CITY OF CHILLIWACK
Regular Meeting of Council

Tuesday, March 21, 2023, 2:00 pm

8550 Young Road,
Chilliwack, BC V2P 8A4

---

1. **Call to Order**

   The City of Chilliwack Acknowledges that we are honoured to live, work and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

2. **Delegations/Hearings**

3. **Adoption of Minutes**

   Recommendation
   That the Minutes of the Regular Meeting of Council held March 7, 2023, be adopted as circulated.

4. **Business Arising**

5. **Consent Agenda**

   Recommendation
   That the Minutes of the following Committee meetings be received for information:

   Public Safety Advisory Committee Meeting held January 18, 2023;
   Public Safety Advisory Committee Meeting held February 15, 2023;
   Agricultural and Rural Advisory Committee Meeting held February 17, 2023;
   Chilliwack Parks and Trails Advisory Committee Meeting held February 23, 2023; and,
   Reaching Home Community Advisory Board Meeting held March 10, 2023.

6. **Quarterly Reports**

7. **Departmental Reports**

   7.1 Fire - UBCM Community Emergency Preparedness Fund Grant Application

   Recommendation
   That Council approve the 2023 application for the Emergency Operations Center Technology and Supplies Upgrade under the Union of British Columbia Municipalities Community Emergency Preparedness Fund; and further, authorize Staff to submit the grant funding application.

7.2 Fire - RFP - Fire Department Water Tankers

Recommendation
That Council accept the Request for Proposal for one "Fire Department Water Tanker" from the lead proponent, Commercial Emergency Equipment, in the amount of $606,901.82 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

7.3 Finance - Utility Rate Amendment Bylaws

Recommendation
That "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285" be given first and second reading.

Recommendation
That "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285" be given third reading.

Recommendation
That "Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286" be given first and second reading.

Recommendation
That "Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286" be given third reading.

7.4 Planning - OCP00044 - Housekeeping Updates

Recommendation
That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287", which proposes to update the text of the "2040 Official Community Plan", be given first and second reading; and further, that a Public Hearing be called for April 4, 2023.

7.5 Planning - RZ001700 - Text Amendments

Recommendation
That "Zoning Bylaw Amendment Bylaw 2023, No. 5288", which proposes to complete text amendments related to pedestrian pathways, tradespersons, parking standards and cannabis consumption spaces, be given first and second reading; and further, that a Public Hearing be called for April 4, 2023.

7.6 Planning - DP001613 - 4736 Bruce Road

Recommendation
That Council approve the issuance of Development Permit DP001613 with respect to property located at 4736 Bruce Road, subject to the conditions as stipulated within the draft Development Permit. (Presentation)

7.7 Planning - DP001636 - 45610 Luckakuck Way

Recommendation
That Council approve the issuance of Development Permit DP001636 with respect to property located at 45610 Luckakuck Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit. (Presentation)

7.8 Planning - ALR00398 - 10650 Bustin Road

Recommendation
That application ALR00398 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve, with respect to property located at 10650 Bustin Road, be forwarded to the Agricultural Land Commission with support. (Presentation)

7.9 Planning - ALR00404 - 42990 Keith Wilson Road

Recommendation
That application ALR00404 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve, with respect to property located at 42990 Keith Wilson Road, be forwarded to the Agricultural Land Commission without comment. (Presentation)

7.10 Planning - RZ001668 - 9090 Sunset Drive

Recommendation
That Council direct Staff not to pre-consult with outside agencies with respect to an application which proposes to redesignate property located at 9090 Sunset Drive from "Residential 2 - Attached Housing and Narrow Lot Infill" to "Resident 1 - One and Two Family Housing" within the Chilliwack Proper Fairfield Island Neighbourhoods Plan.

7.11 Planning - RZ001695 - 46017, 46029 Victoria Avenue and 9384 Young Road

Recommendation
That Council direct Staff not to pre-consult with outside agencies with respect to an application which proposes to amend the "2040 Official Community Plan" designations for properties located at 46017 and 46029 Victoria Avenue, and 9384 Young Road, from "Urban Quarter" and "Residential 4" to "Institutional and Civic Use".

7.12 Planning - RZ001648 - 51296 Yale Road

Recommendation
That the Liquor and Cannabis Regulation Branch be advised that Council for the City of Chilliwack has considered the location of the proposed non-medical cannabis retail store at 51296 Yale Road and the general impact on the community as detailed within the Staff Report dated January 24, 2023;

That, at the Public Hearing held on February 21, 2023 for "Zoning Bylaw Amendment Bylaw 2023, No. 5280", which proposed to rezone a portion of the subject property from a C2 (Local Commercial) Zone to a C8 (Cannabis Retail) Zone, to facilitate operation of a cannabis retail store, Council gathered residents' views concerning the proposed store as outlined within section 465, 466 and 470 of the *Local Government Act* and as further detailed within the notification package, including a certified excerpt of the minutes of the Public Hearing during which the applicant spoke to the matter;

That on February 21, 2023, Council adopted "Zoning Bylaw Amendment Bylaw 2023, No. 5280", to facilitate a future operation of a cannabis retail store at 51296 Yale Road; and further,

That based on the above factors, Council recommends the non-medical cannabis retail store licence application (Job #050779) by Stonewater Ventures (No. 251) Ltd., for property located at 51296 Yale Road be issued.

7.13 Development and Regulatory Enforcement Services - DP001569 - 47521 Chartwell Drive

Recommendation
That Council approve the issuance of Development Permit DP001569 with respect to property located at 47521 Chartwell Drive, subject to the conditions as set out in the draft Development Permit.

7.14 Information Technology - Multifunction Copiers-Printers Sourcewell Contract Acceptance

Recommendation
That Council award Sourcewell Contract #030321-RCH for the supply, delivery, installation and servicing of Multifunctional Copiers/Printers from Ricoh Canada Inc., for a five-year term; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

8. Mayor and Councillors' Reports

9. Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 6:30 pm

10. Meeting Reconvened

The City of Chilliwack Acknowledges that we are honoured to live, work and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

11. Delegations/Hearings

11.1 Delegations

11.2 Section 57 Hearing / Section 74 Hearing / Unsightly Premises Hearing

11.3 Public Hearing

11.3.1 "Zoning Bylaw Amendment Bylaw 2023, No. 5284" and "Development Variance Permit DVP01283"

(46089 Southlands Drive)

11.4 Public Information Meeting

11.4.1 "Development Variance Permit DVP01314"

(46083 Davis Avenue)

11.4.2 "Development Variance Permit DVP01336"

(8285 Lickman Road)

12. Clerk's Reports

12.1 "Zoning Bylaw Amendment Bylaw 2023, No. 5284" and "Development Variance Permit DVP01283"

Recommendation
That "Zoning Bylaw Amendment Bylaw 2023, No. 5284" with respect to property located at 46089 Southlands Drive, be given third reading.

Recommendation
That "Zoning Bylaw Amendment Bylaw 2023, No. 5284" with respect to property located at 46089 Southlands Drive, be adopted.

Recommendation
That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01283 with respect to property located at 46089 Southlands Drive, subject to the recommendations as stipulated within the draft Development Variance Permit.

13. Application Reports

13.1 "Development Variance Permit DVP01314"

Recommendation
That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01314 with respect to property located at 46083 Davis Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

13.2 "Development Variance Permit DVP01336"

Recommendation
That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01336 with respect to property located at 8285 Lickman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

14. Items Deferred

15. Other Business

15.1 Decisions Referred from Closed Session

15.2 Additional Items

16. Public Questions

17. Adjournment

AGENDA ITEM NO: 3.

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Adoption of Minutes Date: March 13, 2023

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

---

1. SUMMARY OF ISSUE:

Minutes of the Regular Meeting of Council held March 7, 2023, for adoption.

2. RECOMMENDATION:

That the Minutes of the Regular Meeting of Council held March 7, 2023, be adopted as circulated.

Jacqueline Morgan, CMC
Corporate Officer

City of Chilliwack

Regular Meeting Minutes

March 7, 2023, 2:00 pm
8550 Young Road
Chilliwack, BC V2P 8A4

Present: All members of Council with the exception of Councillor Lum.
Councillors Mercer, Read and Westeringh attended electronically.

Staff Present: C. Crosman, Chief Administrative Officer
D. Blain, Deputy Chief Administrative Officer/Director of Recreation and Culture
J. Hahn, Director of Corporate Services/Acting Corporate Officer
G. Savard, Director of Finance
G. MacPherson, Director of Operations
J. Leggatt, Director of Communications
E. Leidekker, Director of Information Technology
I. Josephson, Fire Chief
K. Stanton, Director of Public Safety and Social Development
G. Villeneuve, Director of Planning
G. White, Director of Development and Regulatory Enforcement Services
J. Koczkur, Deputy Director of Operations
G. Schipper, Deputy Director of Development and Regulatory Enforcement Services
K. Jefford, Director of Engineering
T. Friesen, Manager of Environmental Services
F. Van Nynatten, Assistant Manager of Environmental Services
C. Marleau, Manager of Recreation Services and Corporate Wellness
H. Ferris, Manager of Social Development
C. Wickham, Manager of Land Development
R. Koole, Manager of Long Range Planning
E. Leary, Manager of Development Planning
R. Goertzen, Manager of Building and Inspections
C. Nwaoha, Manager of Utilities
D. Lindhout, Superintendent of Civic Facilities
E. Schulz, Superintendent of Recreation Facilities
B. Kurtz, Parks Operations Manager

L. Knutson, Assistant Property Manager
C. McDiarmid, Supervisor – Roads, Transportation, Drainage & Dyking
C. Carruthers, Manager of IT Operations
R. Ratzlaff, IT Support Technician
C. Wilkinson, Recording Secretary

Call to Order

The City of Chilliwack Acknowledges that we are honoured to live, work and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

Mayor Popove was Chair and called the meeting to order at 2:00 pm.

Delegations/Hearings

Delegation - Atchelitz Threshermen's Association

Ray Ramey, President, Atchelitz Threshermen's Association, was in attendance to provide Council with a presentation on the Annual User Group Report.

Adoption of Minutes

Moved / Shields
Seconded / Read

That the Minutes of the Regular Meeting of Council held February 21, 2023, and the Special Regular Meeting of Council held February 23, 2023, be adopted as circulated.

Carried unanimously

Consent Agenda

Moved / Kloot
Seconded / Mercer

That "Zoning Bylaw Amendment Bylaw 2023, No. 5277" be adopted;

and further, the Minutes of the Chilliwack Parks and Trails Advisory Committee meeting held February 2, 2023, be received for information.

Departmental Reports

Engineering - Bailey Landfill NE Wedge Liner Extension Project - RFP Proponent Selection

Moved / Read
Seconded / Westeringh

That Council authorize Staff to forward Request for Proposal documents for the "Bailey Landfill NE Wedge Liner Extension Project", to the following selected proponents:

1. Metric Civic Contractors Ltd./Sperling Hansen Associates;
2. Matcon Environmental Limited/Ecora Engineering Resource Group Limited; and,
3. Secure Energy/Associated Engineering.

Carried unanimously

Engineering - 2023 Active Transportation Design Project - RFP Proponent Selection

Moved / Shields
Seconded / Kloot

That Council accept the Request for Proposal for the "2023 Active Transportation Design Project" from the lead proponent, McElhanney Ltd., in the amount of $177,828.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Operations - Annual Grass Cutting and Trimming - RFP Award

Moved / Kloot
Seconded / Westeringh

That Council accept the Request for Proposal for the "Annual Grass Cutting and Trimming" to Transformations Landscaping Ltd., in the amount of $333,640.64 (plus applicable taxes) for a one-year term with the option to extend for an additional four one-year terms; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Operations - Equipment Acquisition - EV (Electric Vehicle) Cargo Vans

Moved / Shields
Seconded / Mercer

That Council approve the purchase of three Electric Vehicle Cargo Vans from Metro Ford, in the amount of $251,535.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Recreation and Culture - Chilliwack Mural Festival

Moved / Shields
Seconded / Westeringh

That Council approve the request from the "Chilliwack Mural Festival Society" for funding under the Community Development Initiatives Funding Policy, in the amount of $7,500.00 for the Chilliwack Mural Festival.

Carried unanimously

Recreation and Culture - Downtown Chilliwack Business Improvement Association Community 2023 Events

Moved / Kloot
Seconded / Read

That Council approve the request from the Downtown Chilliwack Business Improvement Association for funding under the Community Development Initiatives Funding Policy, in the amount of $28,500.00, for the annual special events, as contained within the Staff Report dated February 27, 2023.

Carried unanimously

Finance - 2023 Parcel Tax Roll Review Panel

Moved / Kloot
Seconded / Westeringh

That Council set the date and time for the "2023 Parcel Tax Roll Review Panel" for April 4, 2023 at 1:30 pm.

Carried unanimously

Corporate Services - Notice of Candidate Disqualification

Moved / Shields
Seconded / Westeringh

That the report on "Notice of Candidate Disqualification", dated February 23, 2023, regarding Greg Nelmes failure to file his disclosure statement and late filing fee, as required under the

Local Elections Campaign Financing Act, by February 13, 2023, 4:30 pm, be received for information.

Carried unanimously

Planning - RZ001651 - 46089 Southlands Drive

Moved / Read
Seconded / Mercer

That "Zoning Bylaw Amendment Bylaw 2023, No. 5284", which proposes to rezone property located at 46089 Southlands Drive from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for March 21, 2023.

Carried unanimously

Planning - OCP Housekeeping Updates - OCP00044

Moved / Westeringh
Seconded / Kloot

That Council direct Staff not to pre-consult with outside agencies with respect to an application which proposes to amend the text of the "Official Community Plan Bylaw 2014, No. 4025".

Carried unanimously

Public Safety and Social Development - UBCM Poverty Reduction Planning and Action 2023 Application

Moved / Kloot
Seconded / Mercer

That the report on the Union of BC Municipalities (UBCM) Poverty Reduction Planning and Action 2023 application, dated February 28, 2023 be received for information; and further, that Council direct Staff to pursue funding from the UBCM Poverty Reduction Planning and Action grant program, as contained within the Staff Report dated March 5, 2023.

Carried unanimously

Moved / Kloot
Seconded / Shields

That Council vary the agenda by bringing forward Agenda Item No. 15.2.1, with respect to "Chilliwack Transit Future Action Plan - Provincial Funding".

Carried unanimously

Additional Item

Engineering - Chilliwack Transit Future Action Plan - Provincial Funding

Moved / Kloot
Seconded / Shields

That the budgeted amount of $323,000 for transit expansion in the 2023 Urban Transit budget be re-allocated to road rehabilitation for the 2023 fiscal year.

Carried unanimously

Mayor and Councillors' Reports

Councillor Read attended meetings of the Canadian Mental Health Association; Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board; Heritage Advisory Committee; and, she was present at an International Woman's Day Event with the South East Asian Community.

Councillor Westeringh attended meetings of the Affordable Housing and Development Advisory Committee; and, Chilliwack Parks and Trails Advisory Committee.

Councillor Mercer attended meetings of the Affordable Housing and Development Advisory Committee; Chilliwack Parks and Trails Advisory Committee; the Canadian Legion Relocation Team; and, the Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board. He attended a monthly meeting with Superintendent Davy Lee, Officer in Charge, Chilliwack RCMP; and, a presentation by ECOMM representatives on what the new version of the 911 system will look like for the Fraser Valley.

Councillor Shields attended meetings of the Transportation Advisory Committee; Accessibility and Inclusion Advisory Committee; and, the Downtown Chilliwack Business Improvement Association Board. He participated in the "Coldest Night of the Year" walk; and, was present at the Downtown Chilliwack Business Improvement Association Townhall at the Coast Hotel.

Councillor Kloot attended the Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board meetings.

Mayor Popove attended meetings of the Chilliwack Healthier Community; Housing First Task Team; Bar Watch; and, a monthly meeting with Superintendent Davy Lee, Officer in Charge, Chilliwack RCMP. He was present at the Downtown Chilliwack Business Improvement

Association Townhall at the Coast Hotel; the Federal Pre-Budget Mayoral Consultation with MP Aldeg and Parliamentary Secretary Beech; and, the Hospice Hoedown.

Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 6:30 pm

Moved / Mercer
Seconded / Read

That, in accordance with Section 90(1)(l), of the *Community Charter*, Council hold a Closed meeting to discuss municipal objectives and measures.

Carried unanimously

Meeting Reconvened

The City of Chilliwack Acknowledges that we are honoured to live, work and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

The regular meeting adjourned at 2:33 pm and reconvened at 6:30 pm.

Present: All members of Council, with the exception of Councillors Lum and Mercer, Councillors Read and Westeringh attended electronically.

Staff Present: D. Blain, Deputy Chief Administrative Officer
J. Hahn, Director of Corporate Servies/Acting Corporate Officer
G. Villeneuve, Director of Planning
R. Koole, Manager of Long Range Planning
G. Palaniuk, Manager of Business Solutions
C. Wilkinson, Recording Secretary

Public Hearing

"Zoning Bylaw Amendment Bylaw 2021, No. 5068"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2021, No. 5068", which proposes to rezone properties located at 46193 Strathcona Road and 10195 Williams Road, from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone.

Public engagement packages received from:

- Shelley Ross, JCR Design Ltd., Applicant, 201-45269 Keith Wilson Road, received November 7, 2022; January 16, 2023; and February 9, 2023.

Petition of opposition containing 42 signatures received from:

- Ljuban and Branka Rados, 46154 Clare Avenue, received November 21, 2022.

Emails of opposition received from:

- Ian and Deborah Allmark, 10185 Williams Road, dated November 18, 2022;
- Jelena Trainor, 43201 Honeysuckle Drive, dated January 6, 2023;
- Kathy Miki, no address provided, dated February 12, 2023;
- Trish Neufeld, 10092 Bonavista Street, dated February 14, 2023; and,
- Laura Clarke, 46394 Marion Avenue, dated March 6, 2023.

Email of concern received from:

- Trudy Wurtz, no address provided, dated February 14, 2023.

Councillor Westeringh withdrew from the meeting at 6:33 pm, declaring a potential conflict of interest as the applicant is a family member.

Jesse Rayner, JCR Design Ltd., Applicant, 201-45269 Keith Wilson Road, provided Council with information about the public engagement and open houses conducted; he addressed concerns noted with respect to privacy; building height; rear deck locations; removal of hedges, stating they won't be disturbed; sidewalks and boulevard improvements; parking; drainage; flood construction levels; increase to density; increased traffic; obstructing views and sunlight; air quality; crime and illegal activity.

Ljuban Rados, 46154 Clare Avenue, is opposed to this proposed development, he felt there were minimal changes to the design from that proposed back in 2021; he expressed concern with the loss of privacy; sunlight; traffic; parking; and, he felt that it is too many homes for this site.

Rob Sabiston,10170 William Road, expressed concerns with the number of new homes constructed on Williams Road over the past few years and the lack of parking provided; the increases to traffic in the area and potential danger to pedestrians; he questioned if the current infrastructure with respect to sewer and water can handle the density; and, he suggested one less house on the site.

Mathew Irvine, 46718 Teton Avenue, is concerned with the number of homes proposed on the site; the increases to densification; traffic; parking; and, school capacity.

Ben Neufeld, 10092 Bonavista Street, expressed concerns with the increases to traffic; density; and, infrastructure; he stated he is not against a subdivision but feels eight homes is too many for this site.

Laura Clarke, 46394 Marion Avenue, is displeased with the changes to Fairfield Island community with the increases to densification; she feels it is changing the overall feel of the area; she would like to see the area less densified; expressed concerns with traffic; school capacity; and, the dangers to pedestrians walking to and from the school.

Brett Johnson, 10193 Williams Road, is concerned with the increase to traffic; the loss of his hedge; and, loss of privacy.

Harv Esau, 46201 Strathcona Road, was concerned with the removal of his hedge; loss of privacy; building height of the new homes; increases to traffic; and, increased parking in the area.

Jesse Rayner, JCR Design Ltd., Applicant, 201-45269 Keith Wilson Road, addressed additional concerns with respect to the new site plan; clarifying that lot 9 was eliminated; lot 8 was made larger; and, a hammerhead lot was created. Mr Rayner suggested some changes could be made to the site design and lot configurations. He noted that the concerns expressed over speed of traffic were out of his control.

Ljuban Rados, 46154 Clare Avenue, reiterated that there were minimal changes to the new plan and he is opposed.

Rob Stabston,10170 William Road, reiterated his concerns with respect to the speed of traffic; parking in bike lanes; and, the dangers to pedestrians.

Harv Esau, 46201 Strathcona Road, is concerned with the proposed green space on the site; stated he felt it should be relocated within the development.

Councillor Westeringh returned to the meeting at 7:31 pm.

Moved / Shields
Seconded / Read

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2021, No. 5068" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2021, No. 5068" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously, by members remaining

"Zoning Bylaw Amendment Bylaw 2023, No. 5281"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5281", which proposes to rezone property located at 46485 Portage Avenue, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Andrew and Edolbina Wiebe, Owners/Applicants, 46485 Portage Avenue, dated January 19, 2023.

Moved / Westeringh
Seconded / Read

That the representation with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5281" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5281" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2023, No. 5282"

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5282" which proposes to rezone property located at 46045 Fourth Avenue, from an R1-A (Urban Residential) to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Sharen Dhaliwal, Magna Villa Construction Ltd., Applicant, 5678 136 Street, Surrey BC, dated January 18, 2023.

Moved / Read
Seconded / Kloot

That the representations with respect to "Zoning Bylaw Amendment Bylaw 2023, No. 5282" be received for information; and further, that "Zoning Bylaw Amendment Bylaw 2023, No. 5282" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283"

Public Hearing on "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283", which proposes a text amendment, to update the building protection guidelines (entry/exitway and windows) for Development Permit Area No. 4 (Downtown Form and Character), Development Permit Area No. 5 (Urban Corridor Form and Character), and Development Permit Area No. 6 (Commercial, Intensive/Multi-Family Residential, and Mixed Commercial-Residential Development Form and Character).

Email of correspondence received from:

- Sandra Baumgartner, 305-45810 First Avenue, dated March 5, 2023.

Moved / Kloot
Seconded / Shields

That the representation with respect to "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283" be received for information; and further, that "Official Community Plan Bylaw

Amendment Bylaw 2023, No. 5283" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

"Development Variance Permit DVP01293"

Public Information Meeting on Development Variance Permit DVP01293 with respect to property located at 44158 Progress Way, which proposes to waive the Zoning Bylaw requirement that open storage areas be paved in favour of a gravel surface.

There were no representations with respect to Development Variance Permit DVP01293.

Moved / Kloot
Seconded / Westeringh

That Development Variance Permit DVP01293 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

"Development Variance Permit DVP01311"

Public Information Meeting on Development Variance Permit DVP01311 with respect to property located at 8094 Lickman Road, which proposes to waive the paving requirement for a portion of the existing open storage yard within the M2 (Service Industrial) Zone to facilitate an addition to an existing building.

Email of correspondence received from:

- Saadia Jamil, Senior Planner (CN Proximity), Planning, Landscape Architecture and Urban Design, 1600, Rene-Levesque Quest, 11e étage, Montreal, Quebec, dated March 6, 2023.

Councillor Kloot withdrew from the meeting at 7:45 pm, declaring a potential conflict of interest as the contractor is a family member.

Jesse Rayner, JCR Design, Applicant, 201-45269 Keith Wilson Road, was available to answer questions from Council.

Councillor Kloot returned to the meeting at 7:48 pm.

Moved / Westeringh
Seconded / Shields

That the representation with respect to Development Variance Permit DVP01311 be received for information; and further, that Development Variance Permit DVP01311 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously, by members remaining

"Development Variance Permit DVP01341"

Public Information Meeting on Development Variance Permit DVP01341 with respect to property located at 9282 Main Street, which proposes to waive the total off-street parking and loading requirements, to facilitate operation of commercial businesses within the existing building on site.

Email of concern received from:

- Alex Marks, no address provided, dated March 5, 2023.

Shannon, Applicant, 10183 Royalwood Boulevard, provided Council with information on the proposed business; hours of operations; and, she stated that the neighbouring businesses had no issues with the proposed variance.

Moved / Westeringh
Seconded / Read

That the representations with respect to Development Variance Permit DVP01341 be received for information; and further, that Development Variance Permit DVP01341 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

Clerk's Reports

"Zoning Bylaw Amendment Bylaw 2021, No. 5068"

Councillor Westeringh withdrew from the meeting at 7:53 pm, declaring a potential conflict of interest as the applicant is a family member.

Councillor Westeringh returned to the meeting at 8:01 pm.

Moved / Kloot
Seconded / Shields

That "Zoning Bylaw Amendment Bylaw 2021, No. 5068" with respect to properties located at 46193 Strathcona Road and 10195 Williams Road, be given third reading. (RZ001406)

Motion defeated, by members remaining

"Zoning Bylaw Amendment Bylaw 2023, No. 5281"

Moved / Shields
Seconded / Kloot

That "Zoning Bylaw Amendment Bylaw 2023, No. 5281" with respect to property located at 46485 Portage Avenue, be given third reading. (RZ001591)

Carried unanimously

Moved / Shields
Seconded / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5281" with respect to property located at 46485 Portage Avenue, be adopted. (RZ001591)

Carried unanimously

"Zoning Bylaw Amendment Bylaw 2023, No. 5282"

Moved / Westeringh
Seconded / Kloot

That "Zoning Bylaw Amendment Bylaw 2023, No. 5282" with respect to property located at 46045 Fourth Avenue, be given third reading. (RZ001670)

Carried unanimously

Moved / Kloot
Seconded / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5282" with respect to property located at 46045 Fourth Avenue, be adopted. (RZ001670)

Carried unanimously

"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283"

Moved / Kloot
Seconded / Shields

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283", a proposed text amendment, be given third reading. (OCP00041)

Carried unanimously

Moved / Shields
Seconded / Read

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5283", a proposed text amendment, be adopted. (OCP00041)

Carried unanimously

Application Reports

"Development Variance Permit DVP01293" and "Development Permit DP000697"

Moved / Kloot
Seconded / Westeringh

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01293 with respect to property located at 44158 Progress Way, subject to the recommendations as stipulated within the draft Development Variance Permit.

Moved / Kloot
Seconded / Westeringh

That Council approve the issuance of an amendment to Development Permit DP000697 with respect to property located at 44158 Progress Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

"Development Variance Permit DVP01311" and "Development Permit DP001555"

Councillor Kloot withdrew from the meeting at 8:06 pm, declaring a potential conflict of interest as the contractor is a family member.

Councillor Kloot returned to the meeting at 8:07 pm.

Moved / Shields
Seconded / Read

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01311 with respect to property located at 8094 Lickman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously, by members remaining

Moved / Shields
Seconded / Westeringh

That Council approve the issuance of Development Permit DP001555 with respect to property located at 8094 Lickman Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously, by members remaining

"Development Variance Permit DVP01341"

Moved / Kloot
Seconded / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01341 with respect to property located at 9282 Main Street, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

Additional Item

Finance - Growing Communities Fund

Moved / Kloot
Seconded / Shields

That Council approve the allocation of funds from *The Growing Communities Fund*, towards the infrastructure projects, as contained within the Staff Report dated March 7, 2023.

Carried unanimously

Public Questions

Mayor Popove called for questions from the public. Lynda Di Armani, 46511 Mayfair Avenue, asked Council about Agenda Item No. 7.10 OCP Housekeeping Updates - OCP00044, if the text amendment was to include text for a proposed "15 Minute City".

Adjournment

Moved / Kloot
Seconded / Shields

On a motion of Councillor Kloot, and seconded by Councillor Shields, the meeting adjourned at 8:12 pm.

Carried unanimously

_____

Mayor

_____

Corporate Officer

AGENDA ITEM NO: 5.

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Consent Agenda Date: March 15, 2023

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

---

1. SUMMARY OF ISSUE:

Consent Agenda items for Council's consideration.

2. RECOMMENDATION:

That the Minutes of the following Committee meetings be received for information:

Public Safety Advisory Committee Meeting held January 18, 2023;
Public Safety Advisory Committee Meeting held February 15, 2023;
Agricultural and Rural Advisory Committee Meeting held February 17, 2023;
Chilliwack Parks and Trails Advisory Committee Meeting held February 23, 2023; and,
Reaching Home Community Advisory Board Meeting held March 10, 2023.

Jacqueline Morgan, CMC
Corporate Officer

City of Chilliwack
PUBLIC SAFETY ADVISORY COMMITTEE
MINUTES OF REGULAR SESSION
WEDNESDAY, JANUARY 18, 2023 – 8:00 am
VIDEO CONFERENCE / DOGWOOD ROOM

In attendance:

Councillor Bud Mercer, Chair	Councillor Nicole Read, Vice-Chair
Karen Stanton, Director of Public Safety and Social Development	Mike Bourdon, Assistant Fire Chief
Sergeant Krista Vrolyk, Community Policing	Garrett Schipper, Deputy Director of Development and Regulatory Services
Ian Josephson, Fire Chief	Holly Ferris, Manager of Social Development
Peter Lang, Correctional Service of Canada	Tanis Hatch, ICBC
Michelle Wulff, Chilliwack Crime Prevention Services	Brian Foote, Education/Crime Prevention
Steve Roukema, Executive Director, Restorative Justice	Trevor McDonald, Executive Director, Downtown BIA
Kim Spice, Recording Secretary	Chuck Stam, Community Member
Michelle Price, Community Member	Joanne Jefferson, Stó:lō Justice
Donna Maser, Legal Representative	

Regrets:

Joe Koczkur, Deputy Director of Operations	Staff Sergeant Grant Floris, A/Operations Officer, RCMP
Mark Klassen, SD33, Manager of Facilities	Collin Rogers, Chamber of Commerce
Inspector Steve Vrolyk, Operations Officer, RCMP	

1. CALL TO ORDER

Chair Mercer called the meeting to order at 8:00 am and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved / Seconded) (That the Agenda of the Regular Meeting of the Public Safety Advisory Committee held Wednesday, January 18, 2023, be adopted.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved / Seconded) (That the Minutes of the Regular Meeting of the Public Safety Advisory Committee held Wednesday, December 14, 2022, be adopted as circulated.

Carried Unanimously

DRAFT

4. DELEGATION

Sergeant Krista Vrolyk, Community Policing, introduced new RCMP Member, Constable Danny Shoker. Constable Shoker provided some brief background and left the meeting at 8:10 am.
Garrett Schipper, Deputy Director of Development and Regulatory Services, introduced two new Bylaw Officers, Scott Vass and Logan Ferguson. Scott and Logan provided some background and left the meeting at 8:30 am.

5. PRESENTATION / COMMITTEE DISCUSSION

Garrett Schipper provided a brief presentation regarding Business License Bylaw Amendment Bylaw No. 5258, specific to Section 28, Shopping Cart Management. The presentation covered background about challenging and complex community issues regarding shopping carts, details about the initial bylaw amendment and progress thus far.

Discussion regarding the presentation took place. It was noted that the bylaw applies to abandoned carts only. Comment was made regarding shopping carts on Indigenous Land. It was suggested that First Nations bands be engaged to discuss retailers located on Indigenous land and potential strategies for shopping cart management. This will be reported back to the committee at the next PSAC meeting on February 15, 2023.

6. CURRENT ISSUES TO ADDRESS

7. ITEMS FOR INFORMATION

8. GOALS AND OBJECTIVES

9. REPORTS

Sergeant Krista Vrolyk, Community Policing, reported on the following:

a) <u>RCMP</u>

1. Calls for Service were down in 2022
2. The cold weather in December led to a less busy month for members
3. Crimes against person and property crime were down in 2022
4. A 40-year-old male was arrested under charges of mischief regarding pellet gun vandalism in the downtown core; CCTV footage and timely reporting were key in advancing the investigation.
5. There is a stakeholder meeting next week regarding local encampments to discuss impacts to the environment and surround community and to develop mitigation strategies. Crime Prevention staff are currently working with Soowahlie First Nation to address criminal activity near The Eddy encampment. The rising waters have led to individuals reallocating and the area is currently undergoing a clean-up by local groups.
6. Reminder of the importance for the public to report crime when it occurs. Apathy towards the police can lead to an acceptance of behavior/activity, in turn leading to an increase in criminal activity. Police cannot solve crime if it is not reported.
7. A presentation regarding RCMP Strategic Planning will be provided at the next PSAC meeting on February 15, 2023

Discussion took place regarding the encampments and the importance of the Provincial Government being the lead agency to address issues on Crown Land, rather than having local RCMP respond to Calls for Service to mitigate issues in the interim.

DRAFT

9. REPORTS (continued)

Mayor Popove joined the meeting at 8:28 am.

b) Fire Department

Assistant Fire Chief Mike Bourdon reported on the following:

1. Statistics for 2022:
    - Total incidents attended in 2022 was 4,570; up from 2021 – 4,136
    - Total structure fires in 2022 – 133 (86 dollar loss reportable structure fires)
    - Of the 86 dollar loss reportable structure fires – 66 were residential (54 in SFR and 12 in MFR)
    - Of the 133 total structure fires, 123 were in Hall 1 and 4 response zone (92%)
    - Civilian injuries for 2022 – 14 (no fatalities)
    - 2022 saw an increase in community education and engagement
2. Budget for 2023 includes an increase of two fire fighters to the department

c) BIA

Trevor McDonald, Executive Director, Downtown BIA, reported on the following:

1. Great lines of communication with the RCMP and the City of Chilliwack continue
2. Meeting with local merchants took place in December to discuss security and broken windows
    - Further education for merchants to take place
    - Grant program to assist with window breakage (up to $1000) and security camera grants that cover up to 50% of the cost; a police file number is required for applications
    - BIA sending a letter to merchants to stress the importance of reporting all incidents to the RCMP
    - Discussion at BIA regarding an approach for business security; to shutter or not to shutter, as well as pseudo and affordable options to deal with broken glass
3. Cigarette butt receptacle program has begun with the help of the Downtown Clean-up Crew through Ruth and Naomi's Mission (RAN). This is a free program through TerraCycle. Every pound collected generates $1.00 of funding to RAN.

Discussion took place regarding various strategies to improve security for businesses in the downtown core. Education, awareness, and having adequate security measures in place were noted to be of great importance.

d) Bylaw Department

Garrett Schipper, Deputy Director of Development and Regulatory Services, reported on the following:

1. Winter season has arrived with an increase in complaints regarding snow removal. In December it was noted that strata complexes caused a build up of snow on sidewalks, as private companies often are responsible for snow removal.
2. Bylaw Officers are focusing efforts in Sardis, along with City Watch staff
3. Two new Bylaw Officers will be added to the team this year
4. Bylaw are working with individuals in encampments and seeing challenges with relocation after an encampment is dispersed

DRAFT

9. REPORTS (continued)

e) ICBC

Tanis Hatch, ICBC, reported on the following:

1. MADD crash car is still active and has been extended through a partnership with Mt. Cheam Christian School
2. Road Safety Speaker Tour will take place this grad season
3. Meeting took place with new Speed Watch staff
4. Attended an appreciation dinner for Operation Red Nose through Restorative Justice

f) School District

Mark Klassen, Manager of Facilities, School District 33, was unable to attend by provided the following report via email:

1. No concerning issues around New Year's festivities this year.
2. Vandalism:
    - CMS windows taken out by a BB Gun approximately $4000 in damage;
    - Over Winter break we had a break-in to a container at Kwíyeqel South on Prest Rd. where welding equipment was stolen for the second time;
    - A number of online police reports have been submitted around vandalism throughout the School District and continues to be a useful tool for reporting certain types of incidents;
    - Two fires in alcoves over at AD Rundle on January 4 and 5, 2023. One was still going and had two individuals around it at 6:15 am, they were burning actual wood and card board, the other was candles;
    - Graffiti is ongoing but significantly large tagging incidents are down.
3. Thanks to the RCMP, Bylaw and Griffin on helping the District work with concerns around people experiencing homelessness congregating or camping in areas where students walk to and from school. Also, to Operations for some large snow pile removal impacting some of our sites.
4. Communication with Trevor MacDonald around recent window breakage highlights the importance of communication between organizations in the downtown core.
5. Appreciated the tour and conversation by Dr Steve Esau from PCRS around the new Wellness Centre on Trethewey. Great work by the city on their strong support and recognizing the challenges in the community and coming up with real solutions.
6. I sit on a lot of different committees throughout the city and the representation/leadership from city staff is probably the strongest and most meaningful I have experienced this year. Staff have been actively involved in discussions and hear about challenges first hand, are good in promoting what positive steps the city has been taking on and able to report back on issues that are brought forward.

g) Operations

No report.

DRAFT

9. REPORTS (continued)

h) Social Development

Holly Ferris, Manager of Social Development, reported on the following:

1. Shelter numbers:
    - December - Shelter Beds
        - 192 of 177 beds being utilized on average, 15 over capacity
    - December – Youth Shelter Beds
        - 5 of 9 beds being utilized on average
    - No individuals have been turned away due to capacity issues

i) Restorative Justice

Steve Roukema, Executive Director, Restorative Justice, reported on the following:

1. There was one new referral in December 2022 from RCMP
2. There are 41 active files and engagement was provided by having four restorative circles
3. There were 30 volunteer hours recorded, volunteers were provided with two weeks off during the holiday season
4. 48 active volunteers
5. Facilitator training to take place in February and CAP training to take place at the end of January
6. Operation Red Nose concluded December 31, 2022. The program provided 192 rides for 371 individuals by utilizing 149 volunteers to do so and raised $13,000.00.
7. 18 class sessions were provided to SD33 students in December
8. Strategic Planning for Restorative Justice will begin in January

j) Stó:lō Justice

Joanne Jefferson, Stó:lō Justice, reported on the following:

1. Elder Saka event was attended by 150 elders
2. Staff recently completed three-day strategic planning where discussions took place regarding successes, challenges, respectful relationships, day treatment and community workshops.
3. Continue to meet with RCMP to receive referrals, build knowledge and create connections

k) Chilliwack Crime Prevention Services (City of Chilliwack)

Michelle Wulff, Chilliwack Crime Prevention Services, reported on the following:

1. Speed Watch: 2022- Total Volunteer hours: 1368, 125 deployments: 47 School Zone deployments, 434 Warning letters were sent out
2. City Watch: 2022: Total volunteer hours: 1133.75, 70 Patrols, 2 recovered stolen vehicles, 2 impaired drivers
3. Front office: 2022: Total Volunteer Hours: 1719.25, Info table /community events: 68.5 hours, Safety Bear: 16 hours
4. Block Watch: 58 Registered block areas, 6 annual block parties
5. Crime Free Multi Housing: Total of 8 CPTED assessments

l) Legal Representative

No report.

DRAFT

9. REPORTS (continued)

m) Chamber of Commerce

No report.

Discussion took place regarding an increase in aggressive shoplifting at a particular business in Sardis. It was noted that a meeting will be arranged with Sergeant Vrolyk, Leanna Kemp of the Chamber of Commerce and Michelle Wulff of Chilliwack Crime Prevention Services to discuss the matter. Councillor Mercer will follow up with Leanna to notify her regarding the meeting and the discussion at PSAC. Education to merchants regarding theft and the importance of having a proactive approach was recommended by members.

Sergeant Vrolyk will provide statistics at the next meeting regarding general theft.

n) Crime Prevention/Education

No report.

o) Corrections

No report.

p) Community Members

No report.

10. FUTURE AGENDA ITEMS

11. 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 Mercer, Chair

DRAFT

City of Chilliwack
PUBLIC SAFETY ADVISORY COMMITTEE
MINUTES OF REGULAR SESSION
WEDNESDAY, FEBRUARY 15, 2023 – 8:00 am
VIDEO CONFERENCE / DOGWOOD ROOM

In attendance:

Councillor Bud Mercer, Chair	Councillor Nicole Read, Vice-Chair
Karen Stanton, Director of Public Safety and Social Development	Mike Bourdon, Assistant Fire Chief
Sergeant Krista Vrolyk, Community Policing	Mark Klassen, SD33, Manager of Facilities
Staff Sergeant Grant Floris, A/Operations Officer, RCMP	Joe Koczkur, Deputy Director of Operations
Ian Josephson, Fire Chief	Holly Ferris, Manager of Social Development
Peter Lang, Correctional Service of Canada	Tanis Hatch, ICBC
Michelle Wulff, Chilliwack Crime Prevention Services	Brian Foote, Education/Crime Prevention
Steve Roukema, Executive Director, Restorative Justice	Trevor McDonald, Executive Director, Downtown BIA
Darren Charlie, Stó:lō Justice	Collin Rogers, Chamber of Commerce
Caitlin Weston, Manager of Bylaw Enforcement	Michelle Price, Community Member
Guest – Kim Lloyd, Manager of Wellness Centre, PCRS	Kim Spice, Recording Secretary

Regrets:

Garrett Schipper, Deputy Director of Development and Regulatory Services	Joanne Jefferson, Stó:lō Justice
Chuck Stam, Community Member	Donna Maser, Legal Representative
Inspector Steve Vrolyk, Operations Officer, RCMP	

1. CALL TO ORDER

Chair Mercer called the meeting to order at 8:00 am and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved / Seconded) That the Agenda of the Regular Meeting of the Public Safety Advisory Committee held (Wednesday, February 15, 2023, be adopted.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved / Seconded) That the Minutes of the Regular Meeting of the Public Safety Advisory Committee held (Wednesday, January 18, 2023, be adopted as circulated.

Carried Unanimously

4. DELEGATION

Staff Sergeant Grant Floris, A/Operations Officer, RCMP, introduced new RCMP Members, Constable Chris Parker and Constable Marcus Taylor. The constables both provided brief background information and left the meeting at 8:30 am.
Caitlin Weston, Manager of Bylaw Enforcement introduced two new Bylaw Officers, Brittan Orr and Jag Sidhu. Both provided brief background information and left the meeting at 8:30 am.

5. PRESENTATION / COMMITTEE DISCUSSION

Sergeant Floris provided a presentation regarding RCMP Strategic Action Planning.

Mayor Popove joined the meeting at 8:25 am.

6. CURRENT ISSUES TO ADDRESS

7. ITEMS FOR INFORMATION

8. GOALS AND OBJECTIVES

9. REPORTS

Sergeant Krista Vrolyk, Community Policing, reported on the following:

a) RCMP

1. RCMP 2022 Year End Statistics:
   - Calls for Service 30, 954 (decreased by 17% from 2021)
   - Domestic abuse decreased by 10% from 2021
   - Overall property crime decreased by 17% from 2021
   - Impaired drivers increased by 100% from 2021 – area of concern for RCMP
   - Incidents with bear and pepper spray decreased exponentially since the bylaw was adopted in 2021. In 2020 there were 273 files recorded with use of bear and pepper spray, 138 in 2021 and 153 in 2022. The bylaw in effect has received nationwide attention with many municipalities reaching out to inquire.
2. Cases:
   -Seven counts of mischief sworn against an individual, the case is currently being presented before the courts
   -Case regarding Mary's on Wellington – individual being charged
3. Community engagement events have begun after a hiatus during the Covid-19 Pandemic
   -Coffee with a Cop to begin in March
   -Polar Plunge
4. Concerns regarding train fatalities are being addressed internally
5. Decriminalization began January 31, 2023. The exemption allows individuals to possess 2.5 grams of illicit drugs. Training regarding the exemption has been provided to RCMP staff. Resource cards have been created by the Provincial Government for RCMP members to circulate in the community.

9. REPORTS (continued)

b) Fire Department

Assistant Fire Chief Mike Bourdon reported on the following:

1. Concerns regarding outdoor fires in the downtown core have been addressed. Fire fighters and staff have been instructed to notify the Chief with each fire they encounter, as well as providing resources to individuals setting the fires. Downtown areas are still under investigation.
2. Open lot vehicle fires have increased on Railway Avenue. Fire Inspectors are working with businesses in the area to secure open lots with fencing to reduce occurrences.
3. There has been an increase in calls for service in the Sardis area, including instances near Lark Road. Discussion regarding how to address the issue in ongoing. The Bylaw Department has engaged with businesses in the area. RCMP has requested a Crime Prevention through Environmental Design (CPTED) assessment to address crime related issues in this particular location. Following that, a meeting will be set up for all agencies involved to discuss concerns and how to move forward.
4. Issues regarding an increase in calls to supportive housing programs are being addressed. Improvements at one location have been made through collaboration between the Fire Department and supportive housing management. A letter has been sent and enforcement measures, including fines and increased inspections, may be required to reduce instances of false alarms and calls for service to one particular property. Engagement between stakeholders will be forthcoming.
5. Five new career firefighters started training through Fire Department Recruitment Camp.
6. Members continue to partner with Bowls of Hope on Wednesday afternoons. Inspectors engage with students at various schools in the community to build relationships with youth.

c) BIA

Trevor McDonald, Executive Director, Downtown BIA, reported on the following:

1. Email invites have been sent regarding the Downtown Public Safety Meeting at the Coast Hotel. Each speaker at the event will be available for discussion with attendees.
2. Instances of graffiti have decrease, however, art pieces in the downtown core have recently been targeted.
3. Downtown Core Security:
   -Security cameras arrive February 15, 2023.
   -The BIA is working with all businesses in the downtown core to ensure each area is covered.
   - QR codes will be applied to each building as a communication tool with business owners in the event of an emergency.

d) Bylaw Department

Caitlin Weston, Manager of Bylaw Enforcement, reported on the following:

1. Parking complaints remain steady.
2. Currently seeking coverage for a Bylaw Officer that will begin maternity leave in the coming months; two new positions will be posted as well.
3. Staff will receive training regarding volatile behaviors, self-defense and de-escalation.
4. No bear spray reports; Annual checks are being conducted at local businesses to ensure bear spray is contained in a secure location.
5. Concerns regarding railroad properties are ongoing. CN's policy is to remove individuals, however cleanup of the areas is not addressed and individuals are likely to return. Bylaw staff are working with relevant agencies to deal with these issues.

Councillor Mercer noted that Mayor and Council could advocate to CN.

DRAFT

9. REPORTS (continued)

e) ICBC

Tanis Hatch, ICBC, reported on the following:

1. February is typically a slower month for ICBC
2. Distracted Driving Month is set to occur in March
3. Car seat training sessions will take place in May to fill gaps in reduced provision of this service in the community

f) School District

Mark Klassen, Manager of Facilities, School District 33, reported on the following:

1. Instances of graffiti have increased on School District 33 properties. An individual has been identified and will be dealt with accordingly.
2. Staff are in discussion about making changes to the neighbourhood near Chilliwack Middle School. Brining a soccer team to the area was an idea brought forward to increase positive use.
3. Ongoing concerns regarding an alcove at CSC are being addressed.
4. Engagement with the Fire Department regarding burning at Vedder Middle School and Robertson Elementary is ongoing.

Mayor Popove noted it would be helpful to address the cumulation of garbage in the CSC and CMS school areas. It was noted that students could be tasked with cleanup of this area.

g) Operations

Joe Koczkur, Deputy Director of Operations, reported on the following:

1. Road work is ongoing but progress has been slow due to intermittent availability of asphalt.
2. Staff are currently preparing for freshet season.
3. Cleanup of the creek on Creamery Road commenced February 15, 2023.
4. A mini road sweeper has been purchased and will be utilized in the coming weeks.

h) Social Development

Holly Ferris, Manager of Social Development, reported on the following:

1. Shelter numbers:
    - Shelter beds- on average 165 out of 159 beds utilized, at full capacity each night
    - EWR – an average of 41 individuals utilize the emergency weather shelter (open six nights due to inclement weather)
    - Youth shelter – an average of six out of nine bed are being utilized at the youth shelter
    - Wellness Centre – an average of 33 people over the first 14 days it was open
2. Reaching Home RFP's, which include funding for Indigenous Housing Facilitator, Prevention and Shelter Diversion, Street Outreach and Indigenous Youth and Youth Outreach close February 22, 2023.

DRAFT

9. REPORTS (continued)

i) Restorative Justice

Steve Roukema, Executive Director, Restorative Justice, reported on the following:

1. There were seven new referrals in January, six from RCMP and one from a Loss Prevention Officer.
2. 39 open files
3. 11 restorative circles
4. 48 volunteers with 150 volunteer hours
5. 26 school volunteer hours / 56 class conversations at schools
6. Facilitation training will be provided to volunteers on February 18, 2023 at the Neighbourhood Learning Centre.
7. Online bike auction is on track to receive $10,000 for the fiscal year. There is an opportunity to sell in-person in the Spring through a partnership with the Cheamview United Church. Community outreach hours can be done through this program as well.
8. Better Way Celebration fundraising/silent auction event will take place on May 6, 2023

j) Stó:lō Justice

No report.

k) Chilliwack Crime Prevention Services (City of Chilliwack)

Michelle Wulff, Chilliwack Crime Prevention Services, reported on the following:

1. Speed Watch: 11 deployments - 3 locations set up at various schools in the community, top speed was 105 km/h
2. Block watch is working on two new areas, Halcyon Gated Community (Sardis) and Fairbanks Cr. (Fairfield Island)
3. Staff are putting together robbery packages for the businesses in Chilliwack which includes doors height strips, brochures on “Robbery Prevention” for business owners “What to do when a Robbery occurs in your place of business
4. April 20th, 2023 is the CPS Annual Volunteer appreciation dinner; invitations will be forthcoming

l) Legal Representative

No report.

m) Chamber of Commerce

No report.

n) Crime Prevention/Education

Brian Foote, Education/Crime Prevention, noted the importance of creating awareness for youth regarding RCMP mandates. He also indicated that having RCMP recruitment at UFV would be an asset in attracting members to jobs in this community.

DRAFT

9. REPORTS (continued)

o) Corrections

Peter Lang, Correctional Service of Canada, reported on the following:

1. Trends are continuing to decrease, with medium security prison seeing the largest population nubmers. Some prisons are looking at shutting down due to the shift of decreased prisoner population, as well as recent federal legislation regarding Bill C-75 which has mandated the judicial system to divert individuals from the criminal justice system.
2. He will be attending a Metis Justice Conference in the near future.
3. The Metis Association is looking to provide information sessions to educate the public on Narcan and nasal spray to reduce, as an overdose response measure.

p) Community Members

Michelle Price, community member, noted The Journey Towards Belonging event to take place on March 16, 2023 at S.A.Y. Lands Office on Chilliwack River Road. Invitation through the recording secretary is forthcoming.

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT TO CLOSED SESSION

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

Carried Unanimously

Councillor Mercer, Chair

DRAFT

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
FRIDAY, FEBRUARY 17, 2023 - 3:00 pm
DOGWOOD ROOM / HELD ELECTRONICALLY

Council Members: Councillor Chris Kloot, Chair

ARAC Members: Sarah Sache, Dairy Representative
Paul Gumprich, Agricultural Education
Leo Quik, Greenhouse Representative
Matt Vane, Poultry Representative
Bryce Guliker, Berry Representative
Walter Goerzen, Community Member
Steve Saccomano, Community Member
Tonya Taylor, Community Member
Dedrick Kerkhoff, Community Member

City Staff: Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Trish Alsip, Recording Secretary

Regrets: Councillor Harv Westeringh, Vice-Chair
Jeremy Wiebe, Dairy Representative
Jacqueline Boer, Chilliwack Agricultural Commission
Vanessa Oddy, Agri-Tourism/Greendale

1. CALL TO ORDER

Councillor Chris Kloot was Chair, called the meeting to order at 3:00 pm and provided territorial acknowledgement.

Chair Kloot welcomed the new committee members and roundtable introductions were made.

2. ADOPTION OF AGENDA

Moved / Seconded (That the Agenda for the Agricultural and Rural Advisory Committee meeting held Friday, February 17, 2023 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved / Seconded (That the Minutes for the Agricultural and Rural Advisory Committee meeting held Wednesday, December 14, 2022 be adopted as circulated.

Carried Unanimously

DRAFT

4. CURRENT ISSUES TO ADDRESS

5. NEW BUSINESS

Steve Saccomano, Community Member, arrived at 3:05 pm.

1. **Process and Procedures**

The Manager of Development Planning provided a brief presentation outlining the process and procedures of the Agricultural and Rural Advisory Committee in order to help assist in guiding the discussion at an ARAC meeting.

The process at an Agricultural and Rural Advisory Committee meeting is as follows:

a) Staff presentation
b) Questions of clarification for staff
c) Applicant presentation
d) Roundtable discussion
e) Q&A with Staff only if there are queries regarding process
f) Questions of staff and/or applicant
g) Staff reviews suggested recommendations & Chair polls members re: consensus
h) Staff summarizes recommendation resolution
i) Members vote on resolution

Walter Goerzen, Community Member, arrived at 3:10 pm.

