

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

**Tuesday, July 19, 2022, 2:00 pm**

8550 Young Road,  
Chilliwack, BC V2P 8A4

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**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**

**2.1. Chilliwack Slo-Pitch Organization**

Doug Thompson, President, Jolly Miller Slo-Pitch League; Sean Moore, President, Wildlife Slo-Pitch League; Solon Jagers, President, Wednesday Night 2-Pitch League; Sheryl Young, President, Chilliwack Ladies Slo-Pitch League; and, Victor Wells, President, Chilliwack Men's Slo-Pitch League, are in attendance to provide Council with a presentation to showcase the Chilliwack Slo-Pitch organization.

**3. Adoption of Minutes**

**Recommendation**

That the Minutes of the Special Regular Meeting of Council held June 28, 2022 and the Minutes of the Regular Meeting of Council held July 5, 2022 be adopted as circulated.

**4. Business Arising**

**5. Consent Agenda**

**Recommendation**

That the following bylaws be adopted:

“Development Cost Charge Bylaw Amendment Bylaw 2022, No. 5213”; and,  
“Zoning Bylaw Amendment Bylaw 2022, No. 5225”;

and further, that the Minutes of the Affordable Housing and Development Advisory Committee meeting held June 29, 2022, be received for information.

**6. Quarterly Reports**

## 7. Departmental Reports

### 7.1. Engineering - Salmon Ridge Slope Stabilization Tender Award

#### **Recommendation**

That Council award the Tender for the "Salmon Ridge Slope Stabilization" to Greystone Design Management Construction Ltd., in the amount of \$1,716,862.35 (including applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

### 7.2. Engineering - Minutes of Transportation Advisory Committee Meeting

#### **Recommendation**

That Council receive the Minutes of the Transportation Advisory Committee Meeting held May 26, 2022 for information; and further, that Council receive for information the following resolutions passed by the Transportation Advisory Committee Meeting at the May 26, 2022 meeting:

*"That the Transportation Advisory Committee is in support of the final draft of the Active Transportation Plan as presented and discussed; and further, endorses the Active Transportation Plan"; and,*

*"That the Transportation Advisory Committee recommend Council to direct staff to work with BC Transit regarding custom transit options with respect to implementing Handy Dart service on Sundays; and further, that Handy Dart service be extended to 6:30 pm on weeknights".*

### 7.3. Engineering - 2022 Vedder River Floodway Sediment Removal Tender

#### **Recommendation**

That Council award the Tender for the "2022 Vedder River Floodway Sediment Removal" to remove up to 110,000 cubic metres of sediment from the Vedder River and Canal at unit prices, as provided in their Tender submittal, to Jakes Construction Ltd., in the amount of up to \$500,000.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

### 7.4. Engineering - Balmoral-Princess Parking Lot and Sidewalk

#### **Recommendation**

That Council award the Tender for the "Balmoral-Princess Parking Lot and Sidewalk" to Universal Construction, in the amount of \$814,373.23 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

### 7.5. Engineering - Williams Street and Yale Road Storm Main Replacement

#### **Recommendation**

That Council award the Tender for the "2022 Williams Street and Yale Road Storm Main Replacement" project to Sandpiper Contracting LLP, in the amount of \$2,239,543.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.



7.6. Operations - Request for Proposal - Vedder Mountain Park and Trail

**Recommendation**

That Council accept the Request for Proposal for the "Vedder Mountain Park and Trail" from the lead proponent, Mountainco Contracting Ltd., in the amount of \$318,953.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

7.7. Operations - Request for Proposal - Supply and Delivery of Tires and Tire Services

**Recommendation**

That Council accept the Request for Proposal for the "Supply and Delivery of Tires and Tire Services" from the lead proponent Kal Tire, in the amount of up to \$90,000.00, for a one-year term, with the option to renew for a further four one-year terms; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

7.8. Recreation and Culture - Chilliwack Mural Festival - Mural Placements 2022

**Recommendation**

That Council approve the placement of the murals to be located at 45919 Wellington Avenue; 9282 Main Street; 46115 Yale Road and 9264 Main Street, as contained in the renderings submitted within the Staff Report dated July 11, 2022.

7.9. Fire Department - Direct Award - Ladder Storage Modifications

**Recommendation**

That Council approve the Direct Award Purchase to modify up to five fire engines to HUB Fire Engines, to a maximum amount of \$175,000.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

7.10. Planning and Strategic Initiatives - RZ001603 - 46713 Brice Road

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5228", which proposes to rezone property located at 46713 Brice Road from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001603)

7.11. Planning and Strategic Initiatives - RZ001598 - 8893 Nowell Street

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5229", which proposes to rezone property located at 8893 Nowell Street from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001598)

7.12. Planning and Strategic Initiatives - RZ001599 - 46681 Fairwood Drive

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5232", which proposes to rezone property located at 46681 Fairwood Drive from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001599)

7.13. Planning and Strategic Initiatives - RZ001474 - 5437 and 5445 Peach Road

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5233", which proposes to rezone property located at 5437 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and property located at 5445 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001474)

7.14. Development and Regulatory Enforcement Services - ALR00394 - 11500 Jespersen Road

**Recommendation**

That application ALR00394 for "Non-Farm Use (Placement of Fill)" within the Agricultural Land Reserve, with respect to property located at 11500 Jespersen Road, be forwarded to the Agricultural Land Commission with support.

