MINUTES of the Eleventh meeting held by the Seventh Council of the City of Chilliwack in the Council Chambers, City Hall on April 2, 2019 at 3:00 pm.

PRESENT: All members of Council, except Councillors Attrill and Lum.

In addition, the following members of staff were present:

- C.S. Crosman, Deputy Chief Administrative Officer
- D. Blain, Director of Planning and Engineering
- G. Savard, Director of Finance
- J. Kooistra, Director of Corporate Services/Acting Corporate Officer
- G. MacPherson, Director of Operations
- R. Mulligan, Director of Recreation and Culture
- J. Morgan, Corporate Officer
- I. Josephson, Fire Chief
- E. Leidekker, Director of Information Technology
- G. Schipper, Manager of Building and Regulatory Enforcement
- K. Stanton, Manager of Long Range Planning
- C. Marleau, Manager of Leisure Development
- K. Jefford, Manager of Transportation and Drainage
- J. Koczur, Deputy Director of Operations
- F. Van Nynatten, Assistant Manager of Environmental Services
- M. Sikora, Social Development Coordinator
- G. White, Manager of Land Development/Approving Officer
- W. Moseanko, Property Manager
- J. Nesbitt, Fleet Operations Manager
- J. Leggatt, Communications Manager
- D. Alling, Administrative Assistant
- D. Worthylake, Receptionist
- J. McMurray, Recording Secretary

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

On behalf of himself and Council, Mayor Popove extended condolences to Councillor Lum on the passing of his Grandfather.

Delegations/Hearings

Rick Green, former Mayor of the Township of Langley, was in attendance to provide Council with a presentation on the “Community Rail South of the Fraser on the InterUrban Corridor”.

Kloot ) Recommendation that Council forward a letter to the Fraser Valley Regional District (FVRD) requesting the South Fraser Community Rail Committee Management Group be provided an opportunity to present the “Community Rail South of the Fraser on the InterUrban Corridor” proposal to the FVRD Board.

Carried unanimously

Adoption of Minutes

Mercer ) That the Minutes of the Regular Meeting of Council held March 19, 2019, be Westeringh ( adopted as circulated.

Carried unanimously
Consent Agenda

Shields  ) That the following bylaws be adopted:
Kloot  
   • “Delegation Authority Bylaw Amendment Bylaw 2019, No. 4665”
   • “Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2019, No. 4667”
   • “Waterworks Regulation Bylaw Amendment Bylaw 2019, No. 4668”

Carried unanimously

Department Reports

Kloot  ) That Council award the tender for the “2019 Orchard Slough Check Dam
Westeringh  Reconstruction Project” to Cutline Contracting Ltd., in the amount of $42,330.00
(plus applicable taxes); and further, that the Mayor and Corporate Officer be
authorized to sign any necessary documentation.

Carried unanimously

Westeringh  ) That Council approve the “Fraser River Flood Protection Project” under the
Shields  Union of British Columbia Municipalities’ Community Emergency Preparedness
( Fund; and further, direct Staff to submit the grant funding application.

Carried unanimously

Kloot  ) That Council award the tender for the “Supply and Application of Dust
Westeringh  Palliative” to Custom Tank Services for 2019, with the option to extend for up to
four additional one-year terms, in the amount of $200,850.00 (plus applicable
taxes); and further, that the Mayor and Corporate Officer be authorized to sign any
necessary documentation.

Carried unanimously

Kloot  ) That Council award the tender for “Medium Service Vehicles” to Dams Ford
Shields  Lincoln Sales Ltd. and Commercial Truck Equipment Corp., as contained within
the Staff Report dated March 26, 2019; and further, that the Mayor and Corporate
Officer be authorized to sign any necessary documentation.

Carried unanimously

Kloot  ) That Council approve additional Community Development Initiative Funding for
Shields  the Chilliwack and District Agricultural Society in the amount of $10,000.00, to
bring the total Community Development Initiative Funding to $25,000.00 for
2019.