2. **Roles & Responsibilities**

The Agricultural and Rural Advisory Committee is a select committee and serves as an advisory/liaison body between Council and the rural neighborhoods in the City of Chilliwack (COC). The committee will concentrate its rural advisory efforts on policy issues with respect to service delivery in rural areas.

The Agricultural and Rural Advisory Committee (ARAC) will provide advice to Council on matters relating to agriculture, agri-businesses, and agri-tourism in the City of Chilliwack (COC). This includes applications within the Agricultural Land Reserve (ALR), Official Community Plan (OCP) / Zoning applications within or neighbouring ALR, and OCP / Zoning applications on properties zoned agricultural or adjacent agriculturally zoned properties. The purpose of the ARAC also includes policy review, implementation of the Agricultural Area Plan, promoting awareness and education on agriculture, other matters referred by Council; and, to report its findings and opinions to Council.

A brief summary was provided with respect to the following:

Terms of Reference

- voting & non-voting members
- appointments reviewed annually or following re-election
- attendance
- no quorum
- meeting schedule
- conflict of interest

DRAFT

5. NEW BUSINESS (continued)

Information was provided with respect to the roles of the staff, the applicants and the committee members and general meeting decorum.

Staff provided information with respect to boundary adjustments/subdivision, non-farm use, non-adhering residential use and development applications.

3. **Mock Applications**

Presentations were provided for the following two mock applications to provide an overview of the format and details included within the presentations:

a) ALR00388 – 6033 Lickman Road
- Non-adhering Residential Use application

b) ALR00372 – 4268 Stewart Road
- Non Farm Use application

6. PRESENTATION / DELEGATION

7. INFORMATION / DISCUSSION

1. 2023 Terms of Reference

The 2023 Terms of Reference were provided for information.

2. 2023 Membership List

The 2023 Membership List was provided for information.

8. NEXT MEETING

The next meeting of the Agricultural Advisory Committee will be held on Wednesday, March 8, 2023 at 3:30 pm.

9. ADJOURNMENT

There being no further business the meeting adjourned at 4:00 pm.

_____

Councillor Chris Kloot, Chair

DRAFT

City of Chilliwack
CHILLIWACK PARKS AND TRAILS ADVISORY COMMITTEE - MINUTES OF MEETING
THURSDAY, FEBRUARY 23, 2023 – 7:30 am
BOARDROOM – OPERATIONS CENTRE / ZOOM

Council Members:	Councillor Bud Mercer, Chair Councillor Harv Westeringh, Vice Chair
CPTAC Members:	Bob Audet, Rotary Club of Chilliwack Trails Committee Marc Greidanus, Chilliwack Park Society Daris LaPointe, Community Representative Marissa Klassen, Youth Representative Mike Woods, Fraser Valley Mountain Bikers Association Kelly Hawes, Equestrian Representative David Hanson, Accessibility and Mobility Representative Victor Froese, Community Representative Gary Baker, Chilliwack Outdoors Club Jim Ryan, Accessibility and Mobility Representative
Guests:	Allison Colthorp, Tourism Chilliwack, ex officio David Urban, FVRD, ex officio
Regrets :	Karen Brady, Stó:lō Service Agency, SRRMC Land Stewardship Unit Nick Bello, SSA Mémiyelhtel Youth Mentorship Program
City Staff:	Glen MacPherson, Director of Operations Joe Koczkur, Deputy Director of Operations Richard Fortin, Manager of Parks Planning Ashley Hunter, Recording Secretary

---

1. CALL TO ORDER

Chair Mercer called the meeting to order at 7:30 am and gave an Indigenous Territorial Acknowledgement.

2. ADOPTION OF AGENDA

Moved / Seconded) That the Agenda for the Chilliwack Parks and Trails Advisory Committee meeting of Thursday, February 23, 2023, be adopted as presented.

Carried

3. ADOPTION OF MINUTES

Moved / Seconded) That the Minutes taken at the Chilliwack Parks and Trails Advisory Committee meeting of Thursday, February 2, 2023, be adopted as presented.

Carried

4. PRESENTATIONS

- **Parks & Trails Projects**

Richard Fortin gave a presentation Parks & Trails Projects

A Year in Review for 2022/23

- Trail development for Thornton Creek Trail was completed in 2022; Uplands Park to Promontory Road, new city trail connection, upgrade to existing surface, installed signage, installed baffle gates
- Trail development for Thom Creek Trail was completed in 2022; Resurfaced section approximately 1/2km, machine access restriction
- Accessibility upgrades identified in the Vedder Greenway Recreational Master Plan were completed in 2022; Strategic locations, Rotary Grant ($25k), Rotary work bee day
- Park upgrade of two new Multi User Gaming Areas (MUGA's) were constructed at Watson Glen and The Landing in 2022
- Park upgrade of a barrier free playground at Bill Kelly Park was completed in 2022
- Park upgrade of a novice pump track at The Landing was completed in 2022
- New park development of Pebble Park was completed in 2022; 2-5 years of age playground, pathways and guardian area
- Installation of 6 drinking fountains throughout the City and 2 urban washrooms installed in the Downtown were completed in 2022
- Meadowbrook Park parking lot upgrade was completed in 2022
- Upgrades for the swing replacement program with 10 swing sets completed in 2022
- Phase 1 of the Little Mountain Nature Park Steps and trail connection to the Little Mountain Greenbelt was completed in 2023; Staircase to trail network, connection to existing trails, future trail development, Greenspace Plan recommendation
- Yarrow Pioneer Park Green Gym upgrade completed in 2023; 6 new units on existing concrete pads

Projects to Be Completed in 2023

- Qoqó:lem Park on Vedder Mountain Phase 2, trail to Vedder Mountain Railway Grade Trail and upper day use area
- Reinstatement of the Salmon Ridge Trail; Resurface section approximately 1/2km, removal of old bridge, installation of new clear span bridge
- New park development for Westview Park; Phase 1 – CSA 2-5 year old area, pathway, guardian area and Phase 2 – CSA 5-12 year old area, per greenspace recommendation

New Projects for 2023

- Park upgrades with 5 swing sets to be replaced in 5 parks
- Park upgrade of Yarrow Pioneer Park playground
- Mr. Scoop statue to be added to the Bill Kelly Park
- Trail development at Wilson Rd, Bridge and Trail; QEP required, DFO approval required
- Park development at Yarrow Community Hall/Park of an addition of 32 parking stalls
- Trail development of the Vedder Greenway and Experience the Fraser with Grants through Tourism Ch'illiwack; First Nations partnership, historical vignettes/kiosks, upgrade all signage (maps, wayfinding)
- Trail development; Walden to Paula Park, Little Mountain trail development, Crimson Ridge trail with playground development, MacSwan trail with playground
- 2023+ Blueway Access; Budget – upgrade existing access points, develop new access points, improve parking, improve accessibility
- Park development for Crimson Ridge Park; trail nodal area, small DOL area, view point (to the north)
- Park development for Weeden Park; CSA 2-5 year old play area, 2 guardian areas, trail connection, greenspace plan recommendation
- Park development for Stoneview trail node
- Park development for playstreets from 2023-2026; South Sumas Park, Pebble Park, Webb Ave Park, Little Mtn Park, Walker Creek Park, Nixon Road Park, Crimson Ridge Park, MacSwan Park, Forest Gate Park, Townsend Park
- Park upgrade of a playground addition to Sardis Park; CSA 2-5 year old play area, accessible play, rubber surface, 2 guardian areas, upgrade around existing equipment, greenspace recommendation

David Urban joined the meeting at 8:32 am

5. INFORMATION/DISCUSSION

- Councillor Mercer announced that this meeting will be Glen MacPherson's last meeting with the Chilliwack Parks and Trails Advisory Committee as he will be retiring in April. Joe Koczkur will be taking his place on the committee as staff liaison.

- There was a reminder from Councillor Mercer that if there are items you would like discussed at committee meetings to please bring them forward by sending to Ashley or Joe so they can be added to the agenda.

Qoqó:lem Park on Vedder Mountain

There was an enquiry regarding what the trail system at the new Qoqó:lem Park on Vedder Mountain will look like once it is open. Richard shared that the trail is almost complete and is approximately 3km up the hillside. Starting from the parking lot, which has around 40 parking stalls, there is an accessible walk which is approximately 400 meters and leads to a viewing area to the north. The grade of the first section is 5 – 8%, beyond is 0 – 23% and it totals about 70 switchbacks altogether. Upon reaching the Vedder Mountrain Trail rail grade, there is a rest area with an information kiosk on where you are. There is a final climb after that to the day use area where there will also be a urine-diversion toilet and picnic tables available. The trail is a multi-use trail, but excludes horses due to the use of others and the limited parking spaces available. There are plans to connect the trail

beyond into Cultus Lake, though not immediately, to the west. The new Qoqó:lem Park trails above the Vedder mountain Rail Grade Trail are currently not accessible for all users due to the steep terrain and frequent switchbacks. Staff commented that different gravel use or possibly paving of certain sections could be looked into as a possible upgrade in the future.

Marc Greidanus advised that the Chilliwack Parks Society was approached to build a trail system of loops on either side of the new main trail built by the City. Working with First Nations youth, just under 1km of the trail has already been completed and another is currently underway. The goal is to loop everything to separate traffic which will help minimize trail user traffic conflicts. Mike Woods added that approval has been received from the Cultus Lake Parks Board and positive responses have been received from the Province to build onto the trail system to connect Qoqó:lem Park with Cultus Lake . A grant was applied for and a response will hopefully be received in March on whether the application was successful or not. The plan is to build the trail to adaptive standards, being machine built, making the trail wide and the corners a certain degree, in order to allow adaptive transportation such as a bowhead bike, on the trail.

Vedder Mountain Trail Equestrian Access

Richard will look into the City owned greenspace off of Karson Rd to see if it could be a parking lot/access point for horses to enter the trail system on Vedder Mountain, however, the new trail connection to the Duck Farm loop is too steep and difficult for horses.

Hopedale Pedestrian Bridge Update

Currently, the City is working with the Province of BC to secure tenure of land to allow construction of the supporting abutments for the bridge. There is funding in the budget for construction in 2023, however, it won't be spent at this time as the provincial land tenure application can take 1 – 2 years.

Vedder Greenway Trail Use Protocol Development Update

Right now, protocols are is still being developed, however, there are a few components that can be addressed sooner such as improving the experience of the Greenway with improved and immersive signage funded by the Tourism grant that was received. There will be a restriction on the trail which will regulate the use of e-bikes and a policy for that is being developed. Some areas of the trail may be restricted to pedestrian use only due to the narrow width of the trail and heavy traffic. The draft 'Vedder Greenway Recreational Master Plan' will be shared with the public for input and consultation prior to receiving endorsement from council and being adopted.

Dog Off-Leash Area from Webster to Lickman

There was a question asking if there are plans to extend the off-leash area further west from where it ends at Lickman Rd. Unfortunately, there have been complaints of dogs chasing livestock so there are no plans to extend the off-leash area at this time.

Little Mountain Stairs

Marc Greidanus started off by commending the completion of the Little Mountain Stairs. The trail has received a great deal of positive feedback from the community and is being used very frequently. Marc noted that new gravel will be added in the coming days to start graveling the main loop and that picnic tables will be added to the far corner of the property. He also mentioned that the United

Church has offered their parking lot as overflow parking. Finally, the BC Parks Foundation received a $125M donation which is intended to fund the opening of nature parks in BC. The Foundation is calling the project '25 x 25', meaning to open 25 new nature parks by 2025. They feel that the Little Mountain area would be a good fit for this funding. Staff from the City will look into this.

Vedder Greenway Interpretive and Wayfinding Signage Project

Allison Colthorp updated the committee that this project is progressing nicely. In about 2 weeks' time, a draft proposal will be provided to First Nations to make sure that is aligned with their vision. From there it will be brought forth to the City and other involved stakeholders for review. An extension has been added so that the funds can now be used until August.

Allison also mentioned that through Mike Woods, the Chilliwack Parks Society, and the Kootenay Adaptive Society, funding has been applied for through the Destination Development Fund to create a program for accessible fishing locations. A letter of support for the funding application was provided by Tourism Ch'illiwack.

6. BUSINESS ARISING

7. NEXT MEETING

The next meeting of the Chilliwack Parks and Trails Advisory Committee will be held at the call of the Chair.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 8:33 am.

_____

Councillor Bud Mercer, Chair

City of Chilliwack
Reaching Home Community Advisory Board Meeting
MINUTES OF REGULAR SESSION
Friday, March 10, 2023, – 9:00 am
Hybrid – Dogwood Room and Video Conference

Council Members:	Mayor Ken Popove, Chair Councillor Harv Westeringh, Co-Chair
RHCAB Members:	Trevor Wiens, Chilliwack Director, Cyrus Centre Chief Derek Epp, Tzeachten First Nation Josh Togerezt, Stó:lō Service Agency Scott Gaglardi, Executive Director, Ruth and Naomi's Mission Kelly Velonis, Executive Director, Chilliwack and District Seniors Society Tabitha McLaughlin, IHART, Fraser Health Julie Unger, Executive Director, Chilliwack Society for Community Living Corrine McCabe, Community Member Catherine Coumont, Ann Davis Transition Society John Schulstad, Manager, Royal Bank of Canada Superintendent Davy Lee, OIC, RCMP Dan Bibby, CSCL
City Staff:	Holly Ferris, Manager of Social Development Kim Spice, Social Development Specialist
Ex Officio:	Warren Chan, Senior Program Development Officer, Western Canada and Territories, Service Canada
Regrets:	Karen Stanton, Director of Public Safety and Social Development Shelby Johnson, Community Member Frank Tick, Coordinated Access and Assessment Manager | Shelter and Supportive Housing Operations, Lower Mainland and Fraser Valley, BC Housing Kathleen Mosa, Executive Director, Wilma's House Leslee Picton, Service Navigator/Intake, Stó:lō Service Agency, Community Member Superintendent Davy Lee, OIC, RCMP Steve Esau, Director of Operations – Fraser East, Pacific Community Resources Society Warren Schatz, Business Manager, Salvation Army Care and Share Centre

CALL TO ORDER

Mayor Ken Popove was Chair and called the meeting to order at 9:00 am.

WELCOME AND INTRODUCTIONS

ADOPTION OF AGENDA

Moved / Seconded) That the Agenda of the Regular Meeting of the Reaching Home Community Advisory Board held March 10, 2023, be adopted as circulated.

Carried Unanimously

DRAFT

ADOPTION OF MINUTES

Moved /) That the Minutes for the Reaching Home Community Advisory Board meeting held
Seconded (January 19, 2022, be adopted as circulated.

Carried Unanimously

ADJOURNMENT TO CLOSED SESSION

There being no further business, the Reaching Home Community Advisory Board meeting adjourned at 9:02 am.

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

DRAFT

AGENDA ITEM NO: 7.1

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	UBCM Community Emergency Preparedness Fund Grant Application	DATE:	March 15, 2023
DEPARTMENT:	Fire	PREPARED BY:	Ian Josephson

1. SUMMARY OF ISSUE:

The Union of British Columbia Municipalities (UBCM) has announced an intake for Emergency Operations Center (EOC) funding delivered through the Community Emergency Preparedness Fund (CEPF). To submit a grant funding application, a Council resolution is required indicating support for the current proposed activities and willingness to provide overall grant management.

2. RECOMMENDATION:

Recommendation that Council approve the 2023 application for the Emergency Operations Center Technology and Supplies Upgrade under the UBCM Community Emergency Preparedness Fund and direct staff to submit the grant funding application.

Ian Josephson, Fire Chief

3. FINANCE COMMENTS:

Should the grant application be successful, the approved funding will offset costs associated with the project.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, Chief Administrative Officer

STAFF REPORT ON
UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND GRANT APPLICATION

PREPARED BY:	Ian Josephson	DATE:	March 15, 2023
POSITION:	Fire Chief	DEPARTMENT:	Fire

1. DEFINITION OF ISSUE:

The Union of British Columbia Municipalities (UBCM) has announced an intake for Emergency Operations Center (EOC) funding delivered through the Community Emergency Preparedness Fund (CEPF). To submit a grant funding application, a Council resolution is required indicating support for the current proposed activities and willingness to provide overall grant management.

2. BACKGROUND & SUBSTANTIATION:

2.1 The CEPF is a suite of funding programs intended to enhance the resiliency of local governments, First Nations, and communities in responding to emergencies. Funding is provided by the Province of BC and is administered by UBCM.

2.2 The intent of the Emergency Operations Center (EOC) funding stream is to build local capacity through the purchase of equipment and supplies required to maintain or improve an EOC and to enhance EOC capacity through training and exercises. The EOC funding stream can contribute a maximum of 100% of the cost of eligible activities to a maximum of $30,000.00.

2.3 The City of Chilliwack has experienced a recent increase in the number of emergency incidents occurring within the City's boundaries. The COVID-19 pandemic and the 2021 atmospheric rivers identified the need for increased virtual and mobile EOC capacity and redundancies. If successful, the grant funding will be utilized to acquire technology and supplies to improve these areas of EOC operations, including increasing interoperability with neighbouring communities and First Nations.

3. RECOMMENDATION:

Recommendation that Council approve the 2023 application for the Emergency Operations Center Technology and Supplies Upgrade under the UBCM Community Emergency Preparedness Fund and direct staff to submit the grant funding application.

AGENDA ITEM NO: 7.2

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	RFP – Fire Department Water Tankers	DATE:	March 10, 2023
DEPARTMENT:	Fire Department	PREPARED BY:	Ian Josephson

1. SUMMARY OF ISSUE:

Request for Proposals (RFP's) have been received for the "2022 – Fire Department Water Tankers". Six (6) proposals were received and evaluated with the proposal with the highest number of evaluation points being submitted by Commercial Emergency Equipment. The recommended option is the lowest price and the equipment supplied by Commercial Emergency Equipment provides the greatest value over the life cycle of the unit through its enhanced functionality, local parts and service availability resulting in maximum efficiency and effectiveness.

2. RECOMMENDATION:

Recommendation that Council award the RFP for one "Fire Department Water Tanker", to Commercial Emergency Equipment in the amount of $606,901.82 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Ian Josephson, Fire Chief

3. FINANCE COMMENTS:

Funding is included in the 2023 Financial Plan, funded by the Equipment Replacement Reserve Fund.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, CAO

STAFF REPORT ON
RFP – Fire Department Water Tankers

PREPARED BY:	Ian Josephson	DATE:	March 10, 2023
POSITION:	Fire Chief	DEPARTMENT:	Fire Department

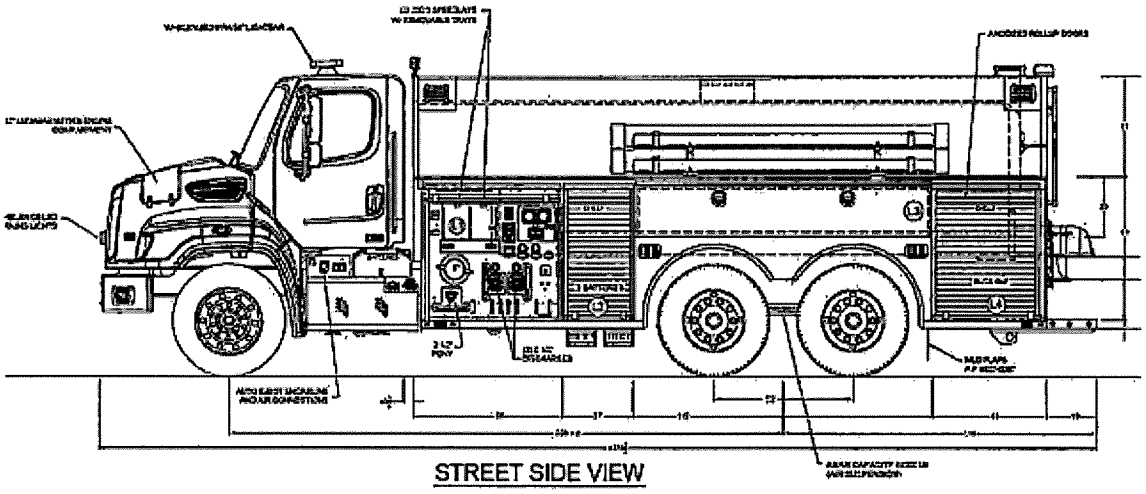
1. BACKGROUND:

The City of Chilliwack intends to purchase five (5) new Underwriters' Laboratories of Canada (ULC) and National Fire Protection Association (NFPA) compliant Water Tankers over the next five (5) years and is looking for an innovative and cost-effective method to do so. The City currently operates three (3) Water Tankers (units 237, 253 and 260) and is working towards standardizing the Fire Department fleet.

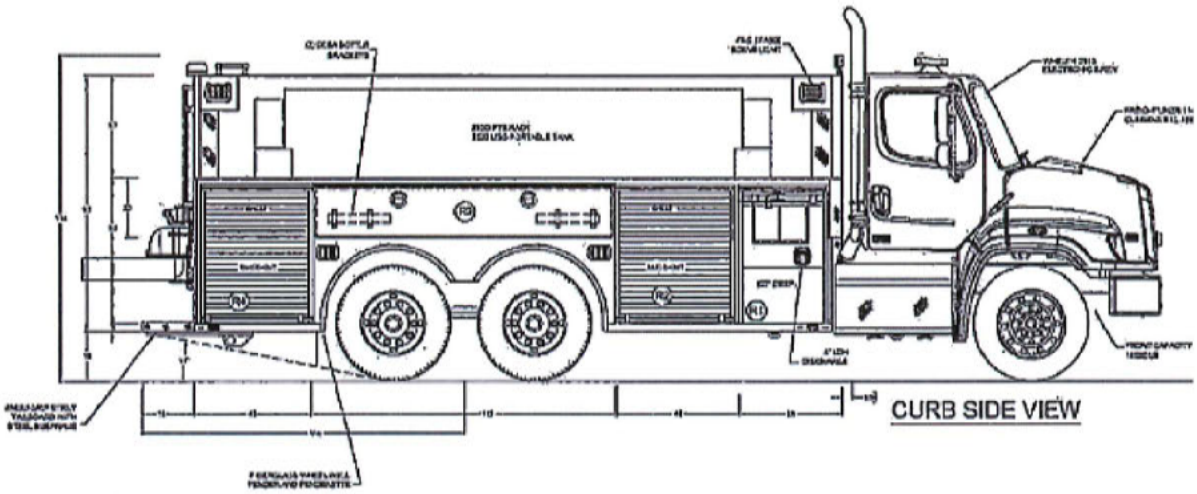
The City of Chilliwack Fire Department is required to follow fire apparatus replacement requirements in order to remain in full compliance with Fire Underwriters' Survey (FUS), ULC and NFPA. Fire trucks must be removed from service after twenty-five (25) years.

To date, the City has on order two (2) water tankers from 2022 with the expected delivery in December 2023. Based on the factory visits and the high-level of customer service, City staff recommend proceeding with ordering one (1) more water tanker in 2023 as part of the multi-year contract replacement schedule.

2023 updated pricing: $617,485.91
The City intends to take advantage of the pre-payment discount of $10,584.09
Total after discount: $606,901.82



STREET SIDE VIEW



Purchasing Schedule:

Year	Quantity of Tankers	Type of Acquisition
2022	2	1 New Acquisition & 1 Replacement
2023	1	1 Replacement
2024-2026	2	2 Replacements

2. RFP SUBMISSION DETAILS:

Company	RFP Price (plus applicable taxes)	Evaluation Points Total
Commercial Emergency Equipment	$507,492.40	92.00
HUB Fire Engines and Equipment Ltd.	$521,671.00	88.02
Safetek #1	$511,211.00	80.76
Safetek #2	$616,290.00	67.34
Safetek #3	$828,855.00	40.21
Safetek #4	$867,108.00	38.20

Submissions have been received in response to the "Fire Department Water Tankers" Request for Proposal (RFP) that closed on March 23, 2022. A total of six (6) submissions were received by the closing deadline. All submissions were evaluated for both price and technical merit with Commercial Emergency Equipment realizing a total of 92.00 RFP points. The RFP submission from Commercial Emergency Equipment therefore provides the best value, equipment and service for the City over the twenty-five (25) year's life span of the fire trucks.

3. EVALUATION PROCESS:

The evaluation criteria for this unit was based on multiple factors with the most value being given to the unit's operational efficiencies and effectiveness, as well as the ability and capacity of local

dealer support. The four-person evaluation team visited all local service and parts locations to confirm levels of support included in each vendor's proposal.

Evaluation points were allocated as follows:

Criteria	Max. Points Available
Mandatory Requirements	Pass/Fail
Proposed Equipment Information	10
Equipment Requirements	40
Enhancements and Additional Features	5
Value Added Services	5
Financial	40
Total Points	100

Based on the City's experience with the existing fire department fleet, staff was able to review and determine the features that would provide the City with the best overall value over the twenty-five (25) year life expectancy of the new units, with the focus being on increased efficiency and effectiveness and a full twenty-five (25) year in-service life. The findings of the Evaluation Committee were that Commercial Emergency Equipment were superior in all technical and service categories.

4. SUBSTANTIATION:

There is a substantial portion of the City without pressurized water systems, including fire hydrants. Water tankers provide this essential resource that allows us to deliver an adequate and reliable quantity of water in support our rural fire suppression operations (eg. structure fires, vehicle fires, wildland fires etc.). With the replacement and addition of these water tankers we can also apply for and receive credit for Fire Underwriters Survey's specified tanker service. If approved, some rural residents may be eligible for a property insurance premium reduction.

The Fire Department plans to purchase up to five (5) Water Tankers over a five (5) year period (see Table 1):

Table 1

Year	Quantity of Tankers	Type of Acquisition
2022	2	1 New Acquisition & 1 Replacement (Unit 250)
2023	1	1 Replacement (Unit 297)
2024-2026	2	2 Replacements (Units 253 & 260)

NFPA and FUS regulate the service life of fire apparatus and require that fire apparatus be removed from emergency service at twenty-five (25) years. While the older vehicles are well maintained, they frequently have antiquated braking systems, excessive fire pump wear and structurally weakened chassis due to extreme fire service use.

By following these defined regulations, the City will cycle through old vehicles and equipment that no longer meet current standards, thus maintaining full compliance within the fleet and ensuring all mechanical components are in top mechanical condition.

Standardizing the fire truck fleet will provide:

- Uniform and consistent locations of onboard equipment.
- Increased operational safety, effectiveness, efficiencies and reduced downtime.
- Quick turnaround times on truck changeovers.
- Increased firefighter safety with fewer operating systems and consistent cab and body design.
- Increased water capacity efficiency.
- An adequate and reliable water supply to support our community's rural fire protection needs.
- Reduced fleet costs to acquire, maintain and repair vehicles.
- Maximize in-service life of each truck.

All future truck replacements will be negotiated with the preferred vendor within the year of replacement and will be presented to Council for approval.

Purchasing five (5) Water Tankers over the next five (5) years will allow the City to maintain its regulatory compliance with FUS, ULC, and NFPA. It will also allow the City to continue to work towards a standardized Fire Department fleet that will ensure safe, effective, and efficient service for the Operations staff, firefighters and the public.

5. RECOMMENDATION:

Recommendation that Council award the RFP for one "Fire Department Water Tanker", to Commercial Emergency Equipment in the amount of $606,901.82 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

AGENDA ITEM NO: 7.3

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT:	Utility Rate Amendment Bylaws	Date:	February 27, 2023
DEPARTMENT:	Finance Department	Prepared by:	L Kreitner

1. SUMMARY OF ISSUE:

The City of Chilliwack places great emphasis on ensuring a continuing reinvestment in the water and sanitary sewer systems. The annual cost to provide water and sanitary sewer services increases with inflationary cost adjustments to labor, contracts and materials, along with annual levels of capital investment and reinvestment. The water and sewer functions operate as self-sustaining services, funded through user fees with no property taxation subsidization. It is recommended that an increase of 4.48% be applied to water and sanitary sewer fixed and metered user rates, as well as adjustments to the industrial waste discharge and high strength treatment fees.

2. RECOMMENDATION:

Recommendation that "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285" be given first and second reading.

Recommendation that "Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285" be given third reading.

Recommendation that "Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286" be given first and second reading.

Recommendation that "Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286" be given third reading.

Glen Savard, Director of Finance

3. ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, CAO

Schedule "B"

SANITARY USER RATES

1. STANDARD USER RATES:

The quarterly sewer user rates shall be the sum of the basic fee and the consumption fee, as applicable.

Type	Description	Amount
BASIC FEE (Single Residential)	For each Single Residential Property connected to the Sanitary Sewer System	$~~41.68~~43.55
BASIC FEE (Multiple Residential)	For each dwelling unit or mobile home pad connected to the Sanitary Sewer System	$~~41.68~~43.55
CONSUMPTION FEE (All Customers)	Actual consumption for all real properties based on 90% of metered water consumed in the current reading period	$~~3.08~~3.22 per 100 cubic feet of sewer

2. CALCULATION OF RATES:

(1) For commercial developments, all charges will be based on readings from a single meter unless an application for individual meter readings is made. To allow charges to be determined by individual meter readings, the type and location of each meter must be approved by the City.

(2) The quantity of water consumed shall be the most recent amount recorded by the meter through which water is delivered to the property less the immediately previous billed reading.

(3) In the event that a meter cannot be read, either an estimate will be made by the Collector or the Collector may change the period end to be that date on which the meter is read.

(4) For all single family residential properties or duplexes and mobile home pads without water meters, the quarterly sewer use charge shall be based on an assumed consumption of 2,000 cubic feet.

3.	**TRUCKED WASTE RATE**	$ ~~59.73~~62.41 per tonne
4.	**SEWERAGE TREATMENT PLANT SCALE ACCESS CARD (REPLACEMENT CARD)**	$ 50.00 each
5.	**LOW STRENGTH DAIRY WASTE**	$ 12.00 per tonne

Schedule "C"

INDUSTRIAL WASTE FEES

7. WASTE DISCHARGE PERMIT FEE:

Application Fee	A non-refundable fee payable at the time of application; credited to the first Annual Base Fee.	$ 100.00
Annual Base Fee	A yearly fee payable upon issue of the Waste Discharge Permit and upon each anniversary thereafter.	$ 250.00
Amendment Fee	A fee to amend the terms of an existing Waste Discharge Permit.	$ 100.00

2. DISCHARGE FEE: $0.~~40~~ .42 per cubic metre of discharge

For discharge containing concentrations of BOD, or TSS that do not exceed the limits specified in Schedule "E" of this Bylaw.

3. HIGH STRENGTH TREATMENT FEE:

In addition to the Discharge Fee, an additional High Strength Treatment Fee for discharge containing concentrations of BOD, or TSS that exceed the limits specified in Schedule "E" of this Bylaw shall be as follows:

For Treating one (1) kilogram of BOD, or one (1) kilogram of above permitted limits, whichever is the greater amount	$	~~1.42~~1.48/kg
For Treating one (1) kilogram of TSS above permitted limits	$	~~1.05~~1.10/kg

NOTE: If any fee associated with a Waste Discharge Permit is not paid within ninety (90) days of its due date (except the Application Fee which is payable upon application) the Waste Discharge Permit shall be immediately terminated and made invalid.

(d) specified risk material for bovine spongiform encephalopathy as defined in the federal Fertilizers Regulations (C.R.C., c. 666), as amended from time to time, including material from the skull, brain, trigeminal ganglia, eyes, tonsils, spinal cord and dorsal root ganglia of cattle aged 30 months or older, or material from the distal ileum of cattle of all ages.

(e) dyes or coloring materials which may or could pass through the Sanitary Sewer System and discolor the Wastewater Treatment Plant effluent;

(f) fuel;

(g) ignitable waste.

(h) pathological waste.

(i) PCBs.

(j) pesticides which are not otherwise regulated in this Bylaw.

(k) reactive waste.

(l) toxic substances which are not otherwise regulated in this Bylaw.

(m) waste radioactive substances in excess of concentrations greater than those specified for release to the environment under the *Nuclear Safety and Control Act* and Regulations as amended from time to time.

(n) solid or viscous substances in quantities or of such size to be capable of causing obstruction to the flow in a sewer, including but not limited to ashes, bones, cinders, sand, mud, soil, straw, shaving, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, animal parts or tissues, and paunch manure.

(4) The wastewater contains a concentration, expressed in milligrams per ~~liter~~litre, in excess of any one or more of the limits in Schedule "E" of this Bylaw, unless:

(a) the discharge is in accordance with a valid Waste Discharge Permit;

(b) the discharge is authorized in a Code of Practice approved by the City;

Schedule "B"

WATER USE RATES

1. REGULAR METER SERVICE:

The following minimum charge billed quarterly, based on meter size:

Meter Size	Quarterly Charges
20 mm	$ ~~26.96~~28.17
25 mm	$ ~~28.90~~30.19
40 mm	$ ~~36.56~~38.20
50 mm	$ ~~44.93~~46.94
75 mm	$ ~~67.58~~70.61
100 mm	$ ~~98.50~~102.91
150 mm	$ ~~177.61~~185.57
200 mm	$ ~~256.69~~268.19
250 mm	$ ~~326.44~~341.06

2. BULK METER SERVICE:

Where a bulk water meter in lieu of individual meters is utilized for a multiple dwelling complex, multiple unit complex or mobile home park, a minimum quarterly charge of $~~26.96~~28.17 shall be levied on each dwelling, unit or mobile home pad.

3. UNIFORM QUANTITY CHARGE:

Notwithstanding meter size, a quarterly uniform quantity charge of $~~1.59~~1.66 per 100 cubic feet of water consumption; or in the event that a meter cannot be read, either:

(a) an estimate of water consumption; or
(b) the City may change the period end to the date the meter is read.

4. HYDRANT USAGE CHARGE:

Handling charge: $100.00 each time a hydrant is used (except for fire-fighting)
Usage charge: $ 25.00 per day

5. WATER METER TEST FEE: $100.00

Payable as a deposit, which shall be subject to Sections 15 and 16 of this Bylaw.

City of Chilliwack

Bylaw No. 5285

A bylaw to amend the "Sanitary Sewer System Regulation Bylaw 2010, No. 3702"

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

1. This bylaw may be cited as **"Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285"**.

2. "Sanitary Sewer System Regulation Bylaw 2010, No. 3702" is hereby further amended in Schedule "B", Paragraph 1. "STANDARD USER RATES:", Column "Amount", by deleting the figures "41.68" and substituting with the figures "43.55"; and further, by deleting the figure "3.08" and substituting with the figure "3.22" before the words "per 100 cubic".

3. Said Bylaw is hereby further amended in Schedule "B", Paragraph 3. "TRUCKED WASTE RATE", by deleting the figure "59.73" and substituting with the figure "62.41" before the words "per tonne".

4. Said Bylaw is hereby further amended in Schedule "C", Paragraph 2. "DISCHARGE FEE:", by deleting the figure "0.40" and substituting with the figure "0.42" before the words "per cubic metre".

5. Said Bylaw is hereby further amended in Schedule "C", Paragraph 3. "HIGH STRENGTH TREATMENT FEE:", by deleting the figure "1.42" and substituting with the figure "1.48"; and further, by deleting the figure "1.05" and substituting with the figure "1.10".

6. Said Bylaw is hereby further amended in Schedule "D", Paragraph 1., Subparagraph (4), by deleting the word "liter" and substituting with the word "litre" after the words "milligrams per" and before the words "in excess".

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

.....
Mayor

.....
Corporate Officer

City of Chilliwack

Bylaw No. 5286

A bylaw to amend "Waterworks Regulation Bylaw 2004, No. 2995"

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

1. This bylaw may be cited as **"Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286"**.

2. "Waterworks Regulation Bylaw 2004, No. 2995" is hereby further amended by deleting Schedule "B" attached thereto, in its entirety and substituting with a new Schedule "B", attached hereto and forming part of this Bylaw.

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

.....
Mayor

.....
Corporate Officer

Schedule "B"

WATER USE RATES

1. REGULAR METER SERVICE:

The following minimum charge billed quarterly, based on meter size:

Meter Size	Quarterly Charges
20 mm	$ 28.17
25 mm	$ 30.19
40 mm	$ 38.20
50 mm	$ 46.94
75 mm	$ 70.61
100 mm	$ 102.91
150 mm	$ 185.57
200 mm	$ 268.19
250 mm	$ 341.06

2. BULK METER SERVICE:

Where a bulk water meter in lieu of individual meters is utilized for a multiple dwelling complex, multiple unit complex or mobile home park, a minimum quarterly charge of $28.17 shall be levied on each dwelling, unit or mobile home pad.

3. UNIFORM QUANTITY CHARGE:

Notwithstanding meter size, a quarterly uniform quantity charge of $1.66 per 100 cubic feet of water consumption; or in the event that a meter cannot be read, either:

(a) an estimate of water consumption; or
(b) the City may change the period end to the date the meter is read.

4. HYDRANT USAGE CHARGE:

Handling charge: $100.00 each time a hydrant is used (except for fire-fighting)
Usage charge: $ 25.00 per day

5. WATER METER TEST FEE: $100.00

Payable as a deposit, which shall be subject to Sections 15 and 16 of this Bylaw.

AGENDA ITEM NO: 7.4

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	OCP Housekeeping Updates (OCP00044)	DATE:	March 10, 2023
DEPARTMENT:	Planning	PREPARED BY:	Madelaine Peters / tr

1. SUMMARY OF ISSUE:

From time to time the City amends the Official Community Plan (OCP) to update current standards and clarify intent to ensure it adapts to changing community and development industry trends. Staff propose the following minor amendments to the text and maps of the OCP:

1. Incorporating pedestrian pathway design guideline requirements for multi-unit residential "form and character" Development Permits (based on regulations being removed through concurrent Zoning Bylaw text amendments);
2. Adding exemptions to Development Permit Area (DPA) 10 (Coach Houses or Garden Suites) for rural and agricultural properties to support flexibility with applying design guidelines through staff delegated authority; and,
3. Correcting OCP maps to ensure consistent interpretation of land use designation changes from adopted neighbourhood plan amendments.

These amendments improve the OCP's clarity and ease of use. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw.

2. RECOMMENDATION:

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287", a proposed text amendment to update the text of the 2040 Official Community Plan be given first and second reading; and further, that a Public Hearing be called for April 4, 2023 (OCP00044).

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON OCP00044 / OCP HOUSEKEEPING UPDATES

PREPARED BY:	Madelaine Peters	DATE:	March 10, 2023
POSITION:	Senior Planner, Long Range	DEPARTMENT:	Planning

1. DEFINITION OF ISSUE:

From time to time the City amends the Official Community Plan (OCP) to update current standards and clarify intent to ensure it adapts to changing community and development industry trends. Staff propose the following minor amendments to the text and maps of the OCP:

1. Incorporating pedestrian pathway design guideline requirements for multi-unit residential "form and character" Development Permits (based on regulations being removed through concurrent Zoning Bylaw text amendments);

2. Adding exemptions to Development Permit Area (DPA) 10 (Coach Houses or Garden Suites) for rural and agricultural properties to support flexibility with applying design guidelines through staff delegated authority; and,

3. Correcting OCP maps to ensure consistent interpretation of land use designation changes from adopted neighbourhood plan amendments.

These amendments improve the OCP's clarity and ease of use. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw.

2. PROPOSED HOUSEKEEPING AMENDMENTS:

The proposed amendments include minor changes to OCP Design Guidelines and Maps, as summarized below. For more detail on the changes, please refer to the attached amendment bylaw.

1. Pedestrian pathways
    - Amendment relocates pathway regulations from the Zoning Bylaw to the multi-unit residential form and character Development Permit Areas (DPA) 4, 5, and 6
    - The change enables a more discretionary approach to implementing pathways through Development Permit review at the same time the overall site layout is considered (compared to Subdivision review that must follow Zoning regulations, or complete a Zoning variance)
    - A concurrent Zoning Bylaw text amendment would remove the regulations

2. Coach House / Garden Suite exemptions
    - Amendment adds an exemption for properties in agricultural land and the Ryder Lake neighbourhood to DPA 10

- The change focuses the design guidelines for coach houses and garden suites to smaller parcels of land in more urban locations where design details and privacy considerations are a greater concern
- Minor text changes are also included to update grammar and correct redundancy

3. Map corrections
    - Amendment updates the mapping of Chilliwack Proper (17A), Sardis-Vedder (17B) and Rural Areas (17E) based on completed neighbourhood plans
    - The change correct the formatting and accuracy of land use designations and ensures consistent interpretation of land use designations
    - A notation is also being added to refer users to the City's online mapping system (https://www.maps.chilliwack.com) for the most up-to-date map of land use designations, using the same approach as the Zoning Bylaw

3. IMPLEMENTATION:

The proposed text amendments will come into force and effect as soon as the bylaw is adopted. Should the amendments be adopted, the pedestrian pathways amendment is not anticipated to impact any active multi-unit residential Development Permit applications as these are existing requirements from the Zoning Bylaw. The exemption amendments for DPA 10 would apply to agricultural land and Ryder Lake, which will enable applications currently under review to be cancelled and refunded, and then proceed directly to a Building Permit application. Finally, the mapping corrections do not change land use designations, and ensures they reflect completed neighbourhood plans.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287", a proposed text amendment to update the text of the 2040 Official Community Plan be given first and second reading; and further, that a Public Hearing be called for April 4, 2023 (OCP00044).

Substantiation:

Planning staff have prepared minor amendments to the text and mapping of the OCP to improve clarity and ease of use for the public and staff. These amendments are not substantive, and instead correct minor errors, improve formatting and legibility, and maintain consistent interpretation of land use designations.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – March 9, 2023
- Rezoning Application (housekeeping text amendments) – RZ001700

5 Implementation Guide





The OCP brings together the various plans of the City and community partnerships for an integrated vision and unified action. Its effectiveness depends on the execution of the policies and actions recommended herein, as well as the implementation of the affiliated plans, Development Permit Areas guidelines, the Zoning and Subdivision and Development Regulations. In the first case and in the context of the current development process, OCP policies are translated into land use designations and maps, indicating where major types of development should take place. The designation maps affect both public and private interests at the property level where the City and other public agencies make everyday development decisions, ranging from rezoning to subdivision applications, building permits, business licensing, and amenity/facility provision. The land use designations have an equally profound influence on how and where the private sector invests and builds in the City. Therefore, the designations should be clear on the intent, scope and description of permitted uses, and guide interpretation where needed.

The OCP's land use/development policies are also advanced through detailed neighbourhood plans. Given their close relationship with the OCP policies, they are incorporated into the OCP as special schedules. Other schedules are included to carry out regional and provincial planning policies and are legislated requirements.

Therefore, the OCP's Implementation Guide and supplementary documents comprise the following:

- ✓ Land use designations and proposed land use maps (under Implementation Guide)
- ✓ Regional Context Statement (Schedule A)
- ✓ Development Permit Areas and their guidelines in this chapter, with detailed design guides for the Downtown (Schedule B) and Infill Areas (Schedule C)
- ✓ Adopted Comprehensive Development/Area / Neighbourhood Plans (Schedule D):
    - o Downtown Land Use and Development Plan
    - o Eastern Hillsides Comprehensive Area Plan
    - o Agricultural Area Plan
    - o Alder Neighbourhood Plan
    - o Chilliwack Proper and Fairfield Island Neighbourhoods Plan
    - o Sardis Neighbourhood Plan
    - o South Vedder Neighbourhood Plan
    - o Yarrow Neighbourhood Plan
- ✓ Temporary Use Permits
- ✓ Development Approval Information
- ✓ Administration /Interpretation/ Severability

The expanded scope of implementation highlights the interconnected decisions in the development process, and the importance of ongoing communication among the various departments, committees and outside agencies involved. In due course, additional neighbourhood plans will be added as the City undertakes detailed planning for the select neighbourhoods and further advance the OCP's vision and policies.

LAND USE DESIGNATIONS

The City is divided into land use designations in the land use maps of this bylaw. Following their adoption (including subsequent neighbourhood plans) land use boundary lines are maintained and available at the following link: https://maps.chilliwack.com.

2. Siting

2.1 All buildings or structures should be oriented such that their main facade faces the road(s). Where feasible, a retail "mainstreet" built form shall be encouraged with the building near the back of the sidewalk.

2.2 Garbage receptacles and recycling facilities shall be in the rear yard, and shall be screened from the road.

2.3 Outdoor storage shall be screened and only permitted behind the front setback of the main building.

3. Parking and Access

3.1 Parking, where feasible, should be positioned in the rear or to one side of the proposed development; a large parking area along the street front should be avoided.

3.2 On-site parking and loading areas should be designed to provide safe and efficient vehicle entrances and exits and facilitate on-site circulation.

3.3 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.

4. Landscaping

4.1 Landscaping and screening shall be in accordance with the requirements of the Zoning Bylaw and Landscaping Guidelines and the Subdivision and Development Control Bylaw, in force from time to time. All vegetation used for landscaping shall be of a quality acceptable to the City.

4.2 Retention and integration of existing mature plantings into the overall landscaping plan is encouraged where possible. Sidewalk areas, linking the public sidewalk with on-site sidewalks, should be contained within a landscaped area.

4.3 Parking areas visible from streets and adjacent residential buildings should be screened by substantial landscaping to soften their visual impact; trees should be used whenever possible.

5. Signage

5.1 All signs and signage should be architecturally coordinated with the overall design of buildings and landscaping; freestanding signs shall be incorporated into the design of the landscaped areas.

5.2 Freestanding signs shall conform in size and number to the City of Chilliwack Sign Bylaw, in force from time to time. Fascia signs and signs attached or painted on buildings shall be no larger in copy area than a ratio of $2m^2$ per linear metre of building wall (2:1).

Other signs, including read-o-graph and other changeable text signs are discouraged.

5.3 Window decals shall conform to the standards outlined in the Official Community Plan, Downtown Design Guidelines, subsection 4.8 Window Decals.

6. External Lighting

6.1 Site lighting shall be oriented so as to illuminate the building form and provide adequate lighting of parking areas. Low height light globes are preferable to tall floodlights.

Development Permit Area 6 - Commercial, Intensive/Multi-Family Residential, and Mixed Commercial - Residential Development

Description and Exemptions

DPA 6 is designated under Section 919.1 (1) (e) and (f) of the *Local Government Act*, to address the form and character of commercial, intensive residential (single family attached and row homes), multi-family residential, and mixed commercial - residential development. As shown on DPA Map 6, this area applies to the rest of the municipality outside of the DPA 5, and Promontory.

Within the designated area, the following activities shall require a Development Permit prior to commencement:

Development Permit Area 10 – Coach Houses or Garden Suites

Description and Exemptions

The City of Chilliwack in its entirety forms Development Permit Area 10 under the *Local Government Act*, for the establishment of objectives and the provision of guidelines for the form and character of a coach house or garden suite.

~~All areas within the Chilliwack municipal boundary are designated as a Development Permit Area (Development Permit Area 10) under Section 919.1(c) of the *Local Government Act*, for the establishment and the provision of guidelines for the form and character of a coach house or garden suite.~~

Within the designated area, a Development Permit is required for:

1. New earthworks and construction for the purpose of creating a coach house or garden suite (including conversion); ~~and,~~ or,

2. Addition to or (exterior) alteration of an existing coach house or garden suite.

A Development Permit is not required for:

1. ~~Internal renovations to an existing structure; and,~~ A property in the Agricultural Land Reserve or Ryder Lake neighbourhood; or,

2. Minor exterior alterations to an existing coach house or garden suite ~~structure~~ which does not affect compliance with the Design Guidelines.

Rationale for DPA Establishment

The reasons for this Development Permit Area are to ensure that new infill residential development meets a high standard of form and character design while integrating into the natural features of the surrounding environment, incorporates a scale, siting, and form that is compatible with the existing neighbourhood.

Objectives

The objectives of this Development Permit Area are to ensure that a new coach house or garden suite:

1. Meets a high standard of site and building design;

2. Integrates seamlessly into existing neighbourhoods;

3. Protects privacy of neighbours; and,

4. Accommodates natural terrain through innovative design.

Guidelines

Development permits issued ~~shall~~ must be in accordance with the following requirements:

1. Design:

1.1 ~~Coach house and garden suite design shall match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour. The maximum height is 6.5m (a single storey over a standard vehicle garage or a 2 storey garden suite).~~

Coach house and garden suite design should match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour.





Images showing compatibile architectural styles

1.2 Exterior staircases must meet setback requirements, and interior staircases must be located within an entrance foyer with a maximum area of $2m^2$ in size designed for exterior access only (with no access into the ground floor). ~~Coach houses shall be designed as a single level~~ apartment unit, with all services and rooms ~~forming part of the unit located on the same floor Coach houses accessed by an interior~~ staircase shall meet setback requirements, be located within an entrance foyer with a maximum area of $2m^2$ and designed for exterior ~~access only.~~

1.3 Coach house and garden suite windows should be oriented to the internal lot, the lane way, or flanking street (if on a corner lot), and must limit overlooking of adjacent lots. Windows facing yards should be modestly sized. The utilization of frosting on windows facing neighbouring yards is required, unless other view obstructing screening is provided. ~~Coach house and garden suite windows should be oriented to the internal lot, the laneway, or flanking street (if on a corner lot), and placement shall limit any overlooking of adjacent lots through the careful placement of windows or screening. Windows facing the garden and side yards should be modestly sized. The utilization of frosting and/or clerestory windows on walls facing neighbouring properties is required.~~

1.4 Skylights and clerestory windows are encouraged for coach houses to increase light and ventilation without encroaching on the privacy of adjacent lots.



Skylights and windows carefully designed to reduce overlooking onto neighbours while still allowing for natural light and views of outside.

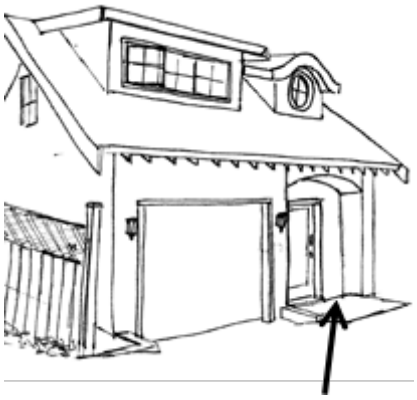
1.5 In areas with steep slopes, the design of the structure should reflect and incorporate the natural terrain.

1.6 Balconies and/or decks are ~~only~~ permitted on the portion of the structure oriented towards the principal dwelling unit with a maximum height of 3.0m; roof decks are strictly prohibited.

1.7 Break up the solid wall of double garage doors by either using single garage doors or double garage doors with windows or other architectural elements.

2. Siting:

2.1 The coach house or garden suite should be located behind or beside the principal dwelling.



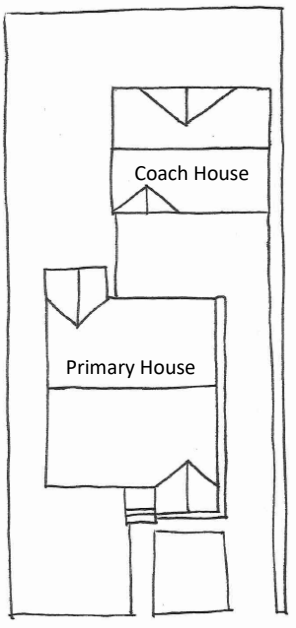
Coach house backing onto lane that includes a recessed covered "stoop".

2.2 Coach houses and garden suites that back onto a lane should not be accessed directly off the lane but rather include a recessed, preferably covered landing or "stoop".

2.3 In the case of corner lots; lots with laneway access or double fronting lots, the structure should be directly oriented to (front door facing) the adjacent right-of-way.

3. Access:

3.1 In the case of corner lots; lots with laneway access or double fronting lots, the building can be accessed by the laneway or flanking street if the flanking street is a local road. On all other streets, access to the structure is limited to a shared driveway.



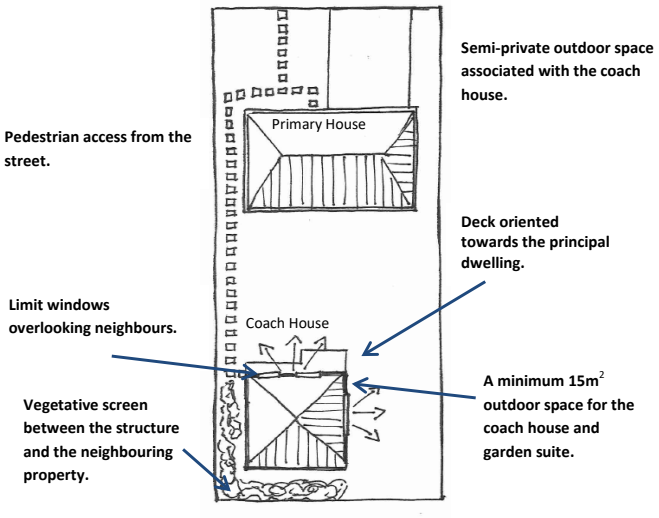
Parking located within the rear of the lot and access to the coach house is limited to a shared driveway.

