i) SECONDARY SUITE
   (ii) COACH HOUSE
   (iii) GARDEN SUITE (subject to Special Regulation)
(d) BOARDING
(e) RURAL ANCILLARY USES
(f) ACCESSORY HOME OCCUPATION

(3) LOT SIZE
(a) LOT AREA shall be substantially in accordance with the “Appendix I – Land Use Plan”. ONE FAMILY RESIDENTIAL USE LOTS shall have a minimum area of 0.57ha.

(4) LOT DIMENSIONS (minimum) Width Depth
(a) ONE FAMILY RESIDENTIAL 25m 25m

(5) DENSITY (maximum)
(a) Shall not exceed one STRUCTURE for ONE FAMILY RESIDENTIAL USE per LOT.

(6) LOT COVERAGE (maximum)
(a) RURAL ANCILLARY 230m²

(7) FLOOR AREA RATIO (maximum) N/A
### SETBACKS (minimum distance to)

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<td><strong>(b) Detached ACCESSORY DWELLING UNIT</strong></td>
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<td><strong>(c) RURAL ANCILLARY</strong></td>
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### BUILDING HEIGHT (maximum)

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<td><strong>(b) Detached ACCESSORY DWELLING UNIT</strong></td>
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### OFF-STREET PARKING

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<td><strong>(a) The following minimum number of spaces shall be provided:</strong></td>
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<td>(i) 2 spaces per ONE FAMILY RESIDENTIAL USE</td>
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<td>(ii) 1 unenclosed space per ACCESSORY DWELLING UNIT</td>
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### OFF-STREET LOADING

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### AMENITY AREA (minimum)

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<td><strong>(a) As a public amenity, approximately 3.78ha of the total development area, as identified within the attached “Appendix I – Land Use Plan”, shall be dedicated to the City of Chilliwack as park space. A hiking and mountain biking trail shall be provided by the developer from Vedder Mountain Road through to the existing trail network within the adjacent crown lands to the east. A public parking area at the trail entrance shall also be constructed by the developer.</strong></td>
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### FENCING, SCREENING & LANDSCAPING

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<td><strong>(a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.</strong></td>
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### SIGNS

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<td><strong>(a) Shall be developed in accordance with the City of Chilliwack Sign Bylaw, in force from time to time</strong></td>
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### SPECIAL REGULATIONS

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<td><strong>(a) GARDEN SUITES and COACH HOUSES shall have a maximum GROSS FLOOR AREA of 100m².</strong></td>
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Appendix I - Land Use Plan
City of Chilliwack

Bylaw No. 4653

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. 4653".
2. "Zoning Bylaw 2001, No. 2800" is hereby further amended by rezoning property described as PID: 001-051-024, Lot 1 Section 33 Township 22 New Westminster District Plan 60499, from an RSV1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development-29) Zone.

Received first and second reading on the 5th day of February, 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 42910 Vedder Mountain Road.
"Zoning Bylaw Amendment Bylaw 2019, No. 4653"
AGENDA ITEM NO: 10-4
MEETING DATE: February 19, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Public Information Listing          Date: February 13, 2019
DEPARTMENT: Clerk's                          Prepared by: Jacqueline Morgan

PI-1  "Development Variance Permit DVP01022"

Development Variance Permit DVP01022 for property located at 9384 Fletcher Street (background information on this matter is contained within Agenda Item 12-A-1).

PI-2  "Development Variance Permit DVP01025"

Development Variance Permit DVP01025 for properties located at 7098, 7121 and 7129 Tahoma Place

*Public Information Meeting cancelled at the request of staff*

PI-3  "Development Variance Permit DVP01052"

Development Variance Permit DVP01052 for of properties located at 7136, 7146, and 7158 Maitland Avenue and 45540 Wells Road (background information on this matter is contained within Agenda Item 12-A-2).
"Development Variance Permit DVP01022"

(9384 Fletcher Street)
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 DVP01022

   **Location:** 9384 Fletcher Street

   **Applicant:** Nancy Heimbecker

   **Purpose:** To reduce the minimum front lot line and exterior side lot line setbacks from 6m to 2m and to reduce the minimum rear lot line setback from 6m to 5m in an R6 (High Density Multi-Family Residential) Zone, to facilitate the construction of a 4 unit apartment building, on 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, February 6, 2019 to Tuesday, February 19, 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
*CANCELLED*