Carried unanimously
Department Reports (continued)

Westeringh
Mercer

That “Zoning Bylaw Amendment Bylaw 2019, No. 4634”, which proposes to rezone properties located at 46239 and 46259 Hope River Road from an R1-A (One Family Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for April 16, 2019.  (RZ001129)

Carried unanimously

Shields
Westeringh

That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4676”, which proposes to re-designate properties located at 9463 and 9471 Robson Street, from “Residential 2 – Townhouses” to “Residential 3 – Low Rise Apartment”, be given first and second reading; and further, that a Public Hearing be called for April 16, 2019.  (RZ001271)

Carried unanimously

Shields
Westeringh

That “Zoning Bylaw Amendment Bylaw 2019, No. 4677”, which proposes to rezone properties located at 9463 and 9471 Robson Street and 45687 and 45691 Wellington Avenue from an R2 (Urban Residential Transition) Zone and an R1-A (One Family Residential) Zone to an R5 (Medium Density Multi-Family Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for April 16, 2019.  (RZ001271)

Carried unanimously

Kloot
Westeringh

That “Zoning Bylaw Amendment Bylaw 2019, No. 4678”, which proposes to rezone a portion of property located at 43971 Industrial Way from a CS2 (Tourist Commercial) Zone to a C9 (Cannabis Retail) Zone, be given first and second reading; and further, that a Public Hearing be called for April 16, 2019.  (RZ001317)

Carried unanimously

Discussion ensued with respect to the need for additional communication to the community to provide further clarification on the amendments to “Business Licence Bylaw Amendment Bylaw 2019, No. 4674”.

Kloot
Shields

That “Business Licence Bylaw Amendment Bylaw 2019, No. 4674” be adopted.

Carried unanimously

Westeringh
Mercer

That Council direct Staff not to consult with outside agencies and First Nations with respect to an application which proposes to amend the 2040 Official Community Plan designation for property located at 51076 Falls Court from “Resort Commercial – Hotel” to “Residential – Low Density”.  (RZ001297)

Carried unanimously
Kloot ) That Council approve the issuance of Development Permit DP000970 with Westeringh ( respect to property located at 8434 Chilliwack Mountain Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

Kloot ) That application ALR00327 for Boundary Adjustment in the Agricultural Land Westeringh ( Reserve, with respect to properties located at 42940 and 42982 Adams Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

Westeringh ) That Council approve the issuance of Development Permits DP000942 and Mercer ( DP001129 with respect to property located at 42910 Vedder Mountain Road, subject to geotechnical and environmental issues being met.

Carried unanimously

Kloot ) That, in accordance with Sections 90(1)(e), (i), (j), and (k) of the Community Shields ( Charter, Council hold a Closed Meeting to discuss property matters; receipt of advice subject to solicitor-client privilege; information prohibited from disclosure under Section 21 of the Freedom of Information and Protection of Privacy Act; and, proposed services.

Carried unanimously

The regular meeting adjourned at 3:52 pm and reconvened at 7:00 pm.

PRESENT: All members of Council, except Councillor Lum.

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

- C.S. Crosman, Deputy Chief Administrative Officer
- D. Blain, Director of Planning and Engineering
- J. Kooistra, Director of Corporate Services/Acting Corporate Officer
- J. McMurray, Recording Secretary

Public Hearing

“Zoning Bylaw Amendment Bylaw 2019, No. 4666” (RZ001353)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4666”, which proposes to amend the text of Sections 6 and 12 of the Zoning Bylaw to include Beekeeping as a permitted use.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4666” (RZ001353) (continued)

Letter of information received from:

- Laura Cameron-Delisle, Chilliwack Beekeepers Community Volunteer Coordinator, dated March 24, 2019.

Letter of support received from:

- Eryne Croquet, 6637 Montana Drive, dated April 2, 2019.

Laura Delisle, 8993 Broadway, Volunteer Coordinator, speaking on behalf of the Chilliwack Beekeepers Community, thanked Council for bringing the bylaw forward, stating that the bylaw will support the current and growing community of beekeepers and that it is vital to the success of beekeeping management to promote healthier honey bees who are prone to numerous health issues. She further commented that supportive urban beekeeping bylaws are needed to set a standard of good health and practice and opens the door for education and apiary programs. She advised that Chilliwack Beekeepers have adequate instructors; bees are not aggressive; are relatively gentle; are more interested in the flowers rather than anything else; and, the bees typically travel from 3 to 7 kms away from their hives.