3.2 Address signs are required for all units, either located both on the street entrance and on the lane to clearly identify the unit for visitors, deliveries, and emergency responders.

3.3 Pedestrian access ~~shall~~ must be provided from the front street to the coach house or garden suite for emergency responders, deliveries and visitors, and include signage and lighting. Pervious materials such as pavers may be considered.



Semi-private outdoor space assoicated with the coach house or garden suite.



4. Outdoor Space:

4.1 A minimum of 15m^2 of semi-private outdoor space should be clearly associated with the coach house or garden suite.

4.2 A view obstructing screen, with a minimum height of 1.5m, is required between the structure and the neighbouring properties. The screen may consist of a berm, fence, masonry wall or vegetation screen.

5. Outdoor Lighting:

5.1 Coach house and garden suite lighting must be oriented to the unit and not intrude on neighbouring properties. Pathway lighting, non-glare down cast LED lights for entrance features, and other lighting features should complement the architectural and landscape style of the unit.



Pathway lighting

6. Landscaping:

6.1 Landscaping on rear lanes is encouraged to enhance the visual amenity of the lane and break up solid lines of fencing but ~~shall~~ must not impede visibility for vehicle movement.

COMPREHENSIVE PLANS

The following comprehensive plans are attached and form part of this bylaw (Schedule D - Neighbourhood Plans):

- Downtown Land Use and Development Plan
- Eastern Hillside Comprehensive Area Plan
- Agricultural Area Plan
- Alder Neighbourhood Plan
- Chilliwack Proper and Fairfield Island Neighbourhoods Plan
- Sardis Neighbourhood Plan
- South Vedder Neighbourhood Plan
- Yarrow Neighbourhood Plan

~~The Downtown Land Use and Development Plan is attached and forms part of this bylaw as Schedule D1, entitled "Downtown Land Use and Development Plan."~~

~~The Eastern Hillside Comprehensive Development Plan is attached and forms part of this bylaw as Schedule D2, entitled "Eastern Hillsides Comprehensive Development Plan."~~

~~The Agricultural Area Plan is attached and forms part of this bylaw as Schedule D3, entitled "Agricultural Area Plan."~~

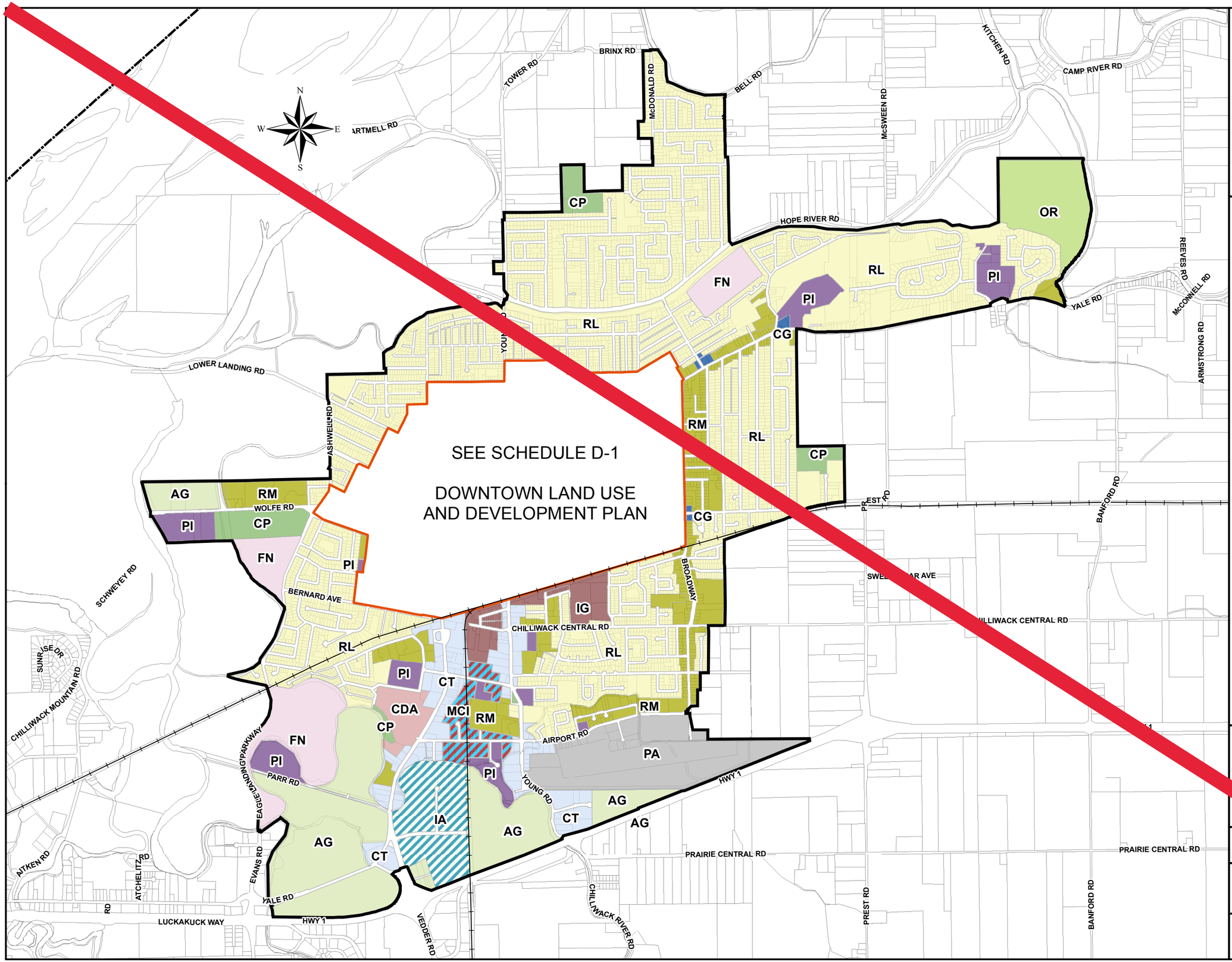
~~The Alder Neighbourhood Plan is attached and form forms part of this bylaw as Schedule D4, entitled "Alder Neighbourhood Plan".~~

maps ocp

Map 1	City Boundaries and Neighbourhoods
Map 2	First Nation Reserves
Map 3	Urban Growth Boundary
Map 4	ALR
Map 5	Geological Hazard Areas
Map 6	Wildlife Habitat Areas
Map 7	Floodplain
Map 8A	Watercourse Classification
Map 8B	Village West Riparian Setbacks
Map 9	Gravel Resource Areas
Map 10	Species at Risk
Map 11	School Sites
Map 12A	Proposed New Parks
Map 12B	Existing and Proposed Trails
Map 13	Road Network Existing and Proposed
Map 14	Community Water System Existing and Proposed
Map 15	Sewer System Existing and Proposed
Map 16	Storm Drainage System Existing and Proposed

Land Use Designation Maps

Map 17A	Proposed Land Use (2040) Chilliwack Proper
Map 17B	Proposed Land Use (2040) Sardis-Vedder
Map 17C	Proposed Land Use (2040) Rosedale
Map 17D	Proposed Land Use (2040) Greendale
Map 17E	Proposed Land Use (2040) Rural Areas



City of Chilliwack

Legend

- RL Low Density Residential
- RM Medium Density Residential
- CG General Commercial
- CT Thoroughfare Commercial
- MCI Mixed Commercial and Industrial
- IG General Industrial
- CDA Comprehensive Development Area
- PA Airport
- PI Institutional and Civic Use
- CP Community Park
- OR Outdoor Recreation
- AG Agricultural
- IA Agri-Business Park
- FN First Nation Reserve
- Schedule D-1 Map Boundary

OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Chilliwack Proper

MAP 17A

500 0 500 1000
Meters

SCALE 1:25,000

The City of Chilliwack assumes no responsibility for the accuracy of the information displayed

City of Chilliwack

SCHEDULE D-6
SARDIS
NEIGHBOURHOOD PLAN

SCHEDULE D-4
ALDER NEIGHBOURHOOD PLAN

SCHEDULE D-7
SOUTH VEDDER
NEIGHBOURHOOD PLAN

AG
FN
RL
RM
PI
CDA
CG
PR
OR

PARR RD
YOUNG RD
PRAIRIE CENTRAL RD
LUCKAKUCK WAY
INDUSTRIAL WAY
YALE RD
HWY 1
CHILLIWACK RIVER RD
KNIGHT RD
PREST RD
LICKMAN RD
SUMAS CENTRAL RD
McGUIRE RD
ADAMS RD
EVANS RD
STEVENSON RD
SOUTH SUMAS RD
VEDDER RD
TYSON RD
MATHESON RD
BAILEY RD
LINDELL RD
UNSWORTH RD
WATSON RD
PROMONTORY RD
TESKEY WAY
UPLANDS RD
THOMAS RD
CARTER RD
KEITH WILSON RD
MULLINS RD
RUSSELL RD
WEBSTER RD
PEACH RD
SYLVAN DR
FORESTER RD
EXTROM RD
THORNTON RD
BROWNE RD
GIESBRECHT RD
VEDDER MOUNTAIN RD
CHILLIWACK LAKE RD
DUNCAN RD

Legend

- RL Low Density Residential
- RM Medium Density Residential
- CG General Commercial
- CT Thoroughfare Commercial
- CDA Comprehensive Development Area
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nation Reserve
- Schedule D-4 Alder Neighbourhood Plan
- Schedule D-6 Sardis Neighbourhood Plan
- Schedule D-7 South Vedder Neighbourhood Plan

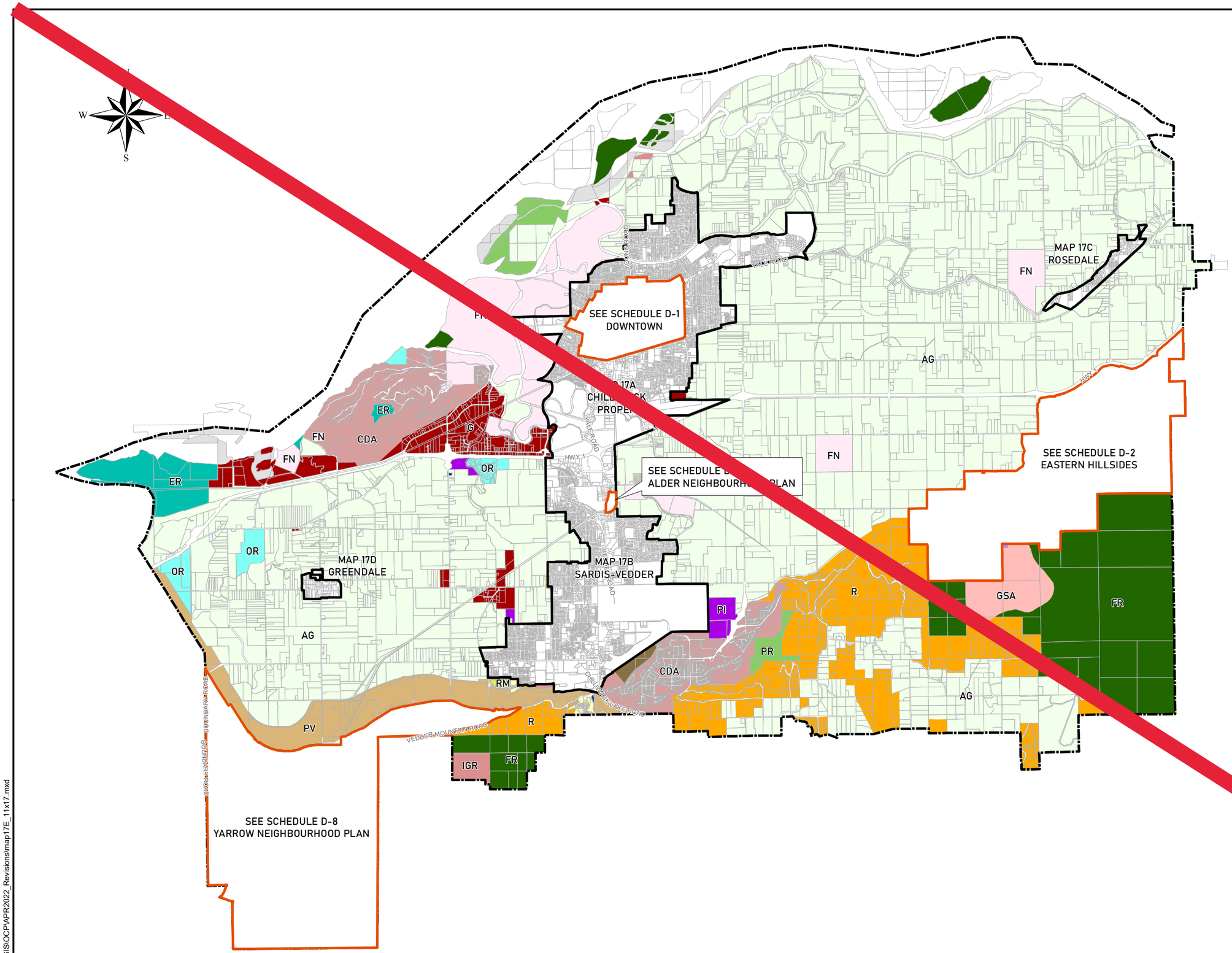
OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Sardis-Vedder

MAP 17B

500 0 500 1000
Meters

SCALE 1:25,000

The City of Chilliwack assumes no responsibility for the accuracy of the information displayed



City of Chilliwack

- No Build Area
- Geologically Sensitive Area
- IGR Gravel and Related Industry
- WL Water Lots and Islands
- RM Medium Density Residential
- RL Low Density Residential
- CG General Commercial
- CT Thoroughfare Commercial
- IG General Industrial
- CDA Comprehensive Development Area
- PA Airport
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- R Rural
- FR Forest Resouce
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nations
- OCP Schedule D Map Boundary

OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Rural Areas

MAP 17E

2 0 2
Kilometers

SCALE 1:80,000

The City of Chilliwack assumes no responsibility for the accuracy of the information displayed. Map revision 2022-05-09.

I:\MAPS_GIS\OCP\APR2022_Revisions\map17E_11x17.mxd

3.0 ACCESS & CIRCULATION

Objective: People arrive to the downtown using all forms of transportation ranging from walking to cycling, driving a car to taking transit. Development needs to be organized to ensure access and parking (whether bike or car) is intuitive and convenient without compromising the pedestrian character of the site and surrounding development.

3.1 Site access

Ensure the site is easy to access for the pedestrian, cyclist and driver. Driveway access to automobile parking areas shall be provided from side streets or laneways. Parking areas for vehicles must be clearly marked and easy to locate, access, and navigate.

Driveways across primary pedestrian areas should be avoided in order to maintain continuous sidewalk and a consistent streetscape.

A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.

...relationships with
P E O P L E

EXISTING
21



Although communities are made up of buildings connected by roads, people are the essence of a community. Much attention needs to be paid to how people occupy and experience a place. The success of the core area is largely dependant on whether people enjoy spending time there.

6.1 Design Principle

Building entrances must be highly visible, attractive and inviting to the pedestrian.

Design Guidelines

.1 The primary entrance to a building must be clearly identified, oriented to the street, safe and welcoming to the pedestrian.

.2 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.

~~.2~~.3 In mixed-use commercial and residential developments, ground level entries to residential units must be separate from the commercial entrance and shall be clearly visible from the street.

~~.3~~.4 Development should differentiate between public, semi-private and private space. This transition helps users distinguish between what is "mine" and what is "ours".

development permit area maps

DPA Map 1A	Sardis Vedder Aquifer
DPA Map 1B	Vedder River Fan
DPA Map 1C	Municipal Watershed: Volkert Creek, Yarrow, Majuba Hill
DPA Map 1D	Municipal Watersheds: Elk Creek and Dunville Creek
DPA Map 2A	Promontory, Ryder Lake and Eastern Hillsides
DPA Map 2B	Little Mountain
DPA Map 2C	Chilliwack Mountain
DPA Map 2D	Majuba Hill and Vedder Mountain
DPA Map 4	Downtown Form and Character (Heritage Core and Contemporary Core)
DPA Map 5	Urban Corridor Form and Character
DPA Map 6	Multiple Family Residential Infill and Mixed Commercial Residential Development Form and Character
DPA Map 9	Farm Home Plate

***Development Permit Area 3, 7, ~~and~~ 8 and 10 cover the City of Chilliwack in its entirety.

City of Chilliwack

Bylaw No. 5287

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 2023, No. 5287"**.

2. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Paragraph 3, Subparagraph 4, by adding new Neighbourhood Plans, as follows:

"○ Alder Neighbourhood Plan

○ Chilliwack Proper and Fairfield Island Neighbourhoods Plan

○ Sardis Neighbourhood Plan

○ South Vedder Neighbourhood Plan

○ Yarrow Neighbourhood Plan"

3. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, by inserting a new Section, as follows:

"LAND USE DESIGNATIONS

The City is divided into land use designations in the land use maps of this bylaw. Following their adoption (including subsequent neighbourhood plans) land use boundary lines are maintained and available at the following link: https://maps.chilliwack.com."

4. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATON GUIDE, Development Permit Area 5 – Urban Corridor Form and Character, Guidelines, Subsection 3. Parking and Access, by adding a new paragraph, as follows:

"3.3 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing."

5. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, by deleting Paragraph 1, in its entirety, and substituting with a new Paragraph 1, as follows:

"The City of Chilliwack in its entirety forms Development Permit Area 10 under the *Local Government Act,* for the establishment of objectives and the provision of guidelines for the form and character of a coach house or garden suite."

6. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, Paragraph 2, Section 1., by inserting the words "(including conversion)" after the words "garden suite" and before the word "and"; and further, by deleting the word "and" and substituting with the word "or," after the words "garden suite".

7. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, Paragraph 3, by deleting Section 1. in its entirety, and substituting with a new Section 1., as follows:

"1. A property in the Agricultural Land Reserve or Ryder Lake neighbourhood; or,"

8. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, Paragraph 3, Section 2., by deleting the word "structure" and substituting with the words "coach house or garden suite" after the word "existing" and before the word "which".

9. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Paragraph 1, by deleting the word "shall" and substituting with the word "must" after the words "permits issued" and before the words "be in".

10. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Design, by deleting Subsection 1.1 in its entirety, and substituting with a new Subsection 1.1, as follows:

"1.1 Coach house and garden suite design should match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour."

11. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Design, by deleting Subsections 1.2 and 1.3, in their entirety, and substituting with new Subsections 1.2 and 1.3, as follows:

"1.2 Exterior staircases must meet setback requirements, and interior staircases must be located within an entrance foyer with a maximum area of $2m^2$ in size designed for exterior access only (with no access into the ground floor).

1.3 Coach house and garden suite windows should be oriented to the internal lot, the lane way, or flanking street (if on a corner lot), and must limit overlooking of adjacent lots. Windows facing yards should be modestly sized. The utilization of frosting on windows facing neighbouring yards is required, unless other view obstructing screening is provided."

12. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Design, Subsection 1.4, by inserting the words "and clerestory windows" after the word "Skylights" and before the words "are encouraged"; and further, in Subsection 1.6, by deleting the word "only" after the words "decks are" and before the words "permitted on".

13. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Access, Subsection 3.3, by deleting the word "shall" and substituting with the word "must" after the words "Pedestrian access" and before the words "be provided".

14. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 6. Landscaping, Subsection 6.1, by deleting the word "shall" and substituting with the word "must" after the words "fencing but" and before the words "not impede".

15. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, by deleting Paragraph "COMPREHENSIVE PLANS", in its entirety, and substituting with a new Paragraph "COMPREHENSIVE PLANS", as follows:

"COMPREHENSIVE PLANS

The following comprehensive plans are attached and form part of this bylaw (Schedule D - Neighbourhood Plans):

- Downtown Land Use and Development Plan
- Eastern Hillside Comprehensive Area Plan
- Agricultural Area Plan
- Alder Neighbourhood Plan
- Chilliwack Proper and Fairfield Island Neighbourhoods Plan
- Sardis Neighbourhood Plan
- South Vedder Neighbourhood Plan
- Yarrow Neighbourhood Plan"

16. Said Bylaw is hereby further amended in OCP Maps cover sheet, Land Use Designation Maps, Map 17A, by inserting the words "Proposed Land Use (2040)" before the words "Chilliwack Proper".

17. Said Bylaw is hereby further amended in OCP Maps, by deleting Map 17A, 17B and 17E, attached thereto, and substituting with a new Map 17A Proposed Land Use (2040) Chilliwack Proper, Map 17B Proposed Land Use (2040) Sardis-Vedder, Map 17E Proposed Land Use (2040) Rural Areas, attached hereto and forming part of this Bylaw.

18. Said Bylaw is hereby further amended in Schedule B – DOWNTOWN DESIGN GUIDELINES, Section 3.0 ACCESS & CIRCULATION, Subsection 3.1 Site Access, by adding a new Paragraph 3, as follows:

"A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing."

19. Said Bylaw is hereby further amended in Schedule C – DESIGN GUIDELINES, Subsection 6.1 Design Principle, Design Guidelines, by inserting a new Paragraph .2, as follows, and renumbering the existing subsections accordingly:

".2 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing."

20. Said Bylaw is hereby further amended in Development Permit Area Maps cover sheet, by adding a new Development Permit Area, as follows:

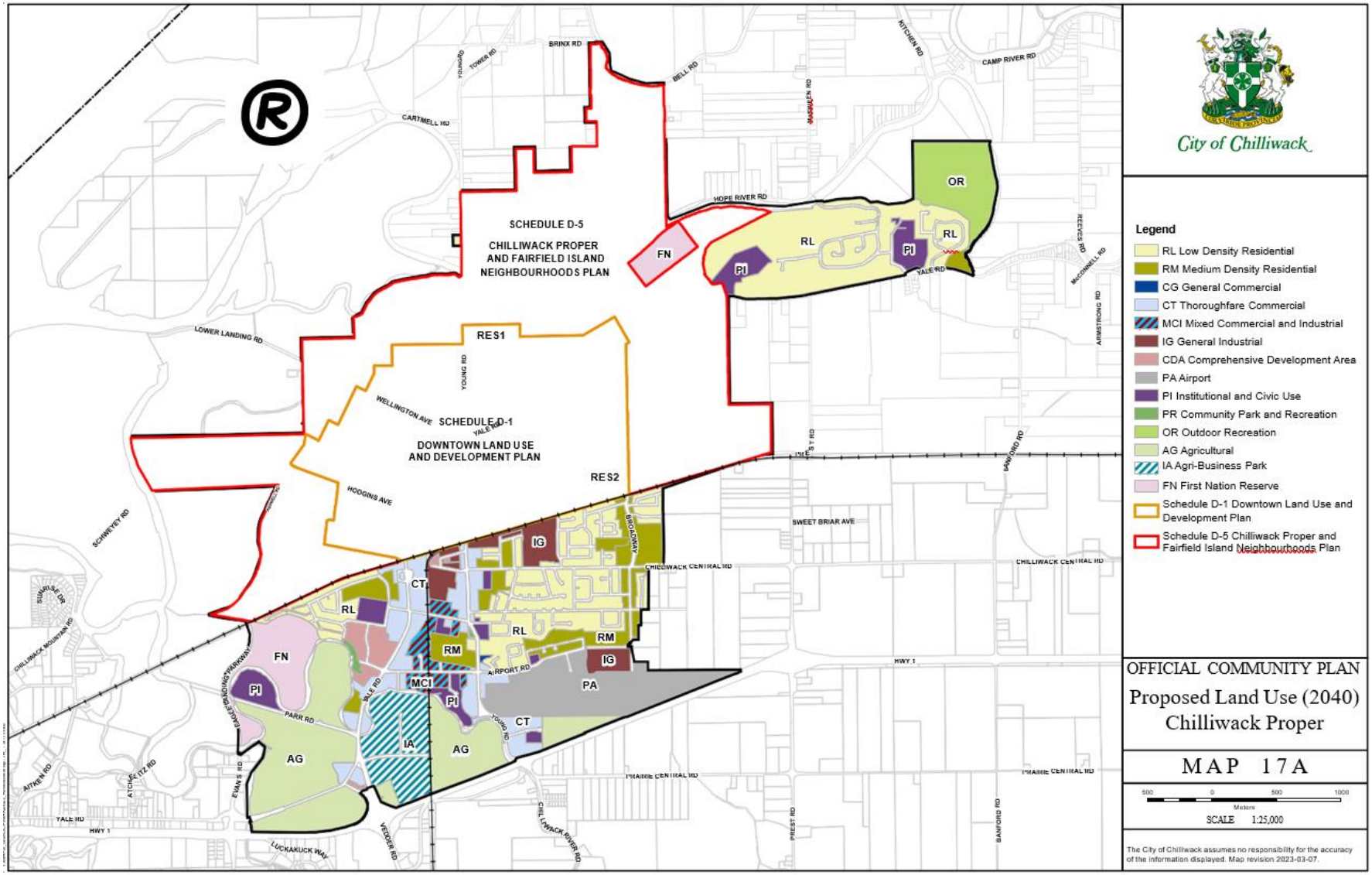
"DPA Map 9 Farm Home Plate"

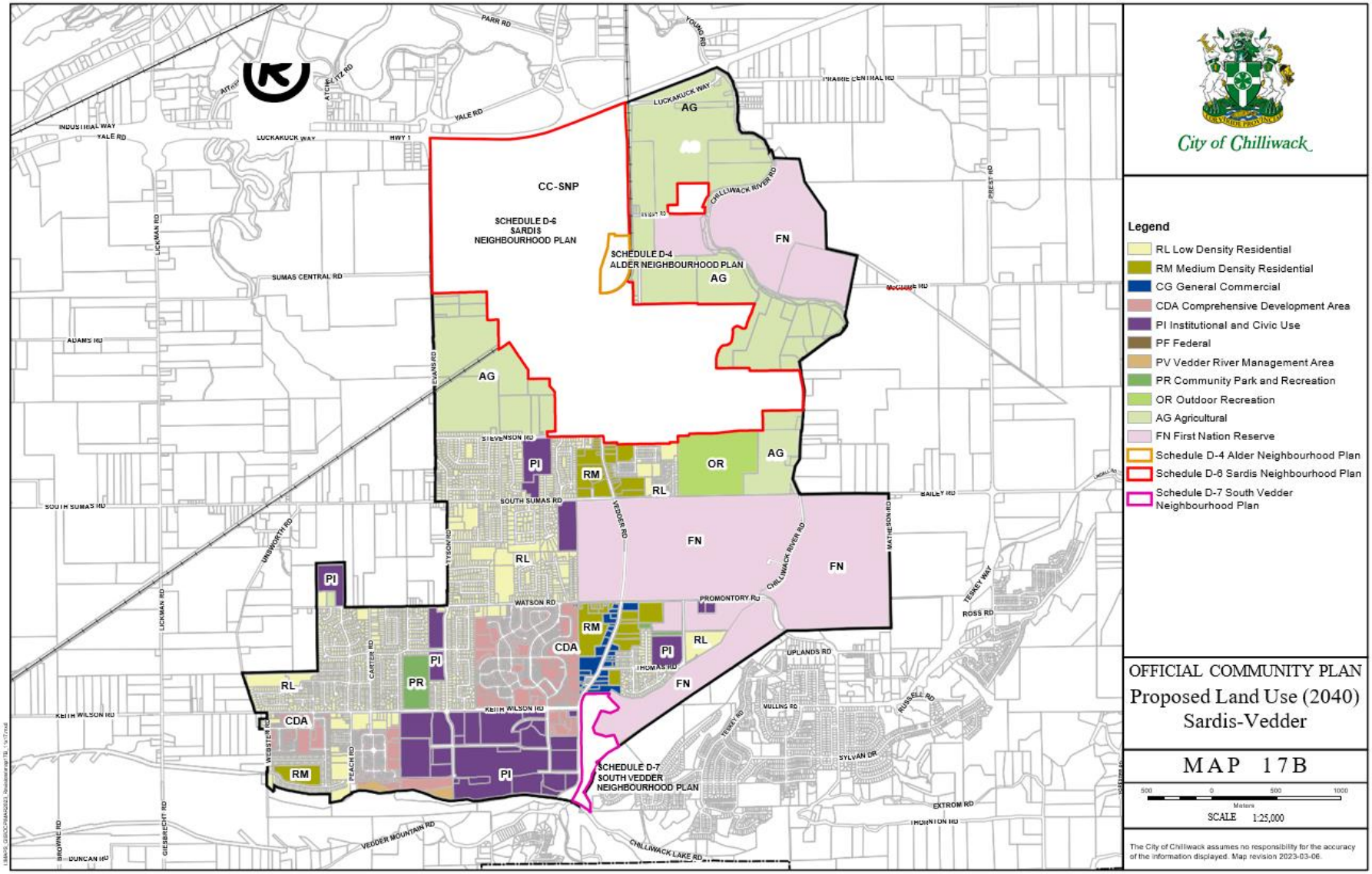
21. Said Bylaw is hereby further amended in Development Permit Area Maps cover sheet, by deleting the word "and" after the figure "7" and before the figure "8"; and further, by inserting the words "and 10" after the figure "8" and before the words "cover the".

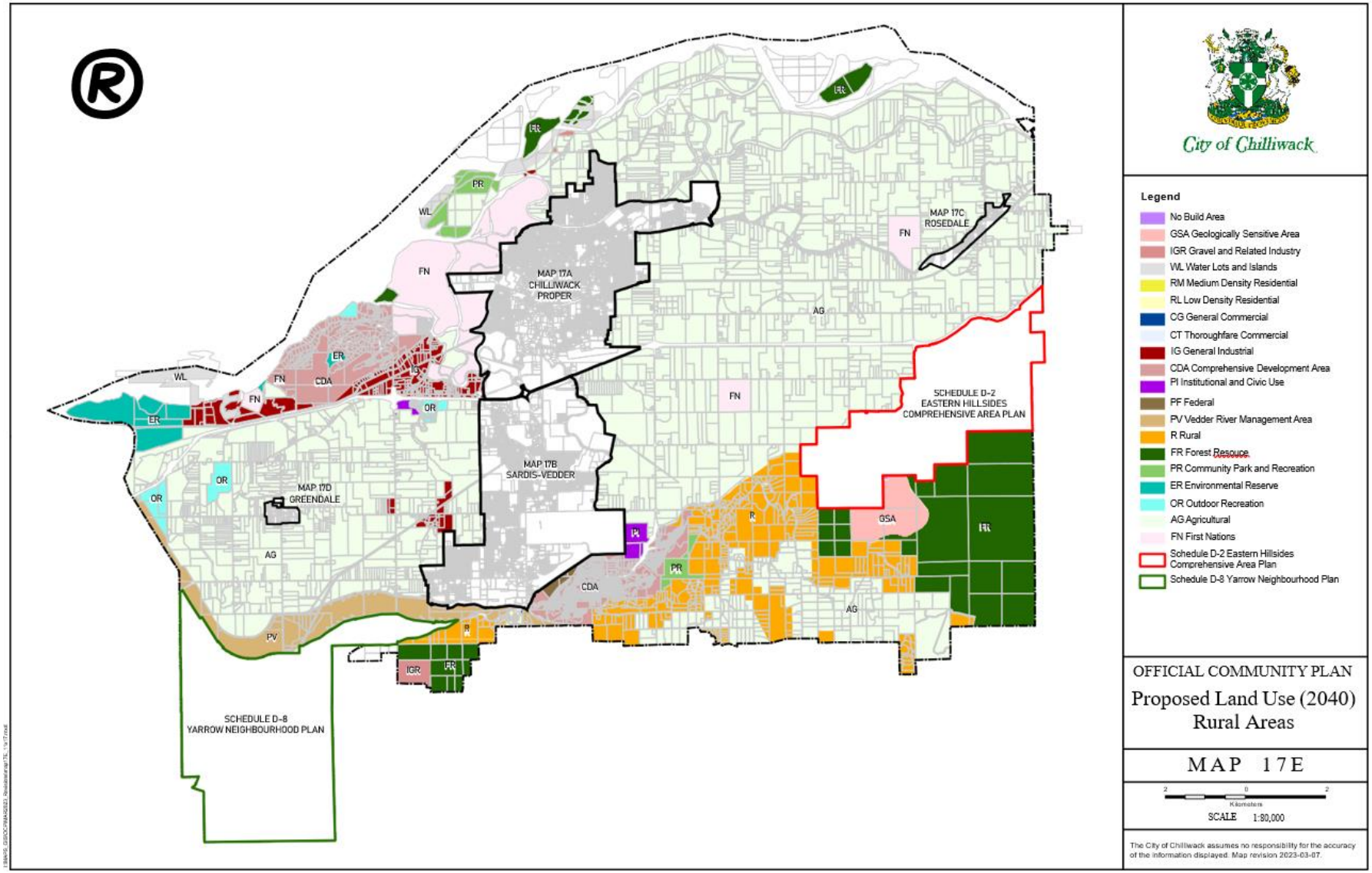
Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

.....
Mayor

.....
Corporate Officer


SCHEDULE D-5
CHILLIWACK PROPER
AND FAIRFIELD ISLAND
NEIGHBOURHOODS PLAN
SCHEDULE D-1
DOWNTOWN LAND USE
AND DEVELOPMENT PLAN
RES1
RES2
FN
OR
RL
PI
IG
CT
RM
MCI
IA
AG
PA
BRINX RD
CARTMELL RD
HOPE RIVER RD
CAMP RIVER RD
LOWER LANDING RD
YOUNG RD
WELLINGTON AVE
YALE RD
HODGINS AVE
SCHNETKY RD
SWEET BRIAR AVE
CHILLIWACK CENTRAL RD
AIRPORT RD
PARK RD
HWY 1
PRAIRIE CENTRAL RD
LUCKAKUCK WAY
VEDDER RD
CHILLIWACK RIVER RD
PREST RD
BANFORD RD
AITKEN RD
YALE RD
City of Chilliwack
Legend
RL Low Density Residential
RM Medium Density Residential
CG General Commercial
CT Thoroughfare Commercial
MCI Mixed Commercial and Industrial
IG General Industrial
CDA Comprehensive Development Area
PA Airport
PI Institutional and Civic Use
PR Community Park and Recreation
OR Outdoor Recreation
AG Agricultural
IA Agri-Business Park
FN First Nation Reserve
Schedule D-1 Downtown Land Use and Development Plan
Schedule D-5 Chilliwack Proper and Fairfield Island Neighbourhoods Plan
OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Chilliwack Proper
MAP 17A
SCALE 1:25,000
The City of Chilliwack assumes no responsibility for the accuracy of the information displayed. Map revision 2023-03-07.


City of Chilliwack
Legend
RL Low Density Residential
RM Medium Density Residential
CG General Commercial
CDA Comprehensive Development Area
PI Institutional and Civic Use
PF Federal
PV Vedder River Management Area
PR Community Park and Recreation
OR Outdoor Recreation
AG Agricultural
FN First Nation Reserve
Schedule D-4 Alder Neighbourhood Plan
Schedule D-6 Sardis Neighbourhood Plan
Schedule D-7 South Vedder Neighbourhood Plan
OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Sardis-Vedder
MAP 17B
SCALE 1:25,000
The City of Chilliwack assumes no responsibility for the accuracy of the information displayed. Map revision 2023-03-06.
CC-SNP
SCHEDULE D-6 SARDIS NEIGHBOURHOOD PLAN
SCHEDULE D-4 ALDER NEIGHBOURHOOD PLAN
SCHEDULE D-7 SOUTH VEDDER NEIGHBOURHOOD PLAN
SOUTH SUMAS RD
SUMAS CENTRAL RD
VEDDER RD
CHILLIWACK RIVER RD
WATSON RD
PROMONTORY RD
KEITH WILSON RD
VEDDER MOUNTAIN RD
CHILLIWACK LAKE RD
YALE RD
LUCKAKUCK WAY
PRAIRIE CENTRAL RD
UPLANDS RD
SYLVAN DR
EXTROM RD
THORNTON RD


MAP 17A CHILLIWACK PROPER
MAP 17B SARDIS-VEDDER
MAP 17C ROSEDALE
MAP 17D GREENDALE
SCHEDULE D-2 EASTERN HILLSIDES COMPREHENSIVE AREA PLAN
SCHEDULE D-8 YARROW NEIGHBOURHOOD PLAN
City of Chilliwack
Legend
No Build Area
GSA Geologically Sensitive Area
IGR Gravel and Related Industry
WL Water Lots and Islands
RM Medium Density Residential
RL Low Density Residential
CG General Commercial
CT Thoroughfare Commercial
IG General Industrial
CDA Comprehensive Development Area
PI Institutional and Civic Use
PF Federal
PV Vedder River Management Area
R Rural
FR Forest Resource
PR Community Park and Recreation
ER Environmental Reserve
OR Outdoor Recreation
AG Agricultural
FN First Nations
Schedule D-2 Eastern Hillsides Comprehensive Area Plan
Schedule D-8 Yarrow Neighbourhood Plan
OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Rural Areas
MAP 17E
Kilometers
SCALE 1:80,000
The City of Chilliwack assumes no responsibility for the accuracy of the information displayed. Map revision 2023-03-07.

AGENDA ITEM NO: 7.5

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	City of Chilliwack / Text Amendments	DATE:	March 13, 2023
DEPARTMENT:	Planning Department RZ001700	PREPARED BY:	Erin Leary / tr

1. SUMMARY OF ISSUE:

The City has recently initiated a review of the 2040 Official Community Plan Design Guidelines in relation to the provision of pedestrian pathways within multi-unit developments, amongst other design considerations. To support the OCP amendments, a concurrent text amendment to the Zoning Bylaw in regards to said pathways is proposed to create consistency amongst standards and bylaws. In addition, amendments to expand permitted uses within specific industrial zones to include Tradespersons as a separate principal use are included within this application. Minor amendments in relation to parking standards and restriction on Cannabis Consumption Spaces are also proposed.

Once the Bylaw has been to Public Hearing, staff recommend that Council hold the Bylaw at Third Reading pending approval by the Ministry of Transportation and Infrastructure.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5288", which proposes to complete text amendments related to pedestrian pathways, Tradespersons, parking standards and Cannabis Consumption Spaces, be given first and second reading; and further, that a Public Hearing be called for April 4, 2023. (RZ001700)

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001700

PREPARED BY:	Erin Leary	DATE:	March 13, 2023
POSITION:	Manager of Development Planning	DEPARTMENT:	Planning Department

1. DEFINITION OF ISSUE:

The City has recently initiated a review of the 2040 Official Community Plan Design Guidelines in relation to the provision of pedestrian pathways within multi-unit developments, amongst other design considerations. To support the OCP amendments, a concurrent text amendment to the Zoning Bylaw in regards to said pathways is proposed to create consistency amongst standards and bylaws. In addition, amendments to expand permitted uses within specific industrial zones to include Tradespersons as a separate principal use are included within this application. Minor amendments in relation to parking standards and restriction on Cannabis Consumption Spaces are also proposed.

Once the Bylaw has been to Public Hearing, staff recommend that Council hold the Bylaw at Third Reading pending approval by the Ministry of Transportation and Infrastructure.

2. PROPOSAL:

2.1 Text Amendments Regarding Pedestrian Pathways

Currently, the Zoning Bylaw includes specific standards which require a residential development of 3 or more units to provide a pedestrian pathway connecting each unit to the street, separated from any roadways, driveways, parking lots, maneuvering aisle or parking spaces by a curb. In order to allow greater flexibility in design and location of the pedestrian pathways throughout multi-unit developments, a concurrent proposal to relocate these standards into the 2040 OCP Design Guidelines for multi-unit developments is underway. As such, staff recommend removing these requirements from the Zoning Bylaw. All other provisions for pedestrian pathways (i.e., in association with commercial or industrial development) will remain in the Zoning Bylaw. A copy of the proposed text amendments is attached in the draft Bylaw for information.

2.2 Text Amendments Regarding Tradespersons & Parking

Currently, a Tradesperson (i.e., contractor, electrician, plumber, etc.) is permitted as an office use within the "General Commercial" definition in the Zoning Bylaw as the operation of these businesses generally includes an office space for employees and a storage area for construction materials associated with the operation. As manufacturing and/or production do not take place on site, but rather services are provided on a mobile basis, these businesses are not considered to be industrial uses under the current Zoning Bylaw use descriptions. As Tradespersons are generally ancillary to or associated with industrial operations and these businesses are suited to industrial business park locations, staff recommend text amendments to create a tradesperson definition as well as incorporate this use as being permitted within the M1 (Light Industrial), M2 (Service

Industrial), CD-10 (Comprehensive Development 10) and CD-12 (Comprehensive Development 12) Zones as well as under the "General Commercial" use description. This amendment will allow for Tradespersons to continue operating within existing commercial areas while offering other locations within the less impactful industrial zones. In addition, by excluding Tradespersons as a permitted use within heavy industrial zones (i.e., the M3 – M6 Zones), these lands will be preserved for higher intensity and larger scale industrial operations. The definition of Tradesperson, which is consistent with the current definition found within the Intermunicipal Business Licence Bylaw for mobile contractors, is below for information:

TRADESPERSON

> Means a trades contractor or other professional (related to the construction industry) or a contractor who performs maintenance and/or repair of land and buildings from other than their premises.

In addition to the amendments regarding Tradespersons, a minor amendment to alter the parking standard for "Service Industrial" uses from 1/60m^2 to 1/100m^2 is proposed. This reduction to the parking requirement is considered appropriate as "Service Industrial" uses generally do not generate a significant parking demand on site, similar to "Light Manufacturing" uses.

2.3 Text Amendments Regarding Cannabis Consumption Spaces

The Provincial Ministry of Public Safety and Solicitor General is currently considering whether cannabis consumption spaces should be permitted and regulated. While the Ministry has not yet made any decisions on consumption spaces and is continuing their review, amendments to the Zoning Bylaw are proposed in order to provide clarity and direction to the public in regards to the operation of cannabis consumption sites within the City. Smoking and vaping of any substance can create a nuisance, significant fire risk, and enforcement challenges. Provincial priorities are to protect children and youth, promote public health and safety, reduce the illegal cannabis market, and keep roads safe. Allowing cannabis consumption spaces is contrary to those goals and is not recommended until such time as challenges concerning drug-affected driving, co-use of cannabis and alcohol, increased rates of cannabis use and nuisance issues arising from smoking and vaping can be adequately addressed without placing further burden on municipalities with respect to regulation and enforcement.

Proactively enacting a prohibition of cannabis consumption spaces within the Zoning Bylaw in advance of Provincial authorization would preclude lawful non-conforming use. Should the above-noted concerns regarding cannabis consumption spaces be adequately addressed by the Province, Council could review the prohibition and direct staff to amend the Zoning Bylaw to regulate the use.

The definition of Cannabis Consumption Spaces is provided below for information:

CANNABIS CONSUMPTION SPACES

> Means a business, special event, or other establishment providing cannabis for sale and use onsite.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5288", which proposes to complete text amendments related to pedestrian pathways, Tradespersons, parking standards and Cannabis Consumption Spaces, be given first and second reading; and further, that a Public Hearing be called for April 4, 2023. (RZ001700)

Substantiation:

The proposed amendments will allow for greater flexibility in design and location for pedestrian pathways, address off-street parking requirements for "Service Industrial" uses, and allow flexibility for Tradespersons to locate their businesses within the community. In addition, the creation of a definition of Cannabis Consumption Spaces and confirmation that this use is prohibited in all zones will give clarity to the public as to the restrictions on cannabis consumption within the City.

4. SOURCES OF INFORMATION:

- Rezoning Application (RZ001700) – February 22, 2023

BUILDING INSPECTOR

means the person or persons appointed to that position;

BUILDING PERMIT

means a permit issued by the CITY authorizing the owner of land or their agent to construct, erect or place a BUILDING or STRUCTURE;

BULK FUEL STORAGE AND SALES

means the storage, sale and distribution of petroleum, gasoline, fuel oil, gas and other flammable liquids as a PRINCIPAL USE and does not include the storage, sale and distribution of such materials when ANCILLARY to a permitted use on the same LOT;

BUSINESS SERVICE

means the provision of a service to a business, including courier service, customs broker, bookkeeping and accounting, custom printing of stationery items or security service;

BYLAW

means "Zoning BYLAW 2020, No. 5000" as amended or replaced from time to time;

BYLAW ENFORCEMENT OFFICER

means the person or persons appointed to that position;

CAMPGROUND

means an area occupied or maintained for the TOURIST ACCOMMODATION of travelers in RECREATION VEHICLES or tents, as well as ANCILLARY facilities which support these uses, such as administration OFFICES and laundry facilities;

CAMPGROUND, COMMERCIAL

means a CAMPGROUND operated as a business by a company or individual on privately owned land;

CAMPGROUND, PUBLIC

means a CAMPGROUND operated by or for the CITY or Province of British Columbia or on land owned by the CITY or Province of British Columbia;

CANNABIS

means CANNABIS as defined in the *Controlled Drugs and Substances Act* or *Cannabis Control and Licensing Act* and includes any products containing CANNABIS;

CANNABIS CONSUMPTION SPACES

means a business, special event, or other establishment providing cannabis for sale and use onsite;

CANNABIS OPERATION

means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of CANNABIS or its derivatives but excludes a CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) and a CANNABIS PRODUCTION FACILITY (NON-FARM USE);

CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE)

GENERAL AGRICULTURE

means the use of land, BUILDINGS and STRUCTURES providing for the growing, rearing, producing, and harvesting of agricultural products;

GENERAL COMMERCIAL

means the sale of commodities or provision of services to a person reaching the place of business by vehicle or as a pedestrian. Such activities include the following:

(a) Sale of:
  (i) ANTIQUES and second-hand goods
  (ii) art, craft and hobby items
  (iii) books and stationery
  (iv) garden supplies
  (v) gifts and souvenirs
  (vi) groceries and pharmacy items
  (vii) hardware
  (viii) jewelry
  (ix) music, tapes records and musical instruments
  (x) shoes and clothing

(b) Sale or service of:
  (i) appliances and household furnishings
  (ii) business and OFFICE equipment

(c) ADULT ENTERTAINMENT FACILITY

(d) AMUSEMENT CENTRE

(e) ANCILLARY LIQUOR SERVICE

(f) BEVERAGE CONTAINER RETURN DEPOT

(g) BUSINESS SERVICES

(h) CHILD CARE FACILITY

(i) DRIVE-THROUGH ESTABLISHMENT

(j) FINANCIAL INSTITUTION

(k) INDOOR RECREATION

(l) MEDICAL CLINIC

(m) MICROBREWERY

(n) MOBILE VENDING

(o) OFFICE

(p) OPPORTUNITY WORKSHOP

(q) PAWNBROKER

(r) PAY DAY LOAN STORE

(s) PERSONAL SERVICES

(t) PRINTING AND PUBLISHING

(u) restaurant

(v) SHOPPING CENTRE

(w) SPECIAL EVENT VENDING

(x) THEATRE

~~(x)~~(y) TRADESPERSON

~~(y)~~(z) U-Brew and U-Vin

~~(z)~~(aa) vape store;

GENERAL MANUFACTURING

means the manufacture of goods and materials from preprocessed materials, and includes the following:

(a) Manufacture of:

(i) portable buildings and manufactured homes

(ii) farm machinery or other machinery

(iii) boats and MOTOR VEHICLES

(iv) plastic extrusion products

(v) fiberglass products

(vi) ornamental stone or concrete products

(vii) doors and windows

(viii) transportation products and equipment

(b) Lumber remanufacturing;

GEOLOGICALLY RESTRICTED AREA (GRA)

means areas subject to occurrence or high susceptibility of rock fall hazard, landslide, or earthflow with unstable soil conditions in the Marble Hill area;

GEOLOGICALLY SENSITIVE AREA (GSA)

means areas consisting of steep slopes, subject to rock fall, landslide and areas with suspected unstable soil conditions;

GEOLOGICALLY SENSITIVE AREA – HINKLEY CREEK AREA(GSA HCA)

means areas consisting of steep slopes, areas subject to rock fall hazard, landslide and areas with suspected unstable soil conditions in the Hinkley Creek area;

GRADE (AS APPLYING TO THE DETERMINATION OF BUILDING HEIGHT)

means the average of the FINISHED GROUND at the center of all walls of a BUILDING. In the case where walls are parallel to and within 1.5m of the public sidewalk, the ground level shall be measured at the sidewalk;

GROSS FLOOR AREA

means the combined area of all floors within a BUILDING, including any BASEMENT, measured to the inside surface of the exterior walls of the BUILDING, but excluding areas used only for vehicle parking, elevator shafts, stairwells and heating and ventilating fixtures, or crawl spaces;

TEMPORARY FARM WORKER HOUSING

means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to temporarily house temporary farm worker(s) on a farm operation as necessary for agricultural labour needs of a farm operation or other farms;

THEATRE

means a place of assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures and consisting of an auditorium with permanently fixed seats intended solely for a viewing audience;

TOURIST ACCOMMODATION

means the accommodation of tourists or transient public in individual units or SLEEPING UNITS.

(a) May include the following STRUCTURE types:

(i) CAMPGROUND

(ii) HOTEL and,

(iii) MOTEL.

(b) No person may occupy or use, or allow a person to occupy or use, any unit constructed or used for a TOURIST ACCOMMODATION for a continuous period of more than 1 month in any calendar year;

TOWNHOUSE

means 3 or more ATTACHED DWELLING UNITS each having separate GROUND ORIENTED access;

TRADESPERSON

means a trades contractor or other professional (related to the construction industry) or a contractor who performs maintenance and/or repair of land and buildings from other than their premises;

TRANSPORTATION FACILITY

means a taxi dispatch centre, bus depot, car rental FACILITY or park and ride FACILITY;

TRUCK WASHING FACILITY

means a BUILDING or STRUCTURE where mechanical equipment is used for the PRINCIPAL USE of washing of COMMERCIAL VEHICLES and does not include TRUCK WASHING FACILITIES ANCILLARY to a permitted use on the same LOT;

UNLICENSED VEHICLE

means a MOTOR VEHICLE which does not have a valid licence prominently displayed on it;

URBAN ANCILLARY USES

means uses ANCILLARY to RESIDENTIAL USE in an urban or suburban area which provides for activities customarily associated with the accommodation and home life of persons;

URBAN BEEKEEPING

means the keeping of bees in association with a SINGLE DETACHED DWELLING or DUPLEX; or in association with an institutional use where bees are kept for the purpose of educating the public in urban apiculture; as part of an approved educational program;

CD-12	Comprehensive Development–12 Zone
CD-13	Comprehensive Development–13 Zone
CD-14	Comprehensive Development–14 Zone
CD-15	Comprehensive Development–15 Zone
CD-16	Comprehensive Development–16 Zone
CD-17	Comprehensive Development–17 Zone
CD-18	Comprehensive Development–18 Zone
CD-19	Comprehensive Development–19 Zone
CD-20	Comprehensive Development–20 Zone
CD-21	Comprehensive Development–21 Zone
CD-22	Comprehensive Development–22 Zone
CD-23	Comprehensive Development–23 Zone
CD-24	Comprehensive Development–24 Zone
CD-25	Comprehensive Development–25 Zone
CD-26	Comprehensive Development–26 Zone

4.03 USES PROHIBITED IN ALL ZONES

(1) The following uses of land, BUILDINGS and STRUCTURES are prohibited in all ZONES unless expressly permitted in a ZONE:

(a) Any use located all or partly within a Tent, Recreation Vehicle or MOTOR VEHICLE except for temporary use such as FARMERS MARKETS, public markets, STREET VENDING or, SPECIAL EVENT VENDING.

(b) A HIGHWAY access or egress driveway that is within 7.5m of the point of intersection of the road allowance lines of 2 HIGHWAYS or a HIGHWAY and a LANE when such road allowance intersects at an angle of 135° or less.

(c) The storage of fuel or other flammable liquids in quantities greater than 20 litres in or adjacent to a DWELLING UNIT or a LOT containing a DWELLING UNIT or in accessory BUILDINGS.