8. **Mayor and Councillors' Reports**

9. **Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 6:00 pm**

10. **Meeting Reconvened**

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 2022, No. 5226"

(9144 Williams Street)

11.3.2. "Zoning Bylaw Amendment Bylaw 2022, No. 5227"

(10256 Wedgewood Drive)

11.3.3. "Temporary Use Permit TUP00200"

(a portion of 46020 Yale Road)

11.4. Public Information Meeting

**12. Clerk's Reports**

12.1. "Zoning Bylaw Amendment Bylaw 2022, No. 5226"

(9144 Williams Street)

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5226" with respect to property located at 9144 Williams Street, be given third reading. (RZ001562)

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5226" with respect to property located at 9144 Williams Street, be adopted. (RZ001562)

12.2. "Zoning Bylaw Amendment Bylaw 2022, No. 5227"

(10256 Wedgewood Drive)

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5227" with respect to property located at 10256 Wedgewood Drive, be given third reading. (RZ001594)

**Recommendation**

That "Zoning Bylaw Amendment Bylaw 2022, No. 5227" with respect to property located at 10256 Wedgewood Drive, be adopted. (RZ001594)

**13. Application Reports**

13.1. "Temporary Use Permit TUP00200"

(a portion of 46020 Yale Road)

**Recommendation**

That Council deny the issuance of Temporary Use Permit TUP00200, with respect to a portion of property located at 46020 Yale Road.

**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: 2.1.

MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Delegation – Chilliwack Slo-Pitch Date: July 12, 2022

DEPARTMENT: Clerk's Prepared by: Jennifer Hahn

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**1. SUMMARY OF ISSUE:**

Doug Thompson, President, Jolly Miller Slo-Pitch League; Sean Moore, President, Wildlife Slo-Pitch League; Solon Jagers, President, Wednesday Night 2-Pitch League; Sheryl Young, President, Chilliwack Ladies Slo-Pitch League; and, Victor Wells, President, Chilliwack Men's Slo-Pitch League, are in attendance to provide Council with a presentation to showcase the Chilliwack Slo-Pitch organization.

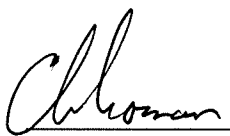
**2. RECOMMENDATION:**

That the delegation of Doug Thompson, President, Jolly Miller Slo-Pitch League; Sean Moore, President, Wildlife Slo-Pitch League; Solon Jagers, President, Wednesday Night 2-Pitch League; Sheryl Young, President, Chilliwack Ladies Slo-Pitch League; and, Victor Wells, President, Chilliwack Men's Slo-Pitch League, be received.

  
\_\_\_\_\_  
Jennifer Hahn,  
Acting Corporate Officer

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Chris Crosman,  
Chief Administrative Officer

AGENDA ITEM NO: 3.

MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Adoption of Minutes Date: July 12, 2022

DEPARTMENT: Clerk's Prepared by: Jennifer Hahn

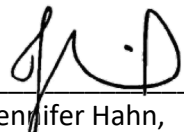
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**1. SUMMARY OF ISSUE:**

Minutes of the Special Regular Meeting of Council held June 28, 2022 and the Minutes of the Regular Meeting of Council held July 5, 2022, for adoption.

**2. RECOMMENDATION:**

That the Minutes of the Special Regular Meeting of Council held June 28, 2022 and the Minutes of the Regular Meeting of Council held July 5, 2022 be adopted as circulated.

  
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Jennifer Hahn,  
Acting Corporate Officer

## City of Chilliwack

### Special Regular Meeting Minutes

June 28, 2022, 8:00 am  
8550 Young Road  
Chilliwack, BC V2P 8A4

Present:

- Mayor Popove
- Councillor Kloot
- Councillor Knott
- Councillor Lum
- Councillor Mercer
- Councillor Shields
- Councillor Westeringh

Staff Present:

- C.S. Crosman, Deputy Chief Administrative Officer
- J. Hahn, Director of Corporate Services
- G. Savard, Director of Finance
- R. Mulligan, Director of Recreation and Culture
- C. Marleau, Manager of Recreation Services and Corporate Wellness
- K. Jefford, Manager of Transportation and Drainage
- C. Carruthers, Manager of IT Operations
- M. Winn, Manager of Accounting Services
- L. Wiebe, Communications Coordinator

#### **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 8:00 am.

#### **Consent Agenda**

**Moved/** Westeringh

**Seconded/** Kloot

That the Minutes of the Public Safety Advisory Committee Meeting held May 11, 2022, be received for information.

Carried unanimously

**Adjournment****Moved/** Lum**Seconded/** Shields

That the meeting be adjourned to a closed session pursuant to Section 90(1)(k) of the *Community Charter*, to discuss proposed municipal services.