Marty Van Den Bosch, 10151 Williams Road, runs a local gardening club and belongs to the Chilliwack Beekeeping Community and stated he is looking forward to having beekeeping allowed in the community. He further commented that it is great to have people with knowledge, education and resources that people can reach out to.

Kloot Westeringh ( ) That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4666” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4666” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Zoning Bylaw Amendment Bylaw 2019, No. 4669” (RZ001202)

Public Hearing on “Zoning Bylaw Amendment Bylaw 2019, No. 4669”, which proposes to rezone property located at 43555 Old Orchard Road from an RR (Rural Residential) Zone to an R4 (Low Density Multi-Family Residential) Zone and an RSV1 (Limited Use Reserve) Zone.

Letter of comment received from:

- Gilles St-Hilaire, 43712 Alameda Drive, dated April 2, 2019

Nigel Plumley, 43712 Alameda Drive, stated he is not opposed to new development but is concerned about the number of townhouses being built in the area with only one access road; increase in traffic; current volume of traffic; the risk of walking on the road; and, the deterioration of Old Orchard Road. He questioned the possibility of having signs posted on Old Orchard Road indicating wild life in the area, and also wondered if the traffic study done previously is out of date given all the new development that is taking place.
Public Hearing (continued)

“Zoning Bylaw Amendment Bylaw 2019, No. 4669” (RZ001202) (continued)

Jessie Rayner, JCR Design, 45425 Luckakuck Way, Applicant, was in attendance to answer any questions of Council and provided a brief overview of the project advising there will be 32 townhouses; environmental, geotechnical, and civic consultations have been done; a snail migration was discovered; Wedler Engineering will work on road grading to keep the slopes and drainage in check; and, retaining walls will be terraced. He advised that unsuccessful attempts were made to canvas the neighbourhood; mailers were sent out followed by knocking on doors; however, he was still unable to talk to anyone.

Attrill Shields ] That the representations with respect to “Zoning Bylaw Amendment Bylaw 2019, No. 4669” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2019, No. 4669” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4671”
“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4672”
“Zoning Bylaw Amendment Bylaw 2019, No. 4673” (RZ001300)

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4671”, which proposes to amend the Official Community Plan Development Permit Area Map 7 “DPA – Map 7” to include the property located at 8395 Chilliwack Mountain Road within Development Permit Area 7 (Industrial Area Form and Character);

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4672”, which proposes to redesignate a portion of property located at 8395 Chilliwack Mountain Road, from “Comprehensive Development Area” to “General Industrial”; and,

“Zoning Bylaw Amendment Bylaw 2019, No. 4673”, which proposes to rezone property located at 8395 Chilliwack Mountain Road from an SCR (Suburban Clustered Residential) Zone to a CD-14 (Comprehensive Development-14) Zone and an RSV1 (Limited Use Reserve) Zone.

Emails of opposition received from:

- Vernon and Hilary Dobell, #74 – 8590 Sunrise Drive, dated March 23, 2019; and,
- Mr. and Mrs. J. Claris, #53 – 8590 Sunrise Drive, dated March 26, 2019.

Letter of concern received from:

- Leslie Frank and Rita Margaret Toth, #54 – 8590 Sunrise Drive, dated April 1, 2019.
Public Hearing (continued)

“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4671”  
“Official Community Plan Bylaw Amendment Bylaw 2019, No. 4672”  
“Zoning Bylaw Amendment Bylaw 2019, No. 4673”  
(RZ001300) (continued)

Brian Janssens, 8395 Chilliwack Mountain Road, Owner, gave an overview of the application, opining that it would blend itself into the Comprehensive Development-14 Zone. The Janssens will remain living on the property and plan to build 13 industrial buildings which will be rented out. They assured Council they will be very careful who they rent to with respect to minimal noise and use of chemical pollutions. He advised that the businesses would be ideally placed without disturbing the mountain side; there is no intention of blasting or rock chipping; parking will not be an issue; and, the one entrance to the property would be widened. He further advised that he tried to make contact with several of the neighbours and distributed letters to all of the surrounding property owners.