(d) The OFF-STREET PARKING or storage of CONTRACTORS EQUIPMENT, unlicensed or inoperable MOTOR VEHICLES.

(e) Production or manufacture of a substance in a laboratory in a BUILDING containing a DWELLING UNIT.

(f) The conduct of exotic dance performances within, or in conjunction with the operation of, PREMISES licensed for the sale of liquor including any night club, cabaret, neighbourhood pub or other beverage room, and for this purpose an "exotic dance performance" is one in which any person, entertainer, patron or employee performs or engages in a live act, demonstration, dance or exhibition which shows his or her genitals, pubic area, vulva, anus or nipples uncovered or with less than an opaque covering.

(g) Without limitation, CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) and CANNABIS PRODUCTION FACILITY (NON-FARM USE) except as specifically permitted in the BYLAW.

(h) Without limitation, CANNABIS OPERATION.

~~(h)~~(i) Without limitation, CANNABIS CONSUMPTION SPACES.

4.04 USES PERMITTED IN ALL ZONES

(1) The following uses are generally permitted in all ZONES:

(a) COMMUNITY RECREATION limited to a PLAYGROUND or sports field;

(b) MINOR UTILITIES provided that:

(i) the STRUCTURE or use is necessary in this location for the safe and efficient operation of the utility or service

(ii) the utility or service is for the benefit of the general public

(iii) the utility is not a MAJOR UTILITY or special utility.

(c) HERITAGE BUILDINGS provided that:

(i) a HERITAGE BUILDING may be used for any permitted use within a ZONE provided it meets the requirements of the BUILDING CODE for the intended occupancy

(ii) a HERITAGE BUILDING may remain unoccupied or may be used for the display of historical artifacts and shall not limit the placing of other STRUCTURES on the LOT provided that safety requirements of the BUILDING CODE can be met

(iii) notwithstanding the above, on LOTS within the ALR, ALC permission is required to use a HERITAGE BUILDING for other than vacant, storage or a permitted agricultural use

(iv) a HERITAGE BUILDING may be moved to any LOT and occupied by a permitted use provided it meets the requirements of the BUILDING CODE for the intended occupancy

(v) A HERITAGE BUILDING may be moved to any property or park owned by the CITY for purposes of preservation, restoration or a permitted use.

(d) Where a LOT existed prior to the adoption of this BYLAW, or an amendment thereto, affecting the minimum LOT AREA and/or dimension; or where a LOT was created as result of BOUNDARY ADJUSTMENT or consolidation and where such LOT is smaller in area or has a dimension which is less than the minimum required for any use in the zone, the use requiring the smallest LOT AREA and/or dimension may be developed on the property provided all other requirements of this BYLAW are met.

(e) Free-standing lighting poles, warning devices, telecommunication antenna STRUCTURES, masts, utility poles, wires, and flag poles may be sited on any portion of a LOT.

(f) A community event on City owned lands.

4.05 ZONE REGULATIONS

(1) The subject ZONE is the ZONE named at the top of each page, which forms the name of the section, and the regulations that apply to the subject ZONE follow in subsections within that specific section. No land shall be subdivided and no BUILDING, STRUCTURE or use shall be constructed, located or altered in contravention of the regulations set out for the subject ZONE.

(2) In each ZONE, the list titled 'PERMITTED USES' sets out the uses, BUILDINGS and STRUCTURES permitted in the subject ZONE. Only the uses, BUILDINGS and STRUCTURES listed in the subject ZONE, and uses permitted in all ZONES, are permitted in the subject ZONE and all other uses are prohibited.

(3) In each ZONE, within the list titled 'PERMITTED USES', the uses listed under the subtitle 'PRINCIPAL USES' are the PRINCIPAL USES permitted in the subject ZONE, and the uses listed under the subtitle 'ANCILLARY USES' are the ANCILLARY USES permitted in the subject ZONE.

(4) In each ZONE, the section titled 'LOT AREA (MINIMUM)' sets out the specific use or situation to which the minimum LOT AREA applies on the left, and the minimum LOT AREA that applies to that use or

(b) The perimeter fence shall be chain link, stock wire, wood or suitable material. It shall be a minimum HEIGHT of 1.8m and shall be continuous apart from access gates, doors or ATTACHED BUILDINGS. The internal compound used to house the animals shall observe the ANIMAL ENCLOSURE SETBACKS of the ZONE, without regard to the size of the STRUCTURE concerned.

(4) METAL STORAGE CONTAINERS

(a) METAL STORAGE CONTAINERS shall be subject to the following:

(i) unless otherwise stated in this BYLAW, the use of METAL STORAGE CONTAINERS is permitted only in Industrial, Agricultural, and Institutional ZONES

(ii) METAL STORAGE CONTAINERS shall only be used to store goods or materials that are ANCILLARY to the operation of a business or FACILITY located on the LOT on which the containers are located

(iii) despite the above, 1 METAL STORAGE CONTAINER shall be permitted in any ZONE on a temporary basis during the construction of a BUILDING or STRUCTURE on the same LOT, on the condition that the container is removed prior to the completion of the BUILDING and issuance of occupancy

(iv) METAL STORAGE CONTAINERS shall be sited in accordance with individual ZONE regulations for the siting of ANCILLARY BUILDINGS and STRUCTURES

(v) in all ZONES where METAL STORAGE CONTAINERS are permitted, the containers shall not be located between the principal BUILDING and any HIGHWAY FRONTAGE, except a LANE

(vi) METAL STORAGE CONTAINERS may only be stacked in the Industrial ZONES, to a maximum of 2 containers high and subject to the prior issuance of a siting permit. METAL STORAGE CONTAINERS shall not be stacked on LOTS adjacent to residential ZONES

(vii) the maximum number of METAL STORAGE CONTAINERS located within agricultural and institutional ZONES shall not exceed 1 for the first 0.4ha of LOT AREA and 1 for each additional 0.4ha of LOT AREA, to a maximum of 10 containers per LOT

(viii) where a LOT containing 1 or more METAL STORAGE CONTAINERS is located adjacent to a LOT ZONED for RESIDENTIAL USE, a fence or landscape screen shall be provided along the property line ADJOINING the residential LOT at a HEIGHT of no less than 1.8m to obstruct the container from view.

(5) RESIDENCE FOR RELATIVE

(a) Despite other minimum LOT AREA provisions of this BYLAW, the APPROVING OFFICER may approve an application for SUBDIVISION of a LOT if all of the following requirements are met:

(i) the person making the application has owned the LOT for at least 5 years before making the application

(ii) the application is made for the purpose of providing a separate residence for:

(A) the owner

(B) the parent of the owner or the owner's spouse

(C) the owner's child or the spouse of the owner's child or,

(D) the owner's grandchild

(iii) this provision shall apply to the RH (Rural Hillside), R (Rural), RR (Rural Residential), and RSV-GSA ZONES, but shall not apply to lands within the ALR.

(6) AMENITY AREA STANDARDS

(a) These standards are for the development and maintenance of amenity areas required in connection with residential development of 3 or more DWELLING UNITS per LOT or BUILDING site. All such amenity areas shall conform to the following standards.

(b) General Requirements:

(i) amenity areas shall be located on the same LOT as the DWELLING UNITS served

(ii) OFF-STREET PARKING or OFF-STREET LOADING areas, driveways and service areas shall not be counted as amenity areas

(iii) all LANDSCAPING and recreational FACILITIES shall be maintained in perpetuity

(iv) slope of an amenity area shall not exceed 3% but multi-level areas may be interconnected by means of stairs and ramps

(v) guard railings or other protective devices shall be erected for above-ground locations.

~~(c) Pedestrian Pathways~~

~~(i) a SIDEWALK, HARD SURFACE is required for all multi-unit developments, bare land strata or BUILDING strata development in accordance with the following:~~

~~(A) provide access from the public HIGHWAY or public sidewalk to each DWELLING UNIT, including a SINGLE DETACHED DWELLING UNIT or a DUPLEX in a bare land strata development, the FRONTAGE of a TOWNHOUSE, or the main entrance of an APARTMENT BUILDING~~

~~(B) minimum width of 1.5m~~

~~(C) defined separately from any roadways, driveways, parking LOTs, MANEUVERING AISLES, PARKING SPACES by curbing.~~

~~(d)~~(c) COMMON AMENITY AREAS

(i) shall be provided for all RESIDENTIAL USE with 10 DWELLING UNITS or more, including small LOT strata and developments with multiple DWELLING UNITS on a single LOT, in accordance with the following:

(A) the minimum required area shall be $150m^2$ plus an additional $5m^2$ per DWELLING UNIT

(B) the minimum dimension of not less than 6m and a minimum contiguous area no less than $200m^2$

(C) have a grade of 3% or less.

(ii) Shall be unenclosed areas free, common and readily accessible to all tenants and may include any of the following:

(A) any combination of lawn, LANDSCAPING, flagstone, concrete, asphalt or other serviceable dust free surfacing

(B) recreational FACILITIES such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.

(C) the entire roof area of an APARTMENT BUILDING or STRUCTURE for OFF-STREET PARKING provided that:

(I) the area shall be accessible through the internal circulation system of the STRUCTURE for multi-unit use

(II) areas occupied by vents or other mechanical and operational equipment shall be surrounded by LANDSCAPING and screened from view

(III) no area so used shall be located within 5m of any window serving a DWELLING UNIT

(IV) areas so used shall have a minimum dimension of 3m.

~~(e)~~(d) Outdoor COMMON AMENITY AREAS

(i) Shall be unenclosed areas free, common and readily accessible to all tenants and may include any of the following:

(A) any combination of lawn, LANDSCAPING, flagstone, concrete, asphalt or other serviceable dust free surfacing

(B) recreational FACILITIES such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.

(C) the entire roof area of an APARTMENT BUILDING or STRUCTURE for OFF-STREET PARKING provided that:

(I) the area shall be accessible through the internal circulation system of the STRUCTURE for multi-unit use

(II) areas occupied by vents or other mechanical and operational equipment shall be surrounded by LANDSCAPING and screened from view

(III) no area so used shall be located within 5m of any window serving a DWELLING UNIT

(IV) areas so used shall have a minimum dimension of 3m.

~~(f)~~(e) Indoor COMMON AMENITY AREAS

(i) shall be enclosed areas of a STRUCTURE for multi-unit RESIDENTIAL USE or ANCILLARY STRUCTURE, free, common and readily accessible to all residents by way of the internal circulation system of the STRUCTURE or enclosed walkways. Indoor COMMON AMENITY AREAS may include any of the following:

(A) covered swimming pool

(B) gymnasiums including racquetball and other courts

(C) games rooms

(D) saunas and exercise rooms.

~~(g)~~(f) PRIVATE AMENITY AREAS shall be unenclosed areas located adjacent to the individual DWELLING UNIT served:

(i) where located on ground level, a PRIVATE AMENITY AREA not less than $15m^2$ in area shall be provided for and contiguous to each GROUND ORIENTED DWELLING UNIT

(ii) where located above ground a PRIVATE AMENITY AREA of not less than $5m^2$ in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each DWELLING UNIT

(iii) when located on ground level, in association with a TOWNHOUSE or APARTMENT RESIDENTIAL USE, such area shall be of such size and shape that a rectangle included within it shall have a minimum dimension of 3m

(iv) when located above ground or as a BALCONY or deck, such area shall be of such size and shape that a rectangle included within it shall have a minimum dimension of 1.5m

(v) each such area shall be accessible to only 1 DWELLING UNIT and shall be for the exclusive use of the occupants thereof

~~(h)~~(g) Storage Lockers, where required in association with an APARTMENT RESIDENTIAL USE, shall be conveniently located and directly accessible or accessible by elevator from either the ground floor or parking level entrance, and shall have the following minimum dimensions:

(i)	HEIGHT	1.2m
(ii)	Length	2m
(iii)	Width	1m

4.09 FENCING, LANDSCAPING, SCREENING

(1) FENCES

(a) LIVESTOCK Fences:

(i) fences shall not be constructed of barbed wire nor electrified, unless located in a ZONE permitting the raising of LIVESTOCK

(ii) electrified fences may not be located along LOT LINES adjacent to a Residential ZONE or a ZONE readily permitting public access

(b) SECURITY FENCES are permitted in all ZONES but, barbed wire or other potentially injurious elements shall be at least 2m above ground.

(c) A SECURITY FENCE shall be provided around all uses which could constitute a hazard.

(2) LANDSCAPING

(a) PERIMETER SCREENING AND LANDSCAPING OF VEHICULAR USE AREAS

(i) the following LANDSCAPING requirements shall apply to any outdoor area for vehicular use that includes the following:

(A) Any parking LOT containing 10 or more PARKING SPACES

(B) VEHICLE STORAGE COMPOUNDS

(C) OFF-STREET LOADING areas

(D) MOTOR VEHICLE sales LOTs.

(ii) where an outdoor vehicular use area adjoins a public HIGHWAY, a LANDSCAPING strip shall be provided on the property between the vehicular use area and the public HIGHWAY. Any of the following options or a combination of them, may be employed:

(A) a 2m or wider landscape strip planted with a minimum of 1 tree and 5 shrubs per 10m of HIGHWAY FRONTAGE, excluding points of access or egress

(B) a 2m or wider landscape strip planted with a minimum of 1 tree per 3m of HIGHWAY FRONTAGE, excluding driveways and walkway openings

(C) despite (2)(a)(ii)(A) and (B), the LANDSCAPING strip may be reduced to 1.5m in width if the vehicular area has a minimum grade drop of 0.9m from the public HIGHWAY and is planted in accordance with the above

(D) a 7.5m or wider strip of existing woodlands

(E) no more than 15% of the LANDSCAPING can be covered with impervious surface.

(b) LANDSCAPING FOR MULTI-UNIT AND INTENSIVE RESIDENTIAL DEVELOPMENT

(i) minimum LANDSCAPING requirements for front SETBACK area shall be:

(A) 40% of the front SETBACK area shall have no impervious surfaces or vehicular use

(B) a portion of the required pervious surface area, equivalent to 20% of the front SETBACK area, shall be reserved for landscape areas and extensively planted with trees and shrubs.

(ii) minimum overall site LANDSCAPING requirements shall be:

(A) 20% of the overall LOT AREA shall have no impervious surfaces or vehicular usage

(B) a portion of the required pervious surface area, equivalent to 15% of the overall LOT AREA, shall be landscaped

(C) a portion of the required landscaped area, equivalent to 7% of the overall LOT AREA, shall be planted extensively with trees and shrubs

(D) notwithstanding (2)(b)(ii)(A), (B) and (C) above, the overall LOT AREA for LANDSCAPING requirements may be reduced up to a maximum of 3% if the LOT is affected by a RIPARIAN AREA.

(iii) All LANDSCAPING required in (2)(b)(i) and (ii) above shall be designed and installed in accordance with the current edition of the BC Landscaping Standard.

~~(iv) pedestrian pathways, conforming to the following standards shall be provided:~~

~~(A) SIDEWALK, HARD SURFACE shall have a minimum width of 1.5m~~

~~(B) SIDEWALK, HARD SURFACE shall meet standards for use by persons requiring a wheelchair or other mechanical conveyance~~

~~(C) SIDEWALK, HARD SURFACE shall be located so as to provide access to traffic intersections, crosswalks and anticipated directions of pedestrian travel~~

~~(D) SIDEWALK, HARD SURFACE shall be located outside the MANEUVERING AISLE and driveway.~~

(c) LANDSCAPING FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT

(i) LANDSCAPING shall be required for properties that have a minimum of 2000m^2 LOT AREA, and all institutional ZONES, regardless of LOT AREA, in accordance with the following:

(A) minimum LANDSCAPING requirements for front SETBACK area shall be:

(I) 40% of the front SETBACK area shall be LANDSCAPING area.

(B) Minimum overall site LANDSCAPING requirements shall be:

(I) 10% of the total site area shall be LANDSCAPING area

(II) a portion of the required LANDSCAPING area, equivalent to 5% of the total LOT AREA shall be planted extensively with trees and shrubs.

(C) LOTS within an institutional ZONE are exempted from the LANDSCAPING requirements if the LOT is in or surrounded by the ALR or is located in a rural or natural environment.

(D) notwithstanding (2)(c)(i)(A) and (B) above, the overall LOT AREA for LANDSCAPING requirements may be reduced up to a maximum of 3% if the LOT is affected by a RIPARIAN AREA.

(ii) All LANDSCAPING required in (2)(c)(i) (A) and (B) above shall be designed and installed in accordance with the current edition of the BC Landscaping Standard.

(iii) pedestrian pathways, conforming to the following standards shall be provided:

(A) SIDEWALK, HARD SURFACE shall have a minimum width of 1.5m

(B) SIDEWALK, HARD SURFACE shall meet standards for use by persons requiring a wheelchair or other mechanical conveyance

(C) SIDEWALK, HARD SURFACE shall be located so as to provide access to traffic intersections, crosswalks and anticipated directions of pedestrian travel

(D) SIDEWALK, HARD SURFACE shall be located outside the MANEUVERING AISLE and driveway.

(3) SCREENING

(a) All OPEN STORAGE and VEHICLE STORAGE COMPOUND uses shall be bounded by SCREENING not less than 2.5m in HEIGHT except for points of access or egress or where bounded by a BUILDING.

(b) Where a RESIDENTIAL, TOURIST ACCOMMODATION, institutional occupancy, RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL ASSEMBLY, INDOOR RECREATION, CHILD CARE FACILITY or CLUB OR LODGE use ADJOINS a major transportation corridor, including: the CNR,

INDUSTRIAL USE	MINIMUM PARKING REQUIREMENT
ACCESSORY OFFICE AND SALES, SPECIALIZED CRAFT MANUFACTURING	1 space per 40m^2 GROSS FLOOR AREA
WAREHOUSE, GENERAL MANUFACTURING, HEAVY INDUSTRY, RESOURCE USE, INDUSTRIAL SALVAGE, SPECIAL INDUSTRY, UTILITY SERVICE	1 space per 150m^2 GROSS FLOOR AREA
~~SERVICE INDUSTRIAL~~TRADESPERSON, RESEARCH AND DEVELOPMENT LABORATORY	1 space per 60m^2 GROSS FLOOR AREA
SERVICE INDUSTRIAL, LIGHT MANUFACTURING, FOOD PROCESSING, AIRPORT INDUSTRIAL	1 space per 100m^2 GROSS FLOOR AREA

INSTITUTIONAL USE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL CARE FACILITY	0.33 spaces per DU or SLEEPING UNIT
CIVIC ADMINISTRATION, community centre	1 space per 45m^2 GROSS FLOOR AREA
MEDICAL FACILITY, SPECIALIZED MEDICAL SERVICE	1 space per 90m^2 GROSS FLOOR AREA
SCHOOL (ELEMENTARY)	2 spaces per classroom 1 space per 20m^2 GROSS FLOOR AREA for OFFICES 1 space per 10 students for pick-up/drop-off (unmanaged parking) 1 space per 20 students for pick-up/drop-off (managed parking) 2 spaces for bus loading
SCHOOL (MIDDLE)	2 spaces per classroom 1 space per 20m^2 GROSS FLOOR AREA for OFFICES 10 spaces for student pick-up/drop-off 2 spaces for bus loading
SCHOOL (SECONDARY)	5 Spaces per Grade 12 classroom 2 spaces per classroom, all other grades 1 space per 20m^2 GROSS FLOOR AREA for OFFICES 10 spaces for student pick-up/drop-off 2 spaces for bus loading
UNIVERSITY	10 spaces per classroom 2 spaces per 40m^2 GROSS FLOOR AREA for OFFICES
RELIGIOUS ASSEMBLY	1 space per 10m^2 GROSS FLOOR AREA

10.01 M1 (LIGHT INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) LIGHT MANUFACTURING

(c) RESEARCH AND DEVELOPMENT LABORATORY

(d) TRADESPERSON

~~(d)~~(e) WAREHOUSING

ANCILLARY USES

~~(e)~~(f) ACCESSORY DWELLING UNIT

~~(f)~~(g) ACCESSORY HOME OCCUPATION

~~(g)~~(h) ACCESSORY OFFICE AND SALES

~~(h)~~(i) CONVENIENCE COMMERCIAL

~~(i)~~(j) OFF-STREET LOADING

~~(j)~~(k) OFF-STREET PARKING

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	0m	0m	3m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL

10.03 M2 (SERVICE INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) LIGHT MANUFACTURING

(c) RESEARCH AND DEVELOPMENT LABORATORY

(d) SERVICE INDUSTRIAL

(e) TRADESPERSON

~~(e)~~(f) WAREHOUSING

ANCILLARY USES

~~(f)~~(g) ACCESSORY DWELLING UNIT

~~(g)~~(h) ACCESSORY OFFICE AND SALES

~~(h)~~(i) ACCESSORY HOME OCCUPATION

~~(i)~~(j) CONVENIENCE COMMERCIAL

~~(j)~~(k) DISPLAY YARD

~~(k)~~(l) OFF-STREET LOADING

~~(l)~~(m) OFF-STREET PARKING

~~(m)~~(n) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) OPEN STORAGE 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	0m	0m	3m

13.10 CD-10 (COMPREHENSIVE DEVELOPMENT-10) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) LIGHT MANUFACTURING

(b) FOOD PROCESSING

(c) SERVICE INDUSTRIAL

(d) GENERAL COMMERCIAL

(e) GENERAL MANUFACTURING

(f) TRADESPERSON

~~(f)~~(g) WAREHOUSING

ANCILLARY USES

~~(g)~~(h) ACCESSORY OFFICE AND SALES

~~(h)~~(i) OPEN STORAGE

(2) LOT AREA (MINIMUM)

(a) N/A

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS	6m	6m	6m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

13.12 CD-12 (COMPREHENSIVE DEVELOPMENT-12) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) LIGHT MANUFACTURING

(b) FOOD PROCESSING

(a) GENERAL MANUFACTURING

(b) RESEARCH AND DEVELOPMENT LABORATORY

(c) SERVICE INDUSTRIAL

(d) CONVENIENCE COMMERCIAL

(e) GENERAL COMMERCIAL

(f) TOURIST ACCOMMODATION

~~(g)~~ TRADESPERSON

~~(g)~~(h) VEHICLE ORIENTED COMMERCIAL

~~(h)~~(i) WAREHOUSING

ANCILLARY USES

~~(i)~~(j) ACCESSORY OFFICE AND SALES

~~(j)~~(k) OPEN STORAGE

~~(k)~~(l) ACCESSORY DWELLING UNIT

~~(l)~~(m) ACCESSORY HOME OCCUPATION

~~(m)~~(n) OFF-STREET PARKING

~~(n)~~(o) OFF-STREET LOADING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	2000m^2

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

City of Chilliwack

Bylaw No. 5288

A bylaw to amend the "Zoning Bylaw 2020, No. 5000"

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 2023, No. 5288"**.

2. "Zoning Bylaw 2020, No. 5000" is hereby amended in Section-2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, by inserting the following new definitions, in alphabetical order:

"CANNABIS CONSUMPTION SPACES

means a business, special event, or other establishment providing cannabis for sale and use onsite;

TRADESPERSON

means a trades contractor or other professional (related to the construction industry) or a contractor who performs maintenance and/or repair of land and buildings from other than their premises;"

3. Said Bylaw is hereby further amended in Section-2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, GENERAL COMMERCIAL, by inserting a new Paragraph (y), as follows, and re-alphabetizing the existing paragraphs accordingly:

"(y) TRADESPERSON"

4. Said Bylaw is hereby further amended in Section-4 GENERAL PROVISIONS, Subsection 4.03 USES PROHIBITED IN ALL ZONES, Paragraph (1), by adding a new Subparagraph (i), as follows:

"(i) Without limitation, CANNABIS CONSUMPTION SPACES"

5. Said Bylaw is hereby further amended in Section-4 GENERAL PROVISIONS, Subsection 4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES, Paragraph (6) AMENITY AREA STANDARDS, by deleting Subparagraph (c) in its entirety, and re-alphabetizing the existing subparagraphs accordingly.

6. Said Bylaw is hereby further amended in Section-4 GENERAL PROVISIONS, Subsection 4.09 FENCING, LANDSCAPING, SCREENING, Paragraph (2) LANDSCAPING, Subparagraph (b) LANDSCAPING FOR MULTI-UNIT AND INTENSIVE RESIDENTIAL DEVELOPMENT, by deleting Clause (iv) in its entirety.

7. Said Bylaw is hereby further amended in Section-5 PARKING REQUIREMENTS, Subsection 5.04 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS, Column "INDUSTRIAL USE", by deleting the words "SERVICE INDUSTRIAL" and substituting with the word "TRADESPERSON" before the words "RESEARCH AND"; and further, by inserting the words "SERVICE INDUSTRIAL" before the words "LIGHT MANUFACTURING".

8. Said Bylaw is hereby further amended in Section-10 INDUSTRIAL ZONES, Subsection 10.01 M1 (LIGHT INDUSTRIAL) ZONE, Paragraph (1) PERMITTED USES, by inserting a new Subparagraph (d), as follows, and re-alphabetizing the existing subparagraphs accordingly:

"(d) TRADESPERSON"

9. Said Bylaw is hereby further amended in Section-10 INDUSTRIAL ZONES, Subsection 10.03 M2 (SERVICE INDUSTRIAL) ZONE, Paragraph (1) PERMITTED USES, by inserting a new Subparagraph (e), as follows, and re-alphabetizing the existing subparagraphs accordingly:

"(e) TRADESPERSON"

10. Said Bylaw is hereby further amended in Section-13 COMPREHENSIVE DEVELOPMENT ZONES, Subsection 13.10 CD-10 (COMPREHENSIVE DEVELOPMENT-10) ZONE, Paragraph (1) PERMITTED USES, by inserting a new Subparagraph (f), as follows, and re-alphabetizing the existing subparagraphs accordingly.

"(f) TRADESPERSON"

11. Said Bylaw is hereby further amended in Section-13 COMPREHENSIVE DEVELOPMENT ZONES, Subsection 13.12 CD-12 (COMPREHENSIVE DEVELOPMENT-12) ZONE, Paragraph (1) PERMITTED USES, by inserting a new Subparagraph (g), as follows, and re-alphabetizing the existing subparagraphs accordingly.

"(g) TRADESPERSON"

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: 7.6

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Aaron Pauls Development Permit / 4736 Bruce Road	DATE:	March 6, 2023
DEPARTMENT:	Planning Department DP001613	PREPARED BY:	Stella Xiao / tr

1. SUMMARY OF ISSUE:

The applicant is seeking approval of the form and character of an Accessory Dwelling Unit (Coach House) within the subject property. As the property is within Development Permit Area (DPA) No. 10 (Coach Houses or Garden Suites), a Development Permit is required.

2. RECOMMENDATION:

Recommendation that Council approve the issuance of Development Permit DP001613 with respect to property located at 4736 Bruce Road, subject to the conditions as stipulated within the draft Development Permit.

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT PERMIT DP001613

PREPARED BY:	Stella Xiao	DATE:	March 6, 2023
POSITION:	Planner I	DEPARTMENT:	Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking approval of the form and character of an Accessory Dwelling Unit (Coach House) within the subject property. As the property is within Development Permit Area (DPA) No. 10 (Coach Houses or Garden Suites), a Development Permit is required.

2. BACKGROUND

In May 2018, Council approved the creation of Development Permit Area No. 10 (Coach Houses or Garden Suites) (DPA10) to evaluate the form and character of detached Accessory Dwelling Units (ADUs), and delegated authority to approve said applications to the Director of Planning. The purpose of the design guidelines for DPA10 is to protect the privacy of neighbouring properties and ensure a high standard of site and building design which seamlessly integrates into existing neighbourhoods, predominantly within an urban context.

Since the time of adoption of DPA10, staff have noted an increase in applications for coach houses and garden suites within rural and agricultural areas. As these areas are generally comprised of larger lots with ample separation and/or screening between adjacent properties, the intent of the design guidelines tends to be achieved solely by the size and condition of the property. As such, departures from the design guidelines are being requested in certain instances specifically in relation to design and privacy standards which are mitigated by the site-specific conditions applicable to rural and agricultural lots. As these applications diverge from the design guidelines, the Director of Planning cannot approve the proposal and referral to Council is required.

Based on the above, staff intend to proceed with amendments to the design guidelines for Development Permit Area No. 10 (Coach Houses or Garden Suites) to permit flexibility in the implementation of the design guidelines to reflect site-specific conditions and ensure the expeditated review process can be maintained for those applications which fall under the authority of the Director of Planning.

3. PROPOSAL:

In summary, the proposal includes the following:

- A 163m^2 Accessory Dwelling Unit (ADU) in the form of a coach house;
- Adequate parking for both the ADU and single detached dwelling currently under construction; and,
- A natural colour scheme including olive green sidings and trim with natural wood posts and beams, black asphalt shingles, and black railings.

As detailed in the attached checklist and Section 4: Discussion of this report, the coach house is unable to meet a number of the design guidelines for DPA10, owing to the topographical limitations of the subject property and the design of the coach house.

4. DISCUSSION:

The proposed coach house diverges from a number of the design guidelines for DPA10 as the coach house is to be sited in front of the principal dwelling, the windows facing neighbouring properties will not be frosted and the proposed deck does not face the principal dwelling and instead faces the rear of the lot and the neighbouring property to the south. These departures are considered supportable in this instance as the steep terrain, existing mature trees/forested areas and the overall property size (4.3ha) all serve to preserve the privacy of the neighbouring properties and reduce any impact the proposed coach house may have on the surrounding area.

In addition to the departures listed above, the applicant has requested to provide all mechanical equipment on the ground floor instead of within the residential space, as the proposed hydronic energy-efficient heat pump consists of large and heavy components that is more suited to be placed on a concrete surface in close proximity to the ground-level outdoor component. The applicant has also submitted that the heat pump will be used to heat both the residential area in addition to the storage and shop portions of the main floor. As the requirement for all utilities to be located within the dwelling unit (2nd storey), rather than within the ancillary space (1st storey) is within the definition of a coach house in the Zoning Bylaw, the applicant cannot vary this standard as it is considered a change in use. As such, in this instance, due to the nature of the heating system being proposed, the applicant requests that Council waive enforcement of the Zoning Bylaw specifically in relation to the location of the utilities within the proposed coach house. This provision has been included as a condition within the draft Permit.

A copy of the site plan and elevations are attached with the Development Permit for information.

A Development Permit (DP) 2 (DP001516) was issued on May 16, 2022 to address the environmental and geotechnical aspects of the property in relation to the proposed development.

5. CONDITIONS OF ISSUANCE:

Staff recommend the following conditions be included within the draft Development Permit:

- That the colours and materials used for the exteriors of the coach house match those of the single detached dwelling;
- That an application is submitted to the City to assign an alias address for the coach house;
- That an additional sign displaying the assigned alias address be installed and maintained at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders;

- That any pathway lighting, entrance features or any other design features must complement the architectural and landscaping style of the subject property;
- That down-cast exterior lighting be provided at the entrance to the coach house;
- That existing screening between the coach house and neighbouring properties to the southwest side lot lines as well as between the coach house and Bruce Road to be maintained at a minimum height of 1.5m;
- That all off-street parking areas are surfaced with an asphalt, concrete, concrete or brick pavers, or similar surface that is durable and dust free; and,
- That Council waive enforcement of the Zoning Bylaw requirement that all utilities be located within the dwelling unit.

The applicant has agreed to incorporate the above conditions at time of Building Permit application.

6. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Development Permit DP001613 with respect to property located at 4736 Bruce Road, subject to the conditions as stipulated within the draft Development Permit.

Substantiation:

The proposed coach house is considered appropriate in this instance as the design is visually appealing and will integrate well into the surrounding area. Although the proposal diverges from the design guidelines for DPA10, the rural nature of the neighbourhood, the size, and natural topography of the subject property all serve to mitigate any impact these discrepancies may create.

7. DEVELOPMENT PERMIT AREA NO. 10 DESIGN GUIDELINE CHECKLIST:

Design Guidelines		Yes/No	Comments
1	**Design**		
1.1	Roofline matches architecturally with principal dwelling	Yes	The design of the roofline, shape and massing are considered to be in keeping with the principal dwelling.
1.1	Massing matches architecturally with principal dwelling	Yes	Same as above.
1.1	Shape matches architecturally with principal dwelling	Yes	Same as above.
1.1	Scale and proportion match architecturally with principal dwelling	Yes	The scale and proportion are considered to be in keeping with the architecture of the principal dwelling.
1.1	Exterior finishes match architecturally with principal dwelling	Yes	Exterior finishes match architecturally with the principal dwelling.
1.1	Colours match the principal dwelling	Yes	As above.

1.2	Coach houses shall be designed as a single-level apartment unit, with all services and rooms forming part of the unit located on the same floor.	No	Mechanical equipment is located on the ground floor as heating is also provided to the shop and storage portions of the ground floor. A request to waive enforcement of the Zoning Bylaw in this regard has been included within the proposal.
1.2	Coach houses accessed by an interior staircase shall meet setback requirements, be located within an entrance foyer with a maximum area of $2m^2$ and designed for exterior access only	Yes	An interior staircase is located within a $1.9m^2$ entrance foyer designed for exterior access only.
1.3	Oriented to the internal lot, laneway or flanking street	Partial	The coach house is oriented towards the internal lot; however, an exterior access via second storey deck is facing the neighbouring property to the southwest. As there is a significant number of mature trees between the neighbouring property and the proposed coach house, privacy is expected to be maintained.
1.3	Windows facing garden and side yards modestly sized	Yes	Windows facing neighbouring property are modestly sized.
1.3	Use of frosting and/or clerestory windows on walls facing neighbouring properties	No	The coach house windows will not be frosted; however, given the rural nature, size of the property, and dense canopy of mature trees between the proposed coach house and the neighbouring properties acting as a screen, the intention of the guidelines to maintain privacy of neighbouring properties is achieved.
1.4	Skylights used	N/A	No skylights are proposed.
1.5	Design reflects and incorporates natural terrain in areas with steep slopes.	Yes	The design incorporates the natural slope of the property.
1.6	Balcony and/or deck is oriented towards principal dwelling and is less than 3.0m in height	Partial	The proposed deck is 2.5m in height but is not oriented towards the principal dwelling; however, considering that the coach house is located perpendicular to the principal dwelling and on a large lot with dense tree coverage between the coach house and neighbouring properties, privacy of adjacent properties is maintained. Furthermore, the longer portion of the deck is oriented towards the rear of the property well away from neighbouring residences.
1.7	Single garage doors or double garage doors with windows or other architectural elements are used	Yes	All garage doors have windows.

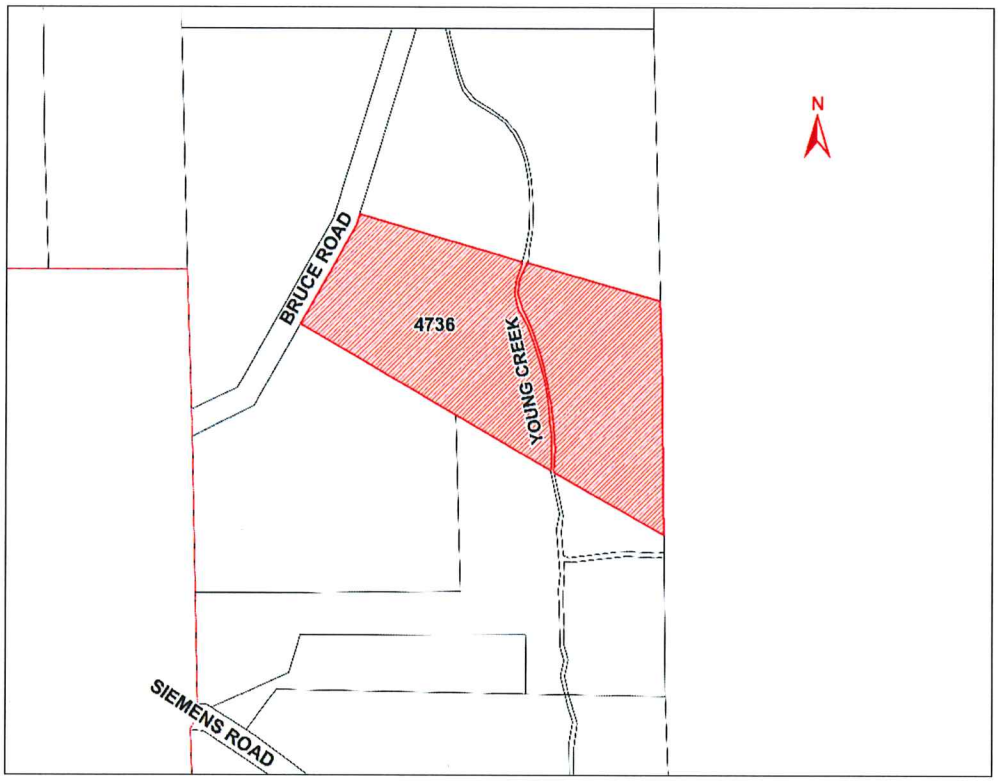
2	**Siting**		
2.1	Coach house or garden suite is located behind or beside the principal dwelling	Partial	Coach house is located in front the principal dwelling in relation to Bruce Road; however, given the similar size and rural nature of surrounding properties along Bruce Road, significant elevation difference between the road and the proposed siting, and the dense canopy of trees that will be retained between the coach house and the street, the proposed location preserves the privacy of neighbouring properties and does not affect the visual appearance of the property from the street. As such, the intention of the guidelines to ensure consistent massing along the road frontage are considered to be met.
2.2	Coach houses and garden suites accessed off of a lane include a recessed, covered landing or "stoop"	N/A	Coach house is not access off a rear lane.
2.3	Front door is oriented to the adjacent right-of-way, in the case of a corner lots with laneway access.	N/A	As above.
3	**Access**		
3.1	Shared driveway access or from laneway or flanking street	Yes	The coach house will have shared driveway access with the principal dwelling.
3.2	Address signs provided	No	The plans submitted do not denote an address sign. As such, a condition of the development permit is that an additional address sign be placed at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders.
3.3	Pedestrian access provided from front street to coach house or garden suite.	Yes	Pedestrian access is provided by a shared driveway that directs pedestrians to the entrance of the coach house.
4	**Outdoor Space**		
4.1	15m^2 semi-private outdoor space clearly associated with coach house or garden suite	Yes	A 40m^2 semi-private outdoor space is provided via a covered deck on the second storey.
4.2	View obstructing screen (berm, fence, masonry wall or vegetation screen), with a minimum height of 1.5m, provided between structure and neighbouring properties	Yes	Existing dense coverage of large trees between the structure and neighbouring properties provide screening of a minimum height of 1.5m. A condition has been included in the Development Permit to ensure that this existing screening is maintained to at least 1.5m in height.
5	**Outdoor Lighting**		
5.1	Lighting is oriented to the unit and not intruding on neighbouring properties	No	A lighting plan has not been provided. As such, a condition has been included in the Development Permit to require any exterior lighting be non-glare and down cast to not intrude on neighbouring properties.

5.1	Pathway lighting, non-glare down cast LED lights for entrance feature and other lighting features complement the architectural and landscape style of the unit	No	As above. A condition has been included in the Development Permit to ensure any pathway lighting complements the architectural and landscape style of the unit.
6	**Landscaping**		
6.1	Landscaping on rear lane provided to enhance visual amenity and break up solid lines of fencing	N/A	The property does not back on to a lane.
6.1	Landscaping does not impede visibility for vehicle movement within the lane	N/A	As above.

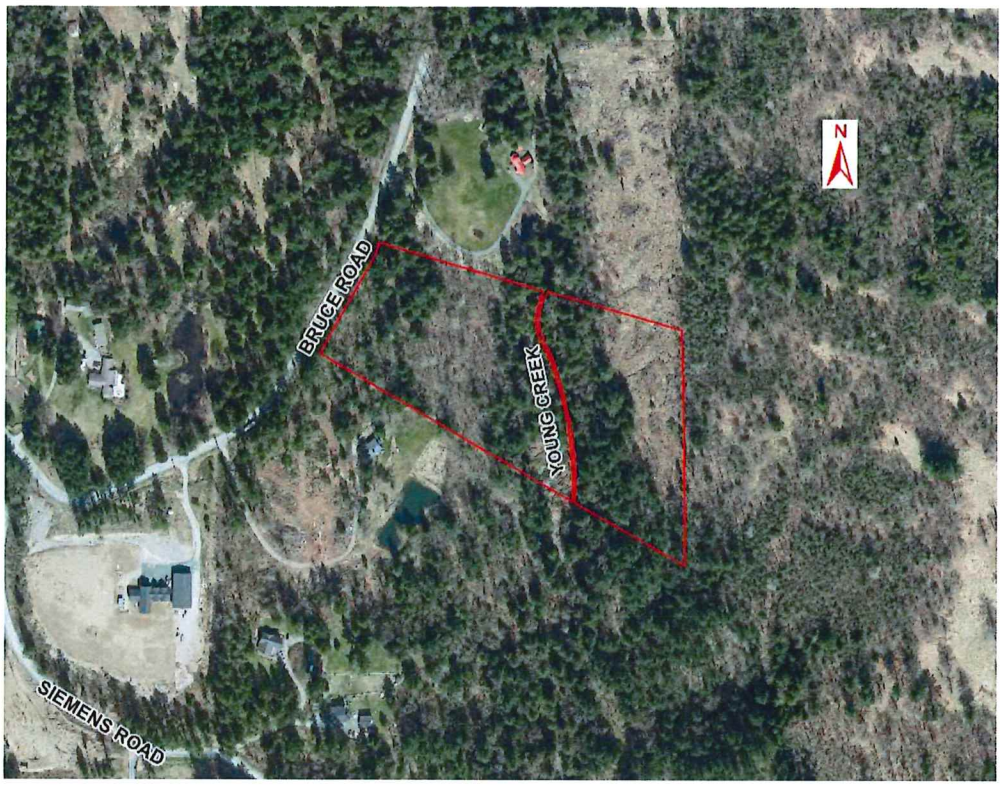
8. SOURCES OF INFORMATION

- Development Permit Application (DP001613) – August 30, 2022

Location Map



Ortho Photo



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001613, 2023

(Portion of Development Permit Area No. 10 of the Official Community Plan)

To: **Aaron & Aja Pauls**
311 - 45559 Yale Road
Chilliwack BC V2P 0B1

Leonard & Christina Pauls
4-46211 Promontory Road
Chilliwack BC V2R 6E4

Shawn Pauls
4-46211 Promontory Road
Chilliwack BC V2R 6E4

1. This Development Permit applies to the following property:

Parcel Identifier No. **017-654-971**

Legal Description: **LOT 2 DISTRICT LOT 752 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP3020**

Address: **4736 Bruce Road**

2. Development of the subject property shall be substantially in conformance to the following:

- ☐ development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- ☐ that the colours and materials used for the exteriors of the coach house match those of the single detached dwelling;
- ☐ that an application is submitted to the City to assign an alias address for the coach house;
- ☐ that an additional sign displaying the assigned alias address be installed and maintained at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders;
- ☐ that any pathway lighting, entrance features or any other design features must complement the architectural and landscaping style of the subject property;
- ☐ that down-cast exterior lighting be provided at the entrance to the coach house;
- ☐ that existing screening between the coach house and neighbouring properties to the southwest side lot lines as well as between the coach house and Bruce Road to be maintained at a minimum height of 1.5m;
- ☐ that all off-street parking areas are surfaced with an asphalt, concrete, concrete or brick pavers, or similar surface that is durable and dust free;

☐ that Council waive enforcement of the Zoning Bylaw requirement that all utilities be located within the dwelling unit; and,

☐ specifications of Development Permit Area No. 10 (Coach House or Garden Suites) of the City of Chilliwack Official Community Plan.

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

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

4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE_____ DAY OF_____, 2023.

ISSUED THIS_____ DAY OF_____, 2023.

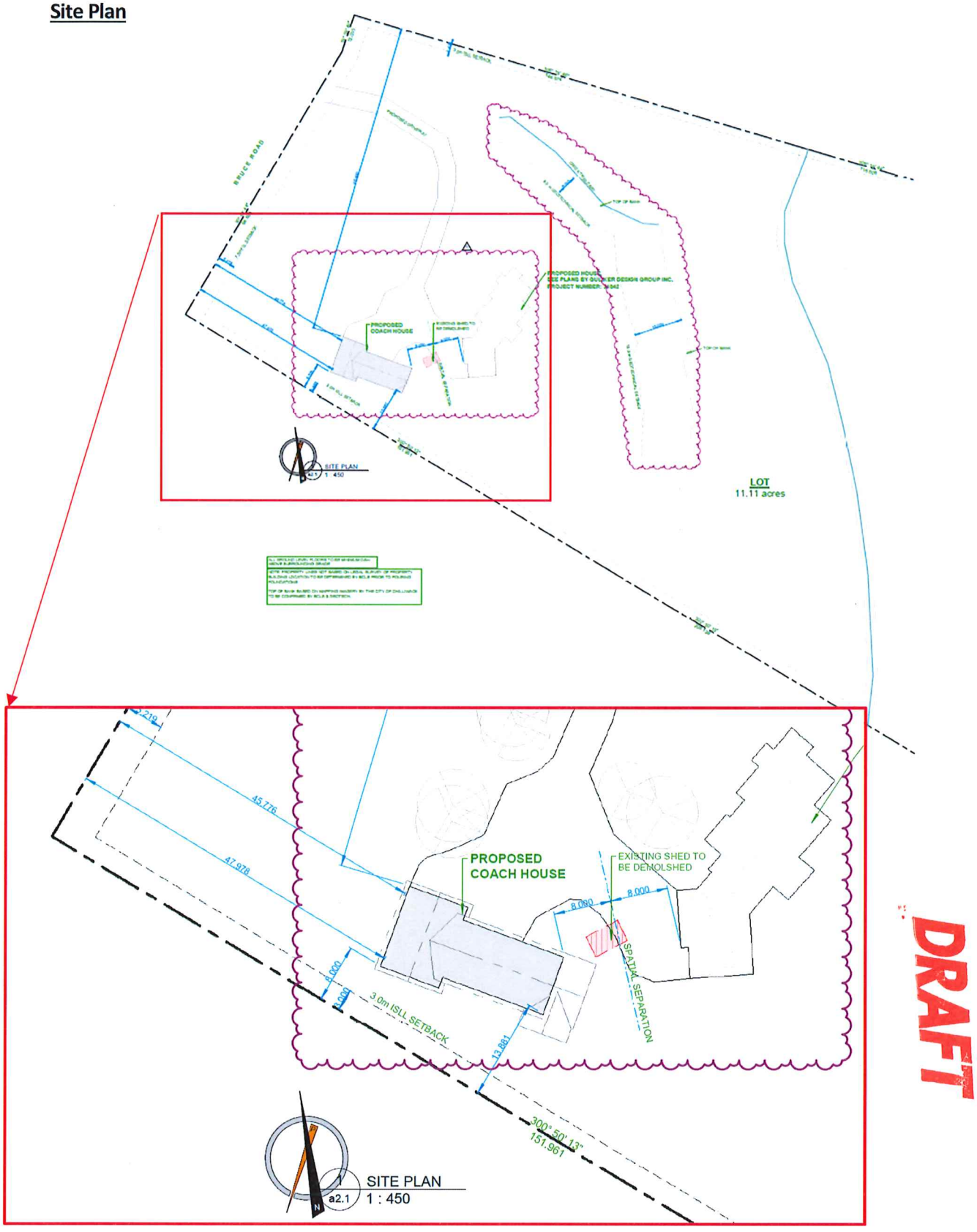
_____

CORPORATE OFFICER

DRAFT

Schedule "A"

Site Plan



DRAFT

Elevations



1 / a0.2 FRONT ELEVATION
1/8" = 1'-0"

ALL EXTERIOR MATERIALS AND COLORS TO MATCH PRIMARY RESIDENCE



3 / a0.2 REAR ELEVATION
1/8" = 1'-0"



2 / a0.2 LEFT ELEVATION
1/8" = 1'-0"



4 / a0.2 RIGHT ELEVATION
1/8" = 1'-0"

DRAFT

Materials & Colours

- Black asphalt roof shingles
- Olive green Hardi-plank fibre board and baton siding
- Olive green window and door trim
- Natural wood (Douglas Fir) posts and beams on porches and patios
- Black railings

DRAFT

AGENDA ITEM NO: 7.7

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Smartcentres Management Inc. Development Permit / 45610 Luckakuck Way	DATE:	March 15, 2023
DEPARTMENT:	Planning Department DP001636	PREPARED BY:	Stella Xiao/tr

1. SUMMARY OF ISSUE:

The applicant is seeking the approval of the 'form and character' of a new commercial building ('Building B') within the subject property. As the property is located within Development Permit Area (DPA) No. 5 (Urban Corridor), a Development Permit is required.

2. RECOMMENDATION:

Recommendation that Council approve the issuance of Development Permit DP001636 with respect to property located at 45610 Luckakuck Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT PERMIT DP001636

PREPARED BY:	Stella Xiao	DATE:	March 15, 2023
POSITION:	Planner I	DEPARTMENT:	Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking the approval of the 'form and character' of a new commercial building ('Building B') within the subject property. As the property is located within Development Permit Area (DPA) No. 5 (Urban Corridor), a Development Permit is required.

2. BACKGROUND:

In October 2019, a Development Permit (DP001167) for the Chilliwack Mall Redevelopment project was approved, which included the redevelopment of the commercial area of the subject property apart from the site currently under application. At that time, the precise location and use of 'Building B' was not known and as such, it was excluded from the original application with the understanding that a new Development Permit application would be submitted for review to address this portion of the site at a later date. In addition to the original Development Permit, a Development Variance Permit (DVP01083) issued in September 2019 permitting the reduction of the Front Lot Line Setback for Buildings C, D, and E from 12m to 2m; Building B was not included within this approval.

3. PROPOSAL:

In summary, the proposal includes:

- A new, 4-unit 855m^2 commercial building;
- A drive-through establishment with 2 waste receptacles and adequate queuing space;
- A 33m^2 outdoor patio;
- 56 off-street parking spaces, 2 of which are disabled parking spaces, to be accessed via two separate entrances;
- Landscaping, including 24 trees, 3 of which are existing trees to be retained (24 are required); and,
- A design in keeping with the material and architecture of the remainder of the redevelopment on the subject property.

A new penguin statue and the refurbishment of an existing freestanding sign at the northeast corner of the development site were approved through the original Development Permit (DP001167).

The portion of the subject property currently under application as well as the adjacent City boulevard is impacted by a protected Statutory Right-of Way (SROW) for the Enbridge pipeline.

Enbridge has notified the City that two existing trees (London Planes) within the City boulevard will be removed as they are located within the pipeline SROW that runs through the site. As these two trees are included as part of the site landscaping calculations, at time of Building Permit application, the applicant will be submitting a revised landscape plan with an additional two new trees planted elsewhere on site. A condition has been included within the draft Development Permit to reflect the applicant's commitment.

4. DEVELOPMENT PERMIT CONSIDERATIONS:

Overall, the design of the building and site is visually appealing and constitutes a high-quality addition to the area. As demonstrated by the attached checklist evaluation for DPA 5, the proposed 'Building B' substantially complies with the majority of the Urban Corridor design guidelines. A copy of the proposed site plan, landscape plan, colour elevations, and CPTED Report are attached.

Summary and CPTED Review

In support of the application, the applicant has also submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by *Paladin Risk Solutions,* which is attached for information. The report concludes that the proposed development will be a positive activity generator for the area and that the site is favourable for implementation of effective CPTED measures with minimal treatment. A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
	✓ included in the design	× not included in the design
Natural Access Control	✓ The proposal includes designated entry/exit points onto the property and into building retail spaces. ✓ The building design limits hiding places where people can conceal themselves or entrapment areas where people may be at risk.	
Natural Surveillance	✓ Proposed landscaping adjacent to pedestrian pathways should be planted and maintained so that lines of sight from the road and around the drive-through lanes remain clear. ✓ Glass windows allow for natural surveillance from inside the building and individual retail spaces. ✓ Lighting is provided around the property, enhancing visibility of the retail spaces and pedestrians at sundown.	
Territoriality	✓ Raised pedestrian intersections, transitional paving, and designated entrances that are clearly signed assist people with moving around the site in a safe manner. ✓ The use of functional, high-quality materials and landscaping design supports territorial control in problematic areas.	

Maintenance	✓ Pedestrian pathways and the adjacent landscaped areas must be maintained to ensure clear lines of sight.