Carried unanimously

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Mayor

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Corporate Officer



**City of Chilliwack**  
**Regular Meeting Minutes**

July 5, 2022, 2:00 pm  
8550 Young Road  
Chilliwack, BC V2P 8A4

Present: Mayor Popove  
Councillor Kloot  
Councillor Lum  
Councillor Mercer  
Councillor Shields  
Councillor Westeringh

Absent: Councillor Knott

Staff Present: C.S. Crosman, Chief Administrative Officer  
J. Morgan, Corporate Officer  
D. Blain, Deputy Chief Administrative Officer / Director of Engineering  
J. Hahn, Director of Corporate Services  
G. Savard, Director of Finance  
R. Mulligan, Director of Recreation and Culture  
I. Josephson, Fire Chief  
J. Leggatt, Director of Communications  
J. Koczur, Deputy Director of Operations  
G. Schipper, Assistant Director of Development and Regulatory Enforcement Services  
C. Marleau, Manager of Recreation Services and Corporate Wellness  
T. Friesen, Manager of Environmental Services  
G. White, Director of Development and Regulatory Enforcement Services  
C. Weston, Manager of Bylaw Enforcement  
C. Carruthers, Manager of IT Operations  
L. Knutson, Assistant Property Manager  
E. Leary, Manager of Planning  
C. Wilkinson, Recording Secretary

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### **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**

#### **Primary Care Network Presentation**

Daphne McCrae, Executive Director and Preet Toor, Primary Care Network Manager, Chilliwack Division of Family Practice, are in attendance to provide Council with a presentation on the new Primary Care Centre and the services being offered throughout the region, from Chilliwack to the Fraser Canyon.

### **Adoption of Minutes**

**Moved/** Shields

**Seconded/** Westeringh

That the Minutes of the Regular Meeting of Council held June 21, 2022 be adopted as circulated.

Carried unanimously

### **Consent Agenda**

**Moved/** Lum

**Seconded/** Kloot

That "Sanitary Sewer System Bylaw Amendment Bylaw 2022, No. 5220" be adopted;

and further, that the Minutes of the Agricultural and Rural Advisory Committee meeting held June 6, 2022 be received for information.

Carried unanimously

## **Departmental Reports**

### **Operations - Mill and Pave Program Tender Award**

**Moved/** Kloot

**Seconded/** Westeringh

That Council award the Tender for the "2022 Mill and Pave Program" to Loewen Paving Ltd., in the amount of \$183,216.60 (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/** Kloot

That Council approve the request from the "Chilliwack Mural Festival Society" for funding under the Community Development Initiatives Funding Policy, in the amount of \$5,000.00 for the Chilliwack Mural Festival.

Carried unanimously

### **Recreation and Culture - Chilliwack District and Agricultural Society License to Occupy Heritage Park**

**Moved/** Westeringh

**Seconded/** Lum

That Council approve the "License of Occupation Agreement" between the City of Chilliwack and the Chilliwack and District Agricultural Society for the occupation of Heritage Park, for a period of five years, from March 1, 2022 to February 28, 2027; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

### **Finance - Community Development Initiatives Funding Application**

**Moved/** Lum

**Seconded/** Kloot

That Council approve the request from the "Chilliwack Restorative Justice and Youth Advocacy Association" for funding under the Community Development Initiatives Funding Policy, in the amount of \$39,500.00.

Carried unanimously

### **Planning and Strategic Initiatives - RZ001562 - 9144 Williams Street**

**Moved/** Shields

**Seconded/** Lum

That "Zoning Bylaw Amendment Bylaw 2022, No. 5226", which proposes to rezone property located at 9144 Williams Street, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 19, 2022. (RZ001562)

Carried unanimously

### **Planning and Strategic Initiatives - RZ001594 - 10256 Wedgewood Drive**

**Moved/** Westeringh

**Seconded/** Kloot

That "Zoning Bylaw Amendment Bylaw 2022, No. 5227", which proposes to rezone property located at 10256 Wedgewood Drive, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for July 19, 2022. (RZ001594)

Carried unanimously

### **Mayor and Councillors' Reports**

Councillor Mercer attended the City's Operations Department Service Awards; the grand opening of the Skowkale, Aitchelitz and Yakweakwioose (SAY) Health and Community Centre; retirement dinner for City of Chilliwack Chief Administrative Officer, Peter Monteith; and, the Canada Day Celebrations at Townsend Park. He attended meetings of the Affordable Housing and Development Advisory Committee; and, the Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board.

Councillor Shields attended the Annual General Meetings of the Downtown Chilliwack Business Improvement Association; and, Chilliwack Cultural Society; a Chilliwack Cultural Centre Budget meeting; and, he was present for a concert at Chilliwack Cultural Centre featuring "Chilliwack" in support of Chilliwack Search and Rescue Society. He was present for the grand opening of the Skowkale, Aitchelitz and Yakweakwioose (SAY) Health and Community Centre; retirement dinner for City of Chilliwack Chief Administrative Officer, Peter Monteith; and, he welcomed the City's new Chief Administrative Officer, Chris Crosman.

Councillor Kloot attended the Law Enforcement Run for the Special Olympics; Blue Heron Reserve 20th Anniversary Celebrations; City Operations Department Service Awards; and, retirement dinner for City of Chilliwack Chief Administrative Officer, Peter Monteith. He attended a Chill TV Interview; and, the Lower Mainland Local Government Association Executive Meeting. Councillor Kloot thanked all those who were involved in the planning of the Canada Day activities; and, he thanked Staff for their diligent work during this year's freshet.

Councillor Westeringh attended the grand opening of the Skowkale, Aitchelitz and Yakweakwioose (SAY) Health and Community Centre; farewell party for City of Chilliwack Chief Administrative Officer, Peter Monteith; he attended the Affordable Housing and Development Advisory Committee Meeting; and, the Annual General Meetings of Chilliwack Community Services; and, Chilliwack Youth Health Council.

Councillor Lum attended meetings of the Fraser Valley Regional District and Union of British Columbia Municipalities Electoral Area Services Committee; and, the Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board.

