

Proposed Amendments to the City of Chilliwack's *Official Community Plan Bylaw 2014, No. 4025* and *Zoning Bylaw 2001 No. 2800 (OCP # 31 and Rezoning # 1130)*

INFORMATION SHEET

1. What amendments are proposed to the City's *Official Community Plan Bylaw 2014, No. 4025* (the "OCP Bylaw") and *Zoning Bylaw 2001 No. 2800* (the "Zoning Bylaw")?

The OCP Bylaw amendments involve an expansion of the "No Build Moratorium Area;" and the establishment of a new "Geologically Sensitive Area" within the Eastern Hillside Comprehensive Area Plan, and geotechnical report requirements for development in these areas.

The Zoning Bylaw amendments involve the establishment of two new sub-areas within the RSV1 (Limited Use Reserve) Zone: a Geologically Restricted Area (gra) and a Geologically Sensitive Area – Hinkley Creek Area (gsa-HC).

Within the proposed (gra) Geologically Restricted Area, development will be limited to a single wide mobile home, whereas development in areas designated as (gsa-HCA) Geologically Sensitive Area-Hinkley Creek Area may allow for a single family home, subject to strict conditions including the provision of a report from a geotechnical professional.

2. Why are the amendments proposed?

The amendments are proposed in order to protect development from geological hazards in the area including rock fall, landslides, earthflow and generally unstable ground conditions. Details of these hazards are included in the July 2014 report of Klohn Crippen Berger ("KCB") which has been analyzing ground movement data in the area for over a decade. The report is available for viewing on the City's website at www.chilliwack.com or at City Hall during normal business hours.

3. How does the amendment process work?

The *Community Charter* and *Local Government Act* require that the proposed amendments have three readings and be subject to a public hearing before adoption. First and second readings of the proposed amendments occurred on November 21, 2017 and the public hearing is scheduled for December 5, 2017 at 7:00 p.m. Following the public hearing, and after giving due consideration to all representations, Council will consider third reading, and possible adoption of the proposed amendments (if third reading is approved).

4. How can I provide input into the proposed amendments?

Anyone with an interest in the proposed amendments will have an opportunity to be heard at the public hearing. If you are unable to attend the public hearing, you can provide a written submission by letter or email (info@chilliwack.com), **including your full name and address**, to the attention of the City Clerk's Office no later than 4:00 p.m. on December 5, 2017. All submissions will be recorded and form part of the official record of the Hearing.

5. What can I do with my property if amendments to the OCP Bylaw and Zoning Bylaw are approved by council?

If your property is located within an area designated as a (gra) Geologically Restricted Area, or a (gsa-HCA) Geologically Sensitive Area – Hinkley Creeek Area, you will still be able to use it in accordance with uses permitted for it under the amended Zoning Bylaw.

If your property is located within an area designated as a (gra) Geologically Restricted Area and is already developed, the existing development will constitute a non-conforming use under sections 528-535 of the *Local Government Act*. For example, if a house is already on the property, you can continue to use it, but additional structures would not be permitted. If your property is not developed, you may be able to site a single wide mobile home, subject to the provisions of the amended Zoning Bylaw.

If your property is located within an area designated as a (gsa-HCA), Geologically Sensitive Area – Hinkley Creeek Area, you may able to build a single detached dwelling, subject to strict conditions, including the provision of a report from a geotechnical professional.

Within each of these areas, no tree cutting is permitted without prior approval from Council, in accordance with Development Permit Area 2 guidelines and requirements, as set out in the Official Community Plan.

6. Can I develop my property before the proposed amendments are enacted?

No, in anticipation of the proposed amendments to the OCP Bylaw and the Zoning Bylaw, the City's municipal council has passed a resolution under s. 463 of the *Local Government Act* which provides that any building permits for development within areas affected by the proposed amendments be withheld.

7. Will the City considering purchasing my property?

The City will not consider purchasing properties in the identified areas.

8. Where can I get additional information about the proposed amendments?

Details about the proposed amendments to the OCP Bylaw and the Zoning Bylaw can be found on the City's website at www.chilliwack.com The documents can also be reviewed at City Hall at 8550 Young Road, Chilliwack, BC during normal business hours.