PI-2

"Development Variance Permit DVP01025"

(7098, 7121, and 7129 Tahoma Place)
MEMO

TO: Jacqueline Morgan, Corporate Officer
FROM: Gillian Villeneuve, Manager of Development Planning
DATE: February 13, 2019
FILE NO: 3090-20 – DVP01025
RE: Development Variance Application – 7098, 7121, 7129 Tahoma Place

Following receipt of additional information concerning the application, it has been determined that the Public Information Meeting must be cancelled. As such, Staff request that DVP01025 be removed from the February 19, 2019 Council meeting agenda. Staff will bring DVP01025 forward for Public Information Meeting at a future date.

Notification that the Public Information Meeting scheduled for February 19, 2019 has been cancelled will be distributed. Revised notices reflecting the amended application request will be prepared and distributed accordingly.

Respectfully submitted,

Gillian Villeneuve
Manager of Development Planning
GV/
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 DVP01025**

   **Locations:** 7098, 7121 & 7129 Tahoma Place
   **Applicant:** Westbow Construction
   **Purpose:** To reduce the minimum off-street parking space length associated with a residential use from 6m to 4.5m within the driveway and to increase the maximum floor area ratio from 75% to 80%, required within the R3-A (Small Lot Two Family Residential) Zone to facilitate the construction of a duplex, within the subject properties, as shown on the map below.

**Location Map**
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, February 6, 2019 to Tuesday, February 19, 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
"Development Variance Permit DVP01052"

(7136, 7146, and 7158 Maitland Avenue and 45540 Wells 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 DVP01052

Locations: 7136, 7146 & 7158 Maitland Avenue and 45540 Wells Road

Applicant: JCR Design

Purpose: To reduce the required interior side lot line (south) setback within the R4-A (Townhouse Multi-Family Residential) Zone from 4.5m to 2.75m, for proposed Building "D" in association with the future townhouse complex, on the subject property, as shown on the map below.

Location Map
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, February 6, 2019 to Tuesday, February 19, 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

Site Plan of Building “D” (provided by applicant):
AGENDA ITEM NO: 11-A-1
MEETING DATE: February 19, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing  Date: February 13, 2019
DEPARTMENT: Clerk's  Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647”, which proposes to redesignate property located at 44970 Keith Wilson Road from “Federal” to “Institutional and Civic Use”; and,

“Zoning Bylaw Amendment Bylaw 2019 No. 4648”, which proposes to rezone properties located at 44990, 45032, and 45070 Caen Avenue and 5373 Tyson Road, from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and property located at 44970 Keith Wilson Road from an RSV3 (Special Jurisdiction Reserve) Zone to a P6 (University Village) Zone and a C5 (Night Club/Neighbourhood Pub) 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 “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” with respect to property located at 44970 Keith Wilson Road be given third reading.

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4647” with respect to property located at 44970 Keith Wilson Road be adopted. (RZ001323)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4648” with respect to properties located at 44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road and 44970 Keith Wilson Road be given third reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4648” with respect to properties located at 44990, 45032, and 45070 Caen Avenue, 5373 Tyson Road and 44970 Keith Wilson Road be adopted. (RZ001323)

Jacqueline Morgan, Corporate Officer
1. **SUMMARY OF ISSUE:**

"Zoning Bylaw Amendment Bylaw 2019, No. 4649", which proposes to rezone property located at 45889 Lake 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. 4649" with respect to property located at 45889 Lake Drive be given third reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2019, No. 4649" with respect to property located at 45889 Lake Drive be adopted. (RZ001290)

Jacqueline Morgan,
Corporate Officer
AGENDA ITEM NO: 11-A-3
MEETING DATE: February 19, 2019

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing  Date: February 11, 2019
DEPARTMENT: Clerk's  Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651”, which proposes to redesignate property located at 42910 Vedder Mountain Road from “Rural” to “Comprehensive Development Area”;

“Zoning Bylaw Amendment Bylaw 2019, No. 4652”, a proposed text amendment to create a new CD-29 (Comprehensive Development-29) Zone; and,

“Zoning Bylaw Amendment Bylaw 2019, No. 4653”, which proposes to rezone property located at 42910 Vedder Mountain Road from an R5V1 (Limited Use Reserve) Zone to a CD-29 (Comprehensive Development-29) 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;
(2) Deny the application;
(3) Refer the application back to staff.