Ron Angel, 8556 Grandview Drive, President of the Chilliwack Mountain Ratepayers, stated he has no objection to the proposal; acknowledged the applicant did address his concern regarding noise; however, questioned what kind of industrial uses would be allowed and expressed his displeasure if there were to be a commercial grow-op.

Kerry Bysouth, Unit 84 - 8590 Sunrise Drive, affirmed he had no specific objections to the proposal and suggested that the Strata Council of 8590 Sunrise Drive could organize an informal meeting inviting Mr. Janssens to come and discuss the proposal and answer any questions the owners might have.

Attrill  
Kloot  
That the representations with respect to “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4671”; “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4672”; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4673” be received for information; and further, that “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4671”; “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4672”; and, “Zoning Bylaw Amendment Bylaw 2019, No. 4673” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01041

Public Information Meeting on Development Variance Permit DVP01041 with respect to property located at 9606 St. David Street, which proposes to vary the maximum lot coverage for an urban ancillary use from 60 m² to 85 m², to facilitate the construction of a detached garage while retaining an existing shed.

Robert Nadon, 9606 St. David Street, Applicant/Owner, provided an overview of the application stating that the property is large enough to accommodate the shed and a detached garage.
Development Variance Permit DVP01041 (continued)

Mercer Westeringh

That the representation with respect to Development Variance Permit DVP01041 be received for information; and further, that Development Variance Permit DVP01041 be referred for Council’s further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01043

Public Information Meeting on Development Variance Permit DVP01043 with respect to property located at 43923 Progress Way, which proposes the following variances to facilitate the construction of a future multi-tenant industrial building:

- Vary the minimum interior side lot line setback from 6 m to 2 m on the west side of the building;
- Vary the minimum interior side lot line setback from 6 m to 1.5 m on the east side of the building;
- Vary the minimum overall landscaping required from 10% to 6.1%;
- Vary the minimum interior landscaping required for parking lot areas from 7% to 5.3%; and,
- Waive the requirement to place landscaped areas, planted with at least one tree, within the parking areas.

Consultation package containing an email and letter of support received from:

- Braden Heppell, #204 – 6360 202 Street, Langley, received April 1, 2019.

Braden Heppell, 2242 Whatcom Road, Abbotsford, representing the Developer, advised he had consulted with the neighbourhood; received two letters of support; and opined that the neighbours are in support of the application.

Development Variance Permit DVP01056

Public Information Meeting on Development Variance Permit DVP01056 with respect to property located at 4366 Cypress Street, which proposes to vary the maximum permitted building height from 4 m to 5.15 m and to increase the maximum permitted lot coverage for an urban ancillary building from 60 m² to 105 m² to facilitate construction of a 75 m² detached garage and retention of an existing 30 m² ancillary building.
Public Information Meeting (continued)

Development Variance Permit DVP01056 (continued)

There were no representations with respect to Development Variance Permit DVP01056.

Attrill ) That Development Variance Permit DVP01056 be referred for Council’s further Mercer ( consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01071

Public Information Meeting on Development Variance Permit DVP01071 with respect to properties located at 9540 and 9550 Coote Street, which proposes to vary the required front lot line setback from 6 m to 4.5 m, to bring the siting of a single family dwelling, currently under construction within 9540 Coote Street, into compliance and to facilitate the future construction of a single family dwelling within 9550 Coote Street.

There were no representations with respect to Development Variance Permit DVP01071.

Kloot ) That Development Variance Permit DVP01071 be referred for Council’s further Attrill ( consideration following the close of the Public Information Meeting.