5. DESIGN REVIEW ADVISORY COMMITTEE (DRAC):

The Design Review Advisory Committee (DRAC) reviewed the subject Development Permit application on March 15, 2023. With support of DP001636, DRAC recommends Council approve the application subject to the following conditions:

1. That an irrigation system be provided throughout the landscaped areas within the development area to be integrated into the existing system throughout the remainder of the property;
2. That signage be provided within the parking area clearly indicating one-way traffic at the east entrance to the parking lot;
3. That, at time of Building Permit application, the site plan be amended to relocate one disabled person parking space to the east side of the building to provide direct access to the structure;
4. That additional taller plantings be included within the proposed landscape beds located between the drive through aisle and the building, and along the south side of the development area to deter pedestrian crossings;
5. That all electrical wiring within the fascia mounted signs be integrated within the signage and completely screened from view; and,
6. That a lighting plan be submitted prior to Building Permit issuance.

The applicant was present at the meeting and agreeable to the conditions.

6. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Development Permit DP001636 with respect to property located at 45610 Luckakuck Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Substantiation:

The proposed commercial building substantially meets the requirements of the Design Guidelines, being physically and architecturally integrated with the existing mall redevelopment and sensitive to the existing context of the neighbourhood. The use of complementary building materials and colours create variety and interest to the building facades. Furthermore, the proposal consists of street fronting store units, adequate off-street parking, on-site landscaping and trees, and a drive-through with sufficient queuing space at the rear of the building, which all serve to maximize a positive impact on the street frontage.

7. DEVELOPMENT PERMIT AREA NO. 5 DESIGN GUIDELINE CHECKLIST:

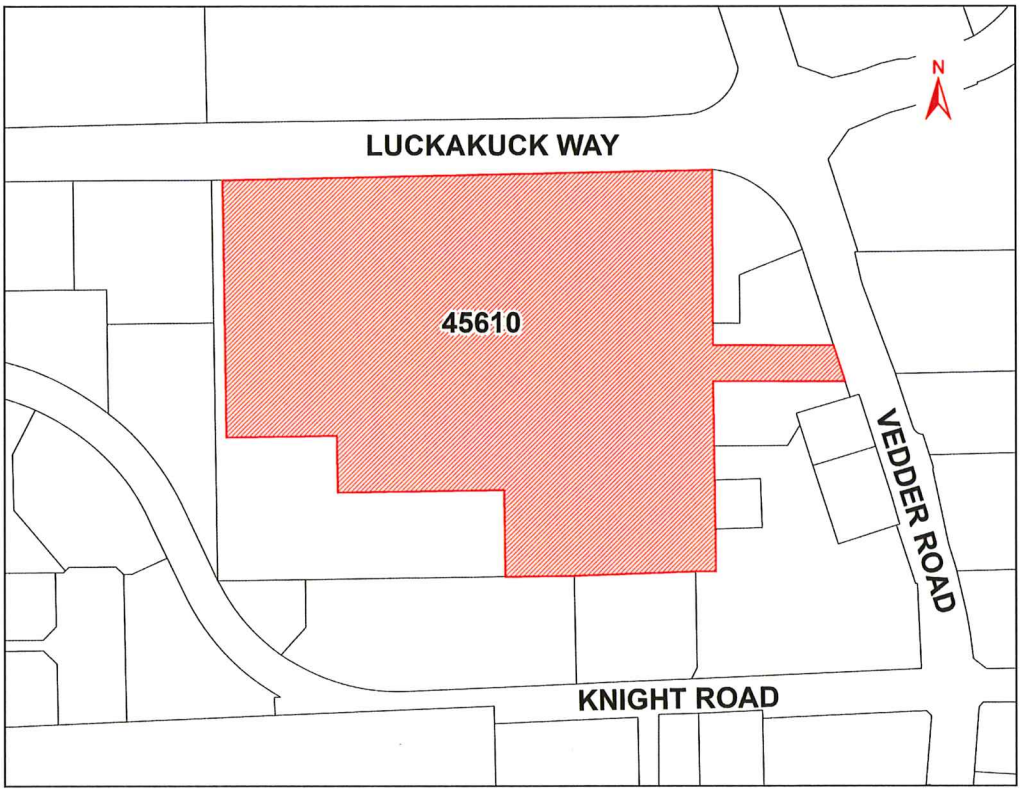
Design Guidelines		Yes/No	Comments
Character of Buildings			
1.1	Buildings, structures architecturally coordinated; compatible in design with surrounding properties & streets	Yes	Building matches the architectural design of the remainder of the redevelopment on site, and is compatible with surrounding properties and streets.
1.2	Façade and Roof Articulation to soften massing	Yes	Varying façade (including awnings) and roof heights visually break up the building into individual units.
1.3 & 1.4	Exterior finish / materials are attractive and of high quality	Yes	Attractive and high-quality exterior finished are proposed, including brick and painted concrete.
1.5	Muted colours that are compatible with surrounding development	Yes	Muted colours including various tones of grey and brown are proposed.
Siting			
2.1	Orientation of main façade to street; building sited near back of sidewalk	Partial	Building is oriented towards Luckakuck Way. The 10m minimum setback requirement and ROW limits the ability for the building to be sited near the back of the sidewalk.
2.2	Garbage receptacles in rear yard; screened from road	Yes	Garbage receptacles are sited near the rear of the building and away from sidewalks; a wooden enclosure screens the containers from the road.
2.3	Outdoor storage screened	N/A	No outdoor storage is proposed.
Parking & Access			
3.1	At rear / side of building	Partial	Parking is located at the east and west sides of 'Building B' in addition to the front of the building. Additional parking is provided to the rear of the Building, opposite the internal road. Setback restrictions and the pipeline SROW limit the feasibility to relocate the parking provided at the front of the building.
3.2	Design promotes safe & efficient vehicle movements	Yes	The development retains multiple easements for vehicle movement throughout the site, allowing for vehicle access throughout the development and into the commercial development behind. Adequate queuing space is provided for the drive-through.
Landscaping			
4.1	Meets Zoning Bylaw standards	Yes	Landscaping as approved under issued DP001167.
4.2	Retention & integration of existing mature plantings in landscape plan; internal sidewalk links to public sidewalk in landscaping area	Yes	Retention of existing (where possible) and newly planted trees/ vegetation is proposed. The site is well-connected and coordinated, with internal pedestrian connectivity to the main entrances of the building provided via concrete sidewalks connected to Luckakuck Way at both the east and west sides of the site. The applicant has also included a small area of concrete pavers with a curb cut on the northeast corner of the site to create a pedestrian connection from 'Building B' to the signalized intersection at Luckakuck Way.
4.3	Screening of parking areas visible	Partial	Existing and new trees provide some screening

	from street		between the street and parking spaces along Luckakuck Way at the west end of the site. The pipeline ROW presents some challenges to providing screening along the remainder of the area.
Signage			
5.1	Architecturally coordinated with overall building design	Yes	Proposed signage integrates seamlessly into the building and matches those at the remainder of the site.
5.2	Meets Sign Bylaw standards; fascia signs are a maximum of $2m^2$ per linear metre of building walls	Yes	The copy area of the new fascia signs above the main entrances are all well within the required standard.
5.3	Window decals conform to Downtown Design Guidelines (Section 4.8) standards	N/A	No window decals are proposed.
External Lighting			
6.1	Oriented to illuminate building form & parking areas	Yes	Lights are provided along all building faces to illuminate the building form; one light has also been indicated for the parking area on the west site. A Development Permit condition is recommended for the submission of a detailed lighting plan prior to the issuance of a Building Permit to ensure the provision of adequate lighting for all walkways and parking areas.

8. SOURCES OF INFORMATION:

- Development Permit Application (DP001636) – October 25, 2022
- Development Application Review Team (DART) Minutes – November 24, 2022
- Development Permit (DP001167) – October 22, 2019
- Development Variance Permit (DVP01083) – September 6, 2019

Location Map



Ortho Photo



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001636, 2023

(Portion of Development Permit Area No. 5 of the Official Community Plan)

To: **Smartcentres Management Inc.**
#201 - 11120 Horseshoe Way
Richmond BC V7A 5H7

291953 BC Ltd (Inc No 291953)
C/O Smartcentres Management Services Inc
45610 Luckakuck Way
Chilliwack BC V2R 1A2

1. This Development Permit applies to the following property:

Parcel Identifier No. **030-025-427**

Legal Description: **LOT A DISTRICT LOT 259 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP60158 EXCEPT PLAN EPP124038**

Address: **45610 Luckakuck Way**

2. Development of the subject property shall be substantially in conformance to the following:

- ☐ Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- ☐ That an irrigation system be provided throughout the landscaped areas within the development area to be integrated into the existing system throughout the remainder of the property;
- ☐ That signage be provided within the parking area clearly indicating one-way traffic at the east entrance to the parking lot;
- ☐ That, at time of Building Permit application, the site plan be amended to relocate one disabled person parking space to the east side of the building to provide direct access to the structure
- ☐ That additional taller plantings be included within the proposed landscape beds located between the drive through aisle and the building, and along the south side of the development area to deter pedestrian crossings;
- ☐ That, at time of Building Permit application, a revised landscape plan is submitted with the two trees within the existing pipeline Statutory Right-of-Way relocated elsewhere on site;
- ☐ That all electrical wiring within the fascia mounted signs be integrated within the signage and completely screened from view;
- ☐ That a lighting plan be submitted prior to Building Permit issuance; and,
- ☐ Specifications of Development Permit Area No. 5 (Urban Corridor) of the City of Chilliwack Official Community Plan.

N.B. **The above technical information is retained on file in the Planning Department.**

DRAFT

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

4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE _____ DAY OF _____, 2023.

ISSUED THIS XXX DAY OF _____, 2023.

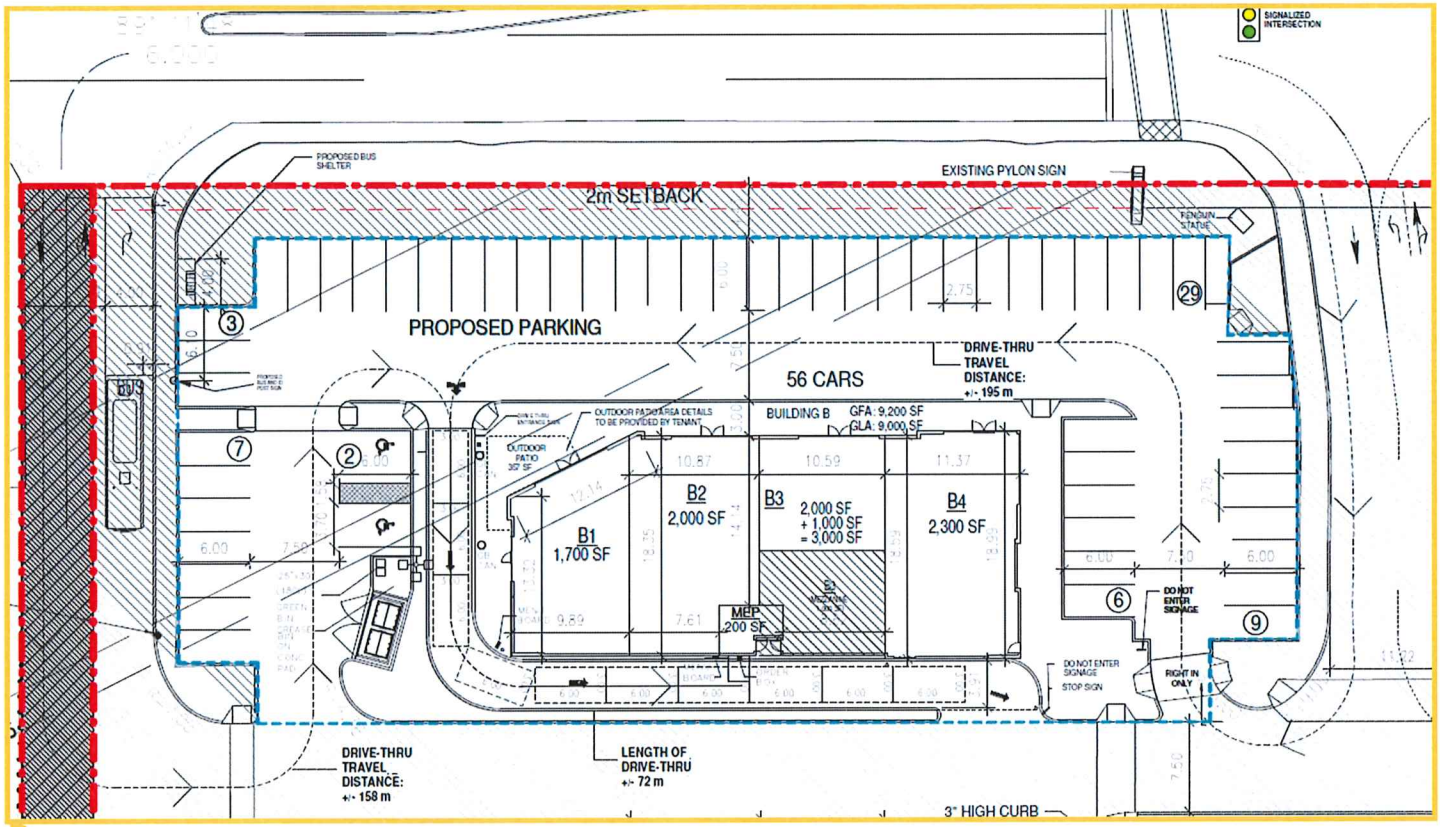
_____

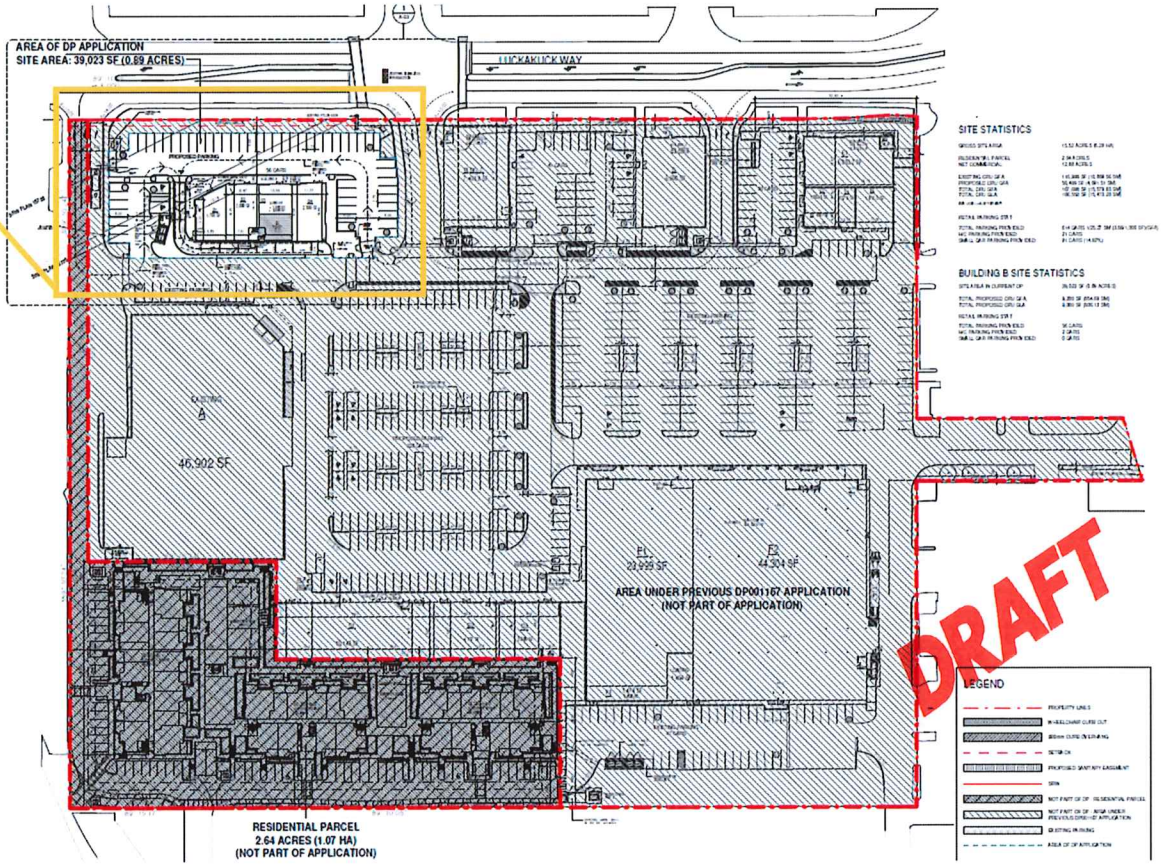
CORPORATE OFFICER

DRAFT

Schedule "A"

Site Plan





Landscape Plan

HARDSCAPE AND MATERIALS LEGEND

1. PEDESTRIAN CONCRETE UNIT PAVERS; INDIASUMMER COLOUR; RUNNING BOND PATTERN
2. SAW CUT CONCRETE 90 DEGREES; BROOM FINISHED CONCRETE
3. SAW CUT CONCRETE 45 DEGREES; BROOM FINISHED CONCRETE
4. BROOM FINISHED CONCRETE; SAND TONE
5. BROOM FINISHED CONCRETE (LET DOWNS)
6. DRAIN ROCK
7. SOD LAWN

PLANT SCHEDULE - BUILDING B

KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
	1	GLEDITSIA T. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST
	5	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY
	1	ROBINA PSEUDOACACIA 'FRISIA'	GOLDEN LOCUST
SHRUB			
V	15	VIBURNUM DAVIDII	DAVID'S VIBURNUM
Y	22	YUCCA FILAMENTOSA	ADAM'S NEEDLE
GRASS			
BI	6	BOUTELOUA GRACILIS	MOSQUITO GRASS
PP	279	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
GC			
E	270	ERICA CARNEA	WINTER HEATHER

DRAFT

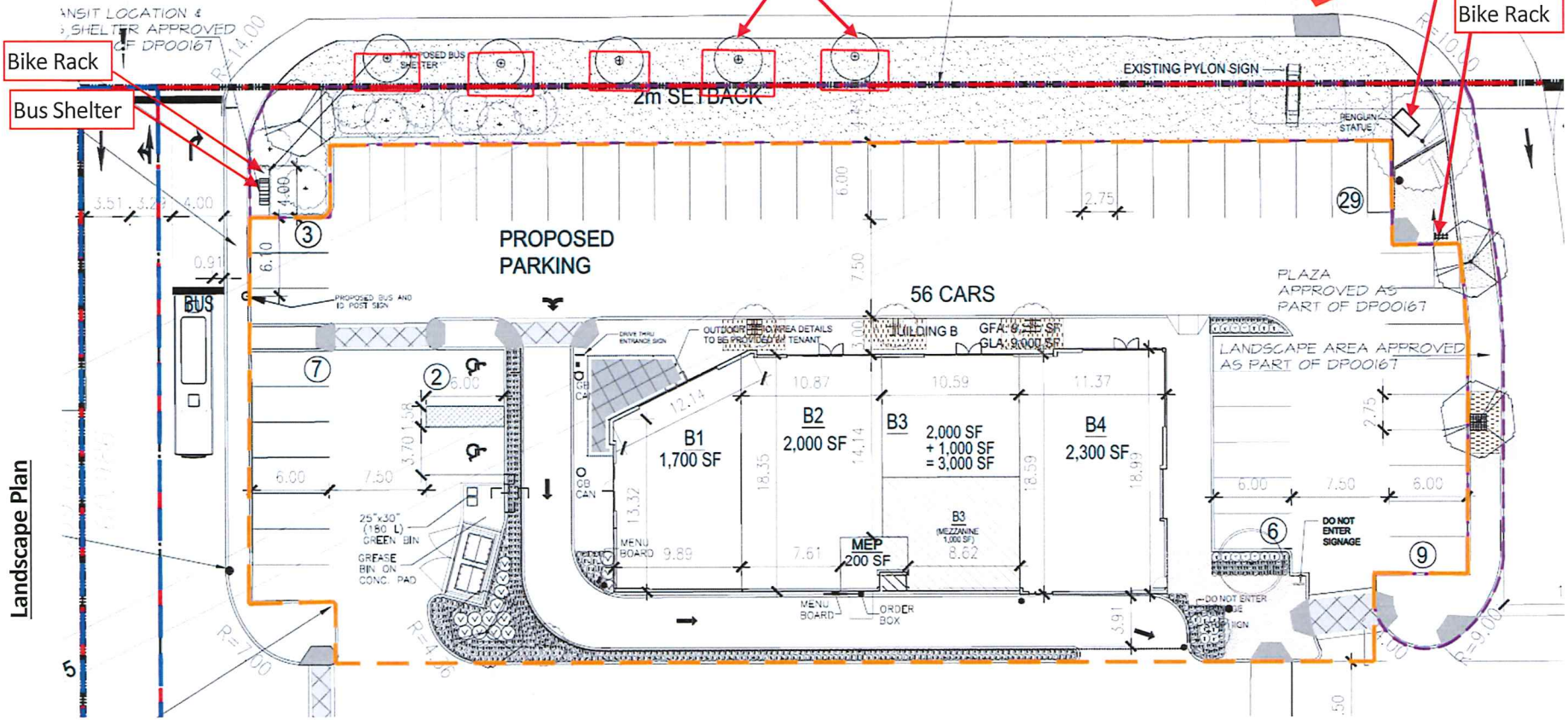
Trees to be Removed & Replaced Elsewhere

Penguin Statue

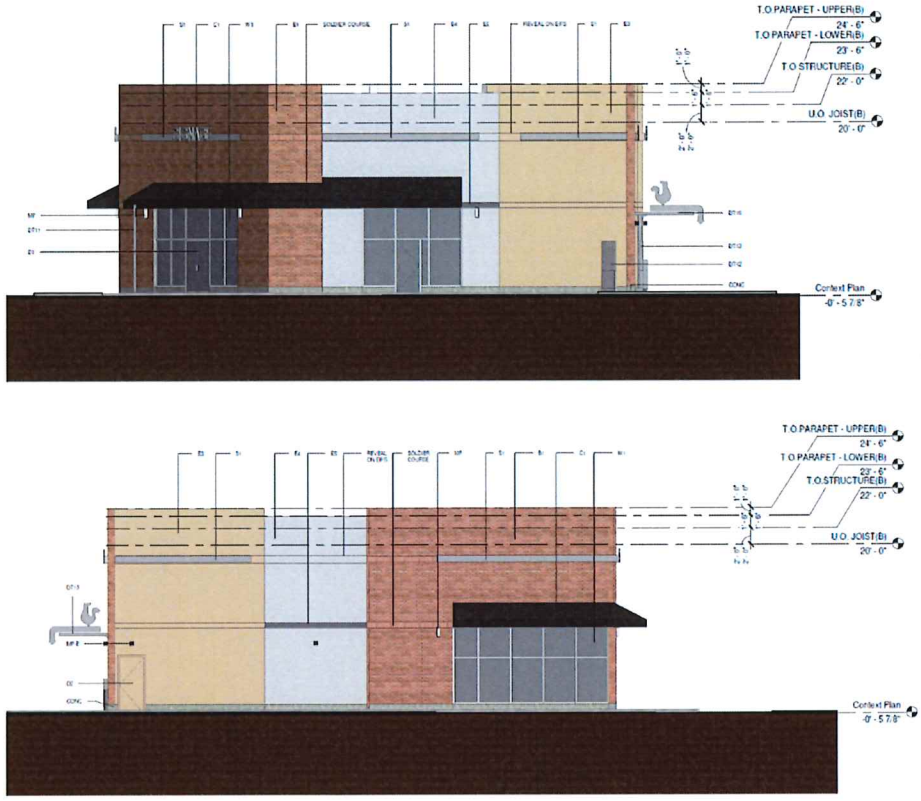
Bike Rack

Bike Rack

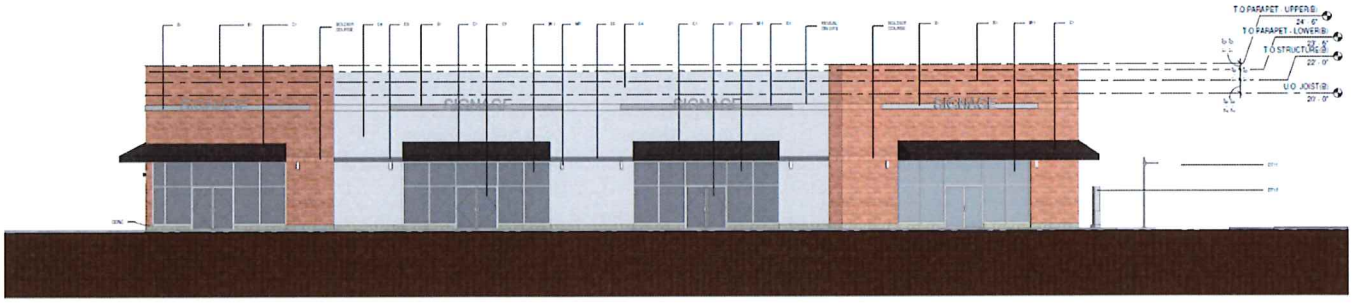
Bus Shelter



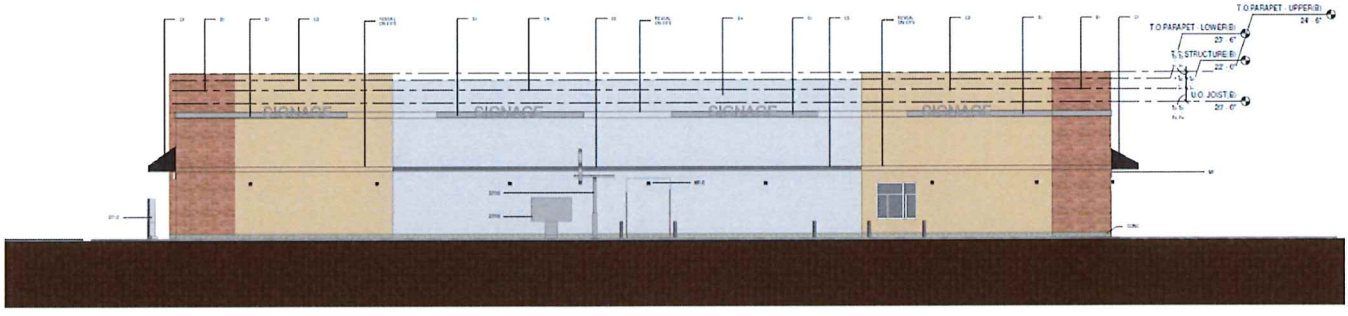
Elevations



1 A-04 BLDG B - EAST ELEVATION
SCALE: 1 : 100



3 A-04 BLDG B - NORTH ELEVATION
SCALE: 1 : 100



4 A-04 BLDG B - SOUTH ELEVATION
SCALE: 1 : 100

DRAFT

Colours and Materials

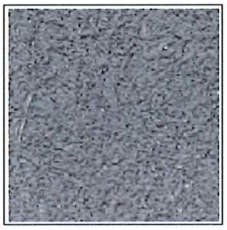
E3
EIFS
DRYVIT 112



E4
EIFS
DRYVIT 132



E5
EIFS
DRYVIT 623A



D2



REGULAR DOOR
PAINTED TO MATCH
E3 COLOUR

CONC



CONCRETE UPSTANDS

B1
BRICK
MATCH WITH EXISTING BRICK



D1



GLAZED
STOREFRONT DOOR

GLAZING COLOUR TBD BASED
ON ENERGY EFFICIENCY
REPORT

W1



STOREFRONT
WINDOW

GLAZING COLOUR TBD BASED
ON ENERGY EFFICIENCY
REPORT



DRIVE THRU ELEMENTS

DT10 - SPEAKER POST CANOPY
DT11 - CLEARANCE BAR
DT12 - DIGITAL PRE-SELL BOARD
DT13 - DIGITAL MENU BOARD

MF



WALL LIGHTING
MODERN FORMS - LEDGE
OUTDOOR LED

S1



STEEL BAR FOR SIGNAGE
COLOUR TBD

C1



AWNING CANOPY WITH CANVAS
BLACK

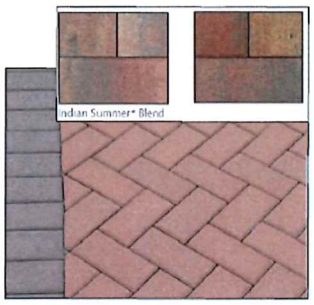
MF-E



WALL LIGHTING
MODERN FORMS - BLOC
OUTDOOR LED

DRAFT

Colours and Materials (con't)



① PEDESTRIAN CONCRETE UNITS PAVERS; INDIAN SUMMER BLEND COLOUR (REFER TO IMAGE BELOW) + BANDING 90 DEGREES; CHARCOAL COLOUR



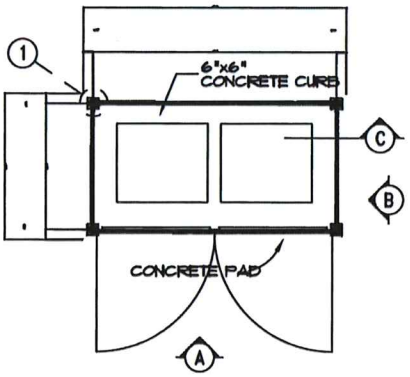
② SAW CUT CONCRETE 90 DEGREES; BROOM FINISHED CONCRETE



③ SAW CUT CONCRETE 45 DEGREES; BROOM FINISHED CONCRETE



④ BROOM FINISHED CONCRETE; SAND TONE



PLAN DETAIL



BENCH BY MAGLIN MLB870 (OR EQUIVALENT)

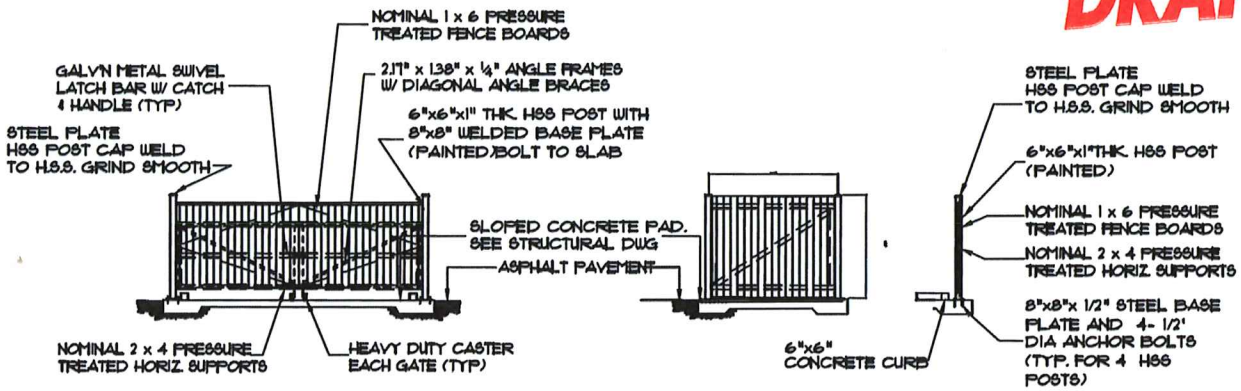


TREE GRATE BY GLUSEN (OR EQUIVALENT)



TRASH BIN BY MAGLIN POWDER COAT ALUMINIUM

DRAFT



A FRONT ELEVATION

B SIDE ELEVATION

C SECTION

Renderings







DRAFT

AGENDA ITEM NO: 7.8

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Tony Neels Agricultural Land Reserve 10650 Bustin Road	DATE:	March 10, 2023
DEPARTMENT:	Planning Department ALR00398	PREPARED BY:	Seamus McConville/tr

1. SUMMARY OF ISSUE:

The applicant is seeking approval for a "Non-Adhering Residential Use" within the Agricultural Land Reserve (ALR) to allow for an addition to an existing secondary residence with a requested total floor area of 261m^2, in excess of Agricultural Land Commission (ALC) regulations.

2. RECOMMENDATION:

Recommendation that application ALR00398 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR), with respect to property located at 10650 Bustin Road, be forwarded to the Agricultural Land Commission "with support".

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON AGRICULTURAL LAND RESERVE APPLICATION ALR00398

PREPARED BY:	Seamus McConville	DATE:	March 10, 2023
POSITION:	Planner I	DEPARTMENT:	Planning Department

1. SUMMARY OF ISSUE:

The applicant is seeking approval for a "Non-Adhering Residential Use" within the Agricultural Land Reserve (ALR) to allow for an addition to an existing secondary residence with a requested total floor area of 261m^2, in excess of Agricultural Land Commission (ALC) regulations.

2. PROPOSAL:

The applicant wishes to construct a 47m^2 2-storey addition to an existing, 214m^2 secondary dwelling located along the western property line. The secondary dwelling was constructed in the 1970s, prior to ALC regulations limiting additional residences to 90m^2. The requested increase in floor area is to facilitate the construction of larger garage on the south side of the existing dwelling, and an expansion to the living area for both the ground and second storey on the north side of the dwelling, resulting in a gross floor area of 261m^2, should the proposal be approved. As the total floor area exceeds the 90m^2 limitation for a secondary residence, approval is required from the ALC to undertake the requested alteration. The request is in keeping with the City's farm home plate requirements within the Zoning Bylaw, as shown on the attached site plan.

The subject property is an approximately 26.3ha (65ac) dairy farm owned and operated by two generations of the same family. The applicant is requesting this additional space in order to upgrade the home to ensure it meets their needs to age in place as the owner prepares to retire on the property. The applicant/owner intends to remain on site in the secondary residence to assist his adult son in farm operations, fulfilling the family's succession planning goals. Should the addition be approved, and once construction is complete, the applicant's adult son intends to reside in the 437m^2 primary residence with their family and children.

An expansion to the existing driveway area is also proposed, which is to serve as a shared access to an agricultural building (storage barn) to be constructed behind the secondary dwelling. A Building Permit (BP033981) for the storage barn has been issued though no timeline of completion of construction has been provided.

Should the ALC approve the requested addition, a Development Variance Permit (DVP) application will be required to be submitted for Council's consideration to request a reduction to the minimum front lot line setback from 7.5m to 4.5m for the existing portion of the secondary dwelling and from 7.5m to 6.3m for the proposed additions. Approval by Council for the DVP application will be required prior to issuance of a Building Permit.

3. FACTORS:

3.1 Zoning/2040 OCP Designation/Land Use

Current Zone: AL (Agricultural Lowland) Zone

OCP Designation: "Agriculture"

Existing Land Uses: The primary residence is located in the southern portion of the property, surrounded by rural ancillary uses and agricultural buildings (dairy barns).

The subject secondary residence is approximately 162m to the north of the main dwelling.

The remainder of the property is comprised of a large pasture and agricultural lands.

3.2 Technical Issues:

Floodplain: The property is within the protected floodplain and is subject to the Floodplain Regulation Bylaw. A 25% addition to the current floor area of a single detached dwelling is permitted at the current, non-conforming floodplain elevation as per the City's Floodplain Regulation Bylaw. The proposed addition is anticipated to be in keeping with this size.

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

Watercourses: *Bustin Ditch*, a "Class C" watercourse, is located across Bustin Road to the west of the property. The proposed development is located outside of the minimum required 15m setback.

Soil Classification: According to the ALC's soil capability mapping, the affected portion of the property is composed of 90% Class 2 soils and 10% Class 3 soils.

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.

3.3 Neighbourhood Character

The subject property is located in an agricultural area within Rosedale with large scale agricultural operations located to the north, south and west of the subject property within both the ALR and AL (Agricultural Lowland) Zone. Surrounding properties contain single detached dwellings, rural ancillary uses and a variety of agricultural buildings. Cheam First Nation is located to the east of the subject property.

4. AGRICULTURAL AND RURAL ADVISORY COMMITTEE:

The Agricultural and Rural Advisory Committee (ARAC) reviewed this proposal on March 8, 2023 and made the following recommendation:

That the Agricultural and Rural Advisory Committee supports the Non-Adhering Residential Use within the Agricultural Land Reserve for property located at 10650 Bustin Road and recommends Council forward the application to the Agricultural Land Commission "with support".

As part of the Committee's rationale, it was noted that, as the secondary dwelling has been on the property since the 1970s and the addition is minor in nature, the proposal is considered to have no impact on the agricultural production on site and will assist in succession planning for the property owners.

5. RECOMMENDATION AND SUBSTANTIATION:

Recommendation

Recommendation that application ALR00398 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR), with respect to property located at 10650 Bustin Road, be forwarded to the Agricultural Land Commission "with support".

Substantiation

The addition is minor in scope, allowing for the retrofit of an existing dwelling to meet the needs of a farming family. As the development is utilizing a long existing footprint and constrained by floodplain construction requirements, there is no anticipated detrimental impact to agricultural operations on the property.

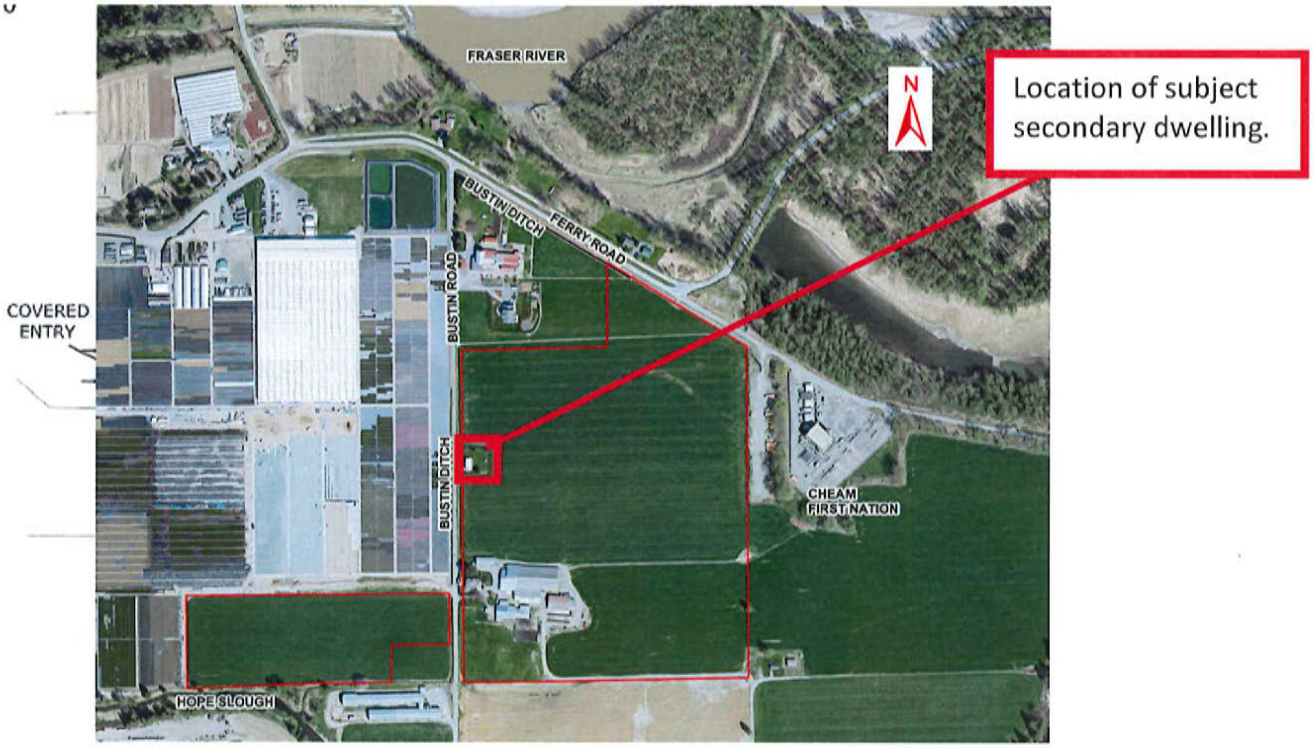
6. SOURCES OF INFORMATION:

- ALC Applicant Submission (ID65692) – June 9, 2022
- ALR Application (ALR00398) – June 21, 2022
- Building Permit Application (BP033981) – June 21, 2022
- Development Application Review Team (DART) Minutes – September 15, 2022

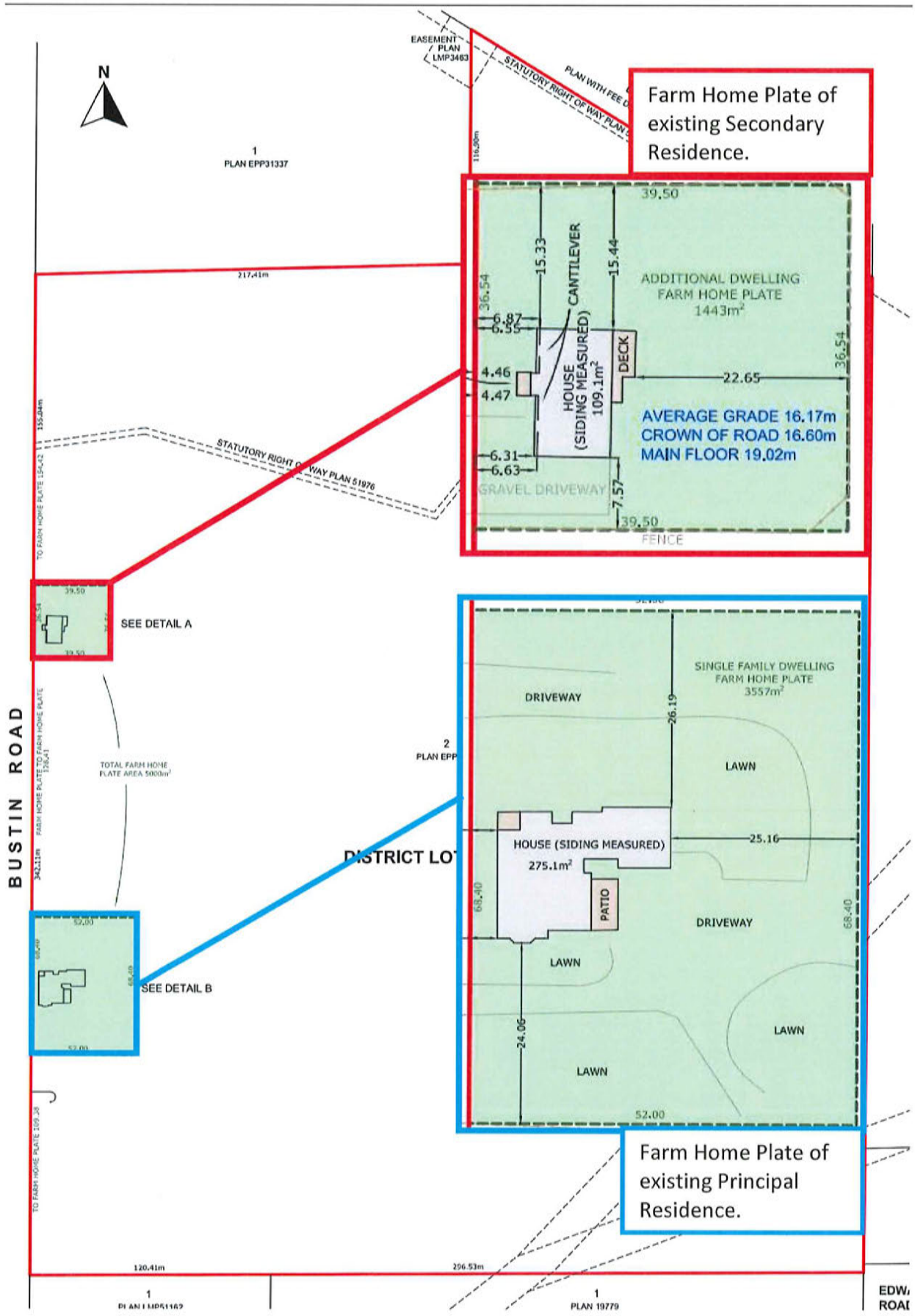
Location Map



Ortho Map



Proposed Site Plan (as submitted by the applicant)



Detailed Site Plan Demonstrating Additions onto Secondary Residence

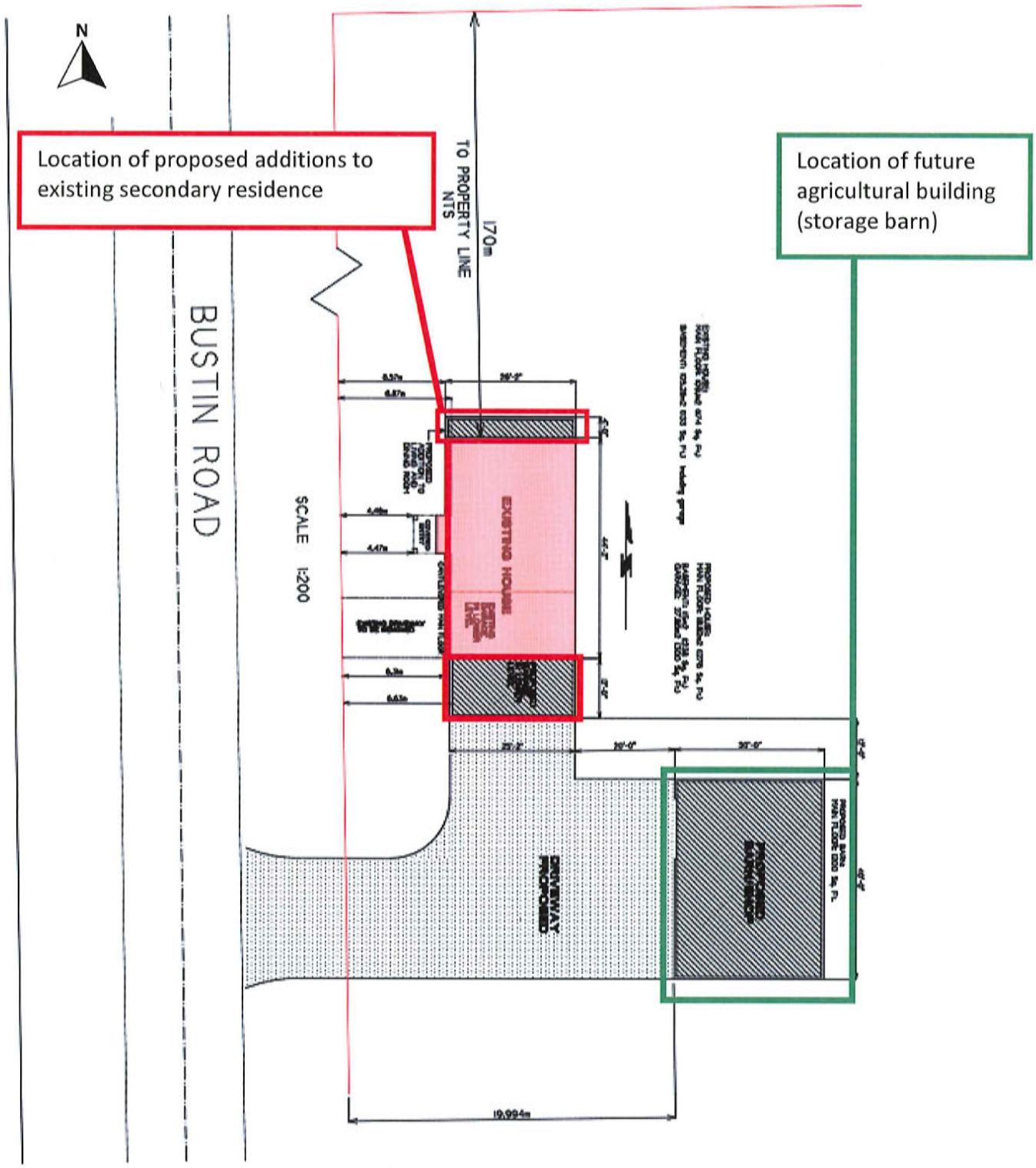


Photo of Existing Secondary Residence (to be expanded upon)



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65692
Application Status: Under LG Review
Applicant: Tony Neels
Local Government: City of Chilliwack
Local Government Date of Receipt: 01/12/2023
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use
Proposal: The primary purpose of the proposal is in connection with the succession of our family farm. The farm currently has 2 residential structures. We are father and son partnership. The aging parents currently occupy the principle residence. My son Jason and his wife and 2 children occupy the smaller secondary home, which was originally built to house farm help.
The plan is for us to swap homes, as the larger primary residence is on the site of the dairy operation.
We the aging parents want use the secondary residence as our retirement home. I, the father am 63 yrs. old and still in good health. It is my wish and desire to continue to play a significant role in the dairy operation as long as my health allows. Financially this is a critical element in the viability of our family farm. It would be difficult for this farm to be able to support both me and another full time position.
Therefore this proposal that we are presenting is vital to the interest of continuing to function as a family farm that can financially carry itself, while supporting me and my wife into our retirement years.
We are proposing to add 47m2 to an existing home of 214m2, for a total of 261m2.

Mailing Address :
10650 Bustin Road
Rosedale , BC
V0X 1X2
Canada
Primary Phone :
Email :

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple
   Parcel Identifier : 011-183-748
   Legal Description : LOT 2 SECTION 32 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN 5991
   Parcel Area : 28 ha
   Civic Address : 10650 Bustin Rd.
   Date of Purchase : 11/01/1993
   Farm Classification : Yes
   Owners

1. **Name :** Tony Neels
   Address :
   10650 Bustin Road
   Rosedale , BC
   V0X 1X2
   Canada
   Phone :
   Email :

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
The land use is for dairy production. 130 mature cows are milked in 3 robotic milkers.
Approx. 100 heifers are raised for dairy replacements.
The land is used for growing corn and grass to feed the animals

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
Dairy barn 180ft. x110ft.
Dry cow barn 120ft x60ft.
Heifer barn 140ft.x 60ft.
Manure storage 100ft x 100ft.
Bunker silo 100ft. x60ft.
bunker silo 120ft. x 58ft.
Shop 100ft. x 30ft.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
Primary residence, total floor area approx. 437 m 2
Secondary residence, upper and lower floor area. total floor area, approx. 214m

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity : small acreage

East

Land Use Type: Agricultural/Farm
Specify Activity : native first nations reserve

South

Land Use Type: Agricultural/Farm
Specify Activity : cash crop

West

Land Use Type: Agricultural/Farm
Specify Activity : nursery production

Proposal

1. What is the purpose of the proposal?
The primary purpose of the proposal is in connection with the succession of our family farm. The farm currently has 2 residential structures. We are father and son partnership. The aging parents currently occupy the principle residence. My son Jason and his wife and 2 children occupy the smaller secondary home, which was originally built to house farm help.
The plan is for us to swap homes, as the larger primary residence is on the site of the dairy operation.
We the aging parents want use the secondary residence as our retirement home. I, the father am 63 yrs. old and still in good health. It is my wish and desire to continue to play a significant role in the dairy operation as long as my health allows. Financially this is a critical element in the viability of our family farm. It would be difficult for this farm to be able to support both me and another full time position.
Therefore this proposal that we are presenting is vital to the interest of continuing to function as a family farm that can financially carry itself, while supporting me and my wife into our retirement years.
We are proposing to add 47m2 to an existing home of 214m2, for a total of 261m2.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.
The proposal is not for an additional, but rather to renovate an existing home.
This is necessary to support the farm succession with our son, and to secure the long term viability of our family farm.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.
The principle residence is a two story home, 275m2 on the main floor and approx. 162m2 on the upper floor, for a total of 437 sq. mtrs. This home is currently occupied by 2 people, my wife and I.
The second home is a two story home with a basement and main floor
This home is currently occupied by 2 adults with 2 young children.

4. What is the total floor area of the proposed additional residence in square metres?
261 m^2

5. Describe the rationale for the proposed location of the additional residence.
The location has already been determined as this is an existing home

6. What is the total area of infrastructure necessary to support the additional residence?
The existing home has about 222m2 parking area.
The proposed addition will add an additional 233 m2 of parking area, for a total infrastructure area of 455 m2

7. Do you need to import any fill to construct the additional residence or infrastructure?
Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m^2) *0.023 ha*
Maximum depth of material to be placed as fill *0.2 m*

Volume of material to be placed as fill *47 m^3*
Estimated duration of the project. *3 Months*

Describe the type and amount of fill proposed to be placed.
3 inch minus crushed rock

Briefly describe the origin and quality of fill.
3 inch minus road base Supplied by local supplier

Applicant Attachments

- Proposal Sketch - 65692
- Other correspondence or file information - revised floor plans
- Site Photo - aerial map
- Certificate of Title - 011-183-748

ALC Attachments

None.

Decisions

None.