As per the Staff Report dated January 28, 2019 it is recommended that the application will be held at third reading pending approval of a Development Permit Area No. 2 and No. 8 to address environmental, geotechnical and hillside issues.

2. RECOMMENDATION:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4651” with respect to property located at 42910 Vedder Mountain Road be given third reading. (RZ001276)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4652” with respect to a proposed text amendment to create a new CD-29 (Comprehensive Development-29) Zone be given third reading. (RZ001276)

Recommendation that “Zoning Bylaw Amendment Bylaw 2019, No. 4653” with respect to property located at 42910 Vedder Mountain Road be given third reading. (RZ001276)

Jacqueline Morgan,
Corporate Officer
1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the minimum front lot line (FLL) and exterior side lot line (ESLL) setbacks from 6m to 2m and to reduce the minimum rear lot line (RLL) setback from 6m to 5m within the R6 (High Density Multi-Family Residential) Zone, to facilitate the construction of a 4-unit apartment building, within the subject property.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01022 with respect to property located at 9384 Fletcher Street.

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 to reduce the minimum front lot line (FLL) and exterior side lot line (ESLL) setbacks from 6m to 2m and to reduce the minimum rear lot line (RLL) setback from 6m to 5m within the R6 (High Density Multi-Family Residential) Zone, to facilitate the construction of a 4-unit apartment building, within the subject property.

2. **Background/Proposal:**

The applicant is proposing to construct a 4-unit apartment building within the subject property. The applicant emphasizes that, due to the small size and dimensions of the property, meeting the setback requirements significantly reduces the buildable area for the future apartment. The applicant notes that, by reducing the FLL, ESLL, and RLL setbacks, the future apartment will be oriented close to the sidewalk with off-street parking located behind the building and away from public view.

**Conceptual Building Elevations (provided by applicant)**

As the property is within Development Permit Area No. 6 (Infill), the proposed apartment building will require a Development Permit (DP) to address “form and character” considerations.

For information, a copy of the proposed site plan is attached in the draft Development Variance Permit (DVP). Notwithstanding the requested variances, the proposal is subject to change at time of DP review.
Location Map

Orthophoto
To: Perception Ventures Inc. (Inc. No. BC1005052)
145 Aspenwood Drive
Port Moody BC V3H 4V7

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 four-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. 003-211-142
   Legal Description: LOT 6 BLOCK 15 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 1737
   Address: 9384 Fletcher Street

3. 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)(a) R6 (High Density Multi-family Residential) Zone is varied by reducing the minimum front lot line and exterior side lot line setbacks from 6m to 2m and by reducing the minimum rear lot line setback from 6m to 5m.

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
1. **SUMMARY OF ISSUE:**

The applicant is seeking to reduce the required interior side lot line (ISLL) setback within the R4-A (Townhouse Multi-Family Residential) Zone from 4.5m to 2.75m, for proposed Building “D” in association with the future townhouse complex.

2. **RECOMMENDATION:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01052 with respect to property located at 7136, 7146, 7158 Maitland Avenue & 45540 Wells Road.

   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 to reduce the required interior side lot line (ISLL) setback within the R4-A (Townhouse Multi-Family Residential) Zone from 4.5m to 2.75m, for proposed Building "D" in association with the future townhouse complex.

2. Background/Proposal:

The applicant is proposing to construct a 22-unit townhouse complex, comprised of four separate buildings, within the consolidated area of the subject properties. The applicant has also applied for a Development Permit (DP) application to address "form and character" considerations, and is being reviewed concurrently.

The minimum ISLL setback standards of the R4-A Zone is 3m; however, where a structure for residential use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m. As the primary private amenity space for each townhouse unit is provided on the rooftop, the applicant is requesting that the ISLL (south) be reduced from 4.5 to 2.75m. The majority of Building "D" will be setback 3m from the ISLL (south) however small portions (bay windows) of each unit will project 0.25m into this setback. The applicant anticipates the side yard for proposed Building "D" will act as a secondary amenity area (grassy area) for each unit. The proposal includes 1.5m tall cedar fencing along the perimeter of the future townhouse development to screen adjacent views.

