CITY OF CHILLIWACK
NOTICE OF PUBLIC HEARING
Tuesday, June 16, 2020 at 7:00 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 items:

1. **OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2020, No. 4797 (RZ001313)**
2. **ZONING BYLAW AMENDMENT BYLAW 2020, No. 4798 (RZ001313)**
3. **DEVELOPMENT VARIANCE PERMIT (DVP01125)**

Locations: 8136 and 8160 Nixon Road (portions of)

Applicant: OTG Developments Ltd.

Purposes: To amend the Official Community Plan designations, as per the Eastern Hillsides Comprehensive Development Plan, for portions of the subject properties, as shown on the maps below, and rezone portions of the properties to facilitate a future single family residential subdivision as follows:

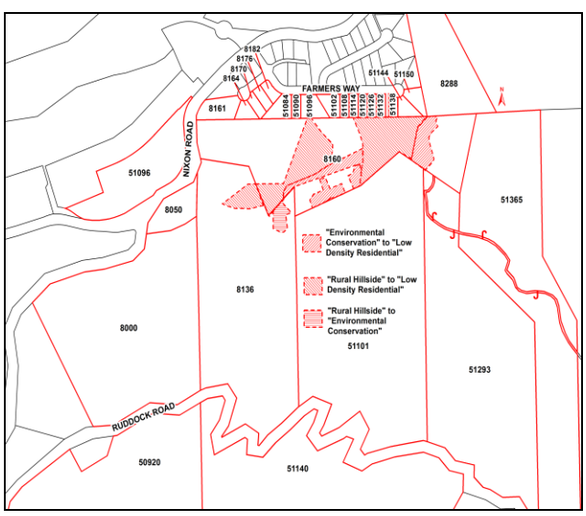
- Redesignate portions of 8160 Nixon Road from "Rural Hillside" and "Environmental Conservation" to "Residential - Low Density" and portions of 8136 Nixon Road from "Rural Hillside" to "Residential - Low Density" and "Environmental Conservation"; and,
- Rezone portions of 8160 Nixon Road from the SHR (Suburban Hillside Residential) Zone to an R3 (Small Lot One Family Residential) Zone and an RSV1 (Limited Use Reserve) Zone and portions of 8136 Nixon Road from the RH (Rural Hillside) Zone to an R3 (Small Lot One Family Residential) Zone and an RSV1 (Limited Use Reserve) Zone.

Additionally, an application to vary the following standards within the proposed R3 Zone and existing SHR Zone is being considered concurrently with the rezoning application:

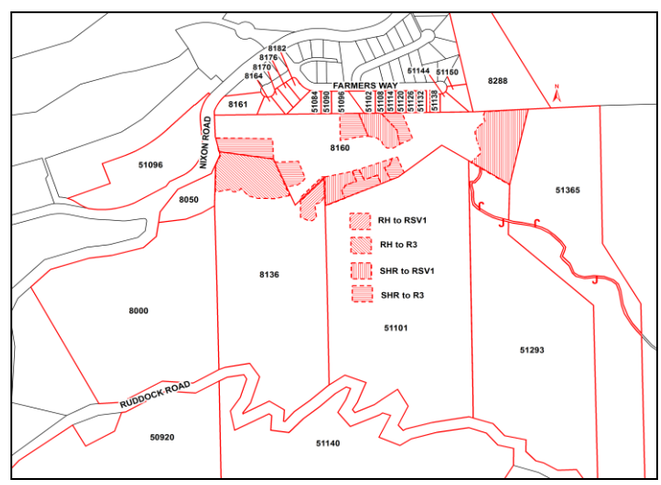
- to reduce the minimum lot width within the SHR Zone from 12.0m to 6.0m for Lot 20;
- to reduce the minimum lot width within the proposed R3 Zone from 12.0m to 6.5m (Lot 27), 3.0m (Lot 28 & 29); and,
- to reduce the minimum lot depth within the proposed R3 Zone from 25m to 22.8m for Lot 28.

Location Maps

OCP Amendment Map



Rezoning Map



As a result of the public health emergency and resulting restrictions on public gatherings, public attendance at City Hall for Council meetings is not permitted at this time. However, persons who deem that their interest in the property is affected by the proposed amendment bylaws will have an opportunity to be heard:

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, June 15, 2020.**
2. Participate **LIVE** through a Zoom Webinar, see details and instructions on the City's website at www.chilliwack.com/ph
   a. Be prepared to provide the public hearing number you would like to speak on along with your full name and address
   b. You will be allowed to present **once** for each public hearing and be given up to 15 minutes to make your presentation
3. Participate **LIVE** through Phone Conferencing by:
   a. Phoning 604.793.2700 and following participation instructions provided
   b. Be prepared to provide the public hearing number you would like to speak on along with your full name and address
   c. See details and instructions on the City's website at www.chilliwack.com/ph
   d. You will be allowed to present **once** for each public hearing and be given up to 15 minutes to make your presentation

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.
The proposed bylaws 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, June 3, 2020 to Monday, June 15, 2020** both inclusive, by the Corporate Services Department. Please direct your enquiries to our Planning & Strategic Initiatives 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