Mayor Popove attended the Lower Mainland District RCMP Mayor's Forum; Tzeachten Affordable Housing grand opening; Downtown Chilliwack Business Improvement Association Annual General Meeting; Chilliwack Hospital Foundation Board Meeting; he was present at the Chilliwack Rotary Club Lunch; Village Classic Car Show; and, the grand opening of the Skowkale, Aitchelitz and Yakweakwioose (SAY) Health and Community Centre. He toured the Youth Health Care Centre; was present at the Anne Davis Drive Thru Breakfast; Canada Day festivities at Townsend Park; and, he attended the meetings of the Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board.

**Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 6:00 pm**

**Moved/** Westeringh

**Seconded/** Mercer

That in accordance with Section 90(1)(e) of the *Community Charter*, Council hold a Closed Meeting to discuss property matters.

The meeting adjourned at 2:30 pm.

Carried unanimously

The meeting reconvened at 6:00 pm.

Present: Mayor Popove  
Councillor Kloot  
Councillor Lum  
Councillor Mercer  
Councillor Shields  
Councillor Westeringh

Absent: Councillor Knott

Staff Present: C.S. Crosman, Chief Administrative Officer  
J. Morgan, Corporate Officer  
D. Blain, Deputy Chief Administrative Officer / Director of Engineering  
C. Carruthers, Manager of IT Operations  
C. Wilkinson, Recording Secretary

**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.

**Public Hearing**

**"Zoning Bylaw Amendment Bylaw 2022, No. 5218"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5218", which proposes to rezone property located at 46106 Riverside Drive, from an R1-A (Urban Residential) Zone to an R4 (Low density Multi-Unit Residential) Zone.

Public engagement package received from:

- Brian Burr, Richlane Ventures Ltd., 44639 Yale Road, Owner, received April 14, 2022.

**Moved/ Kloot**

**Seconded/ Westeringh**

That the representation with respect to “Zoning Bylaw Amendment Bylaw 2022, No. 5218” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2022, No. 5218” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

### **"Zoning Bylaw Amendment Bylaw 2022, No. 5219"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5219", which proposes to rezone property located at 46193 Second Avenue, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Kiranjeet Kaur Dosanjh, 12495 70A Avenue, Surrey BC, Applicant, received May 15, 2022.

**Moved/ Shields**

**Seconded/ Lum**

That the representation with respect to “Zoning Bylaw Amendment Bylaw 2022, No. 5219” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2022, No. 5219” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

### **"Zoning Bylaw Amendment Bylaw 2022, No. 5221"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5221", which proposes to rezone property located at 46852 First Avenue, from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone.

Public engagement package received from:

- Shannon Webb, OTG Development Ltd., 201-45269 Keith Wilson Road, Applicant, received June 3, 2022.

Email of correspondence received from:

- Ashkan Matlabi, Senior Planner (CN Proximity), WSP Global, 1600 Boulevard Rene-Levesque, Montreal QC, dated June 22, 2022.

James Raddick, 46834 First Avenue, is opposed to the proposed development, he expressed concerns with four houses being built on this lot; and, he noted he would be in support of two houses; he expressed concerns with the submitted public engagement package where it stated he was in support of this application when he clearly noted he was opposed to the development.

Shannon Webb, OTG Development Ltd., 468 Fir Crest Way, Quadra Island, addressed concerns expressed with the public engagement package that was submitted to the planning department; he noted that the property owner conducted the neighbourhood consultation and indicated it was well received; the owner is willing to meet again with neighbours to address concerns with respect to fencing and screening.

James Raddick, 46834 First Avenue, reiterated that both he and his wife are not in support of the proposed development and that it was misrepresented in the public engagement package.

**Moved/** Shields

**Seconded/** Westeringh

That the representations with respect to “Zoning Bylaw Amendment Bylaw 2022, No. 5221” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2022, No. 5221” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

### **"Zoning Bylaw Amendment Bylaw 2022, No. 5222"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5222", which proposes to rezone property located at 9744 McNaught Road, from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone.

Public engagement package received from:

- Shelly Ross, Office Administrator, JCR Design Ltd., 201-45269 Keith Wilson Road, Applicant, dated May 26, 2022.

Email of Support received from:

- Linda Klassen, 22-9750 McNaught Road, received May 29, 2022.

Jesse Rayner, 45269 Keith Wilson Road, was available to answer any questions from Council.



**Moved/ Lum**

**Seconded/ Westeringh**

That the representations with respect to “Zoning Bylaw Amendment Bylaw 2022, No. 5222” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2022, No. 5222” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5223"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5223", which proposes to rezone property located at 45922 Railway Avenue, from an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone.

Email of correspondence received from:

- Ashkan Matlabi, Senior Planner (CN Proximity), WSP Global, 1600 Boulevard Rene-Levesque, Montreal QC, dated June 22, 2022.

Letter of opposition received from:

- Craig Angus, Gus's Auto Electric Ltd., 45940 Railway Avenue, Proprietor, dated July 4, 2022.

Suhki Manj, Reliable Towing, 46978 Prairie Central Road, answered questions with respect to complaints about parking on the street and blocking of the roadway, he has followed up with the complainant noting that the business that was there causing the parking issues has been relocated and the parking issues have been resolved.

**Moved/ Kloot**

**Seconded/ Lum**

That the representations with respect to “Zoning Bylaw Amendment Bylaw 2022, No. 5223” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2022, No. 5223” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5224"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5224", which proposes to rezone property located at 45865 Manuel Road, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Guarav Dhankhar, 45865 Manuel Road, Owner/Applicant, received April 19, 2022.

Gaurav Dhankhar, Owner, was available to answer any questions of Council.