Proposed Building “D” South Elevation (provided by applicant)

A copy of the proposed Site Plan is attached in the draft Development Variance Permit (DVP).
3. Factors:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: “Low Density Residential”

Land Use: Single-family dwellings (to be demolished at time of development).

3.2 Neighbourhood Character

The subject properties are located within the Sardis neighbourhood and are entirely surrounded by single-family dwellings in the R1-A (One Family Residential) Zone and R3 (Small Lot One Family Residential) Zone. Located to the south is the BC Hydro Railway (Southern Railway of British Columbia), requiring a 15m setback from the boundary of the Right of Way (ROW).

The reduction to the ISLL (south) setback to accommodate proposed Building "D" is supportable as the private amenity area requirements, as specified by the Zoning Bylaw, will be met as rooftop patios. The reduction is also supportable given that each proposed townhouse unit includes a private amenity area that significantly exceeds the minimum area requirements (15m²) within the R4-A Zone (27m²). In addition, the incorporation of horizontal building articulation, varying materials, and different colours help provide visual relief to the adjacent property to the south.

The remainder of the townhouse development meets all other minimum multi-family residential setback requirements.

3.3 Technical Issues:

Floodplain: The subject properties are not 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.

Supplementary Setback: The property at 45540 Wells Road backs onto the BC Hydro Railway (Southern Railway of British Columbia); a supplementary setback of 15m is required from the railway property line for residential uses and is addressed within the DP.
3.4 Discussion

Staff support the requested variance and recommend approval of the attached draft DVP with no additional conditions of issuance.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01052 with respect to property located at 7136, 7146, 7158 Maitland Avenue & 45540 Wells Road.

Substantiation:

The request to reduce the required ISLL setback (east) from 4.5m to 2.75m for proposed Building “D” in association with the future townhouse complex is supportable on the basis that the private amenity area requirements, as specified by the Zoning Bylaw, will be met and that each private amenity area exceeds the minimum area requirements. In addition, through an attractive design, the proposed development is not anticipated to impact the adjacent existing or future residential developments. Furthermore, the proposal will comply with all other Zoning Bylaw requirements.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – October 25, 2018
- Development Variance Permit application DVP01052
- Development Permit application DP001053
SCHEDULE "A"
THE CITY OF CHILLIWACK
DEVELOPMENT VARIANCE PERMIT

3090-20 (7136, 7146, 7158 Maitland Avenue & 45541 Wells Road) DVP01052

To: JCR Design Richlane Ventures Ltd. (Inc No BC0660397)
203 - 45425 Luckakuck Way PA Box 2040 Stn Sardis Main
Chilliwack BC V2R 2T7 Chilliwack BC V2R 1A5

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 Building "D" in association with a 22 unit townhouse development, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon.

Parcel Identifier No. 005-293-847
Legal Description: PARCEL "B" (REFERENCE PLAN 1449) LOT 3 EXCEPT: PARCEL "ONE" (REFERENCE PLAN 9210), BLOCK 3 DISTRICT LOT 38 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 1516
Address: 7136 Maitland Avenue

Parcel Identifier No. 012-195-464
Legal Description: PARCEL "ONE" (REFERENCE PLAN 9210) OF PARCEL "B" (REFERENCE PLAN 1449) LOT 3 BLOCK 3 DISTRICT LOT 38 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 1516
Address: 7146 MAITLAND AVE

Parcel Identifier No. 012-195-316
Legal Description: PARCEL "A" (REFERENCE PLAN 9009) LOT 2 BLOCK 3 DISTRICT LOT 38 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 1516
Address: 7158 Maitland Avenue

Parcel Identifier No. 012-195-294
Legal Description: PARCEL "A" (REFERENCE PLAN 4077) LOT 1 BLOCK 3 DISTRICT LOT 38 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 1516 EXCEPT PLAN EPP16549
Address: 45540 Wells Road
3. 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 9.08(8)(c) of the R4-A (Townhouse Multi-Family Residential) Zone is varied by reducing the interior side lot line setback from 4.5m to 2.75m.

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
Variance to reduce the ISLL setback (south) from 4.5m to 2.75m, for Building "D"