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65692
Application Status: Under LG Review
Applicant: Tony Neels
Local Government: City of Chilliwack
Local Government Date of Receipt: 01/06/2023
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use
Proposal: The primary purpose of the proposal is in connection with the succession of our family farm. The farm currently has 2 residential structures. We are father and son partnership. The aging parents currently occupy the principle residence. My son Jason and his wife and 2 children occupy the smaller secondary home, which was originally built to house farm help.
The plan is for us to swap homes, as the larger primary residence is on the site of the dairy operation.
We the aging parents want use the secondary residence as our retirement home. I, the father am 63 yrs. old and still in good health. It is my wish and desire to continue to play a significant role in the dairy operation as long as my health allows. Financially this is a critical element in the viability of our family farm. It would be difficult for this farm to be able to support both me and another full time position.
Therefore this proposal that we are presenting is vital to the interest of continuing to function as a family farm that can financially carry itself, while supporting me and my wife into our retirement years.
We are proposing to add on a garage of 300 sq. ft. or approx. 33 m2
We are also proposing to add on 150 sq. ft. of floor area, or approx. 16 m2

Mailing Address :
10650 Bustin Road
Rosedale , BC
V0X 1X2
Canada
Primary Phone :
Email

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple
   Parcel Identifier : 011-183-748
   Legal Description : LOT 2 SECTION 32 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN 5991
   Parcel Area : 28 ha
   Civic Address : 10650 Bustin Rd.
   Date of Purchase : 11/01/1993
   Farm Classification : Yes
   Owners

1. **Name :** Tony Neels
   Address :
   10650 Bustin Road
   Rosedale , BC
   V0X 1X2
   Canada
   Phone
   Email

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
The land use is for dairy production. 130 mature cows are milked in 3 robotic milkers.
Approx. 100 heifers are raised for dairy replacements.
The land is used for growing corn and grass to feed the animals

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
Dairy barn 180ft. x110ft.
Dry cow barn 120ft x60ft.
Heifer barn 140ft.x 60ft.
Manure storage 100ft x 100ft.
Bunker silo 100ft. x60ft.
bunker silo 120ft. x 58ft.
Shop 100ft. x 30ft.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
Primary residence, total floor area approx. 437 m 2
Secondary residence, upper and lower floor area. total floor area, approx. 212m

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity : small acreage

East

Land Use Type: Agricultural/Farm
Specify Activity : native first nations reserve

South

Land Use Type: Agricultural/Farm
Specify Activity : cash crop

West

Land Use Type: Agricultural/Farm
Specify Activity : nursery production

Proposal

1. What is the purpose of the proposal?
The primary purpose of the proposal is in connection with the succession of our family farm. The farm currently has 2 residential structures. We are father and son partnership. The aging parents currently occupy the principle residence. My son Jason and his wife and 2 children occupy the smaller secondary home, which was originally built to house farm help.
The plan is for us to swap homes, as the larger primary residence is on the site of the dairy operation.
We the aging parents want use the secondary residence as our retirement home. I, the father am 63 yrs. old and still in good health. It is my wish and desire to continue to play a significant role in the dairy operation as long as my health allows. Financially this is a critical element in the viability of our family farm. It would be difficult for this farm to be able to support both me and another full time position.
Therefore this proposal that we are presenting is vital to the interest of continuing to function as a family farm that can financially carry itself, while supporting me and my wife into our retirement years.
We are proposing to add on a garage of 300 sq. ft. or approx. 33 m2
We are also proposing to add on 150 sq. ft. of floor area, or approx. 16 m2

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.
The proposal is not for an additional, but rather to renovate an existing home.
This is necessary to support the farm succession with our son, and to secure the long term viability of our family farm.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.
The principle residence is a two story home, 275m2 on the main floor and approx. 162m2 on the upper floor, for a total of 437 sq. mtrs. This home is currently occupied by 2 people, my wife and I.
The second home is a two story home with a basement and main floor
This home is currently occupied by 2 adults with 2 young children.

4. What is the total floor area of the proposed additional residence in square metres?
261 m^2

5. Describe the rationale for the proposed location of the additional residence.
The location has already been determined as this is an existing home

6. What is the total area of infrastructure necessary to support the additional residence?
The existing home has about 222m2 parking area.
The proposed addition will add an additional 233 m2 of parking area, for a total infrastructure area of 455 m2

7. Do you need to import any fill to construct the additional residence or infrastructure?
Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m^2) *0.023 ha*
Maximum depth of material to be placed as fill *0.2 m*

Volume of material to be placed as fill *47 m^3*
Estimated duration of the project. *3 Months*

Describe the type and amount of fill proposed to be placed.
3 inch minus crushed rock

Briefly describe the origin and quality of fill.
3 inch minus road base Supplied by local supplier

Applicant Attachments

- Proposal Sketch - 65692
- Other correspondence or file information - revised floor plans
- Site Photo - aerial map
- Certificate of Title - 011-183-748

ALC Attachments

None.

Decisions

None.

AGENDA ITEM NO: 7.9

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	OTG Developments Ltd (Inc No. BC1152746) Agricultural Land Reserve 42990 Keith Wilson Road	DATE:	March 9, 2023
DEPARTMENT:	Planning Department ALR00404	PREPARED BY:	Stella Xiao / tr

1. SUMMARY OF ISSUE:

The applicant is seeking approval for to approve a 'Non-Adhering Residential Use' in the Agricultural Land Reserve (ALR) to facilitate the retention of a non-conforming dwelling within the subject property.

2. RECOMMENDATION:

Recommendation that application ALR00404 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve (ALR), with respect to property located at 42990 Keith Wilson Road, be forwarded to the Agricultural Land Commission "without comment".

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON AGRICULTURAL LAND RESERVE APPLICATION ALR00404

PREPARED BY:	Stella Xiao	DATE:	March 9, 2023
POSITION:	Planner I	DEPARTMENT:	Planning Department

1. SUMMARY OF ISSUE:

The applicant is seeking approval for to approve a 'Non-Adhering Residential Use' in the Agricultural Land Reserve (ALR) to facilitate the retention of a non-conforming dwelling within the subject property.

2. BACKGROUND/PROPOSAL:

In January 2018, a Building Permit was issued to construct a new two-storey single detached dwelling with a floor area of 277.8m^2, under the condition that the existing dwelling be demolished. As demolition of the original dwelling was never completed, the new dwelling has not passed final inspection. Property ownership changed prior to the completion of the Building Permit and Demolition Permit, and the current property owners are now requesting permission to retain the existing dwelling for residential uses. Although the new dwelling has not yet passed final inspection, the property owners currently reside in it; the existing dwelling is currently vacant.

As shown within the adjacent map, the property is approximately 5.3ha (13.1ac) in area. The proposed total Farm Home Plate (FHP) for both residences is 2,437m^2, which is well under the 5000m^2 maximum area permitted within the AL (Agricultural Lowland) Zone. Based on the provided site plan, all structures related to the existing dwellings are contained within the proposed Farm Home Plate area. In addition to the two existing dwellings, the property also currently contains three agricultural buildings. An additional driveway is not proposed as all buildings are connected by a shared driveway.



According to the submitted plans, the existing one-storey dwelling has a floor area of 225.5m^2 with a 40.8m^2 attached covered patio and a 26.8m^2 carport.

Currently, the agricultural activities on this property consists of hay production and horse

boarding; the property is assessed as a "farm" under the BC Assessment Act. In addition to indoor horticulture, the property owners also intend to expand the agricultural operations to include growing garlic and lavender, as well as raising livestock and poultry.

At the December 14, 2022 meeting, the Agricultural and Rural Advisory Committee did not support the initial proposal to retain 90m^2 of the original dwelling for residential use and convert the remainder of the building for agricultural use. The applicant has since amended the proposal to request to retain the entire house for residential use.

3. FACTORS:

3.1 Zoning/2040 OCP Designation/Land Use

Current Zone: AL (Agricultural Lowland) Zone

OCP Designation: "Agriculture"

Existing Land Uses: Horse boarding within the three agricultural buildings, hay fields, and two single-detached dwellings.

3.2 Technical Issues:

Floodplain: The property is within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw. A floodplain covenant was registered on the property in 2002. Since there is no change in use proposed with retaining the original dwelling, alterations to the building to meet Flood Construction Levels are not necessary.

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

Watercourses: *Keith Wilson Roadside Ditch*, a Class "E" ditch, runs along the north boundary of the property, while Class "E" primary drainage runs along the northern half of the east boundary of the property and along an eastern portion of the south boundary. The original dwelling is not affected by any watercourse setbacks.

Soil Classification: According to the ALC's soil capability mapping, the affected portion of the property is composed of a variety of soils, including areas with:

- 40% Class 4 soils (with soil moisture deficiency and excess water issues), 40% Class 3 soils (with soil moisture deficiency and topographic issues), and 20% Class 4 soils (with excess water), having the potential to be Class 2 soils with soil moisture deficiency, Class 2 soils with topographic issues, and Class 3 soils with excess water with significant improvement;

- 60% Class 4 soils and 40% Class 3 soils with excess water, having the potential to be Class 2 soils (with excess water and topographic issues); and
- Class 2 soils (with excess water, soil moisture deficiency and topographic issues), having the potential to be Class 1 soils and Class 2 soils (with topographic issues).

For reference, the ALC's Soil Classes are outlined below:

- Class 1 lands are capable of producing the very widest range of crops, resulting in easy management.
- 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 4 lands require special management practices or severely restricted crop selection.

3.3 Neighbourhood Character

The property is located between the Greendale and Yarrow neighbourhoods, surrounded by large scale agricultural operations in the AL (Agricultural Lowland) Zone. All surrounding lots are within the Agricultural Land Reserve.

4. DISCUSSION:

Although the existing dwelling is nearing the end of its lifespan, being constructed in the 1970s, the proposed retention would extend the lifespan of the dwelling as well as support the expansion of agricultural activities by providing on-site housing for staff without the need for constructing a new additional dwelling in the future. As such, the proposal is in alignment with the City's Agricultural Area Plan policy to support Provincial efforts towards minimizing the impact of buildings on agricultural land.

5. AGRICULTURAL AND RURAL ADVISORY COMMITTEE:

The Agricultural and Rural Advisory Committee (ARAC) re-reviewed this proposal on March 8, 2023 and noted that while the retention of the existing house on the property will provide potential quality farm worker housing and/or affordable housing within the City, the Committee has no guideline to determine whether these benefits constitute an overall benefit to agriculture. As such, ARAC made the following recommendation:

- Recommend the application be forwarded to the ALC "without comment"; and,
- Request that the Agricultural Land Commission provide the City with decision-making criteria for the retention and/or expansion of existing additional dwellings.

6. RECOMMENDATION AND SUBSTANTIATION:

Recommendation

Recommendation that application ALR00404 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve, with respect to property located at 42990 Keith Wilson Road, be forwarded to the Agricultural Land Commission without comment.

Substantiation

The proposal to retain the existing residential dwelling is anticipated to reduce long-term impact to the agricultural viability of the parcel and allow for accommodating the additional staff required for the future expansion of agricultural operations at the property. In addition, the proposal does not include any new structures that would remove agricultural land from production.

7. SOURCES OF INFORMATION:

- Building Permit Application (BP028654) – November 23, 2016
- ALC Applicant Submission (ID66325) – August 22, 2022 (re-submitted December 30, 2022)
- ALR Application (ALR00404) – August 25, 2022
- Development Application Review Team (DART) Minutes – September 19, 2022
- Expanded Rationale Letter provided by Applicant –December 30, 2022

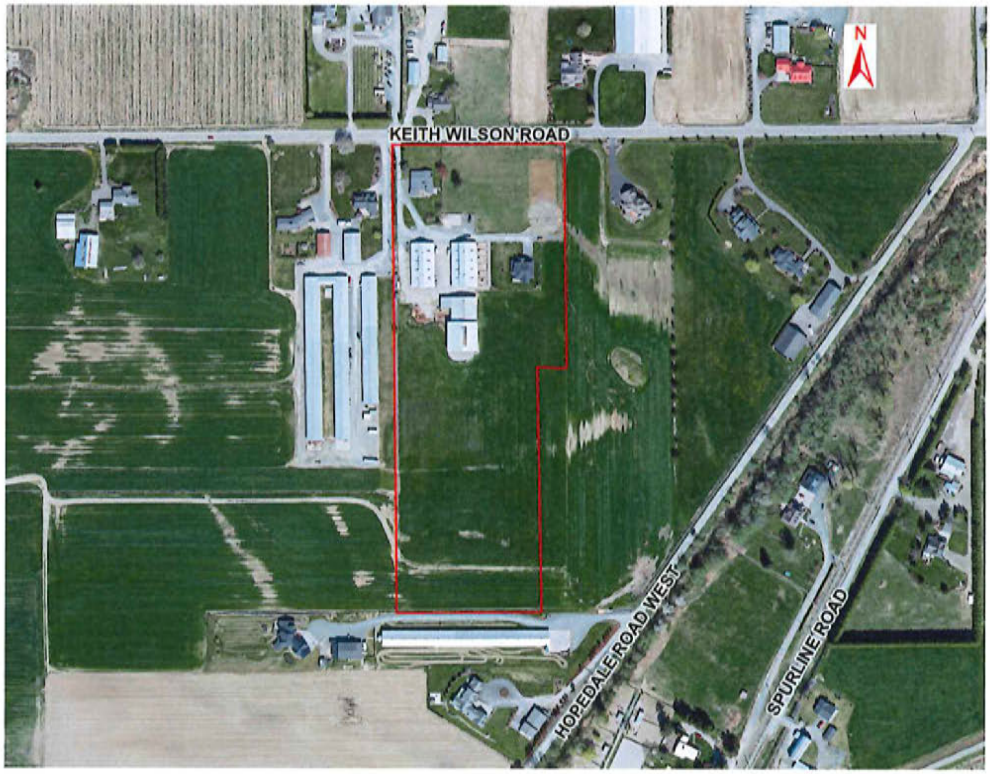
Attachment:

- ALC Applicant Submission (ID66325) – December 30, 2022

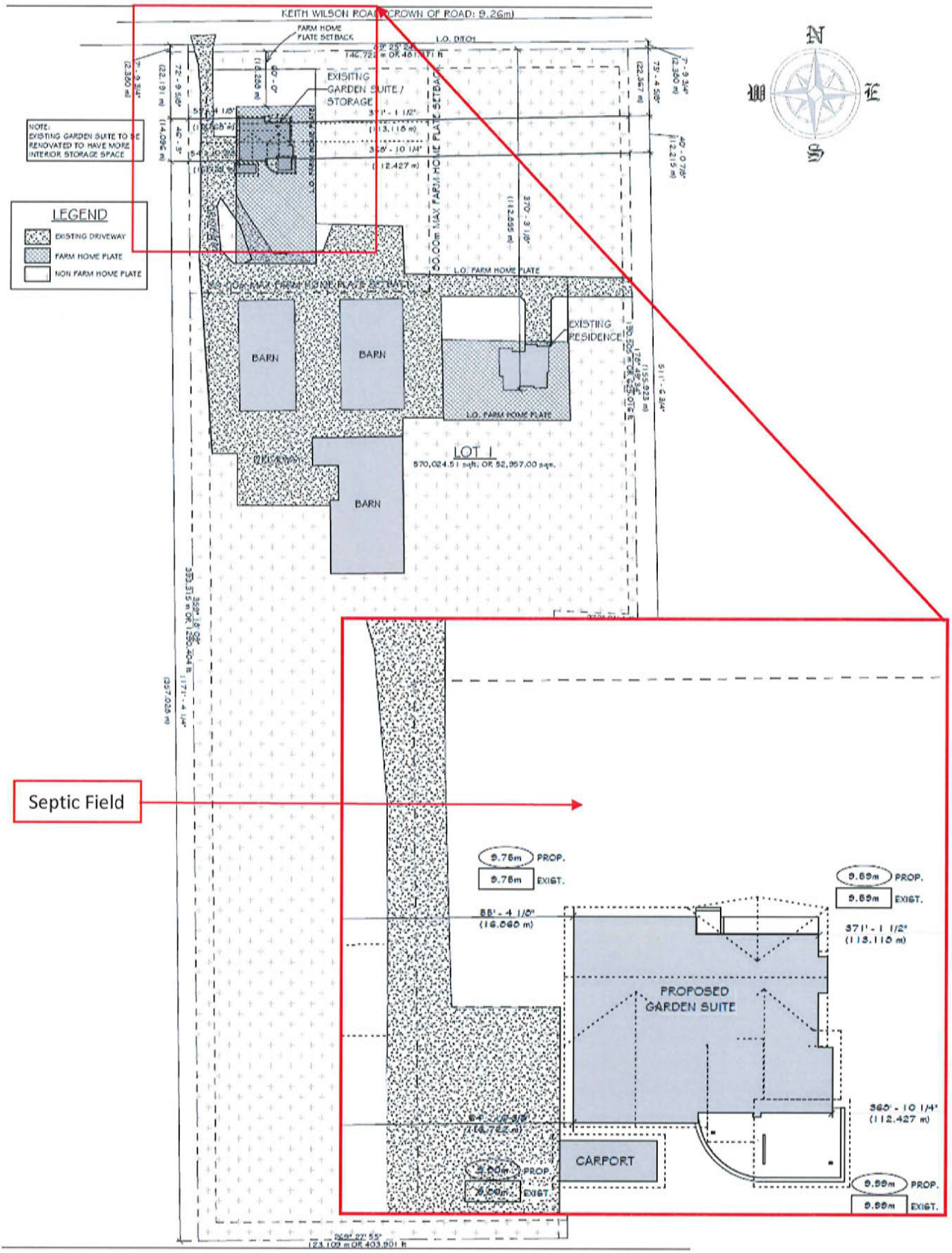
Location Map



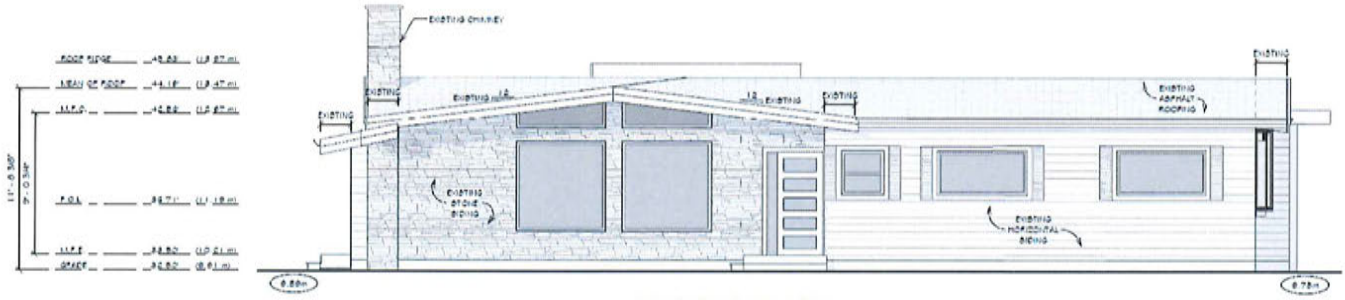
Ortho Map



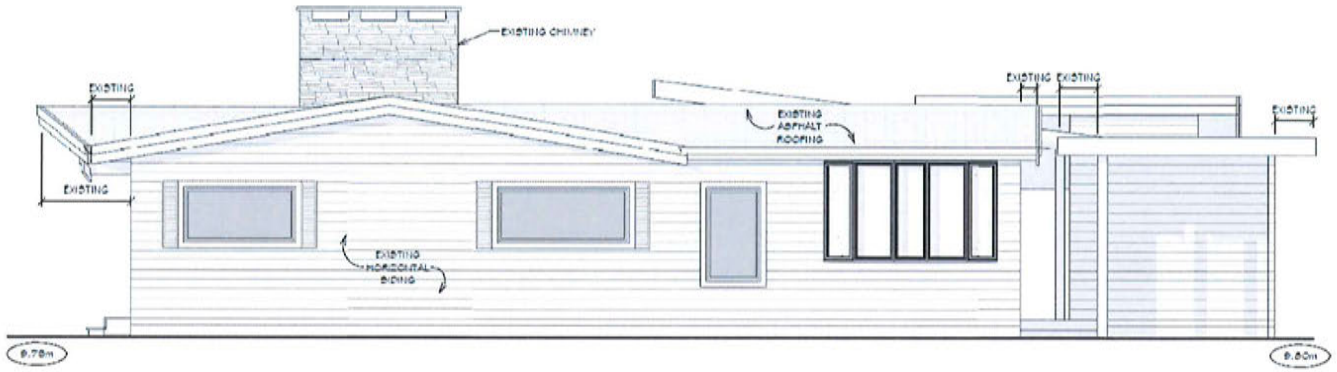
Proposed Site Plan (as submitted by the applicant)



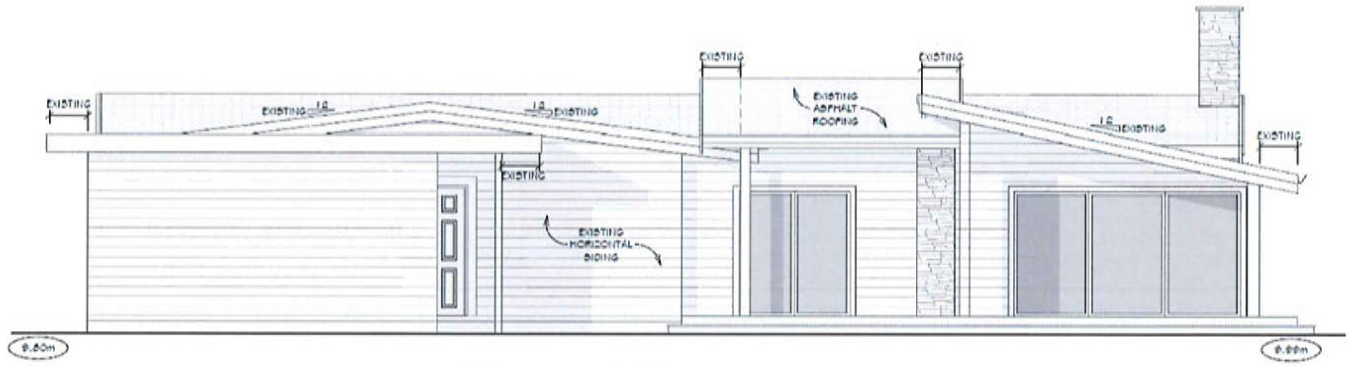
Elevations



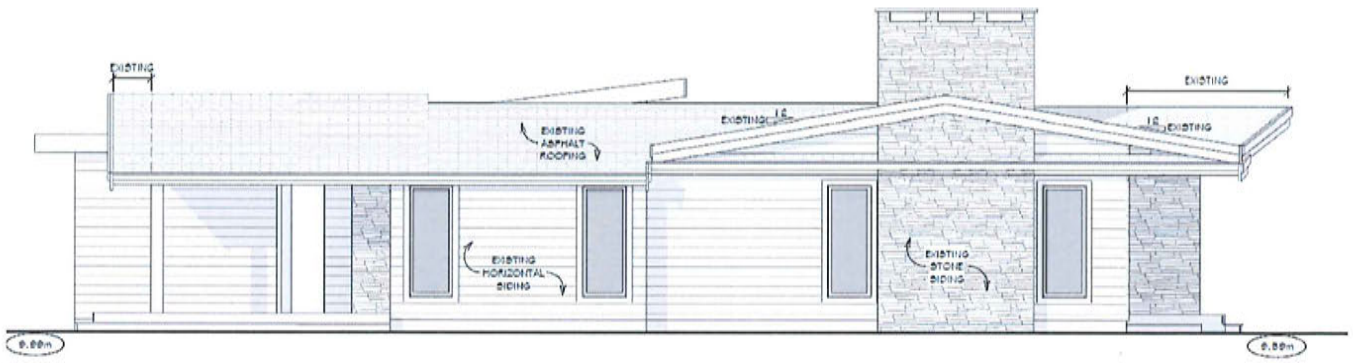
FRONT (NORTH) ELEVATION



RIGHT (WEST) ELEVATION



REAR (SOUTH) ELEVATION



LEFT (EAST) ELEVATION

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66325
Application Status: Under LG Review
Applicant: Botha Family Holdings Corp.
Agent: OTG Developments Ltd.
Local Government: City of Chilliwack
Local Government Date of Receipt: 12/19/2022
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use
Proposal: The proposal is to retain the two existing single-family dwellings on the property. The original dwelling was supposed to be demolished once the new dwelling was constructed in 2019. The owner sold the property with the two homes still intact and the new owner wishes to preserve the secondary dwelling in order to expand the agricultural operation.

Agent Information

Agent : OTG Developments Ltd.
Mailing Address :
201 - 45269 Keith Wilson Road
Chilliwack, BC
V2R 5S1
Canada
Primary Phone
Mobile Phone :
Email :

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple
   Parcel Identifier : 025-497-677
   Legal Description : LOT 1 SECTION 4 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN BCP1385
   Parcel Area : 5.3 ha
   Civic Address : 42990 Keith Wilson Road, Chilliwack
   Date of Purchase : 12/15/2020
   Farm Classification : Yes
   Owners
   1. **Name :** Botha Family Holdings Corp.
      Address :
      #1-8580 YOUNG ROAD

Chilliwack, BC
V2P 6Z8
Canada
Phone
Email

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
Horse boarding and hay fields.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
No recent agricultural improvements have been made to the parcel.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
Two existing residential homes.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity : Poultry barns

East

Land Use Type: Agricultural/Farm
Specify Activity : Field crops

South

Land Use Type: Agricultural/Farm
Specify Activity : Poultry barn

West

Land Use Type: Agricultural/Farm
Specify Activity : Poultry barns

Proposal

1. What is the purpose of the proposal?
The proposal is to retain the two existing single-family dwellings on the property. The original dwelling was supposed to be demolished once the new dwelling was constructed in 2019. The owner sold the property with the two homes still intact and the new owner wishes to preserve the secondary dwelling in order to expand the agricultural operation.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.
The additional residential space will allow for the planned expansion of the agricultural activities on the property and support agriculture in the long term. The new property owner intends to expand the current agricultural activities to include garlic, lavender, micro-greens, livestock, and poultry. The additional residential space will allow for the extra farm help required for the planned expansion.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.
There are two existing dwellings. The original dwelling is 225 square metres (2,426.9ft2) in area with no current occupants. The newer dwelling constructed in 2019 is 278 square metres (2,990ft2) and houses the new property owners.

4. What is the total floor area of the proposed additional residence in square metres?
225 m^2

5. Describe the rationale for the proposed location of the additional residence.
As mentioned previously, the additional residence is an existing dwelling which is currently located approximately 23 metres from the front lot line along Keith Wilson Road.

6. What is the total area of infrastructure necessary to support the additional residence?
As the secondary dwelling is an existing structure, all supporting infrastructure is already in place.

7. Do you need to import any fill to construct the additional residence or infrastructure?
No

Applicant Attachments

- Agent Agreement - OTG Developments Ltd.
- Proposal Sketch - 66325
- Other correspondence or file information - Cover Report
- Other correspondence or file information - Corporate Summary
- Other correspondence or file information - Covenant (Floodplain)
- Certificate of Title - 025-497-677

ALC Attachments

None.

Decisions

None.

AGENDA ITEM NO: 7.10

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Magna Villa Construction Ltd Rezoning / 9090 Sunset Drive	DATE:	February 28, 2023
DEPARTMENT:	Planning Department RZ001668	PREPARED BY:	Seamus McConville / tr

1. SUMMARY OF ISSUE:

The applicant requests to amend the Official Community Plan designation of the subject property from "Residential 2 – Attached Housing and Narrow Lot Infill" to "Residential 1 - One and Two Family Housing", as per the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and to rezone the property from a R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

Under Section 475 of the Local Government Act, a local government is required to determine whether referral to First Nations and other agencies, in addition to the Public Hearing, is appropriate. In this instance, OCP pre-consultation with outside agencies is not deemed by staff to be necessary as the proposed amendment is seeking to "down designate" the property to maintain the existing low-density residential use. As such, there are no anticipated impact to the interests of outside agencies.

2. RECOMMENDATION:

Recommendation that Council direct staff not to pre-consult with outside agencies with respect to the subject application, which proposes to amend the designation for property located at 9090 Sunset Drive from "Residential 2 – Attached Housing and Narrow Lot Infill" to "Residential 1 - One and Two Family Housing " within the Chilliwack Proper Fairfield Island Neighbourhoods Plan. (RZ001668).

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

AGENDA ITEM NO: 7.11

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	City Of Chilliwack Rezoning / 46017 & 46029 Victoria Avenue and 9384 Young Road	DATE:	March 14, 2023
DEPARTMENT:	Planning Department RZ001695	PREPARED BY:	Joty Rai / sw

1. SUMMARY OF ISSUE:

The City is proposing to amend the 2040 Official Community Plan designations for the properties located at 46017 & 46029 Victoria Avenue and 9384 Young Road from 'Urban Quarter' and 'Residential 4' to 'Institutional and Civic Use' as per the Downtown Land Use & Development Plan and rezone the subject properties from the C3 (Town Centre Commercial) Zone, R2 (Urban Residential Transition) Zone, and the R6 (Mid Rise Apartment) Zone to a CP (Commercial Parking) Zone, to facilitate construction of a City parking lot.

Under Section 475 of the *Local Government Act*, it is mandatory for a local government to determine whether referral to First Nations and other agencies, in addition to the Public Hearing, is appropriate. In this case, OCP pre-consultation with outside agencies is not deemed to be necessary by staff as the proposed amendments are not anticipated to lead to any impacts on the interests of these organizations.

2. RECOMMENDATION:

Recommendation that Council direct staff not to pre-consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designations for properties located at 46017 & 46029 Victoria Avenue and 9384 Young Road from 'Urban Quarter' and 'Residential 4' to 'Institutional and Civic Use' (RZ001499).

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

AGENDA ITEM NO: 7.12

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Stonewater Ventures (No. 251) Ltd (Inc No. BC1339352) Rezoning / 51296 Yale Road	DATE:	March 10, 2023
DEPARTMENT:	Planning Department RZ001648	PREPARED BY:	Stella Xiao / tr

1. SUMMARY OF ISSUE:

To clarify the approval of Zoning Bylaw Amendment Bylaw 2023, No. 5280, the Liquor and Cannabis Regulation Branch (LCRB) request a resolution of Council stating the City recommends the non-medical retail store application by Stonewater Ventures (No.251) Ltd. be issued. In addition to the resolution of Council, the LCRB request documentation that Council gathered residents' views concerning the proposed store, as outlined within section 465, 466 and 470 of the Local Government Act, including notification and a certified excerpt of the minutes of the Public Hearing.

2. RECOMMENDATION:

That the Liquor and Cannabis Regulation Branch be advised that Council for the City of Chilliwack has considered the location of the proposed non-medical cannabis retail store at 51296 Yale Road and the general impact on the community as detailed within the Staff Report dated January 24, 2023;

That, at the Public Hearing held on February 21, 2023 for "Zoning Bylaw Amendment Bylaw 2023, No. 5280", which proposed to rezone a portion of the subject property from a C2 (Local Commercial) Zone to a C8 (Cannabis Retail) Zone to facilitate operation of a cannabis retail store, Council gathered residents' views concerning the proposed store as outlined within section 465, 466 and 470 of the Local Government Act and as further detailed within the notification package, including a certified excerpt of the minutes of the Public Hearing during which the applicant spoke to the matter;

That on February 21, 2023, Council adopted "Zoning Bylaw Amendment Bylaw 2023, No. 5280" to facilitate a future operation of a cannabis retail store at 51296 Yale Road; and further,

That based on the above factors, Council recommends the non-medical cannabis retail store licence application (Job #050779) by Stonewater Ventures (No. 251) Ltd. for property located at 51296 Yale Road be issued.

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

AGENDA ITEM NO: 7.13

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Development Permit (DP001569) 47521 Chartwell Drive	DATE:	March 8, 2023
DEPARTMENT:	Development and Regulatory Enforcement Services	PREPARED BY:	Olivia St. Jean/jv

1. SUMMARY OF ISSUE:

Chartwell Drive Developments Ltd (Inc No BC1301837), the developer, desires to construct a residential 50-lot subdivision development on a slope greater than 20% on the property located at 47521 Chartwell Drive. As the earthworks are within the scope of Development Permit Area 8 – Hillside Development (hereinafter referred to as DPA 8) a development permit is required prior to subdivision for the hillside development character and requires City Council approval.

The developer's proposal for the subdivision development satisfies the requirements as set forth in the Official Community Plan for Development Permit Area 8 and the development permit is ready for approval.

2. RECOMMENDATION:

Recommendation that Council approve the issuance of Development Permit DP001569 (DP8) with respect to the property located at 47521 Chartwell Drive, subject to the conditions as set out within the draft Development Permit.

Glen White, Director of DARES

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, CAO

STAFF REPORT ON
DEVELOPMENT PERMIT DP001569

PREPARED BY:	Olivia St. Jean	DATE:	March 8, 2023
POSITION:	Sr Development Technologist	DEPARTMENT:	Development and Regulatory Enforcement Services

1. DEFINITION OF ISSUE:

Chartwell Drive Developments Ltd (Inc No BC1301837), the developer, desires to construct a residential 50-lot subdivision development on a slope greater than 20% on the property located at 47521 Chartwell Drive. As the earthworks are within the scope of Development Permit Area 8 – Hillside Development (hereinafter referred to as DPA 8) a development permit is required prior to subdivision for the hillside development character and requires City Council approval.

The developer's proposal for the subdivision development satisfies the requirements as set forth in the Official Community Plan for Development Permit Area 8 and is ready for Council's approval.

2. FACTORS:

2.1 Background

a. The current application is for the construction of a residential single-family subdivision on land with slopes greater than 20% at 47521 Chartwell Drive;

b. The DPA 8 requirement will ensure the development preserves Chilliwack's hillside areas;

c. The City has approved the issuance of a Development Permit No. DP001568 (Area 2) for geotechnical and environmental management relating to the subdivision of 47521 Chartwell Drive;

d. Fifty (50) fee-simple lots are proposed for the development;

e. The developer has distributed notification letters to residents in the vicinity of the development area informing them of the works.

2.2 Development Proposal

a. The proposed development will integrate fifty (50) single-family homes with the hillside. Housing construction on the slopes will be accomplished by way of utilizing stepped foundations and two-story basements, where possible;

b. An area along the northern portion of the property will be dedicated to the City as parkland and trails will be constructed that connect the subdivision to the Little Mountain trail network;

c. A tree risk assessment will be completed after clearing to ensure there are no hazardous trees within striking distance of the development area or the neighboring properties. A windthrow assessment will also be completed.

d. Site grading will require retaining walls be constructed for the development. A mix of retaining structures including boulder walls and texture-faced lock block walls will be utilized in select areas and will vary in height from 2m to 5m;

e. Texture-faced lock block walls within the development will be partially screened by trees to reduce the visual impact to existing residential dwellings on Chartwell Drive;

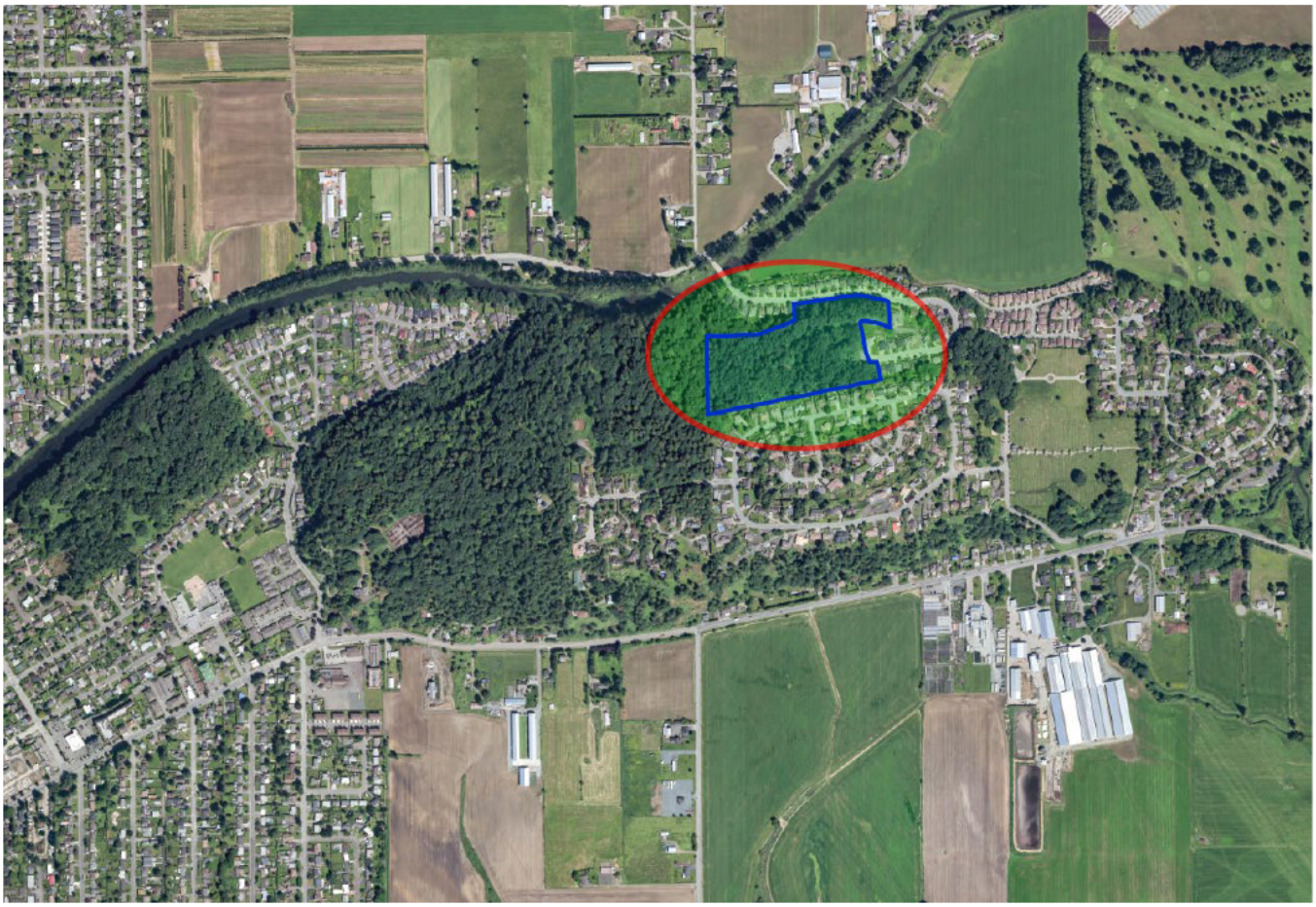
3. RECOMMENDATION & SUBSTANTIATION:

Recommendation that Council approve the issuance of Development Permit DP001569 with respect to the property located at 47521 Chartwell Drive.

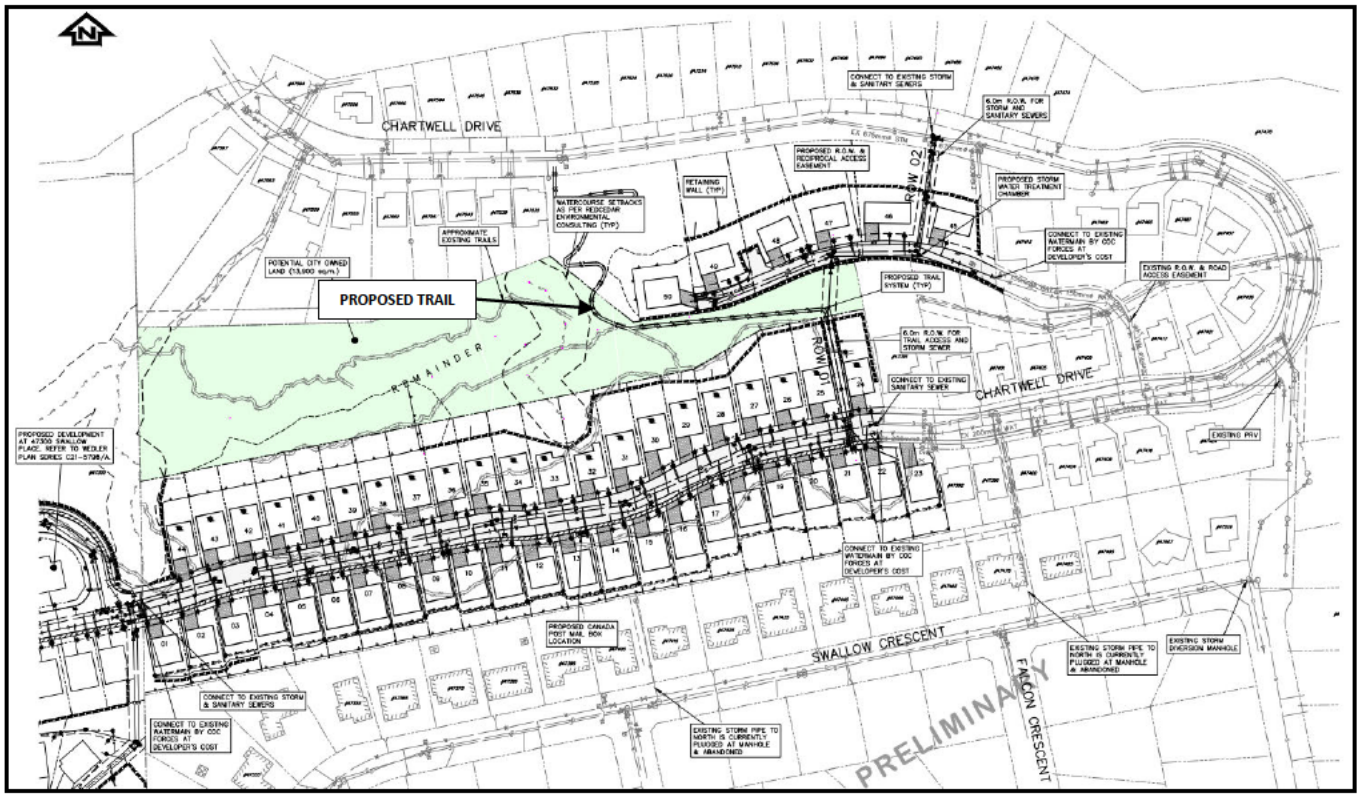
4. ATTACHMENTS:

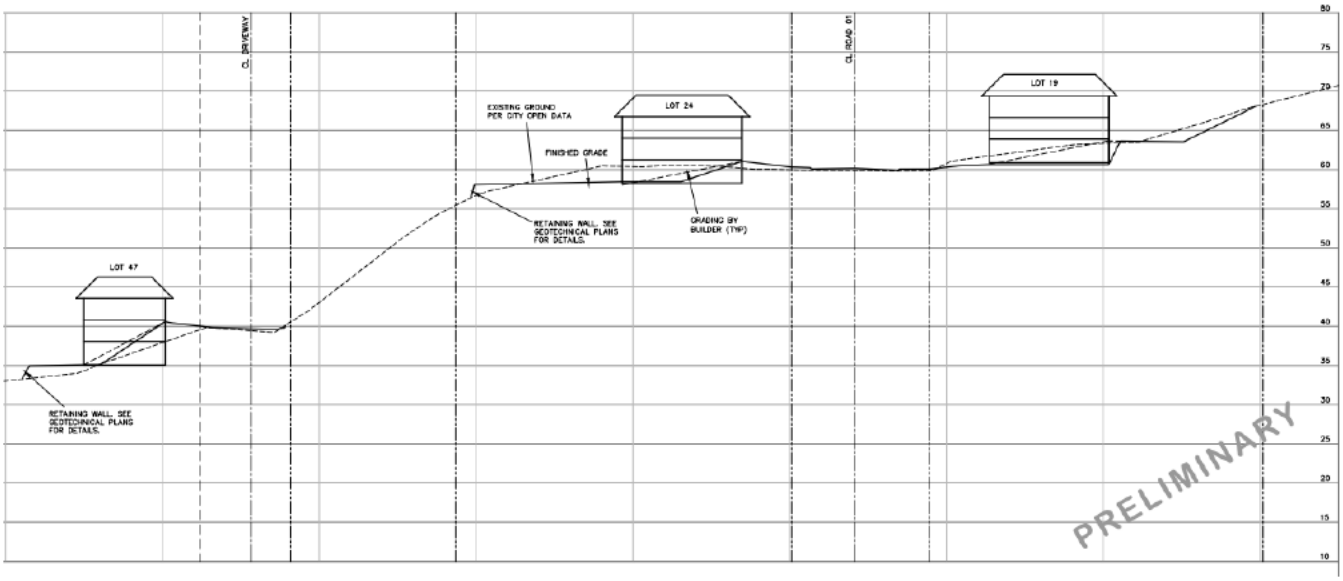
1) Appendix A – Property Location
2) Appendix B – Site Development Plan
3) Appendix C – Retaining Wall Section Views
4) Appendix D – Tree Management Plan
5) Appendix E – Copy of Development Permit DP001569

Appendix A
Property Location



Appendix B
Site Development Plan





Appendix C
Visual Impact Analysis - Retaining Walls

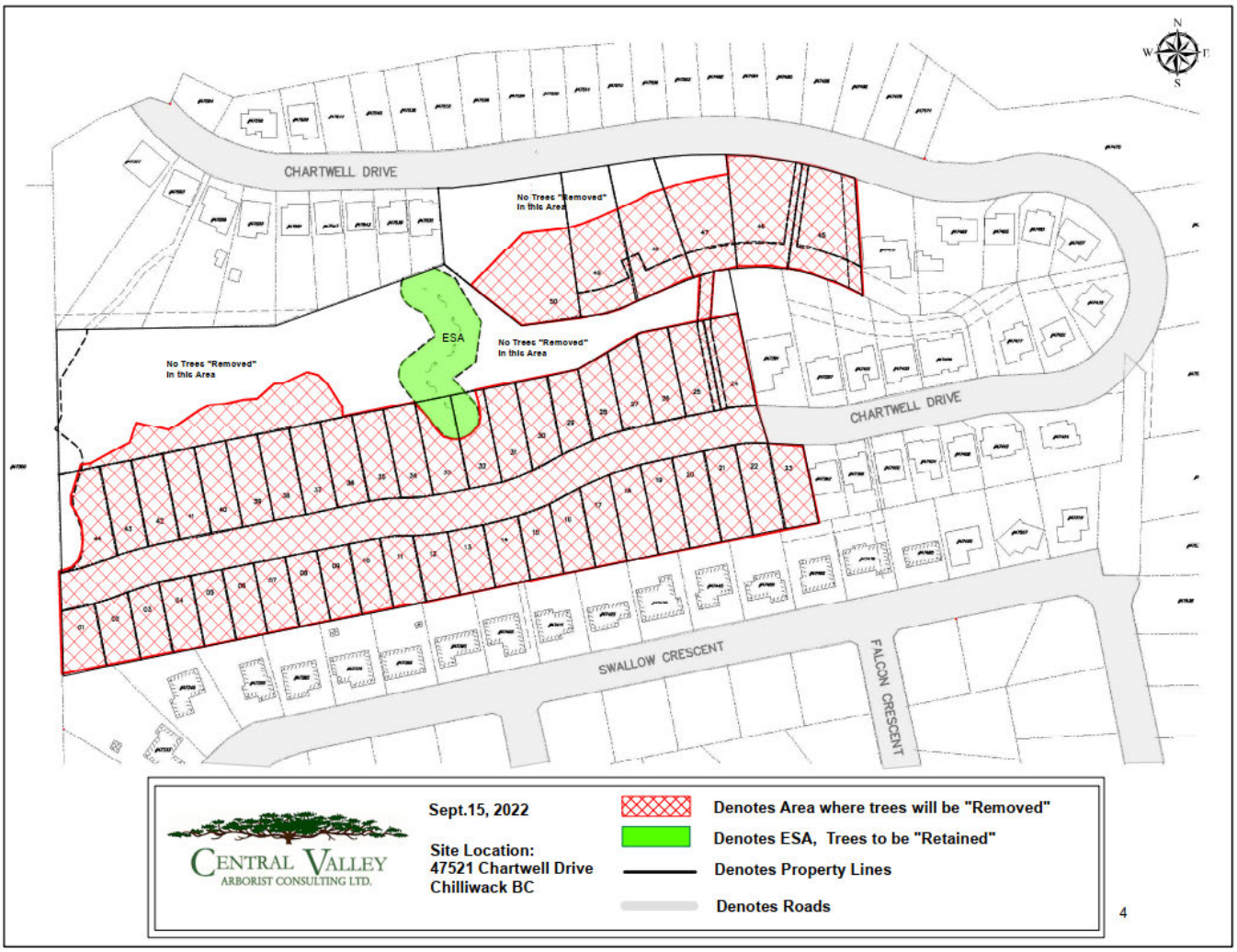


Typical Boulder Walls



Typical Texture-Faced Lock Block Walls

Appendix D
Tree Management Plan



*Trees within red hatched areas are proposed for tree removal. Selective removal beyond the permitted extents (if required) shall be subject to review by the project geotechnical engineer and arborist with notification to the City prior to removal.

Appendix E
Copy of Development Permit DP001569

CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001569, 2023
(Portion of Development Permit Area No. 8 of the Official Community Plan)

To: **Chartwell Drive Developments Ltd**
(Inc No BC1301837)
301 - 32625 South Fraser Way
Abbotsford BC V2T 1X8

1. This Development Permit applies to the following property:

Parcel Identifier No. **031-658-369**

Legal Description: **LOT A DISTRICT LOT 461 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP118766**

Address: **47521 Chartwell Dr**

2. Development of the subject property shall be substantially in conformance to the following:

- ☐ City of Chilliwack 2040 Official Community Plan;
- ☐ City of Chilliwack "Hillside Development Standards Policy";
- ☐ City of Chilliwack "Land Development Bylaw 2014, No. 3055";
- ☐ City of Chilliwack "Tree Management (Land Development) Bylaw No. 3585";
- ☐ Notification letter to be distributed by the Developer to the residents of Little Mountain impacted by the increased truck traffic, blasting, and rock hammering/drilling as a result of the development;
- ☐ Specifications of Development Permit Area No. 8 of the City of Chilliwack Official Community Plan.

N.B. **The above technical information is retained on file in the Development and Regulatory Enforcement Services Department.**

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

4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not commence development permitted by this Permit within two (2) years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE ___ DAY OF _____, 2023.

ISSUED THIS ___ DAY OF _____, 2023.

_____
CORPORATE OFFICER

AGENDA ITEM NO: 7.14

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Multifunction Copiers-Printers - Sourcewell Contract Acceptance	DATE:	February 27, 2023
DEPARTMENT:	Information Technology	PREPARED BY:	Kris Meakin

1. SUMMARY OF ISSUE:

The City's photocopier contract expires on March 31, 2023. A decision is required to approve Sourcewell Contract # 030321-RCH for a new lease and servicing agreement.

2. RECOMMENDATION:

That Council award Sourcewell Contract # 030321-RCH for the supply, delivery, installation and servicing of Multifunctional Copiers/Printers from Ricoh Canada Inc. for a five (5) year term and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Erik Leidekker, Director of IT

3. FINANCE COMMENTS:

Funding has been included in the 2023 Financial plan.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, CAO

STAFF REPORT ON
SOURCEWELL CONTRACT 030321-RCH
MULTIFUNCTION COPIERS-PRINTERS

PREPARED BY:	Kris Meakin	DATE:	February 27, 2023
POSITION:	Purchasing Manager	DEPARTMENT:	Finance

1. BACKGROUND:

1.1 The City currently has nineteen (19) copiers that are leased and serviced through Ricoh Canada Inc., with the current contract expiring on March 31, 2023.

1.2 The current copiers are 5 years old which is the typical equipment life span based on the City's usage and copy volumes. As part of the new contract, new copiers will replace the existing copiers. There is a need for one (1) additional copier to be added, bringing the total quantity of new copiers to twenty (20).

1.3 The proposed contract is a lease arrangement for the new copiers, with a price per copy covering all maintenance and toner costs. This is the same arrangement as the previous contract.

1.4 The Sourcewell Contract provides a 50%-65% discount on the lease costs dependent on the model type. The average annual lease costs per copier for this contract is $2,543.67 with an aggregate cost of $50,873 annually for all twenty (20) copiers.

1.5 Ricoh has held the City contract since 2010 and has provided reliable equipment and service throughout the contract period.