**Moved/** Westeringh

**Seconded/** Shields

That the representation with respect to “Zoning Bylaw Amendment Bylaw 2022, No. 5224” be received for information; and further, that “Zoning Bylaw Amendment Bylaw 2022, No. 5224” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

### **"Zoning Bylaw Amendment Bylaw 2022, No. 5225"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5225", which proposes to complete text amendments for garden suites, the AL (Agricultural Lowland) Zone water requirements, and to resolve implementation concerns.

**Moved/** Mercer

**Seconded/** Westeringh

There were no representations with respect to Bylaw No. 5225.

That “Zoning Bylaw Amendment Bylaw 2022, No. 5225” be referred for Council’s further consideration following the close of the Public Hearing.

Carried unanimously

### **Public Information Meeting**

#### **"Development Variance Permit DVP01256"**

Public Information Hearing on Development Variance Permit DVP01256 for property located at 7888 Chilliwack River Road, which proposes to vary the following standards within the AL (Agricultural Lowland) Zone:

- to reduce the minimum north interior side lot line setback from 3.0m to 1.2m; and,
- to reduce the minimum front lot line (FLL) setback from 7.5m to 4.5m to accommodate the 6.4m supplementary setback required for future road widening. As a result, the total front lot line setback reduction will be from 13.9m (7.5m FLL + 6.4m supplementary) to 10.9m (4.5m FLL + 6.4m supplementary),

to facilitate the construction of a single detached dwelling.

Public engagement package received from:

- Wes and Tiana Klop, 7888 Chilliwack River Road, Owners, received May 20, 2022.

Wesley Klop, 49815 Campbell Road, Owner, was available to answer any questions from Council.

**Moved/ Lum**

**Seconded/ Kloot**

That the representation with respect to Development Variance Permit DVP01256 be received for information; and further, that Development Variance Permit DVP01256 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **"Development Variance Permit DVP01265"**

Public Information Meeting on Development Variance Permit DVP01265 for property located at 41510 Yarrow Central Road, which proposes to increase the maximum farm home plate setback from 80m to 168m within the AL (Agricultural Lowland) Zone, to facilitate the construction of a new single detached dwelling.

Randy Regier, 9942 Stonegate Place, was available to answer any questions of Council.

**Moved/ Kloot**

**Seconded/ Lum**

That the representation with respect to Development Variance Permit DVP01265 be received for information; and further, that Development Variance Permit DVP01265 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Clerk's Reports**

#### **"Zoning Bylaw Amendment Bylaw 2022, No. 5218"**

**Moved/ Kloot**

**Seconded/ Westeringh**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5218" with respect to property located at 46106 Riverside Drive, be given third reading. (RZ001529)

Carried unanimously

**Moved/ Lum**

**Seconded/ Shields**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5218” with respect to property located at 46106 Riverside Drive, be adopted. (RZ001529)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5219"**

**Moved/ Lum**

**Seconded/ Mercer**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5219” with respect to property located at 46193 Second Avenue, be given third reading. (RZ001550)

Carried unanimously

**Moved/ Shields**

**Seconded/ Westeringh**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5219” with respect to property located at 46193 Second Avenue, be adopted. (RZ001550)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5221"**

**Moved/ Westeringh**

**Seconded/ Kloot**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5221” with respect to property located at 46852 First Avenue, be given third reading. (RZ001544)

Against (1): Kloot

Motion carried (4 to 1)

**Moved/** Shields

**Seconded/** Westeringh

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5221” with respect to property located at 46852 First Avenue, be adopted. (RZ001544)

Against (1): Kloot

Motion carried (4 to 1)

**"Zoning Bylaw Amendment Bylaw 2022, No. 5222"**

**Moved/** Lum

**Seconded/** Mercer

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5222” with respect to property located at 9744 McNaught Road, be given third reading. (RZ001585)

Carried unanimously

**Moved/** Westeringh

**Seconded/** Lum

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5222” with respect to property located at 9744 McNaught Road, be adopted. (RZ001585)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5223"**

**Moved/** Kloot

**Seconded/** Westeringh

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5223” with respect to property located at 45922 Railway Avenue, be given third reading. (RZ001571)

Carried unanimously

**Moved/** Shields

**Seconded/** Lum

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5223” with respect to property located at 45922 Railway Avenue, be adopted. (RZ001571)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5224"**

**Moved/** Lum

**Seconded/** Mercer

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5224” with respect to property located at 45865 Manuel Road, be given third reading. (RZ001597)

Carried unanimously

**Moved/** Shields

**Seconded/** Mercer

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5224” with respect to property located at 45865 Manuel Road, be adopted. (RZ001597)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2022, No. 5225"**

**Moved/** Kloot

**Seconded/** Lum

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5225”, a proposed text amendment, be given third reading. (RZ001631)

Carried unanimously

## **Application Reports**

### **"Development Variance Permit DVP01256"**

**Moved/** Mercer

**Seconded/** Westeringh

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01256 with respect to property located at 7888 Chilliwack River Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

### **"Development Variance Permit DVP01265"**

**Moved/** Lum

**Seconded/** Kloot

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01265 with respect to property located at 41510 Yarrow Central Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

## **Public Questions**

Mayor Popove called for questions from the public. None were received.

## **Adjournment**

**Moved/** Westeringh

**Seconded/** Lum

On a motion of Councillor Westeringh, and seconded by Councillor Lum, the meeting adjourned at 6:53 pm.

Carried unanimously

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Mayor

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Corporate Officer

AGENDA ITEM NO: 5.

MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Consent Agenda Date: July 12, 2022

DEPARTMENT: Clerk's Prepared by: Jennifer Hahn

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**1. SUMMARY OF ISSUE:**


Consent Agenda items for Council's consideration.

**2. RECOMMENDATION:**

That the following bylaws be adopted:

"Development Cost Charge Bylaw Amendment Bylaw 2022, No. 5213"; and,  
"Zoning Bylaw Amendment Bylaw 2022, No. 5225";

and further, that the Minutes of the Affordable Housing and Development Advisory Committee meeting held June 29, 2022, be received for information.

  
\_\_\_\_\_  
Jennifer Hahn  
Acting Corporate Officer



**City of Chilliwack**

**Bylaw No. 5213**

**A bylaw to amend the “Development Cost Charge Bylaw 2000, No. 2689”**

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

- 1.** This bylaw may be cited as **“Development Cost Charge Bylaw Amendment Bylaw 2022, No. 5213”**.
- 2.** “Development Cost Charge Bylaw 2000, No. 2689” is hereby further amended by deleting Schedules “A”, “B”, “C”, “D” and “E” attached thereto and substituting with new Schedules “A”, “B”, “C”, “D” and “E” attached hereto and forming part of this Bylaw.

Received first and second reading on the 3<sup>rd</sup> day of May, 2022.

Received third reading on the 3<sup>rd</sup> day of May, 2022.

Received approval from the Inspector of Municipalities on the 1<sup>st</sup> day of July, 2022.

Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**Schedule “A”**

**Development Cost Charges for a Community Water Service**

1. Development Cost Charges are payable for community water services as follows:

<u>CLASS OF DEVELOPMENT</u>	<u>DEVELOPMENT COST CHARGE</u>
(1) Residential Subdivision	\$ 2,381.33 for each parcel
(2) Multi-Family Residential Development	\$ 1,750.98 per townhouse dwelling unit \$ 1,400.78 per apartment dwelling unit \$ 1,190.66 per small apartment dwelling unit \$ 1,190.66 per micro apartment dwelling unit \$ 1,013.33 per congregate living sleeping unit
(3) Mobile Home Park Subdivision or Mobile Home Park Development	\$ 1,750.98 per pad space
(4) Commercial Development	\$ 10.58 per square metre of gross floor area
(5) Institutional Development	\$ 10.58 per square metre of gross floor area
(6) Industrial Development	\$ 6.04 per square metre of gross floor area

2. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

- (1) not serviced by a community water system; and
- (2) will not be provided with a community water system that will serve the subdivision or development for which approval is sought.

3. The assist factor for a community water system shall be 10%

**Schedule “B”**

**Development Cost Charges for a Community Sanitary Sewer Service**

4. Development Cost Charges are payable for community sanitary sewer services as follows:

<u>CLASS OF DEVELOPMENT</u>	<u>DEVELOPMENT COST CHARGE</u>
(1) Residential Subdivision	\$ 3,745.90 for each parcel
(2) Multi-Family Residential Development	\$ 2,754.34 per townhouse dwelling unit \$ 2,203.47 per apartment dwelling unit \$ 1,872.95 per small apartment dwelling unit \$ 1,872.95 per micro apartment dwelling unit \$ 1,594.00 per congregate living sleeping unit
(3) Mobile Home Park Subdivision or Mobile Home Park Development	\$ 2,754.34 per pad space
(4) Commercial Development	\$ 8.32 per square metre of gross floor area
(5) Institutional Development	\$ 8.32 per square metre of gross floor area
(6) Industrial Development	\$ 4.75 per square metre of gross floor area

5. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

- (1) not serviced by a community sanitary sewer system; and
- (2) will not be provided with a community sanitary sewer system that will serve the subdivision or development for which approval is sought; or,
- (3) within the Eastern Hillsides area outlined in the map forming Schedule “F” to this bylaw.

The assist factor for a community sanitary sewer system shall be 10%.

**Schedule “C”**

**Development Cost Charges for Collector and Arterial Roads**

6. Development Cost Charges are payable for highway services as follows:

<u>CLASS OF DEVELOPMENT</u>	<u>DEVELOPMENT COST CHARGE</u>
(1) Residential Subdivision	\$18,141.66 for each parcel
(2) Multi-Family Residential Development	\$16,032.31 per townhouse dwelling unit \$13,595.90 per apartment dwelling unit \$ 8,431.35 per small apartment dwelling unit \$ 6,149.17 per micro apartment dwelling unit \$ 3,128.15 per congregate living sleeping unit
(3) Mobile Home Park Subdivision or Mobile Home Park Development	\$16,032.31 per pad space
(4) Commercial Development	\$ 34.73 per square metre of gross floor area
(5) Institutional Development	\$ 29.07 per square metre of gross floor area
(6) Industrial Development	\$ 14.67 per square metre of gross floor area

The assist factor for collector and arterial roads shall be 10%.