Carried unanimously

Clerk’s Reports

Attrill ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4666”, with respect to a Shields ( proposed text amendment to Sections 6 and 12 of the Zoning Bylaw to include Beekeeping as a permitted use, be given third reading. (RZ001353)

Carried unanimously

Kloot ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4666”, with respect to a Attrill ( proposed text amendment to Sections 6 and 12 of the Zoning Bylaw to include Beekeeping as a permitted use, be adopted. (RZ001353)

Carried unanimously

Westeringh ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4669”, with respect to Mercer ( property located at 43555 Old Orchard Road, be given third reading. (RZ001202)

Carried unanimously

Kloot ) That “Zoning Bylaw Amendment Bylaw 2019, No. 4669”, with respect to Westeringh ( property located at 43555 Old Orchard Road, be adopted. (RZ001202)

Carried unanimously
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Clerk’s Reports (continued)

Westeringh ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4671”, with respect to a proposed text amendment to Development Permit Area 7 Map “DPA – Map 7” to include property located at 8395 Chilliwack Mountain Road, be given third reading. (RZ001300)  
Carried unanimously

Kloot ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4672”, with respect to the redesignation of a portion of property located at 8395 Chilliwack Mountain Road from “Comprehensive Development Area” to “General Industrial”, be given third reading. (RZ001300)  
Carried unanimously

Kloot ) That “Official Community Plan Bylaw Amendment Bylaw 2019, No. 4673”, with respect to property located at 8395 Chilliwack Mountain Road, be given third reading. (RZ001300)  
Carried unanimously

Application Reports

Attrill ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01041 with respect to property located at 9606 St. David Street.  
Carried unanimously

Shields ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01043 with respect to property located at 43923 Progress Way.  
Carried unanimously

Westeringh ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01056 with respect to property located at 4366 Cypress Street.  
Carried unanimously

Kloot ) That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01071 with respect to properties located at 9540 and 9550 Coote Street.  
Carried unanimously

Councillors’ Reports

Councillor Mercer reported on his attendance at the Fraser Valley Regional District Board and Fraser Valley Regional Hospital Board Meetings; the opening ceremony of the 2019 Everest Canadian Senior Curling Championships; and, the Chilliwack Senior Peer Counsellors’ 20th Anniversary Open House.
Councillors’ Reports (continued)

Councillor Attrill commented on the ribbon cutting and tour of the new Supportive Housing Facility located at 46244 Yale Road.

Councillor Shields spoke on the opening of the Supportive Housing Facility; Chilliwack Arts and Cultural Centre Society Board Meeting; Fraser Valley Regional District Board Meeting; 12th Annual Fraser River Cleanup; and, encouraged residents to please use the garbage receptacles.

Councillor Kloot commented on his attendance at the meetings of the Agricultural and Rural Advisory Committee and Fraser Valley Regional District Board. He extended his appreciation to the 700 volunteers who have been involved in the Fraser River cleanup and reminded the community that it is extremely dry and some places are already experiencing brush and wild fires so be cautious and dispose of your cigarettes and fires wisely.

Councillor Westeringh spoke about the tour of the Supportive Housing Facility, which will accommodate up to 46 residents of Chilliwack; and, his attendance at the Agricultural and Rural Advisory Committee Meeting.

Mayor’s Report

Mayor Popove advised that Selina Robinson, Minister of Municipal Affairs and Housing, joined them on the tour of the Supportive Housing Facility and that there is a second unit coming to Chilliwack by summer, which together, will provide almost 100 beds for those with housing needs. He also commented on the forest fires, adding there are at least five forest fires burning in Squamish right now, all caused by humans and, stressed the need to make sure fires are out. He reiterated the need to dispose of garbage properly and keep Chilliwack clean and green. The Mayor also reported on his attendance at the Holstein Show on March 22, 2019 and, the 101st birthday parties for Margaret Harris and John Isaac.

Mayor Popove called for questions from the public.

Brian Janssens, 8395 Chilliwack Mountain Road, thanked Council and City staff for their support of his application and posed the question of the possibility that a percentage of funds from development be designated to supporting the arts in Chilliwack.

On a motion of Councillor Kloot, and seconded by Councillor Westeringh, the meeting adjourned at 8:23 pm.

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Mayor

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Corporate Officer