2. RECOMMENDATION & SUBSTANTIATION:

That Council award Sourcewell Contract # 030321-RCH for the supply, delivery, installation and servicing of Multifunctional Copiers/Printers from Ricoh Canada Inc. for a five (5) year term and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

AGENDA ITEM NO: 11.3

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Public Hearing Listing Date: March 14, 2023

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

PH No. 11.3.1 "Zoning Bylaw Amendment Bylaw 2023, No. 5284"
(RZ001651) "Development Variance Permit DVP01283"
(DVP01283)

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5284", which proposes to rezone property located at 46089 Southlands Drive, from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone; and,

Development Variance Permit DVP01283, which proposes to reduce the minimum required lot depth within the R3 (Small Lot Residential) Zone from 25m to 21.9m.

Public engagement package received from:

- Evertek Engineering Ltd., Applicant, 202-2682 Clearbrook Road, Abbotsford BC, received February 13, 2023.

AGENDA ITEM NO: 7.9

MEETING DATE: March 7, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Evertek Engineering Rezoning / 46089 Southlands Drive	DATE:	February 27, 2023
DEPARTMENT:	Planning Department RZ001651 & DVP01283	PREPARED BY:	Adam Roberts / sw

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision. A Development Variance Permit application to reduce the minimum required lot depth within the R3 (Small Lot Residential) Zone from 25m to 21.9m is being considered concurrently with the rezoning application.

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw and approve the issuance of Development Variance Permit DVP01283, subject to the condition within the draft Permit, with respect to the property located at 46089 Southlands Drive.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5284", which proposes to rezone property located at 46089 Southlands Drive from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for March 21, 2023. (RZ001651)

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001651 &
DEVELOPMENT VARIANCE PERMIT APPLICATION DVP01283

PREPARED BY:	Adam Roberts	DATE:	February 27, 2023
POSITION:	Planner II	DEPARTMENT:	Planning

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision. A Development Variance Permit application to reduce the minimum required lot depth within the R3 (Small Lot Residential) Zone from 25m to 21.9m is being considered concurrently with the rezoning application.

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw and approve the issuance of Development Variance Permit DVP01283, subject to the condition within the draft Permit, with respect to the property located at 46089 Southlands Drive.

2. PROPOSAL:

The proposal is to rezone the subject property from an R1-B Zone to an R3 Zone to facilitate a future 3-lot subdivision. As shown on the conceptual site plan attached within the draft permit, the proposal exceeds the minimum required lot area and width of the R3 Zone for all 3 lots. However, due to the irregular lot shape, the minimum lot depth required for proposed "Lot 3" is not met, and as such, a variance is requested to reduce the minimum lot depth by 3.1m. Despite this, a viable building envelope has been demonstrated on the conceptual site plan for "Lot 3". In addition, proposed "Lots 1 and 2" exceed the minimum dimensions required within the R3 Zone thereby reducing the overall impact of the proposed variance.

Final lot layout must comply with City Bylaws and include frontage improvements complete with curb, sidewalk, LED streetlighting, pavement widening and 0.37m road dedication on Southlands Drive and Elm Drive. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, building height is limited to 10m within the proposed R3 Zone lots.

3. FACTORS:

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

OCP Designation: "Low Density Residential" as designated within the 2040 Official Community Plan. The proposal is consistent with this designation.

Land Use: Duplex and detached ancillary building (to be demolished). The applicant has provided a plan indicating how the site will be maintained through the redevelopment process. A copy of the property maintenance plan is attached as "Schedule A".

Public Engagement: The applicant mailed an information package to neighbours within 30m of the subject property on January 12, 2023 requesting submission of questions or concerns in regards to the proposed rezoning and variance applications. The applicant was contacted by the neighbour directly to the north of the subject property (46106 Brooks Avenue) who requested information regarding how the applicant would ensure the roots of the trees to the north of the subject property would be protected. The applicant confirmed a tree protection fence would be installed around the root barriers of each tree to ensure damage does not occur during construction. The applicant was also contacted by five neighbours who were concerned about increased demand for street parking due to the additional lots. The applicant informed the neighbours that each lot will have a 6m x 6m driveway to accommodate sufficient off-street parking for future residents. A copy of the engagement package and an email from the neighbour to the north has been included within the public record.

3.2 Neighbourhood Character

The subject property is located within the Chilliwack Proper neighbourhood at the intersection of Southlands Drive and Elm Drive. The properties immediately surrounding the subject property are within a variety of residential zones, including the R1-A (Urban Residential) Zone, R1-B Zone, R3 Zone and R1-C (Urban Infill) Zone. As such, this area is comprised of a mix of primarily one-storey homes with a few two-storey homes. The subject property is located within walking distance to Robertson Elementary and a number of nearby parks.

The proposed rezoning is consistent with the "Low Density Residential" designation of the 2040 Official Community Plan and the City's Infill Development Policy, which support infill development to accommodate future growth and increased housing options at an appropriate scale. Due to the proposed lot widths (12.2m, 12.2m and 16.8m) and 6m long by 6m wide driveways, adequate parking and green front yards are expected to be maintained. As the objectives of the Infill Development Policy will be met through the subdivision, the variance to lot depth is considered to be in keeping with the intent of the Policy. Additionally, the required urban frontage improvements – including barrier curb, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape is achieved. As the subject property is within a neighbourhood that is already experiencing single detached infill development, the proposed rezoning is considered to be consistent with and complementary to the existing neighbourhood.

3.3 Technical Issues:

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

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

3.4 Conditions of Issuance:

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit and recommend approval subject to the following condition:

- that the development be in accordance with the plans found in Schedule "A".

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5284", which proposes to rezone property located at 46089 Southlands Drive from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for March 21, 2023. (RZ001651)

Substantiation:

The proposed rezoning is consistent with the City's Infill Development Policy and "Low Density Residential" designation of the 2040 Official Community Plan, which support infill development at this location.

If approved, the requested variance would result in a 3.1m reduction to lot depth for proposed "Lot 3". Considering that the lot area and width exceed the minimum requirements of the R3 Zone, and a feasible building envelope has been demonstrated, the proposed variance is not anticipated to have an impact on the function of the proposed lots or the surrounding area.

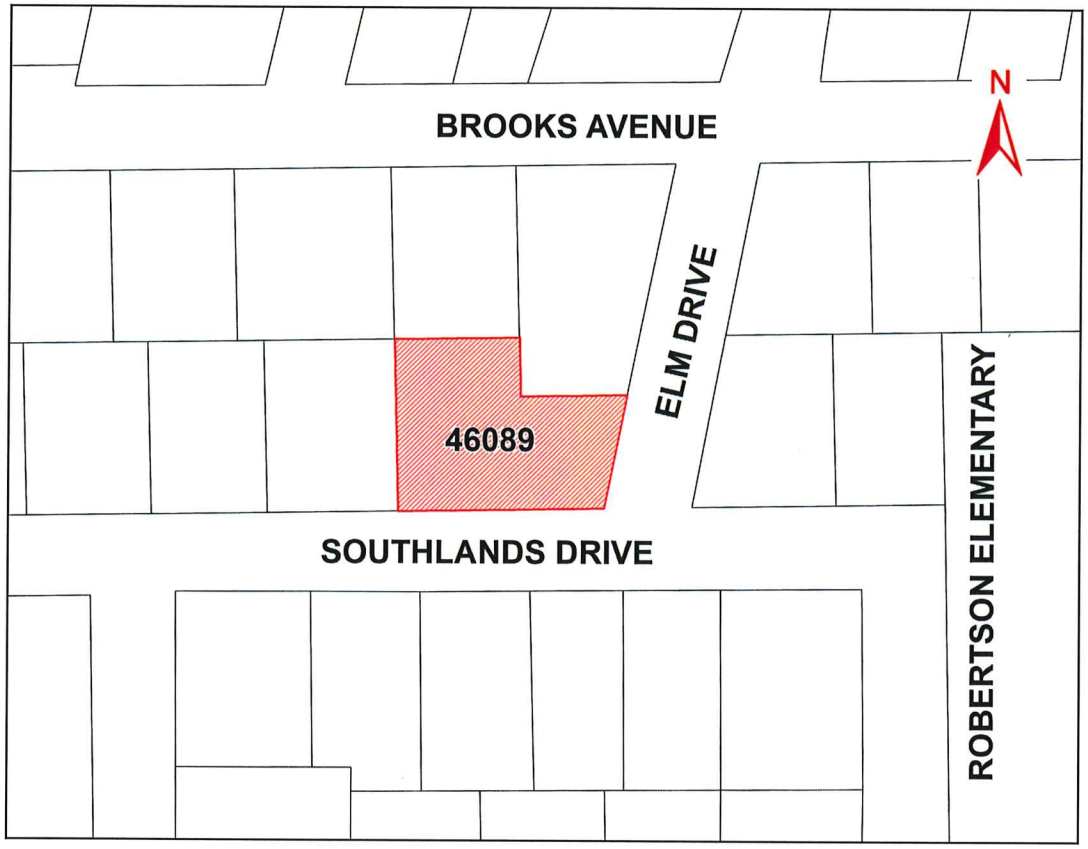
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001651) – June 7, 2022
- Development Variance Permit Application (DVP01283) – June 8, 2022
- Development Application Review Team (DART) Minutes – November 3, 2022

Attachment:

- Schedule A: Property Management Plan

Location Map



Orthophoto



Site Photos





Schedule A
Applicant's Property Maintenance Plan

The following was provided by the applicant:

I have spoken to the owner regarding a rough approximation of the project timeline, and it follows:

Overall owners are not in a rush and would like to start construction on the job a year from this date, with that being said:

1. Complete rezoning process.
2. After rezoning is complete, apply for subdivision application and demolition house after application.
3. Start construction roughly a year from now (February-March 2024)

CITY OF CHILLIWACK

NOTICE OF PUBLIC HEARING

Tuesday, March 21, 2023 at 6:30 pm
Council Chambers
8550 Young Road, Chilliwack, BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following item:

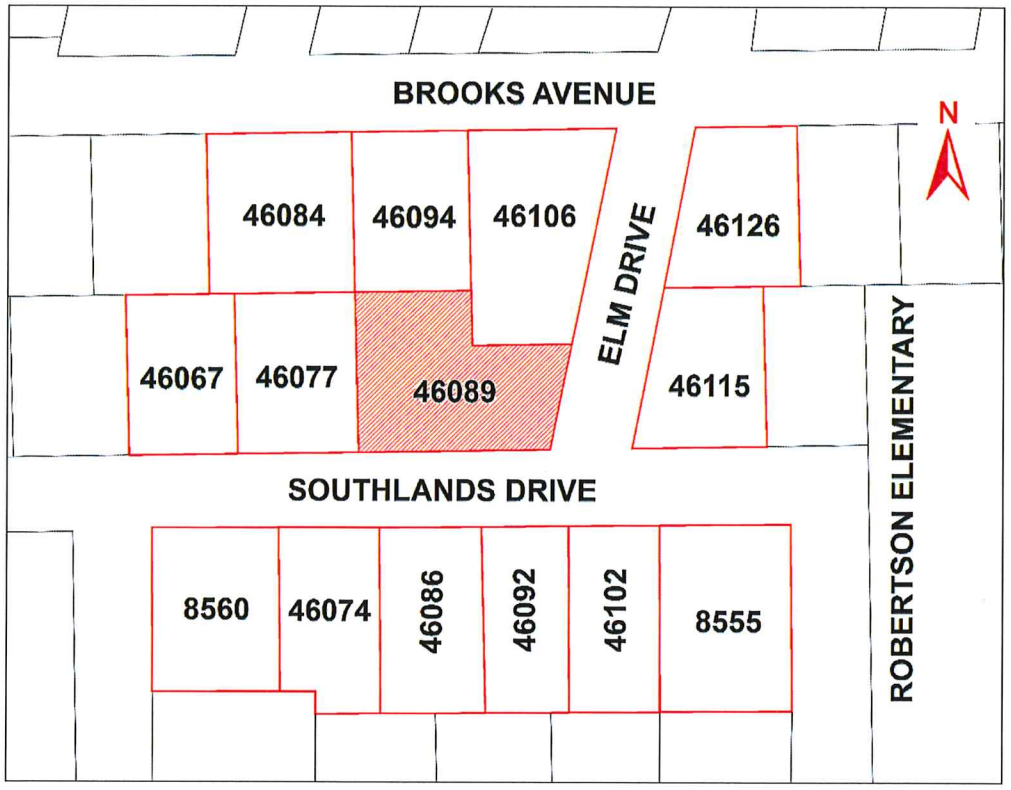
1. **ZONING BYLAW AMENDMENT BYLAW 2023, No. 5284 (RZ001651)**
2. **DEVELOPMENT VARIANCE PERMIT (DVP01283)**

Location: 46089 Southlands Drive

Applicant: Evertek Engineering

Purpose: To rezone the subject property, as shown on the map below, from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision. A Development Variance Permit application to reduce the minimum required lot depth within the R3 (Small Lot Residential) Zone from 25m to 21.9m is being considered concurrently with the rezoning application.

Location Map



Please review the instructions below in regard to the participation options for the Public Hearing:

1. Written submissions, **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 pm on Monday, March 20, 2023.**

2. Participate **LIVE** through audio or video conferencing, see details and instructions on the City's website at www.chilliwack.com/ph. Be prepared to provide the Public Hearing number you would like to speak on along with your full name and address.

3. Participate in person at the City of Chilliwack, Council Chambers, located at 8550 Young Road, Chilliwack, BC.

All submissions will be recorded and form part of the official record of the meeting. The Council meeting will be broadcast live on the City of Chilliwack website via the following link: www.chilliwack.com/live for viewing by the public.

This proposed bylaw and permit will be provided via email upon request between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, March 8, 2023 to Tuesday, March 21, 2023**, both inclusive, by the Planning Department at **604-793-2906** or planning@chilliwack.com.

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

Jacqueline Morgan, CMC
Corporate Officer

Application Number: RZ001651

Development Application: Public Engagement Summary

Property Address(es): 46089 Southlands

Applicant Contact Information:

Purpose: The purpose of this application is to

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
Renee	46074 Southlands Crescent	Email		X	Parking
NA	8560 Southlands Crescent	Email	NA		Parking
NA	46086 Southlands Drive	Email	N	A	Parking
NA	46102 Southlands Drive	Email	N	A	Parking
NA	8555 Southland Crescent	Email	N	A	Parking
Cynthia DeMendonca	46106 Brooks Ave	Email	X		Ensure there tree are not damaged
	Date Received: February 13, 2023				
	Received From: Everlek Engineering				
	Folder Number: RZ001651				
	~~Subject Property:~~ 46089 Southlands Dr.				
	Council Date: TBD				
	1 of 14				

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

Evertek Engineering
Foundation for Excellence

January 12th, 2023

Attention:

46126, 46106, 46094 & 46084 Brooks Avenue
46077, 46067, 46115, 46102, 46092, 46086 & 46074 Southlands Drive
8555 & 8560 Southland Crescent
Chilliwack, BC

RE: Development Notification Letter – City File Number: RZ001651

This letter is to notify you of the rezoning application at 46089 Southlands Drive which proposes to rezone the property from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate the development of a 3 Single Family Lot Subdivision.

If you have any questions or require further information regarding the proposed development activity, please send us an email with your name, address. and contact number at admin@evertekengineering.com. Alternatively, you can reach us at Thank you.

Our intent of our outreach is

- To engage early with neighbours and surrounding property owners;
- To provide an opportunity to communicate, address, and clarify any concerns or comments prior development approval;
- To facilitate the opportunity to add and/or modify application before significant time and investments have been undertaken.

Sincerely,
Evertek Engineering Ltd.

Gagan Oberoi, P.Eng
Director, Civil

Date Received: February 13 / 2023
Received From: Evertek Engineering
Folder Number: RZ001651
Subject Property: 46089 Southlands Dr
Council Date: TBD

2 of 14

Enclosed – Neighbourhood Outreach Extent and Conceptual Site Plan

ABBOTSFORD
202 – 2692 CLEARBROOK RD.
ABBOTSFORD V2T 2Y8

604.776.0222
EVERTEKENGINEERING.COM
ADMIN@EVERTEKENGINEERING.COM

Evertek Engineering
Foundation for Excellence

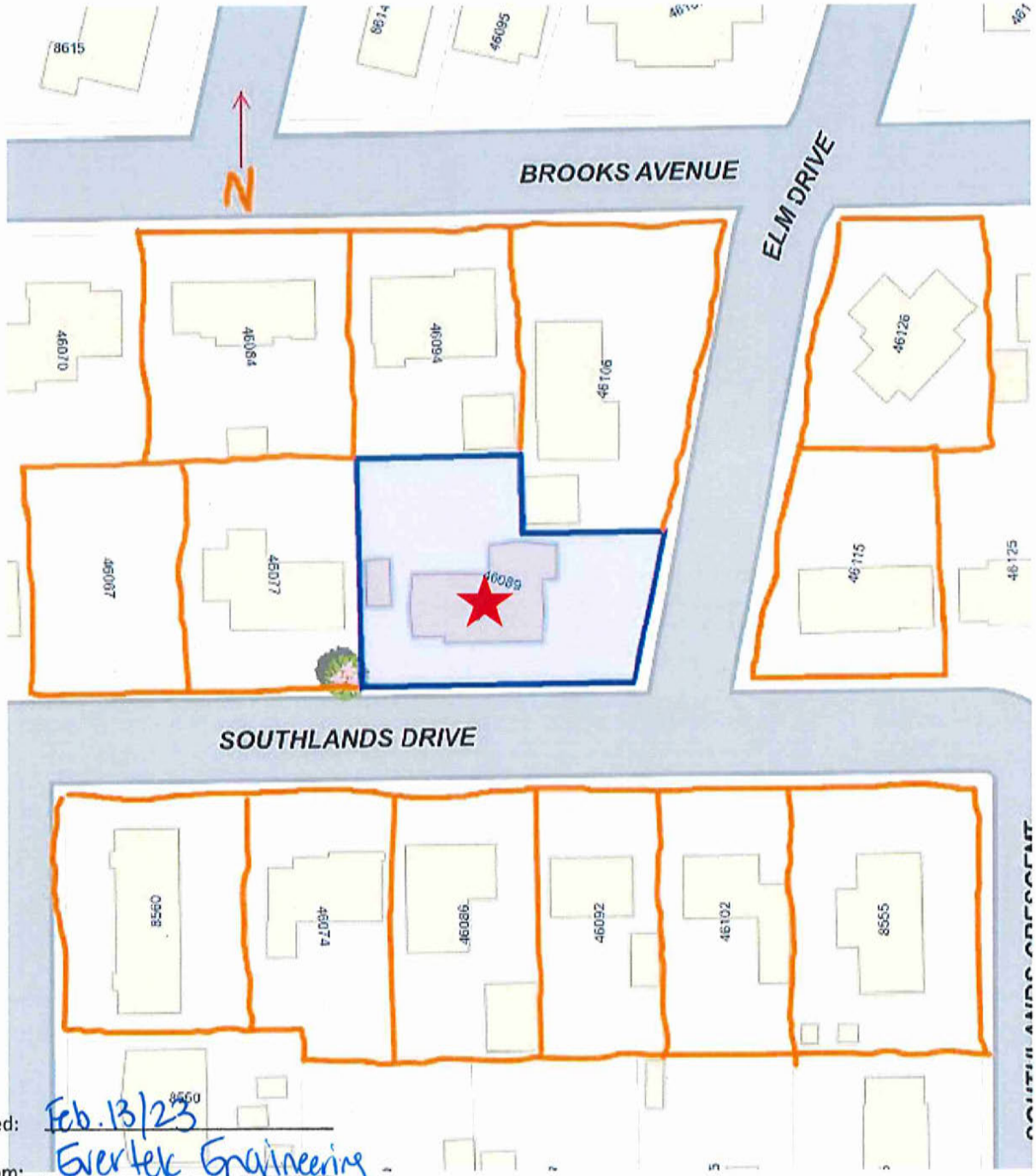


Figure 1.0 – Extent of Neighbor Outreach

Date Received: Feb. 13/23

Received From: Evertek Engineering

Folder Number: RZ001651

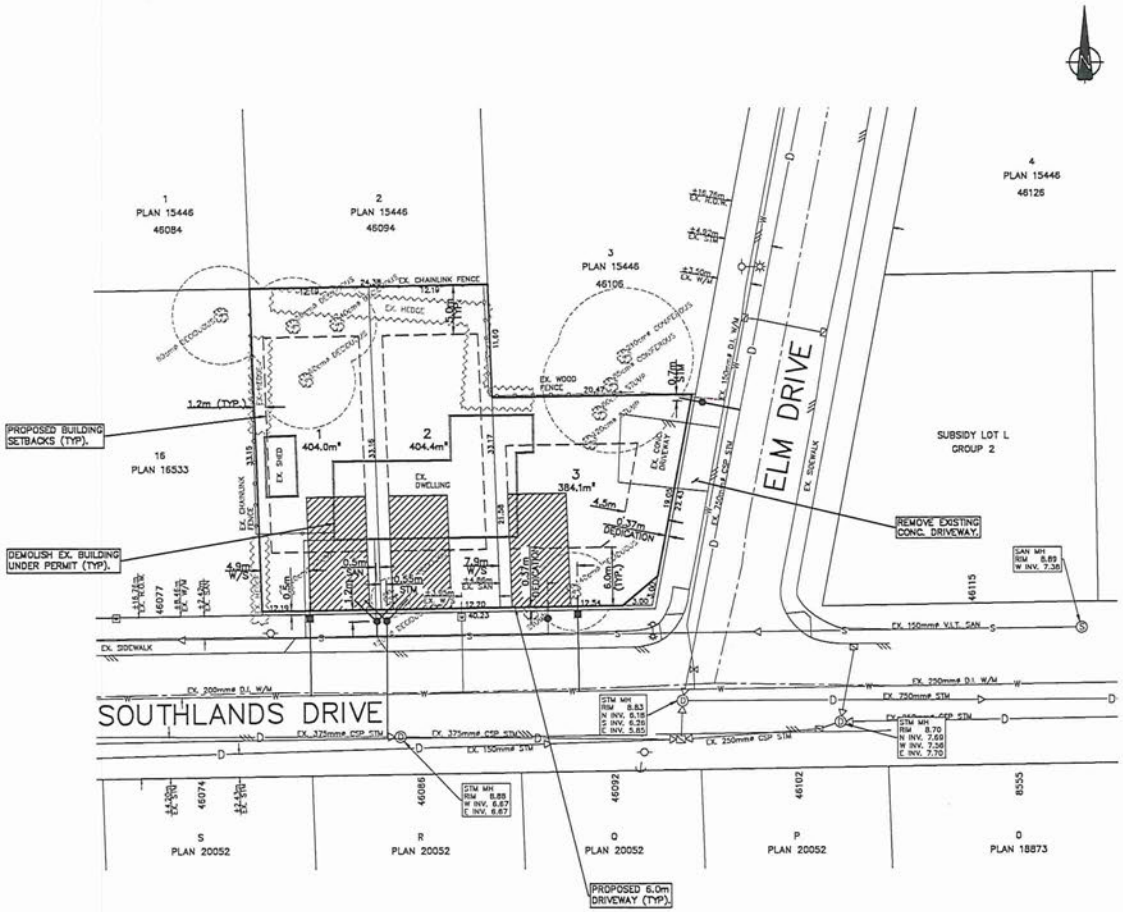
Subject Property: 46089 Southlands Dr.

Council Date: TBD.

3 of 14

ABBOTSFORD
202 – 2692 CLEARBROOK RD.
ABBOTSFORD V2T 2Y8

604.776.0222
EVERTEKENGINEERING.COM
ADMIN@EVERTEKENGINEERING.COM



PARKING STALLS
LOT 1 – 3 STALLS – 2.5 m WIDE 5.5 m LONG
LOT 2 – 3 STALLS – 2.5 m WIDE 5.5 m LONG
PROPOSED DRIVEWAYS ARE 6.0m WIDE & 11.0m LONG, CAN ACCOMMODATE 2 PERPENDICULAR STALLS AND 1 PARALLEL STALL.

LOT No.	SAN	STM
1	7.23	6.82
2	7.16	7.13
3	7.16	7.13

Date Received: Feb. 13/23
Received From: Evertek Engineering
Folder Number: RZ001651
Subject Property: 46089 Southlands Dr.
Council Date: TBD.
4 of 14

NOTES
1) PROPOSED THREE LOT SUBDIVISION.
2) REZONE FROM R1–B TO R3 WITH A PROPOSED VARIANCE ON LOT 3 FOR LOT DEPTH.
3) SUBJECT TO CITY APPROVALS AND FINAL LEGAL SURVEY.

LEGAL DESCRIPTION:
LOT 38, PLAN 23842, DISTRICT LOT 342, GROUP 2, N.W.D.

BENCHMARK DESCRIPTION:
GNSS OBSERVATIONS
CVD28GVRD 2018

No.	Date	Revision	Dr	Ch

Evertek Engineering
202–2692 CLEARBROOK ROAD,
ABBOTSFORD, B.C. V2T 2Y8
TELEPHONE (604) 776–0222
PERMIT TO PRACTICE No.: 1000729

HARJINDER TAGGAR

CONCEPUTAL SITE SERVICING PLAN
46089 SOUTHLANDS DRIVE
CHILLIWACK, B.C.

SEAL

Designed	G.O.	Job No.	100571
Drawn	R.V.	Scale HORZ. 1:250 VERT. –	Drawing No. 1
Chkd/Apprvd	D.T.	Date 2023-01-11	
Acad File		Revision	of 2

Chilliwack, BC
V2P 1B9

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Resident
46094 Brooks Avenue
Chilliwack, BC
V2P 1B9

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Resident
46077 Southlands Drive
Chilliwack, BC
V2P 1B6

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Resident
46084 Brooks Avenue
Chilliwack, BC
V2P 1B9

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Evertek Engir
202-2692 Cle
Abbotsford, E
info@evertel

Evertek Engine
202-2692 Clea
Abbotsford, B
info@evertek

Date Received: Feb. 13/23

Received From: Evertek Engineering

Folder Number: RZ001651

Subject Property: 46084 Southlands Dr.

Council Date: TBD.

15 of 14

Date Received: Feb 12/25 Evertek Engineering

Received From: _____

Folder Number: B2500458 R2200651

Subject Property: 46089 Southlands Dr.

Council Date: TBD

1 of 14

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Resident
8560 Southlands Crescent
Chilliwack, BC
V2P 1A9

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Resident
46067 Southlands Drive
Chilliwack, BC
V2P 1B6

Evertek Engineering
202-2692 Clearbrook Road
Abbotsford, BC V2T 2Y8
info@evertekengineering.com

Resident
46102 Southlands Drive
Chilliwack, BC
V2P 1B7

Date Received: Feb. 13/23

Received From: Evertek Engineering

Folder Number: [illegible]

Subject Property: 46067 Southlands Dr.

Council Date: TBD.

2 of 4

Wall, Sarah

From: Cynthia Mendonca
Sent: February 2, 2023 7:29 PM
To: Roberts, Adam; St Jean, Olivia
Subject: Re: City File Number RZ0016551 - 46089 Southland Drive [EXTERNAL]

Follow Up Flag: Follow up
Flag Status: Completed

To Adam Roberts and Olivia St. Jean,

I am writing to you with respect to the property of 46089 Southland Drive Chilliwack B.C. which is under a rezoning proposal for development. I have reached out to Evertek Engineering and spoke with someone by the name of Anthony and was told that he would add my name to a list of people with concerns to speak in front of the committee meeting. However, I wanted to write to you and ask you to please attach my email with my concerns. The owners of this property have a proposed planning development for this property, and I have some concerns as to the rezoning of the Zone 3 section of this plan. We are owners of 46106 Brooks Ave which is located to the back side of the above mentioned property, There is a set of five trees which are concerning this development, 3 of the trees are on our property and the other 2 are on the proposed Zone 3 property. The 3 trees on our property are 53 years old. Evertek Engineering's Development Notification Letter shows that they are aware of the potential of the trees being connected in some way. The planner has circled the trees on their side of property located on Elm Drive as well as the trees on our property. I was told by an Arborist at one time when the trees were being cut down on the southland property on the Elm Drive that the trunks for the 2 evergreens would not be able to be uprooted as the root line for our three trees on our property located on Elm Drive would most certainly have grown around the trunks. I would also like to add that when the survey company was out marking the iron pegs last year, I had the opportunity to speak with the surveyor and ask about the tree root lines, and was told that trees are assessed by the tree branches as to the root growth. He had mentioned that our tree roots based on branch growth, would put our tree roots into the middle of the existing paved driveway of the southland property on Elm Drive and as such removing the paved driveway could damage the roots of our trees. At this time after seeing the plans that the owners of 46089 Southland Drive are proposing, I am very concerned that the intent by the property owners is to remove the existing driveway that is located on Elm Drive as marked on the planning diagram. Additionally, they may attempt to remove a portion of one of the tree trunks which could potentially have our tree roots around it. In viewing their plans I noticed that there was no legend so it is very hard to know the full extent of what their planning map is doing. I would like to ask that before there is any approval for the plans, that there would be a tree protection zone put in placed so that our trees will not be damaged in any intent for demolition and excavation in and around that area. Anthony from EverTek Engineering had told me on the phone that there is a document showing the potential root line for all 5 trees in question if we could be provided a copy of that it would be appreciated.

I would like to ask if you would kindly confirm receipt of my email .

I'm enclosing a copy of the plans we were sent by Evertek Engineering and some additional photos from our side of the property and street view.

Sincerely

Cynthia De Mendonca

Date Received: Feb. 2/23
Received From: Cynthia De Mendonca
Folder Number: RZ001651
Subject Property: 46089 Southlands Dr.
Council Date: TBD.

8 of 14



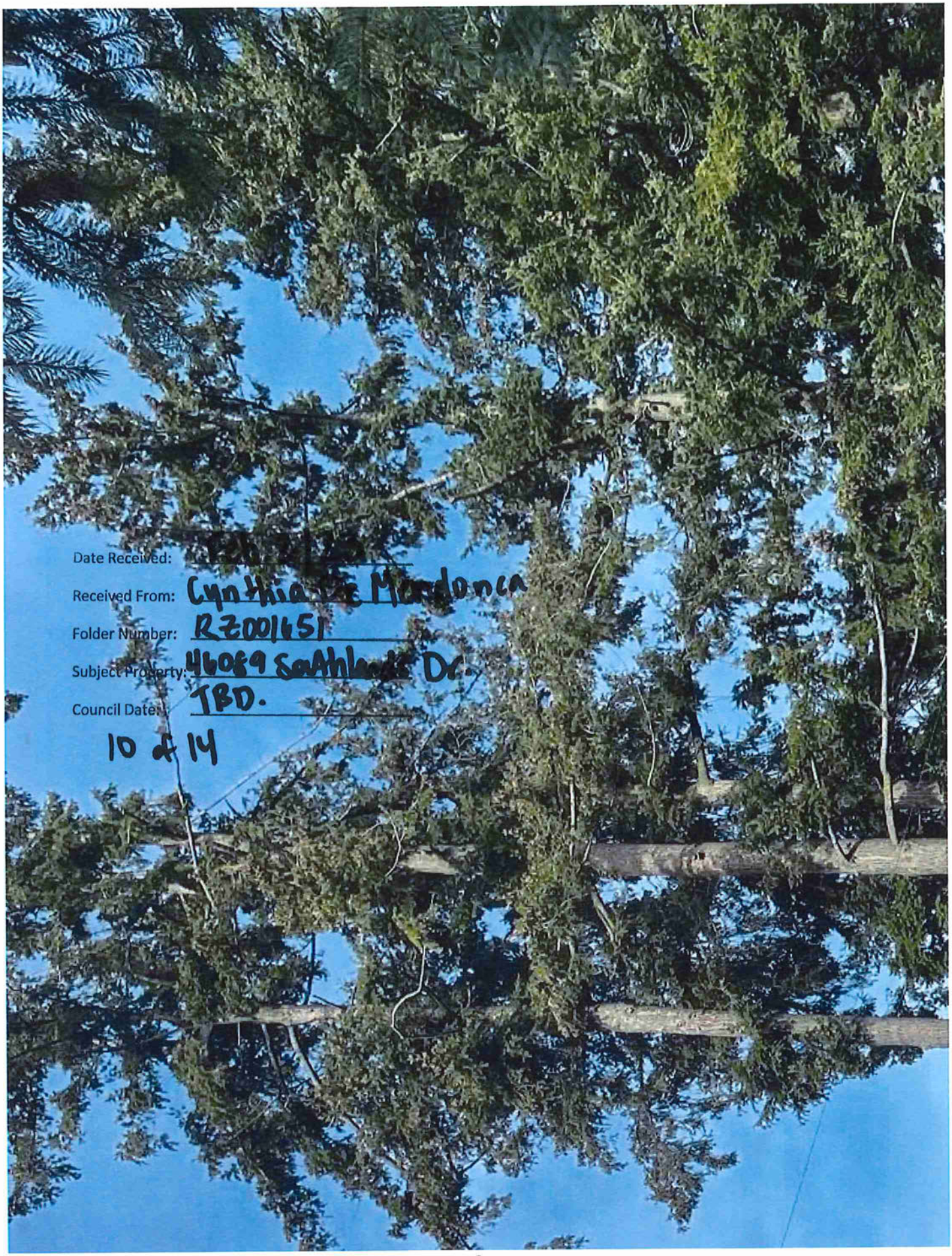
Date Received: Feb 2/23

Received From: Cynthia De Mendonca

Folder Number: RZ0016 51

Subject Property: 46089 Saithlands Dr.

Council Date: TBD.


Date Received:
Received From: Cynthia de Mendonca
Folder Number: RZ001451
Subject Property: 46089 Soahlook Dr.
Council Date: TBD.
10 of 14

Date Received: Feb 2/23

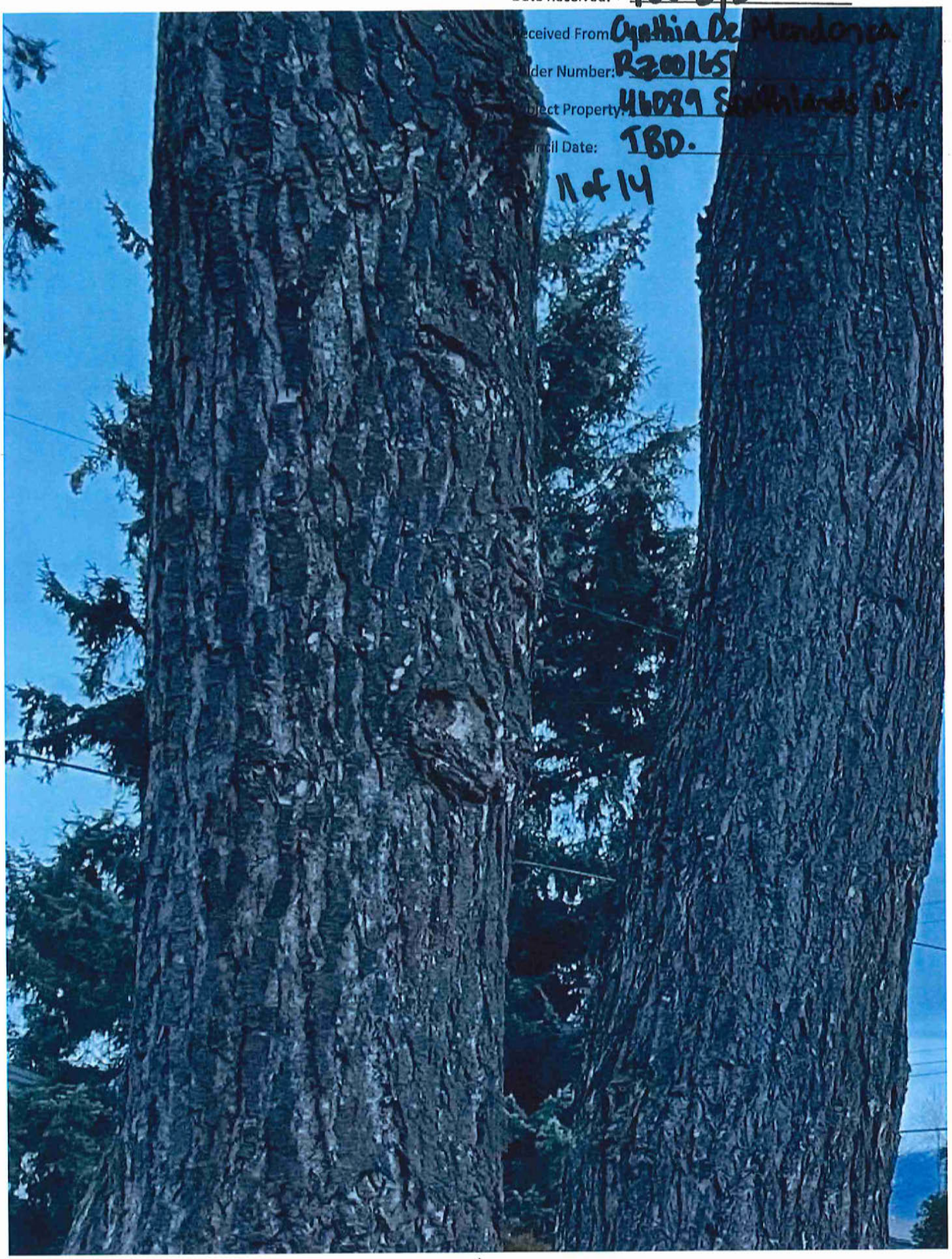
Received From: Cynthia De Mendonca

Folder Number: RZ00165

Subject Property: 46089 Southlands Dr.

Council Date: TBD.

11 of 14



Evertek Engineering
Foundation for Excellence

Date Received: Feb. 2/23
Received From: Cynthia De Mendonca
Folder Number: RZ001651
Subject Property: 46089 Southlands Dr.
Council Date: TBD.

12 of 14

84 Brooks Avenue
2, 46092, 46086 & 46074 Southlands Drive
escent

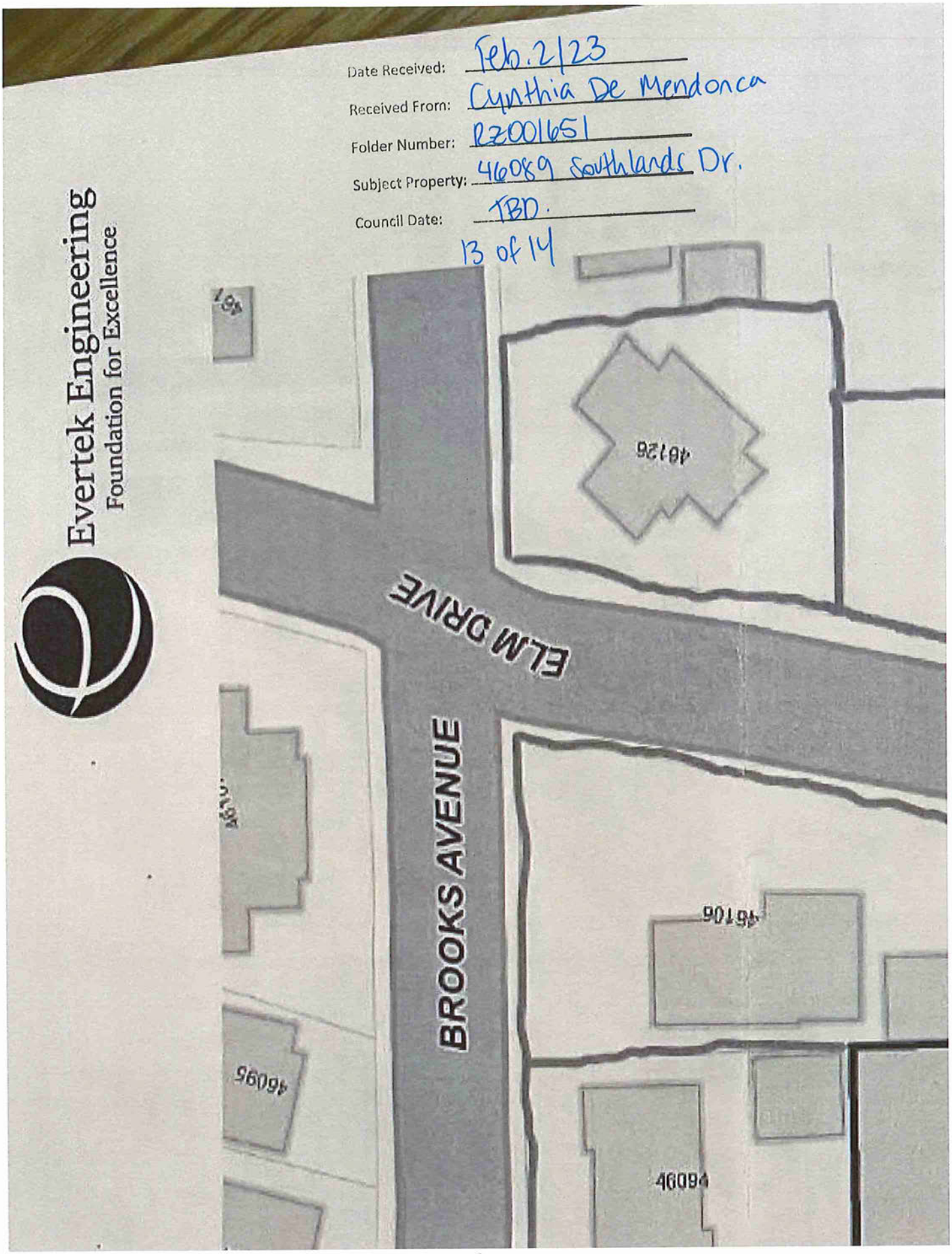
tter – City File Number: RZ001651

oning application at 46089 Southlands Drive which proposes to
Urban Duplex Residential) Zone to an R3 (Small Lot Residential)
of a 3 Single Family Lot Subdivision.

Evertek Engineering
Foundation for Excellence

Date Received: Feb. 2/23
Received From: Cynthia De Mendonca
Folder Number: RZ001651
Subject Property: 46089 Southlands Dr.
Council Date: TBD.

13 of 14



LOT No.	SAN	STM
1	7.23	6.82
2	7.16	7.15
3	7.16	7.13

Date Received: Feb. 2/23

Received From: Gurbhkia de Mendonca

Folder Number: RZ 001651

Subject Property: 46089 Southlands Dr.

Council Date: TBD.

1/4 of 1/4

NOTES:
1) PROPOSED THREE LOT SUBDIVISION.
2) REZONE FROM R1-B TO R3 WITH A PROPOSED VARIANCE ON LOT 3 FOR LOT DEPTH.
3) SUBJECT TO CITY APPROVALS AND FINAL LEGAL SURVEY.

LEGAL DESCRIPTION:
LOT 38, PLAN 23942,
DISTRICT LOT 342,
GROUP 2, N.W.D.

BENCHMARK DESCRIPTION:
GNSS OBSERVATIONS
CVD28GVRD 2018

HARJINDER TAGGAR

TAL SITE SERVICING PLAN
9 SOUTHLANDS DRIVE
CHILLIWACK, B.C.

SEAL

Designed	G.G.	Job No. 100571	Drawing No. 1
Drawn	R.V.	Scale HORIZ. 1:250 VERT. –	
Check/Approved	G.T.	Date 2023-01-11	of 2
Autod File		Revision	

City of Chilliwack

Bylaw No. 5284

A bylaw to amend the "Zoning Bylaw 2020, No. 5000"

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 2023, No. 5284"**.

2. "Zoning Bylaw 2020, No. 5000" is hereby amended by rezoning property described as PID: 009-281-568, Lot 38 District Lot 342 Group 2 New Westminster District Plan 23942, from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot Residential) Zone.

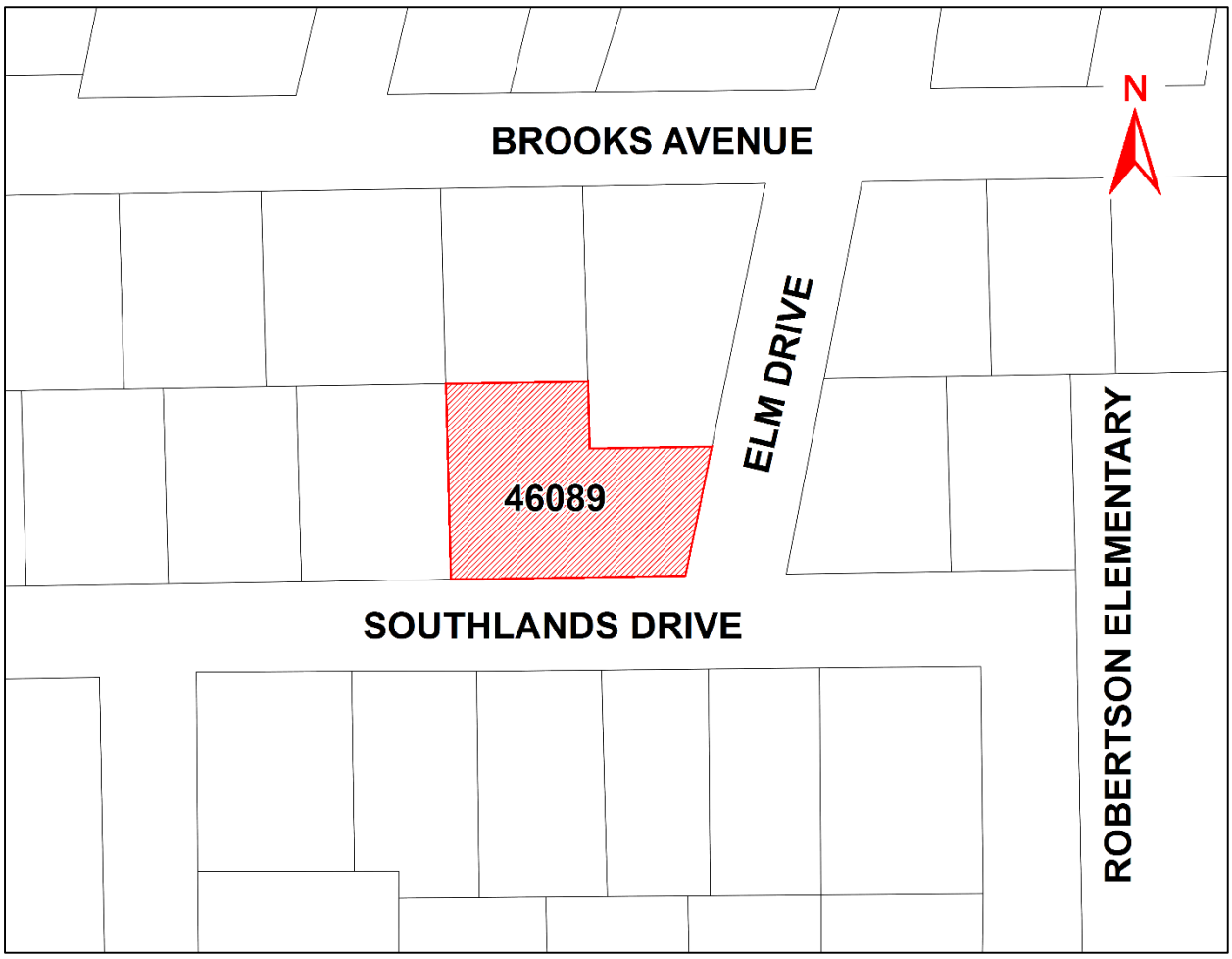
Received first and second reading on the 7th day of March, 2023.
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 46089 Southlands Drive.

“Zoning Bylaw Amendment Bylaw 2023, No. 5284”



AGENDA ITEM NO: 11.4

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Public Information Listing Date: March 14, 2023

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

PIM No. 11.4.1. "Development Variance Permit DVP01314"

Development Variance Permit DVP01314 for property located at 46083 Davis Avenue.

Public engagement package received from:

- Gregory Price, Owner/Applicant, 46083 Davis Avenue, received February 28, 2023.

PIM No. 11.4.2. "Development Variance Permit DVP01336"

Development Variance Permit DVP01336 for property located at 8285 Lickman Road.

Public engagement package received from:

- Shelley Ross, JCR Design Ltd., Applicant, 201-45269 Keith Wilson Road, received March 9, 2023.

AGENDA ITEM NO: 11.4.1

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Gregory Price Development Variance Permit / 46083 Davis Avenue	DATE:	March 1, 2023
DEPARTMENT:	Planning Department DVP01314	PREPARED BY:	Seamus McConville / tr

1. SUMMARY OF ISSUE:

The applicant is seeking to increase the maximum permitted building height for an urban ancillary building within the R1-A (Urban Residential) Zone from 6m to 6.2m to bring a shop, currently under construction, into compliance with Zoning Bylaw requirements.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01314 with respect to property located at 46083 Davis Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01314

PREPARED BY:	Seamus McConville	DATE:	March 1, 2023
POSITION:	Planner I	DEPARTMENT:	Planning

1. DEFINITION OF ISSUE:

The applicant is seeking to increase the maximum permitted building height for an urban ancillary building within the R1-A (Urban Residential) Zone from 6m to 6.2m to bring a shop, currently under construction, into compliance with Zoning Bylaw requirements.

2. BACKGROUND

In April 2022, a Building Permit was issued to construct a second storey addition onto an existing urban ancillary building (shop) on the property. During construction of the addition, a complaint was received with respect to the height of the structure. Upon inspection, the Building Department issued a "stop work order" once it was revealed that an error in construction resulted in the development being over height. The applicant has submitted the subject Development Variance Permit application to resolve this matter.

3. PROPOSAL:

The applicant requests to increase the maximum permitted building height for urban ancillary uses from 6m to 6.2m in order to retain the second storey shop addition, currently under construction. The applicant stated the increase in height is a direct result of their building material supplier inadvertently delivering the wrong floor system. Installation of this floor system resulted in a 0.2m increase to the building's height. All other Zoning Bylaw requirements have been met.

The applicant has confirmed that the structure is for ancillary uses only and will not be used for residential purposes (i.e., a coach house). Should the applicant wish to convert the structure into a coach house at a future date, additional approvals will be required including a Development Permit to address form and character considerations, a Building Permit and a Development Variance Permit (to reduce the rear and interior side lot line setbacks).

For information, a copy of the elevations with the annotated height can be found in the draft Schedule A.

4. FACTORS:

4.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

OCP:	"Urban Residential" as designated in the Sardis Neighbourhood Plan within the 2040 Official Community Plan.
Land Use:	Single detached dwelling and urban ancillary building (shop) under construction.
Community Engagement:	In February 2023, the applicant conducted a door-to-door petition receiving 38 signatures of support from various addresses in Sardis. A copy of the applicant's engagement package has been submitted for the public record.

4.2 Neighbourhood Character

The property is located within the Sardis Park neighbourhood, surrounded by single detached dwellings on a variety of lot sizes in the R1-A Zone. Neighbouring residential lots contain a variety of urban ancillary uses, including small sheds and shops. Sardis Park is located 150m to the west of the property.

While the height of the shop is taller than what is currently found throughout the immediate area, the siting of the shop to the rear of the property, surrounded by mature hedging will help alleviate the potential impact on the neighbouring homes and assist with integrating the development into its surroundings.

4.3 Technical Issues

Floodplain:	The subject property is not located within the floodplain.
Watercourses:	The subject property is encumbered by a "Class A" watercourse, *Carl Creek West Branch* which requires a 30m setback. The Land Development Department has confirmed a Development Permit Area 3 (Riparian Areas) is not required as the addition is within the shop's existing footprint, and as such the development is not subject to the minimum riparian setback requirements.
Geotechnical:	The property is not subject to any known geotechnical hazards or earthquake related risks.

4.4 Conditions of Issuance

Staff are supportive of the requested variance and recommend Council approve the application subject to the following condition:

- That the development be in accordance with the plans attached as "Schedule A."

