

**CITY OF CHILLIWACK**  
**Regular Meeting of Council**

**Wednesday, July 2, 2025, 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 June 17, 2025, be adopted as circulated.

**4. Business Arising**

**5. Consent Agenda**

**Recommendation**

That the following bylaws be adopted:

“Zoning Bylaw Amendment Bylaw 2025, No. 5469”;

“Zoning Bylaw Amendment Bylaw 2025, No. 5479”;

“Highway and Traffic Bylaw Amendment Bylaw 2025, No. 5484”;

“Bylaw Notice Enforcement Bylaw Amendment Bylaw 2025, No. 5485”; and,

“Municipal Ticket Information Bylaw Amendment Bylaw 2025, No. 5486”.

**6. Quarterly Reports**

**7. Departmental Reports**

**7.1 Engineering - BC Transit - Chilliwack Fare Review**

**Recommendation**

That Council approve the amended transit fare increase as detailed in Table 1 of the staff report dated June 24, 2025, effective October 1, 2025.

7.2 Engineering - Corporate and Community Climate Action Plans Update

**Recommendation**

That Council receive the update regarding implementation of the "Corporate and Community Climate Action Plans" as contained within the staff report dated June 26, 2025, for information. (Presentation)

7.3 Recreation and Culture - Demolition 7485 Panorama Drive - RFQ Proponent Selection

**Recommendation**

That Council accept the submission for the "Demolition 7485 Panorama Drive" Project from the preferred proponent Matcon Demolition Ltd., in the amount of \$87,696.00; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

7.4 Recreation and Culture - Cultural Tourism Event Funding - Tourism Chilliwack

**Recommendation**

That Council approve the request from Tourism Chilliwack for funding under the Public Art Program, in the amount of \$5,000.00, for culturally significant events over a five-year period starting July 21, 2025; and further, that staff direct the Recipient to complete all reporting requirements as set out in the staff report dated June 25, 2025.

7.5 Recreation and Culture - Chilliwack Pride Festival - 2025

**Recommendation**

That Council approve the request from the Chilliwack Pride Society for funding under the Community Development Initiatives Funding Policy in the amount of \$5,000.00, for the "Chilliwack Pride Festival 2025" based on submitted receipts and reporting requirements set out in said policy.

7.6 Finance - Supply and Delivery of Municipal Castings

**Recommendation**

That Council accept the submission for the "Supply and Delivery of Municipal Castings" from Westview Sales Ltd., in the amount of \$178,028.48 for a one-year term, with the option to extend the contract for up to four additional one-year terms.

7.7 Planning - ALR00437 - 43275 Lumsden Road

**Recommendation**

That application ALR00437 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve, with respect to property located at 43275 Lumsden Road, be forwarded to the Agricultural Land Commission with support. (Presentation)

7.8 Public Safety and Social Development - Miscellaneous Rates Bylaw Amendment

**Recommendation**

That "Miscellaneous Rates Bylaw Amendment Bylaw 2025, No. 5496" be given first and second reading.

**Recommendation**

That "Miscellaneous Rates Bylaw Amendment Bylaw 2025, No. 5496" be given third reading.

**8. Mayor and Councillors' Reports**

**9. Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 4:00 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 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5487" and "Zoning Bylaw Amendment Bylaw 2025, No. 5488"

(Text Amendments)

11.3.2 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5489"

(Text Amendments)

11.3.3 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5490" and "Zoning Bylaw Amendment Bylaw 2025, No. 5491"

(9392 Young Road)

11.3.4 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494" and "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495"

(a portion of 7715 Nixon Road)

11.3.5 Temporary Use Permit TUP00261

(4535 and 4540 Simmons Road)

11.4 Public Information Meeting

11.4.1 **Development Variance Permit DVP01493**

(44361 and 44387 Simpson Road)

11.4.2 **Development Variance Permit DVP01518**

(4268 Stewart Road)

11.4.3 **Development Variance Permit DVP01522**

(10125 McGrath Road)

12. **Clerk's Reports**

12.1 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5487" and "Zoning Bylaw Amendment Bylaw 2025, No. 5488"

**Recommendation**

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5487", a proposed text amendment to include the updated form and character design guidelines as a new Schedule B in the 2040 Official Community Plan, and relevant text, schedule, and map changes, be given third reading.

**Recommendation**

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5487", a proposed text amendment to include the updated form and character design guidelines as a new Schedule B in the 2040 Official Community Plan, and relevant text, schedule, and map changes, be adopted.

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2025, No. 5488", a proposed text amendment to relevant regulations to align with updated form and character design guidelines, be given third reading.

12.2 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5489"

**Recommendation**

That "Official Community Plan Amendment Bylaw 2025, No. 5489", a proposed text amendment to include the "Mountain View Heritage Conservation Area" as a new Schedule C in the 2040 Official Community Plan, and associated text changes, be given third reading.

**Recommendation**

That "Official Community Plan Amendment Bylaw 2025, No. 5489", a proposed text amendment to include the "Mountain View Heritage Conservation Area" as a new Schedule C in the 2040 Official Community Plan, and associated text changes, be adopted.

12.3 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5490" and "Zoning Bylaw Amendment Bylaw 2025, No. 5491"

**Recommendation**

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5490", which proposes to amend the designation of property located at 9392 Young Road from "Residential 4 - Mid-High Rise Apartment" to "Civic/Institutional", be given third reading.

**Recommendation**

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5490", which proposes to amend the designation of property located at 9392 Young Road from "Residential 4 - Mid-High Rise Apartment" to "Civic/Institutional", be adopted.

**Recommendation**

"Zoning Bylaw Amendment Bylaw 2025, No. 5491", which proposes to rezone property located at 9392 Young Road from an RC (Commercial Conversion) Zone to a CP (Commercial Parking) Zone, be given third reading.

**Recommendation**

"Zoning Bylaw Amendment Bylaw 2025, No. 5491", which proposes to rezone property located at 9392 Young Road from an RC (Commercial Conversion) Zone to a CP (Commercial Parking) Zone, be adopted.

12.4 "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494" and "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495"

**Recommendation**

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494", which proposes to add a portion of property located at 7715 Nixon Road to Development Cell 6 and, add a notation to the Cell 6 Subdivision Development Concepts map within the Eastern Hillside Comprehensive Area Plan, be given third reading.

**Recommendation**

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495, which proposes to redesignate a portion of property located at 7715 Nixon Road from "Rural Hillside" to "Residential - Low Density" as per the Eastern Hillside Comprehensive Area Plan, be given third reading.

**13. Application Reports**

13.1 Temporary Use Permit TUP00261

**Recommendation**

That Council approve the issuance of Temporary Use Permit TUP00261 with respect to properties located at 4535 and 4540 Simmons Road, subject to the recommendations as stipulated within the draft Temporary Use Permit.

13.2     Development Variance Permit DVP01493 and DP001821

**Recommendation**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01493 with respect to properties located at 44361 and 44387 Simpson Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

**Recommendation**

That Council approve the issuance of Development Permit DP001821 with respect to properties located at 44361 and 44387 Simpson Road, subject to the conditions as stipulated within the draft Development Permit.

13.3     Development Variance Permit DVP01518

**Recommendation**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01518 with respect to property located at 4268 Stewart Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

13.4     Development Variance Permit DVP01522

**Recommendation**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01522 with respect to property located at 10125 McGrath 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.     **Adjournment**