**Schedule “D”**

**Development Cost Charges for a Community Drainage Service**

- 7.** Development Cost Charges are payable for community drainage services as follows:

<u>CLASS OF DEVELOPMENT</u>	<u>DEVELOPMENT COST CHARGE</u>
(1) Residential Subdivision	\$ 404.00 for each parcel
(2) Multi-Family Residential Development	\$ 208.52 per townhouse dwelling unit
	\$ 208.52 per apartment dwelling unit
	\$ 208.52 per small apartment dwelling unit
	\$ 208.52 per micro apartment dwelling unit
	\$ 208.52 per congregate living sleeping unit
(3) Mobile Home Park Subdivision or Mobile Home Park Development	\$ 208.52 per pad space
(4) Commercial Development	\$ - per square metre of gross floor area
(5) Institutional Development	\$ 2.32 per square metre of gross floor area
(6) Industrial Development	\$ - per square metre of gross floor area

- 8.** Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

- (1) not serviced by a community drainage system; and
- (2) will not be provided with a community drainage system that will serve the subdivision or development for which approval is sought.

The assist factor for a community drainage system shall be 10%.

**Schedule “E”**

**Development Cost Charges for Parkland Acquisition and Improvement**

9. Development Cost Charges are payable for parkland acquisition and improvement as follows:

<u>CLASS OF DEVELOPMENT</u>	<u>DEVELOPMENT COST CHARGE</u>
(1) Residential Subdivision	\$ 4,429.42 for each parcel
(2) Multi-Family Residential Development	\$ 2,286.15 per townhouse dwelling unit
	\$ 2,286.15 per apartment dwelling unit
	\$ 2,286.15 per small apartment dwelling unit
	\$ 2,286.15 per micro apartment dwelling unit
	\$ 2,286.15 per congregate living sleeping unit
(3) Mobile Home Park Subdivision or Mobile Home Park Development	\$ 2,286.15 per pad space
(4) Commercial Development	\$ - per square metre of gross floor area
(5) Institutional Development	\$ 22.95 per square metre of gross floor area
(6) Industrial Development	\$ - per square metre of gross floor area

The assist factor for parkland shall be 10%.

**City of Chilliwack**

**Bylaw No. 5225**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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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 2022, No. 5225”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby further amended in SECTION 2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, “GARDEN SUITE”, by deleting the words “and have a maximum GROSS FLOOR AREA of 100m<sup>2</sup> and a maximum HEIGHT of 6.5m or as specified in the ZONE” after the words “PRINCIPAL DWELLING UNIT”.
3. Said Bylaw is hereby further amended in SECTION 2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, “LOT COVERAGE”, by inserting the words “cantilevered decks and” after the words “also include” and before the words “the horizontal”.
4. Said Bylaw is hereby further amended in SECTION 2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, “PARK MODEL TRAILER”, by deleting the words “for seasonal use,” after the words “recreational unit” and before the words “designed to be”.
5. Said Bylaw is hereby further amended in SECTION 2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, “UTILITY SERVICE”, by inserting a new Subparagraph (c), as follows, and re-alphabetizing the existing Subparagraphs accordingly:  
  
“(c) MINOR UTILITY”
6. Said Bylaw is hereby further amended in SECTION 2 DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, “VEHICLE STORAGE COMPOUND”, by inserting the words “boats, RECREATION VEHICLES and” after the words “storage of” and before the words “MOTOR VEHICLES”.
7. Said Bylaw is hereby further amended in SECTION 4 GENERAL PROVISIONS, Subsection 4.06 ACCESSORY AND ANCILLARY USES, Paragraph (1) ACCESSORY DWELLING UNIT, by inserting a new Subparagraph (f), as follows, and re-alphabetizing the existing Subparagraphs accordingly:  
  
“(f) GARDEN SUITES shall be limited to a maximum GROSS FLOOR AREA of 100m<sup>2</sup>.”

- 8.** Said Bylaw is hereby further amended in SECTION 4 GENERAL PROVISIONS, Subsection 4.06 ACCESSORY AND ANCILLARY USES, Paragraph (6) RURAL ANCILLARY USES, Subparagraph (a), Clause (ii), Subclause (E), Item (II), by deleting the word “RECREATIONAL” and substituting with the word “RECREATION” after the figure “1” and before the words “VEHICLE owned”.
- 9.** Said Bylaw is hereby further amended in SECTION 4 GENERAL PROVISIONS, Subsection 4.06 ACCESSORY AND ANCILLARY USES, Paragraph (7) URBAN ANCILLARY USES, Subparagraph (a), Clause (ii), Subclause (E), Item (II), by deleting the word “RECREATIONAL” and substituting with the word “RECREATION” after the figure “1” and before the words “VEHICLE owned”.
- 10.** Said Bylaw is hereby further amended in SECTION 5 PARKING REQUIREMENTS, Subsection 5.03 OFF-STREET PARKING, Paragraph (1) GENERAL REQUIREMENTS, Subparagraph (d), by adding the words “for uses other than SINGLE DETACHED DWELLING, DUPLEX and ACCESSORY DWELLING UNIT.” after the words “‘small car’ only”.
- 11.** Said Bylaw is hereby further amended in SECTION 5 PARKING REQUIREMENTS, Subsection 5.03 OFF-STREET PARKING, Paragraph (4) DEVELOPMENT AND MAINTENANCE STANDARDS, Subparagraph (b), Column “Use”, by deleting the words “(all uses)” after the words “Small car”.
- 12.** Said Bylaw is hereby further amended in SECTION 5 PARKING REQUIREMENTS, Subsection 5.03 OFF-STREET PARKING, Paragraph 5 ELECTRIC VEHICLE CHARGING STATIONS, Subparagraph (a), by deleting the figure “(240 volts)” after the words “Level 2” and before the word “charging”; and further, by deleting the word “FAMILY” and substituting with the word “DETACHED” after the word “SINGLE” and before the word “DWELLING”.
- 13.** Said Bylaw is hereby further amended in SECTION 5 PARKING REQUIREMENTS, Subsection 5.03 OFF-STREET PARKING, Paragraph 5 ELECTRIC VEHICLE CHARGING STATIONS, Subparagraph (b), (c), (d) and (e)(i), by deleting the figure “(240 volts)” after the words “Level 2” and before the word “charging”.
- 14.** Said Bylaw is hereby further amended in SECTION 6 AGRICULTURAL ZONES, Subsection 6.01 AL (AGRICULTURAL LOWLAND) ZONE, Paragraph (2) LOT AREA (MINIMUM), Column “USE”, Subparagraph (b), by deleting the words “, and is served by a COMMUNITY WATER SYSTEM” after the words “farm BUILDINGS”.
- 15.** Said Bylaw is hereby further amended in SECTION 8 RESIDENTIAL ZONES, Subsection 8.10 R4-B (LOW DENSITY MULTI-UNIT SECONDARY SUITE) ZONE, Paragraph (3) LOT DIMENSIONS (MINIMUM), Column “MINIMUM LOT AREA”, by deleting the word “AREA” and substituting with the word “DEPTH” before the words “MINIMUM LOT”.