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01314 with respect to property located at 46083 Davis Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

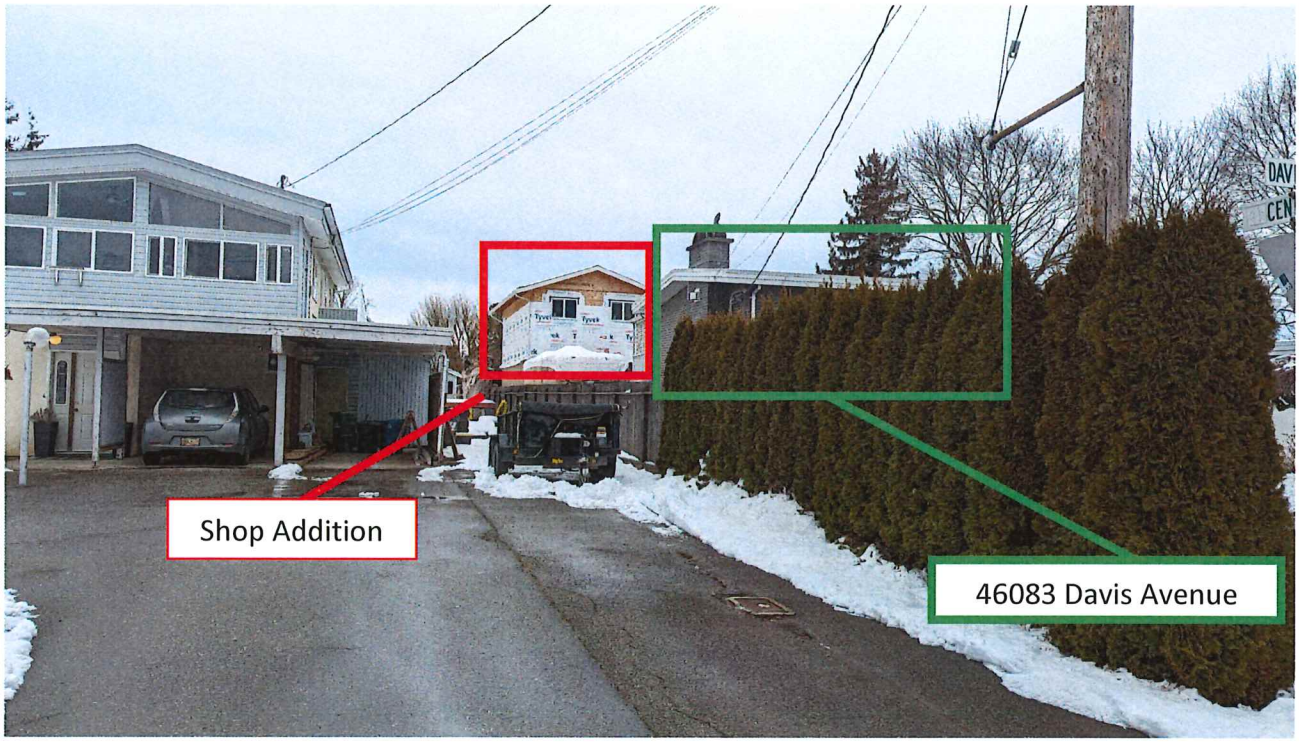
Substantiation:

The requested variance to increase the maximum building height for an urban ancillary building from 6.0m to 6.2m is supportable as the request is considered to be minor, and will resolve an unintentional construction error. In addition, the scale of the variance is not anticipated to have a detrimental impact on surrounding properties.

6. SOURCES OF INFORMATION:

- Building Permit Application (BP033574) – December 8, 2021
- Development Variance Permit Application (DVP01314) – October 28, 2022

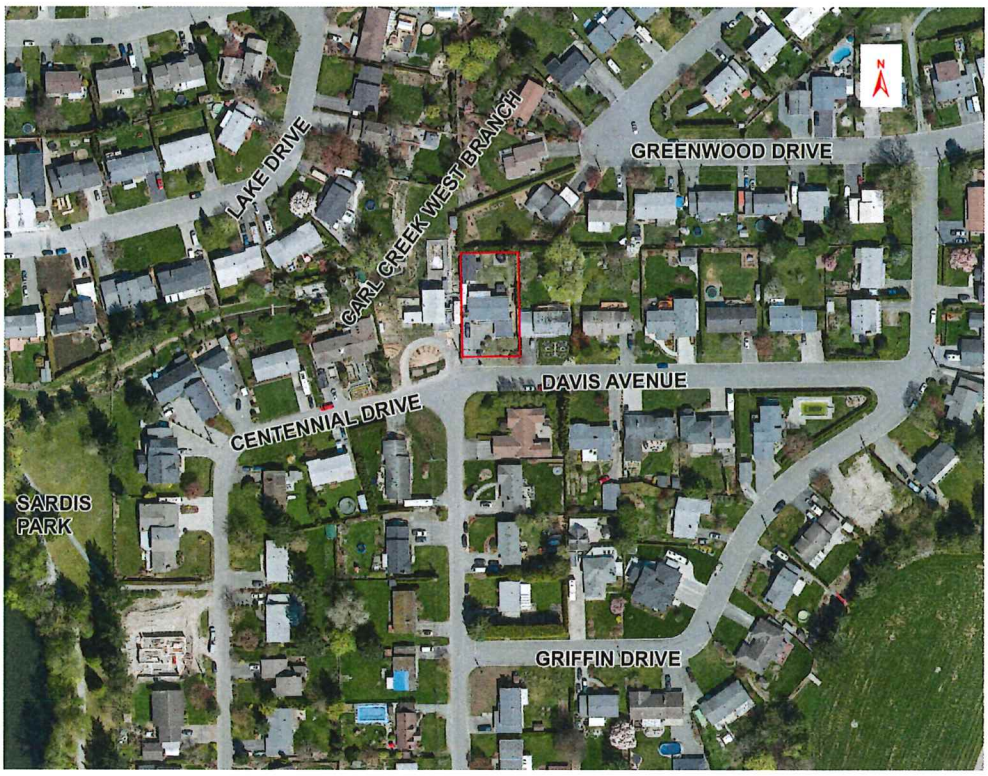
Site Photo



Location Map



Orthophoto



CITY OF CHILLIWACK

NOTICE OF PUBLIC INFORMATION MEETING

Tuesday, March 21, 2023 at 6:30 pm
Council Chambers
8550 Young Road, Chilliwack BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

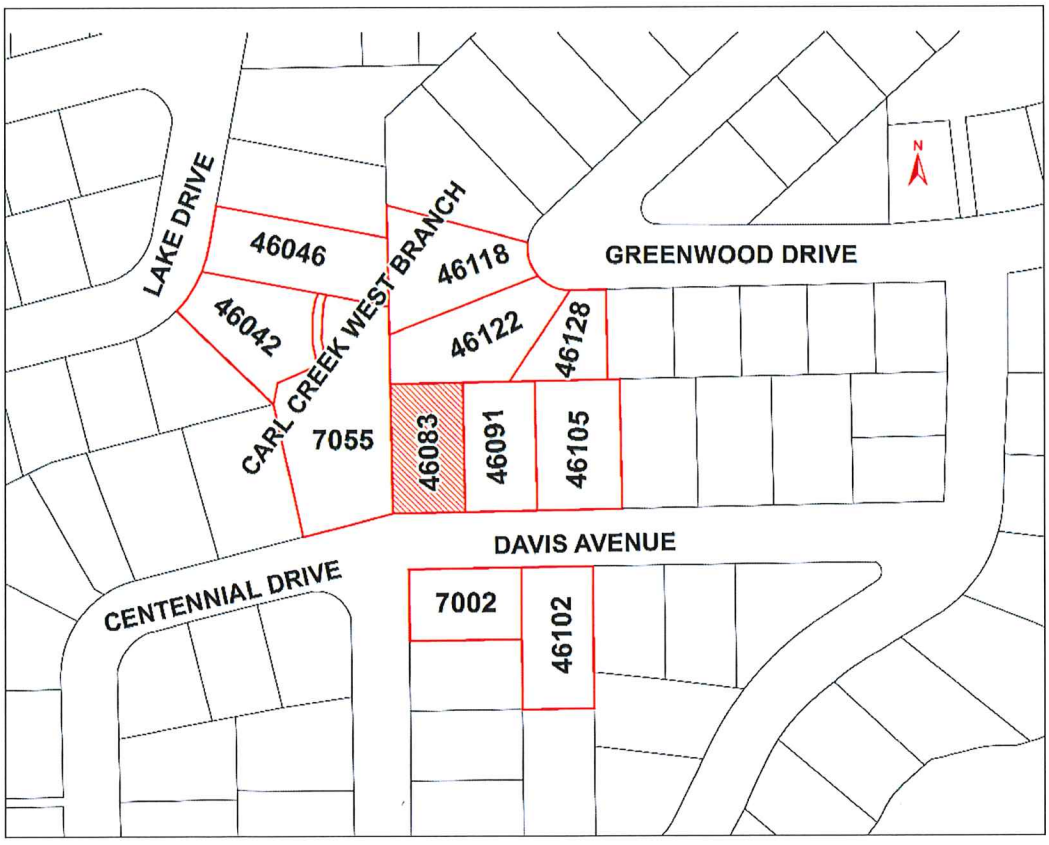
1. DEVELOPMENT VARIANCE PERMIT (DVP01314)

Location: 46083 Davis Avenue

Applicant: Gregory Price

Purpose: To increase the maximum permitted building height for an urban ancillary building within the R1-A (Urban Residential) Zone from 6m to 6.2m to bring a shop, currently under construction, into compliance with Zoning Bylaw requirements, on the subject property, as shown on the map below.

Location Map



Please review the instructions below in regard to the participation options for the Public Information Meeting:

1. Written submissions, **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 pm on Monday, March 20, 2023.**

2. Participate **LIVE** through audio or video conferencing, see details and instructions on the City's website at www.chilliwack.com/ph. Be prepared to provide the Public Information Meeting number you would like to speak on along with your full name and address.

3. Participate in person at the City of Chilliwack, Council Chambers, located at 8550 Young Road, Chilliwack, BC.

All submissions will be recorded and form part of the official record of the meeting. The Council meeting will be broadcast live on the City of Chilliwack website via the following link: www.chilliwack.com/live for viewing by the public.

This proposed permit will be provided via email upon request between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, March 8, 2023 to Tuesday, March 21, 2023**, both inclusive, by the Planning Department at **604-793-2906** or planning@chilliwack.com.

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

Jacqueline Morgan, CMC
Corporate Officer

Date Received: Feb. 28/23

Received From: Greg Price

Folder Number: DVP1314

Subject Property: 46083 Davis Ave

Council Date: March 21/23

To Whom It May Concern,

We are aware that the owners at 46083 Davis Ave Chilliwack, B.C. V2R4C7 are applying for a Development Variance Permit. We are aware that the second floor addition, constructed under permit number BP033574 is over height. This is a construction error by the supplier and not by the homeowners. We have no problem with granting of the height variance.

I/we are in favour with the variance being granted.

Name:	Address:	Signature:
Jennifer Johnston	6654 School Lane	
Stacey Piper	7004 Sheffield Way	
Brad Johnston	6654 SCHOOL LANE	
Shawn McLeod	6562 Lavender Place	
STEVE WARNER	45867 VELBENAIR	
Chantel Johansen	6918 Casabello Dr.	
Chris Johansen	6918 Casabello Dr	
TERRY GUSTAVSEN	46175 GREENWOOD	
Jenny Veenbaas	46126 Davis Avenue	
Arlene Andrew	7010 Centennial Dr.	
JAY ERLER	46386 John Pl.	
Shauna Erler	46386 John Place	
Cheryl Penner	46090 Salish Way	
Krista Neels	45997 Collins Drive	
Ashley Wishlow	6736 Henry St	
Kari Roth	6805 Chilliwack River Rd	
Ryan Roth	6805 Chilliwack River Rd	
Leanne Hintz	6840 School Lane	
Brayden mckay	6840 school lane	

Date Received: Feb. 28/23

Received From: Greg Price

Folder Number: DVP1314

Subject Property: 46083 Davis Ave

Council Date: March 21/23

To Whom It May Concern,

We are aware that the owners at 46083 Davis Ave Chilliwack, B.C. V2R4C7 are applying for a Development Variance Permit. We are aware that the second floor addition, constructed under permit number BP033574 is over height. This is a construction error by the supplier and not by the homeowners. We have no problem with granting of the height variance.

I/we are in favour with the variance being granted.

Name:	Address:	Signature:
Sarah Bateman	45792 Higginson Rd	S. Bateman
Victoria Rempel	45960 Collins Dr.	V. Rempel
Meghan Cavanagh	45696 Safflower Cres	M. Cavanagh
Wendy Killeroo	46185 Griffin Pl	W. Killeroo
Christine Blessin	4-45762 Safflower Cres.	C. Blessin
Juanita Selvaduray-Chen	7015 Centennial Drive,	J. Selvaduray-Chen
Pamela Duval	6866 Vanmar St. V2R 2W3 Chilliwack BC	P. Duval
Leanne Murphy	46178 Stevenson Rd Chilliwack. BC V2R 2B1	L. Murphy
Cody Parkin	6992 Centennial Dr	C. Parkin
DAWN WILSON.	6995 CENTENNIAL DR	D. Wilson
Gord Robertson	6956 Centennial Dr.	G. Robertson
Rebecca Herrin	6839 School Lane	R. Herrin
Alia Herrin	" " "	A. Herrin
JAN NEWTON	" "	J. Newton
Andrea Stiller	6715 School Lane	A. Stiller
Lindsay Plummer	6732 Beaufort Rd.	L. Plummer
Amie Goulet	6714 Beaufort Rd.	A. Goulet
Wade Belair	6714 Beaufort Rd.	W. Belair

REGULAR COUNCIL
MARCH 21 2023
PIM No. 11.4.1
46083 DAVIS AVE

From:
To: Clerks Dept Email
Subject: Attn: Corporate Services Dept [EXTERNAL]
Date: March 17, 2023 4:58:14 PM

Kevin and Kimberly Nicol
46042 Lake Drive
Chilliwack BC
V2r2p9



Re: 46083 Davis Avenue

We are writing this email In regards to Development Variance Permit DVP01314 at location 46083 Davis Avenue Chilliwack submitted by Gregory Price.

My wife and I own the property to the west at 46042 Lake Drive.

We would like our opinion strongly noted that we completely disagree with the application and believe that there should be zero variance given to the applicant.

We were involved from the beginning of the process while the subject property was starting demolition, we had constant contact through emails and phone calls with the city of Chilliwack regarding our concerns. We asked multiple times for some one to come out as it was very clear that the applicant was not following code.

Nothing was done, they continued to work and continued to break the bylaws.

This could have been dealt with at time of framing but was not acted on by the city.

It is our opinion, this building does not match any of the current infrastructure in the neighbourhood and is completely out of place. My wife and I had our legal team review the zoning bylaws for all the surrounding property before we purchased our house two years ago for this exact reason as we didn't want to move our family into a neighbourhood with bylaws being broken. We moved from Cloverdale were the bylaw process has completely fallen apart and ruined the community.

We feel that the building being over height has devalued our home as we lost our view and as well, it just looks completely out of place.

In closing, we understand our "opinion" probably means nothing to the city of Chilliwack , but at the end of the day, the bylaws are in for a reason and this dwelling is not to code therefor we believe it should not be approved.

Best Regards,

Kevin & Kim Nicol

REGULAR COUNCIL
MARCH 21 2023
PIM NO. 11.4.1
46083 DAVIS AVE

From:
To: Clerks Dept Email
Cc:
Subject: Development Variance Permit DVP01314 [EXTERNAL]
Date: March 19, 2023 7:43:00 PM

This submission is in regards to the variance application of Gregory Price at 46083 Davis Ave.

On May 1 and 4, 2021 (one year before their permit was issued) I was approached by Greg and Janet Price requesting a variance for the second floor of their shop to become a carriage house and future rental suite. Myself along the owners at 46122 Greenwood Dr declined the variance, to wit Mr Price suggested he would carry on with the building permit and simply put the suite in after completion.

In our discussion I reminded Mr Price of the 6m building height restriction, and he suggested he "was going to see what the city was going to let him get away with." He noted that the city might ask him to shorten the walls in order to come in at the required height. The plans Mr Price then submitted showed the height of the building from the top of the foundation rather than grade, and for an average person it might be an honest mistake, but its worth noting that Mr Price has a lot of experience on this topic specifically as he served as a ***building inspector*** with FVRD for several years. Further more Mr Price and/or his contractors have trespassed on our property without permission to perform work on the building while under the stop work order.

Allowing the over height variance also significantly impacts the livability of my property. Firstly due to the use of 'average height' roof measurements the ridgeline of the roof is already well above 6m. This impacts the amount of direct sunlight our yard receives and anything beyond what is allowed is intolerable. Secondly the building itself is homely and anyone within sight of it is surprised such a construction was allowed.

All the people that were directly affected asked the Prices not to build this monstrosity and we were laughed at and told it was happening whether we liked it or not. The variance being requested now could have easily been avoided if the Prices had been better neighbors and taken the overage out of their 10' lower level walls.

One might have sympathy for the Prices as denying this variance would come with significant consequences, but they have been quite proud of dealing out similar consequences to other neighbors. In May of 2020 an application to rezone 6925 Centennial Dr to an R3 zoning (RZ001403) was brought forward to council. Not only were the Prices signatories in opposition they bragged to me in our first introduction that they also canvassed the neighborhood for others to give their opposition. In the next breath they warned me that they would fight me too if I chose to try anything similar with my newly acquired home.

Due to the direct impacts to the livability of my property for my wife, 2 children and myself, the disrespect we've been shown to date, and the Prices active opposition to other projects in the area, I emphatically request council to deny the variance requested.

Ryan and Gail Goodman
7055 Centennial Dr
Chilliwack BC
V2R4C7

ADDENDUM: In May of 2021 after my discussions with the Prices regarding the requested carriage house variance I had the foresight to email myself my account of the conversation. I realize my version isn't worth much but the dates on the emails do give credence to the fact that there was discussion of the project well in advance to the plans being submitted and that anything beyond what was allowed would be met with opposition. I would be happy to forward these emails if further discussion warrants it.

SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01314

To: **Gregory Murray Price**
46083 Davis Avenue
Chilliwack BC V2R 4C7

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, to facilitate an addition to an existing urban ancillary use (shop), does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No.	**007-246-773**
Legal Description:	**LOT 16 DISTRICT LOT 337 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 35783**
Address:	**46083 Davis Avenue**

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 8.01(9)(d) within the R1-A (Urban Residential) Zone is varied by increasing the maximum building height for urban ancillary uses on a lot 1000m² or greater from 6m to 6.2m.

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. The following condition applies:

   a) that the development be in accordance with the plans found in Schedule "A";

5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction 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.

DRAFT

APPROVED BY COUNCIL ON THE ____DAY OF_____, 2023.

ISSUED THIS ____ DAY OF _____, 2023

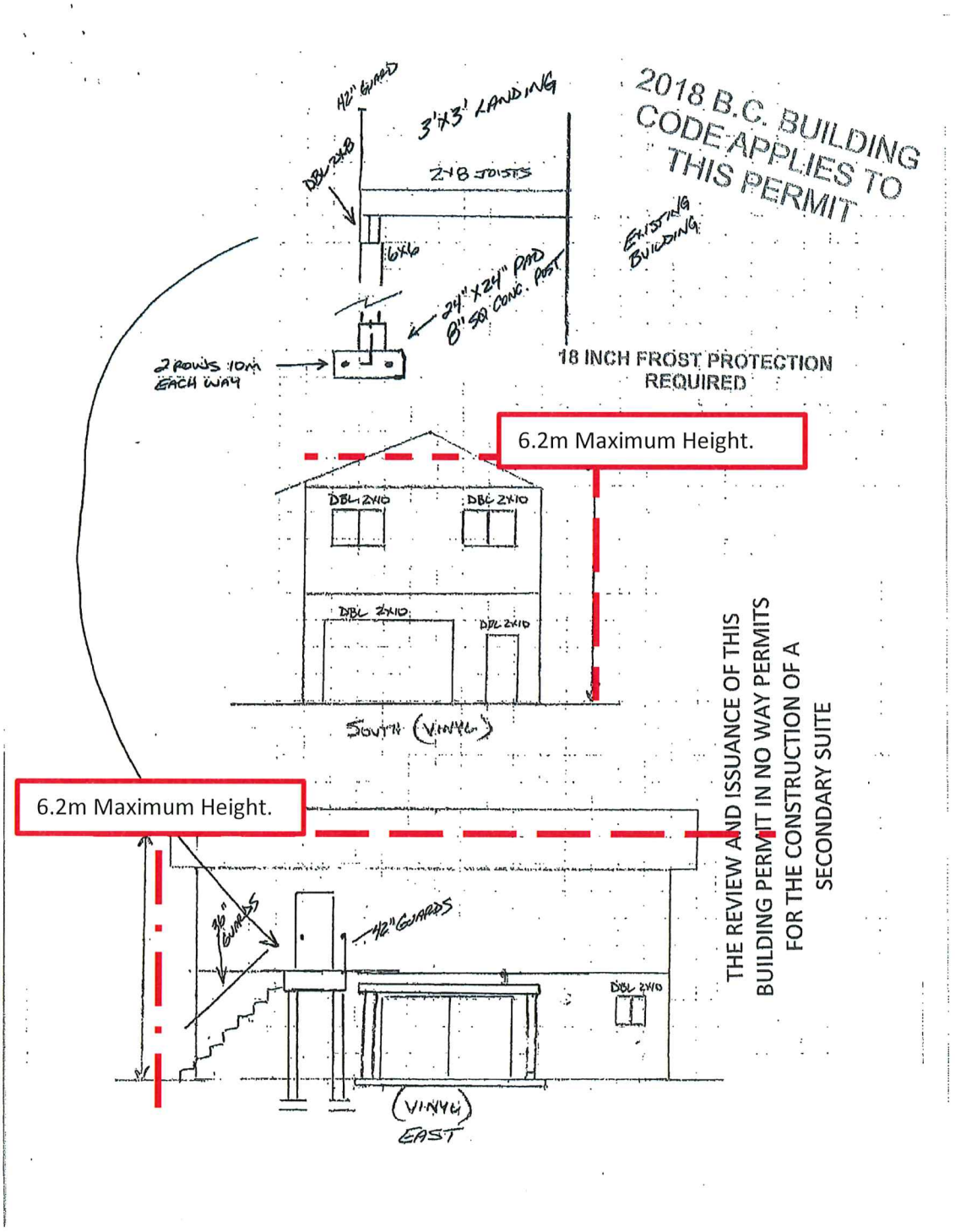
_____

CORPORATE OFFICER

DRAFT

Schedule A

Elevations



DRAFT

AGENDA ITEM NO: 11.4.2

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Jesse Rayner Development Variance Permit / 8285 Lickman Road	DATE:	March 8, 2023
DEPARTMENT:	Planning Department DVP01336	PREPARED BY:	Joty Rai / tr

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the minimum interior side lot line (ISLL) setback from 6.0m to 0m within the CD-10 (Comprehensive Development-10) Zone to facilitate the construction of a second storey addition to an existing office building within the subject property.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01336 with respect to property located at 8285 Lickman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01336

PREPARED BY:	Joty Rai	DATE:	March 8, 2023
POSITION:	Planner I	DEPARTMENT:	Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking to reduce the minimum interior side lot line (ISLL) setback from 6.0m to 0m within the CD-10 (Comprehensive Development-10) Zone to facilitate the construction of a second storey addition to an existing office building within the subject property.

2. PROPOSAL:

The applicant requests to reduce the north ISLL setback to 0m to facilitate the construction of a second storey addition to the existing *Clearview Demolition Ltd.* office building within the subject property. The proposed 218m^2 addition will remain within the existing footprint of the building and is intended to add new office spaces and a boardroom on the second floor. The siting of the existing building was approved under a previous Development Variance Permit (DVP00453) in 2008, which does not apply to any subsequent additions. As such, a new variance application is required.

As the property is located within Development Permit Area No. 7 (Industrial), the applicant has submitted a Development Permit application (DP001296) to approve the form and character of the proposed addition. As the proposed site alterations are minor in size and scope and are in substantial compliance with Industrial Design Guidelines, the Development Permit will be reviewed for approval by the Director of Planning should the requested variance be approved.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "General Industrial"

Land Use: Industrial development operated by Clearview Demolition Ltd.

3.2 Neighbourhood Character

The subject property is located in an industrial area including a variety of land uses such as the following:

North: Vacant land with private access road within the CD-18 (Comprehensive Development-18) Zone

West: Vacant land within the CD-18 (Comprehensive Development-18) Zone

South: City owned green space used for drainage purposes and large industrial lots within the CD-10 Zone.

East: A residential lot zoned RR (Rural Residential) Zone and industrial developments within the CD-12 (Comprehensive Development-12) Zone.

3.3 Technical Issues

Floodplain: The east portion and south west corner of the subject property are within the floodplain and are subject to the Floodplain Regulation Bylaw. The remainder of the property is not within the floodplain.

Watercourses: Heppner Ditch is located south of the subject property. This is a class B watercourse which requires a 15-30m riparian setback. The proposed addition is outside of this area.

Geotechnical: The property is located within geotechnical "red" and "orange" areas which indicates that the property is subject to significant and/or moderate geotechnical hazard due to steep slopes. Geotechnical review is not required as the proposal is limited to a second storey addition to an existing building.

Public Engagement: The applicant has conducted independent public engagement with neighbouring properties. On March 1, 2023, the applicant mailed information packages to neighbouring properties to request the submission of any questions or comments regarding the proposal. An open house was also held on March 8, 2023; though, no members of the public attended. At the time of writing, no responses have been received in response to the engagement. A copy of the applicant's neighbourhood engagement proceedings has been submitted for the public record.

3.4 CONDITIONS OF ISSUANCE

Staff are supportive of the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following condition being met:

a) that the development be in accordance with the plans found in Schedule "A".

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01336 with respect to property located at 8285 Lickman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Substantiation:

The requested variance is considered supportable as the proposed addition is consistent with the siting of the existing building, adjacent to vacant land and is not anticipated to negatively impact the neighbouring properties.

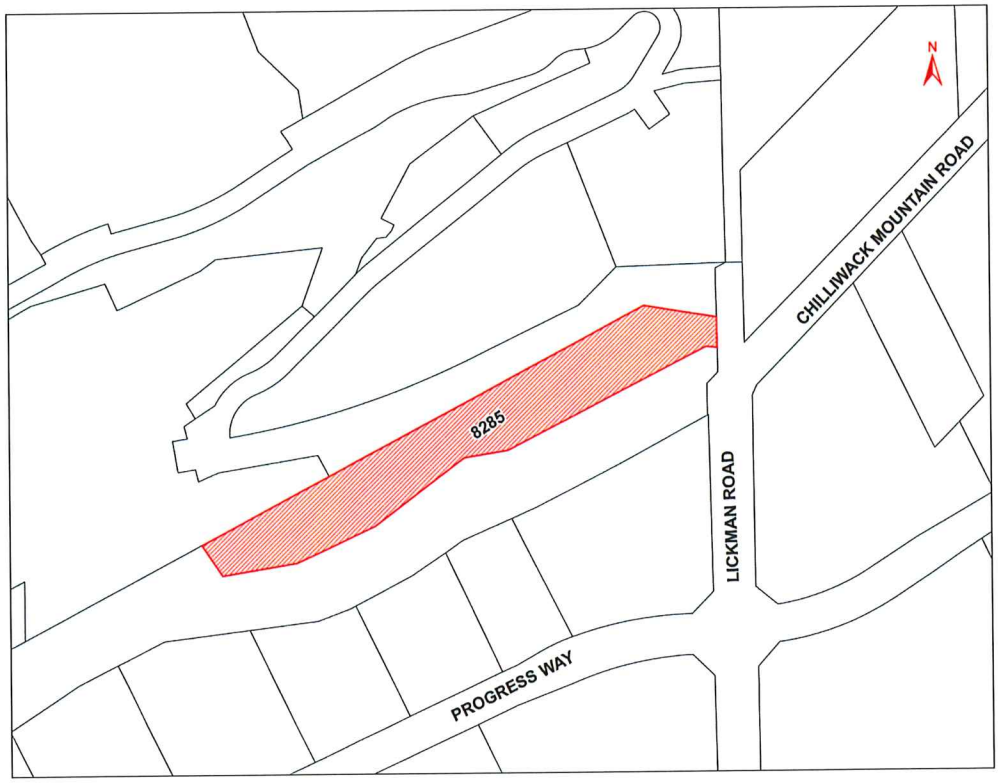
5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01336) – January 27, 2023
- Development Permit Application (DP001296 Amendment 1) – November 8, 2023

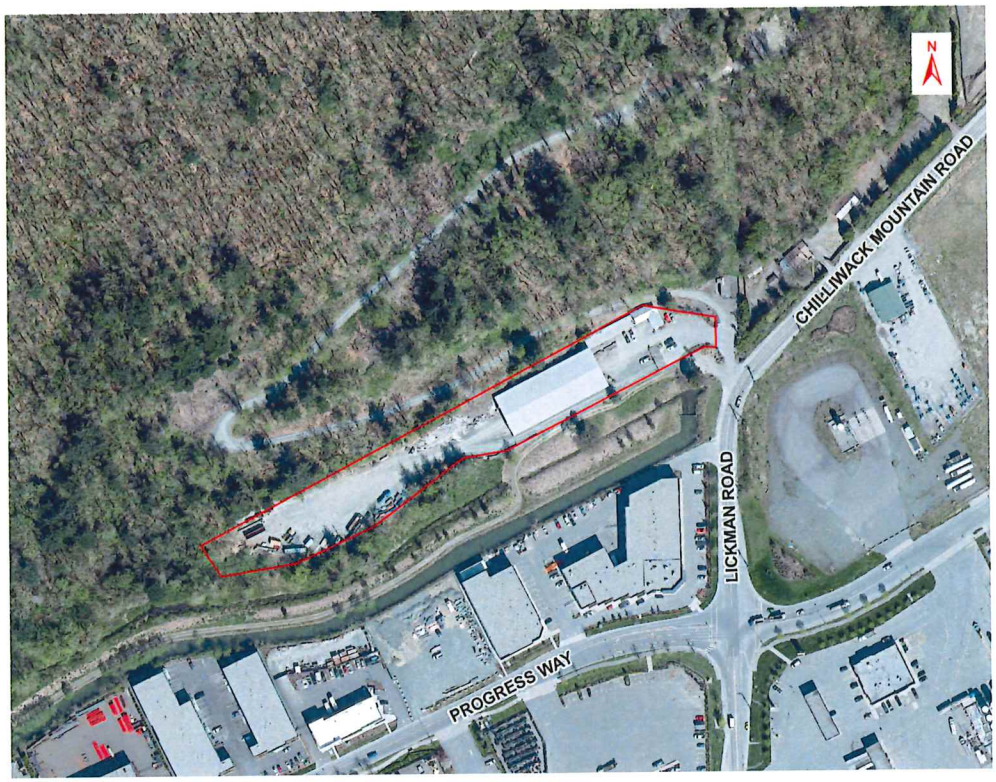
Site Photo



Location Map



Orthophoto



CITY OF CHILLIWACK

NOTICE OF PUBLIC INFORMATION MEETING

Tuesday, March 21, 2023 at 6:30 pm
Council Chambers
8550 Young Road, Chilliwack, BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

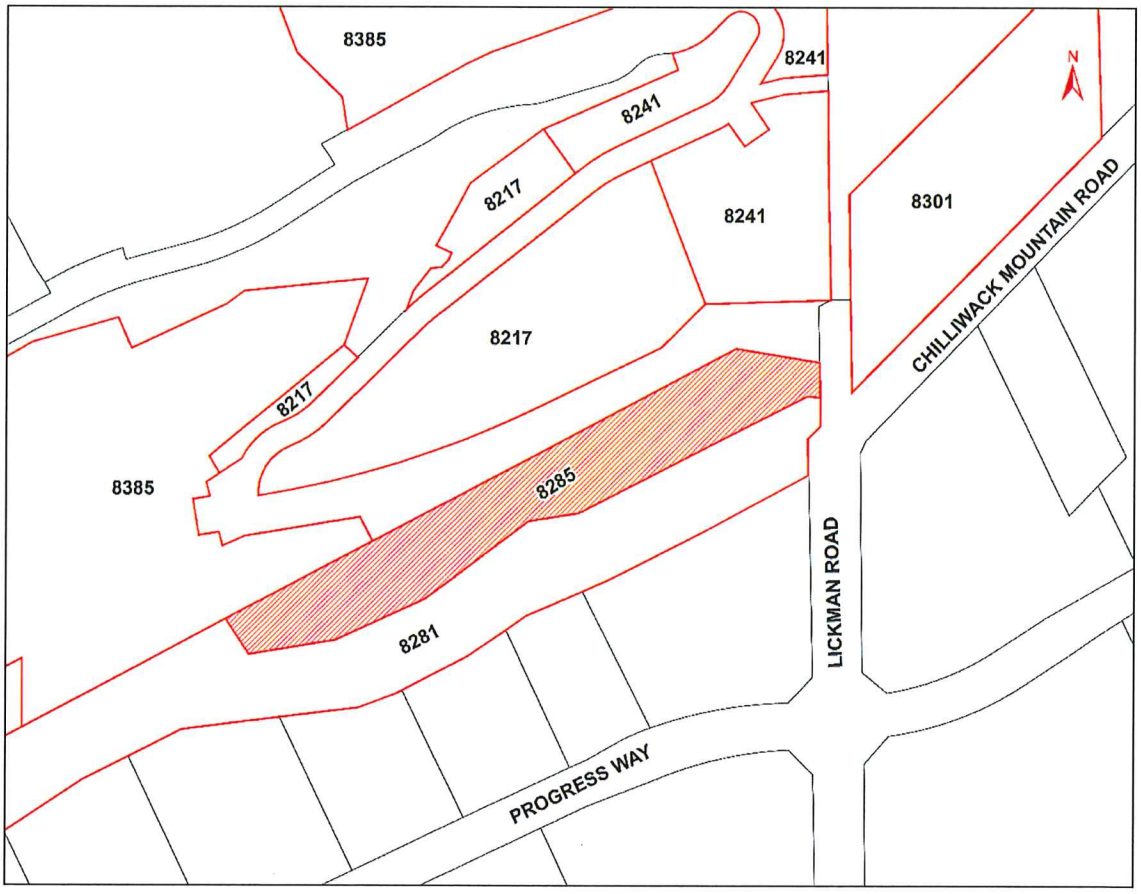
1. DEVELOPMENT VARIANCE PERMIT (DVP01336)

Location: 8285 Lickman Road

Applicant: JCR Design Ltd.

Purpose: To reduce the minimum interior side lot line setback from 6.0m to 0m within the CD-10 (Comprehensive Development-10) Zone to facilitate the construction of a second floor addition to an existing office building on the subject property, as shown on the map below.

Location Map



Please review the instructions below in regard to the participation options for the Public Information Meeting:

1. Written submissions, **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 pm on Monday, March 20, 2023.**

2. Participate **LIVE** through audio or video conferencing, see details and instructions on the City's website at www.chilliwack.com/ph. Be prepared to provide the Public Information Meeting number you would like to speak on along with your full name and address.

3. Participate in person at the City of Chilliwack, Council Chambers, located at 8550 Young Road, Chilliwack, BC.

All submissions will be recorded and form part of the official record of the meeting. The Council meeting will be broadcast live on the City of Chilliwack website via the following link: www.chilliwack.com/live for viewing by the public.

This proposed permit will be provided via email upon request between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, March 8, 2023 to Tuesday, March 21, 2023**, both inclusive, by the Planning Department at **604-793-2906** or planning@chilliwack.com.

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

for Jacqueline Morgan, CMC
Corporate Officer

Date: March 9, 2023
Received From: JCR Design
Folder: DVP01336
Property: 8285 Lickman Road
Council: March 21, 2023
1 of 4

DEVELOPMENT VARIANCE APPLICATION: PUBLIC ENGAGEMENT SUMMARY

Property Address(es): 8285 Lickman Rd

Application Contact Information: JCR Design Ltd, 201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1 (604) 858-0031 jesse@jcrdesign.ca

Purpose: The purpose of this application is to reduce the north property line setback from 6 m to 0 m. This will match the existing building which had a variance approved for this matter in 2008.

Public Engagement Letters Mailed – Mar 1, 2023

Open House held Mar 8, 2023

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.

Name	Address	Method of Contact	Comments/Responses
Park	8385 Lickman Rd	N/A	N/A
Business Owner	8217 Lickman Rd	Mail	No response
Business Owner	8241 Lickman Rd	Mail	No response
Business Owner/Home Owner	8301 Chilliwack Mtn Rd	Mail	No response
Business Owner	8281 Lickman Rd	Mail	No response
Business Owner	44037 Progress Way	Mail	No response

The public engagement summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document, you are providing your consent to permit all information provided therein to be viewed by the public..

JCR DESIGN Ltd. EST. 2003

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

March 1, 2023

Dear Sir/Madam,

We are proposing a development variance application at 8285 Lickman Rd to reduce the north property line setback from 6 m to 0 m. This will then match the existing building which had a variance approved for this matter in 2008.

We are holding an open house at our office on Wednesday, March 8, 2023 from 9:00 am to 3:00 pm. Please feel free to come by and we will answer any questions that you may have regarding the development variance application. If you wish to book an appointment for us to come meet with you, please call the office at the number below.

Attached is a site plan showing the proposed development variance and a Public Engagement Petition. Please feel free to fill out the petition and send directly to Joty Rai with the City of Chilliwack, rai@chilliwack.com.

If you have any questions regarding the development variance application, please call my office at (604) 858-0031.

Thank you,

S. Ross

Sor/Jesse Rayner
Owner

Date Received: March 9, 2023
Received From: JCR Design
Folder: DVP01336
Subject Property: 8285 Lickman Road
Council : March 21, 2023

LEGAL DESCRIPTION
LOT 20 OF COMMONAGE INDIAN RESERVE 17 AND SECTION 27 TOWNSHIP 23 AND DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP25902

CIVIC ADDRESS
8285 LICKMAN ROAD, CHILLIWACK, B.C.

SITE RECONCILIATION
SITE AREA: 2.54 ac. OR 10,356.20 sqm.

ZONING: CD-12

LOT COVERAGE: MAXIMUM: 2,000.00 sqm. OR 21,527.82 sqft.
TOTAL: 1,816.00 sqm. OR 19,547.30 sqft.
PROPOSED: 34.93 sqm. OR 376.00 sqft.
EXISTING: 1,781.07 sqm. OR 19,171.30 sqft.

FSR: N/A

SETBACKS:
FRONT: EXISTING
REAR: EXISTING
RIGHT: EXISTING
LEFT: EXISTING

BUILDING HEIGHT: EXISTING

PARKING: 1 STALL PER 40 sqm. FOR OFFICE
1 STALL PER 100 sqm. FOR SHOP

EXISTING SHOP AREA = 690 sqm. /100 = 7 STALLS
OFFICE AREA = 625 sqm. /40 = 16 STALLS

REQUIRED PARKING STALLS = 23 STALLS
EXISTING PARKING STALLS = 13 STALLS
PROPOSED PARKING STALLS = 10 STALLS

LANDSCAPING IS EXISTING

EXISTING BUILDING
PROPOSED AREA OF ADDITION
EXISTING SHOP

KEY SITE PLAN
SCALE: 1" = 60'-0"

SITE PLAN
SCALE: 1" = 10'-0"

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	05-05-22
2	RE-ISSUED FOR REVIEW	05-24-22
3	ISSUED FOR DP7	09-06-22
4	ISSUED FOR REVIEW	21-07-22
5	ISSUED FOR VARIANCE	23-01-23

Andrew R. Bozluk
Architect
Box 29, Harrison Hot Springs, BC, V0M 1K0
604-796-1120 or 780-920-5301

CLEARVIEW OFFICE ADDITION

PROPOSED SITE PLAN & NOTES
23 JANUARY 2023

22097
A1.2

Application Number (required): DVP 00453

Date Received: March 9, 2023
Received From: JCR Design
Folder: DVP01336
Property: 8285 Lickman Road
Council date: March 21, 2023

Development Application: Public Engagement Petition

Property Address (required): 8285 Lickman Rd.

Applicant contact information (required): Jesse Rayner, JCR Design Ltd, 201-45269 Keith Wilson Rd, Chilliwack, B. V2R 5S1 (604) 858-8031 jesse@jcrdesign.ca

Purpose (required): The purpose of this application is to: Reduce the north property line setback from 6m to 0m.

The above-required application number, property address, applicant contact information, and purpose statement must be included on "each page" that contains signatures to ensure the signatories are fully informed of the application proposal.

Name	Address	Signature	Support	Oppose	Comments/Concerns

This petition will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01336

To: **JCR Design Ltd**
Jesse Rayner
201 - 45269 Keith Wilson Road
Chilliwack BC V2R 5S1

1238577 BC Ltd
18960 34A Avenue
Surrey BC V3Z 1A7

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, to facilitate the construction of a second-storey addition to an existing 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.	**026-788-411**
Legal Description:	**LOT 20 OF COMMONAGE INDIAN RESERVE 17 AND SECTION 27 TOWNSHIP 23 AND DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP25582**
Address:	**8285 Lickman Road**

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 13.10(7)(a) within the CD-10 (Comprehensive Development-10) Zone is varied by reducing the interior side lot line (ISLL) setback from 6.0m to 0m.

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. The following condition applies:

   a) that the development be in accordance with the plans found in Schedule "A";

5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction 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.

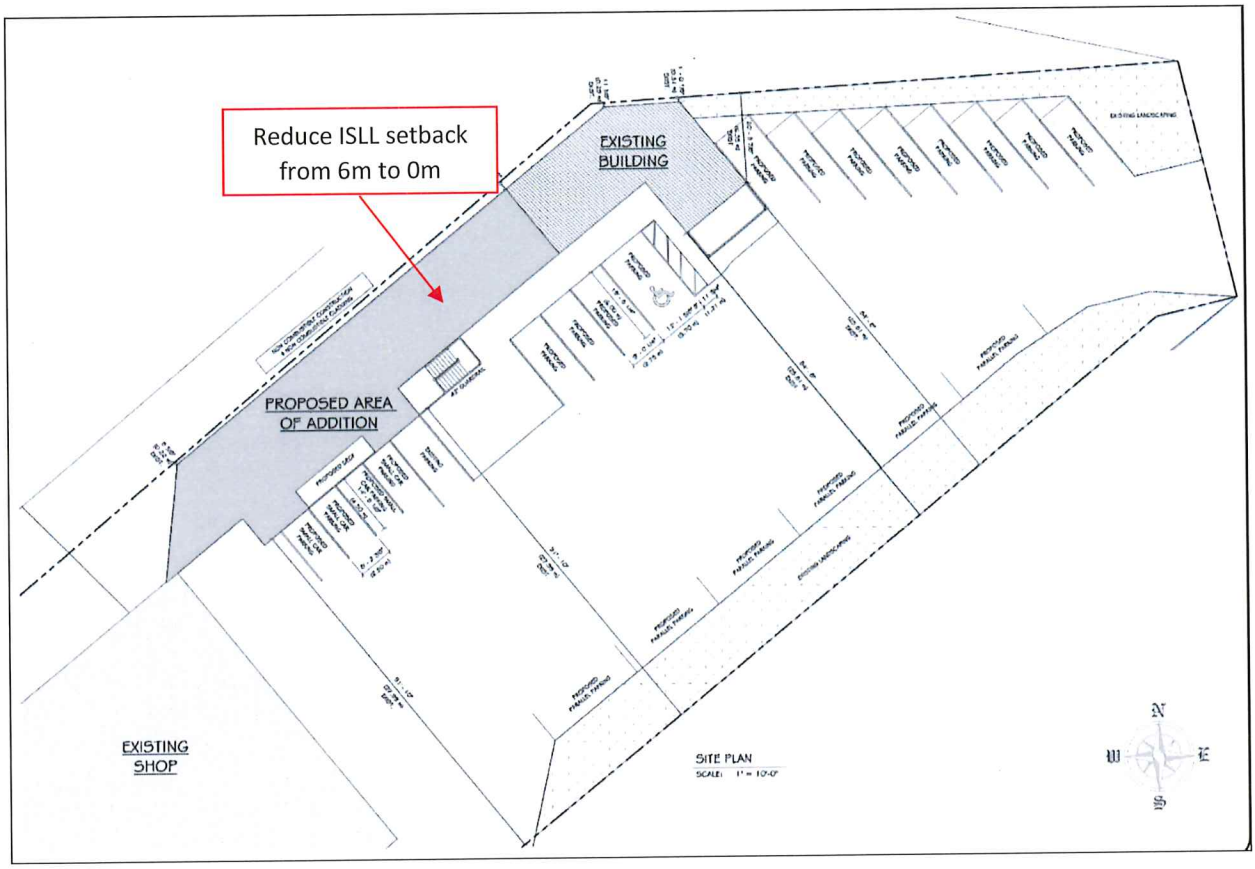
APPROVED BY COUNCIL ON THE __ DAY OF __, 2023.

ISSUED THIS __ DAY OF __, 2023

CORPORATE OFFICER

DRAFT

Site Plan (as provided by the applicant)



DRAFT

AGENDA ITEM NO: 12.1

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Applications from Public Hearing Date: March 14, 2023

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

---

1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2023, No. 5284", which proposes to rezone property located at 46089 Southlands Drive, from an R1-B (Urban Duplex Residential) Zone to an R3 (Small Lot 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.

Development Variance Permit DVP01283 for said property, which proposes to reduce the minimum required lot depth within the R3 (Small Lot Residential) Zone from 25m to 21.9m to facilitate a future subdivision, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

(1) Approve the application as submitted by the applicant;
(2) Approve the application, as per the draft Development Variance Permit;
(3) Refer the application back to staff; or,
(4) Deny the application.

2. RECOMMENDATION:

That "Zoning Bylaw Amendment Bylaw 2023, No. 5284" with respect to property located at 46089 Southlands Drive, be given third reading. (RZ001651)

That "Zoning Bylaw Amendment Bylaw 2023, No. 5284" with respect to property located at 46089 Southlands Drive, be adopted. (RZ001651)

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01283 with respect to property located at 46089 Southlands Drive, subject to the recommendations as stipulated within the draft Development Variance Permit.

Jacqueline Morgan, CMC
Corporate Officer

AGENDA ITEM NO: 13.1

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Application Reports Date: March 14, 2023

DEPARTMENT: Corporate Services Prepared by: Jacqueline Morgan

---

1. SUMMARY OF ISSUE:

Development Variance Permit DVP01314, which proposes to increase the maximum permitted building height for an urban ancillary building within the R1-A (Urban Residential) Zone from 6m to 6.2m to bring a shop, currently under construction, into compliance with the Zoning Bylaw requirements, has been to a Public Information Meeting and is now presented for Council's consideration.

Council may choose to:

(1) Approve the permit as presented;
(2) Approve the permit, with amendments;
(3) Deny the application; or,
(4) Refer the application back to staff.

2. RECOMMENDATION:

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01314 with respect to property located at 46083 Davis Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

Jacqueline Morgan, CMC
Corporate Officer

AGENDA ITEM NO: 13.2

MEETING DATE: March 21, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Application Reports Date: March 14, 2023

DEPARTMENT: Corporate Services Prepared by: Jacqueline Morgan

---

1. SUMMARY OF ISSUE:

Development Variance Permit DVP01336, which proposes to reduce the minimum interior side lot line setback from 6.0m to 0m within the CD-10 (Comprehensive Development-10) Zone to facilitate the construction of a second-floor addition to an existing office building, has been to a Public Information Meeting and is now presented for Council's consideration.

Council may choose to:

(1) Approve the permit as presented;
(2) Approve the permit, with amendments;
(3) Deny the application; or,
(4) Refer the application back to staff.

2. RECOMMENDATION:

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01336 with respect to property located at 8285 Lickman Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Jacqueline Morgan, CMC
Corporate Officer

ADDITIONAL ITEM

AGENDA ITEM NO: 15.2.1

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT:	Reaching Home Program Funding Allocations for 2023-2024	DATE:	March 15, 2023
DEPARTMENT:	Public Safety & Social Development	PREPARED BY:	Kim Spice

1. SUMMARY OF ISSUE:

The City of Chilliwack holds and manages funds as part of the Reaching Home Program under Employment and Social Development Canada (ESDC) to distribute to eligible Chilliwack projects that address local homelessness challenges. This report outlines the Reaching Home Community Advisory Board recommendations for Reaching Home Community Advisory Board funding allocation recommendations for the 2023/24 fiscal year (beginning April 1, 2023)

2. RECOMMENDATION:

Recommendation that Council endorse the resolutions passed by the Reaching Home Community Advisory Board at the meeting held March 10, 2023, with respect to Reaching Home funding allocations for the 2023-2024 fiscal year, as contained within the Staff Report dated March 15, 2023.

Karen Stanton
Director, Public Safety & Social Development

3. FINANCE COMMENTS:

As funds distributed would be allocated from funding received under the Federal Government's Reaching Home Program, there are no additional financial implications on the City's Financial Plan.

Glen Savard, Director of Finance

4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

Chris Crosman, CAO

STAFF REPORT ON
Reaching Home Program Funding Allocations 2023-2024

PREPARED BY:	Kim Spice	DATE:	March 15, 2023
POSITION:	Social Development Specialist	DEPARTMENT:	Public Safety & Social Development

1. DEFINITION OF ISSUE:

The City of Chilliwack holds and manages funds as part of the Reaching Home Program under Employment and Social Development Canada (ESDC) to distribute to eligible Chilliwack projects that address local homelessness challenges. This report outlines the Reaching Home Community Advisory Board recommendations for funding allocations for the 2023-2024 fiscal year (beginning April 1, 2023) based on priorities identified by the community, including continued support for Street Outreach, Trevention and Shelter Diversion, Indigenous Housing Support Facilitators and Indigenous Youth and Youth Outreach.

2. FACTORS:

2.1 Reaching Home 2023/24

- Under this agreement, for 2023/2024, the City received $898,907.25 to be allocated to Reaching Home projects for 2023/2024.

At the January 19, 2023 meeting, the CAB made funding recommendations for 2023/2024 fiscal year based on continuous community engagement and consultation, while also considering priority needs in the Homelessness Action Plan, Community Safety Plan, and Reaching Home Community Plan and Directives.

The following strategic initiatives were identified by the CAB and a motion recommending the funding allocations was approved by Council on January 24, 2023:

- Community Integration Initiative (Outreach – seven days a week)- $300,000.00
- Wellness Centre Staffing - $150,000
- Prevention & Diversion (Rental and Utility one-time only arrears) - $175,000.00
- Indigenous Youth & Youth Outreach - $160,907.00
- Indigenous Housing Facilitator - $100,000.00

Subsequently, Request for Proposals were posted for the initiatives noted above, with the exception of the Wellness Centre due to the temporary use of the program which will be brought forward to Council at a later date. An evaluation team reviewed the proposals and provided recommendations to the Community Advisory Board at the meeting held March 10, 2023.

1. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council endorse the following resolutions passed by the Reaching Home Community Advisory Board Meeting held March 10, 2023:

"That Council endorse the recommendation of the Reaching Home Community Advisory Board, for the allocation of funds for "Street Outreach" be awarded to Pacific Community Resources Society - Community Integration and Coordination Program, in the amount of $300,000.00 for the 2023/2024 fiscal year.";

"That Council endorse the recommendations of the Reaching Home Community Advisory Board, for allocation of funds for Prevention and Diversion for the 2023/23 fiscal year as follows:

- Wilma's Transition Society in the amount of $30,000.00;
- Salvation Army in the amount of $44,000.00; and further,
- that the surplus of Prevention and Diversion funding in the amount of $101,000.00, be allocated following Community Engagement in April 2023.";

"That Council endorse the recommendation of the Reaching Home Community Advisory Board, for allocation of funds for Indigenous Youth and Youth Outreach for the 2023/2024 fiscal year as follows:

- provide Cyrus Centre with one month of funding in the amount of $11,640.00 to continue youth outreach;
- request a revised proposal that provides further information with respect to administrative expenses, HIFIS and By-Names List requirements, formalized Indigenous partnerships with letters of support, explanation of staff Indigenous training requirements, clarity around quarterly activities and clearly identifies measurable outcomes;
- that upon receipt of the revised proposal and approval by the evaluation team, a contract is issued for the remaining balance in the amount of $128,055.00; and further,
- that the surplus of Indigenous Youth and Youth Outreach funding in the amount of $21,212.00, be allocated following community engagement in April 2023.";

"That Council endorse the recommendation of the Reaching Home Community Advisory Board, for the allocation of funds for Indigenous Housing Facilitator be provided to Pacific Community Resources Society - Housing Hub – Indigenous Housing Facilitators Program, in the amount of $100,000.00."

Substantiation:

The proposed allocations meet the criteria established by the federal government for Reaching Home, and address key priorities identified in City studies including the Housing Needs Report, the Homelessness Action Plan, and the Chilliwack Community Safety Plan. The projects will increase supports for individuals experiencing homelessness or at imminent risk of homelessness and provide greater opportunity to support them in acquiring or retaining housing, connecting individuals to both support services and cultural supports and providing outreach to individuals who are experiencing homelessness.