- 16.** Said Bylaw is hereby further amended in SECTION 8 RESIDENTIAL ZONES, Subsection 8.14 R8 (SUPPORTIVE HOUSING) ZONE, Paragraph (1) PERMITTED USES, by deleting Subparagraph (a), in its entirety, and re-alphabetizing the existing Subparagraphs accordingly; and further, in Paragraph (4) DENSITY (MAXIMUM), Subparagraph (a), by deleting the word “APARTMENT” and substituting with the words “SUPPORTIVE HOUSING”.

Received first and second reading on the 21<sup>st</sup> day of June, 2022.

Public hearing held on the 5<sup>th</sup> day of July, 2022.

Received third reading on the 5<sup>th</sup> day of July, 2022.

Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**City of Chilliwack**  
**AFFORDABLE HOUSING AND DEVELOPMENT ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, JUNE 29, 2022, 7:30 am**  
**HELD ELECTRONICALLY / DOGWOOD ROOM**

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**Council Members:** Councillor Harv Westeringh, Chair  
Councillor Bud Mercer, Vice Chair

**AHDC Members:** Cassidy Silbernagel, OTG Developments  
Andre Gagne, Civil Engineer  
Chris Beaugrand, Vector Geomatics Land Surveying Ltd.  
John Vander Hoek, Builder  
Kelly Lerigny, Real Estate

**City Staff:** Garrett Schipper, Manager of Building and Regulatory Enforcement/Staff Liaison  
David Blain, Director of Planning and Engineering  
Karen Stanton, Director of Public Safety and Social Development  
Glen White, Manager of Land Development / Approving Officer  
Reuben Koole, Manager of Long Range Planning  
Erin Leary, Senior Planner  
Darcie Prokop, Recording Secretary

**Regrets:** Ed Van Tongeren, Builder  
Bill Driesen, Purpose Built Rental Housing Sector  
Rob Kingma, Builder (CHBA)  
Daryl Goshulak, Builder  
Doug Luteyn, Architect

**Guest:** Einar Halbig, E3 Eco Group

**1. CALL TO ORDER**

Councillor Westeringh was Chair and called the meeting to order at 7:30 am and provided territorial acknowledgement.

**2. ADOPTION OF AGENDA**

Moved / ) That the Agenda for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, June 29, 2022 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved / ) That the Minutes for the Affordable Housing and Development Advisory Committee  
Seconded ( meeting of Wednesday, April 27, 2022 be adopted as circulated.

Carried unanimously

**4. OLD BUSINESS / ACTION ITEMS****5. PRESENTATION / DELEGATION****1. Step Code and the Role of Energy Advisors**

Einar Halbig, E3 Eco Group Inc. was in attendance to provide a presentation with respect to the BC Energy Step Code, a Provincial Building Code put in place to keep raising the level of energy efficiency of homes built in BC until all homes built in the Province are NetZero Ready by 2032. Information was provided regarding sustainability solutions for Step Code and other sustainability and energy efficiency programs to help guide municipalities through the steps.

Einar Halbig provided detail on the BCBC Section 9.36, Energy Efficiency, which includes building envelope, HVAC requirements, Service Water Heating Systems, Energy Performance Compliance and the Energy Step Code. Step Code timelines were discussed, 'Net Zero Ready' for new construction will potentially be implemented by December 2032. The committee was provided a clear understanding of what an Energy Advisors role is and the knowledge and experience that is required:

- EnerGuide Rating System
- Residential construction practices for low-rise housing
- Energy efficiency renovation practices and blower fan testing
- Data collection
- Energy simulation modeling using HOT2000

Energy Advisors can be obtained through the NRCan website, the Canadian Association of Consulting Energy Advisors' and the Canadian Home Builders' Association. The average cost of working with an EA is between \$2,500 to \$4,500 dependent on the complexity of the home.

There is concern that the industry will not have enough Energy Advisors to sustain the demand, especially for remote areas.

**2. DPA 4 Guidelines Related to Gates/Shutters & Awnings – Updates**

Reuben Koole, Manager of Long Range Planning provided an update roll-down window shutters, gates and awnings. In the Fall of 2019, the Design Review Advisory Committee made a request for further review of the Downtown Design Guidelines. In the spring of 2020, the Design Review Advisory Committee recommend that Council consider directing staff to amend the Downtown Design Guidelines (Official Community Plan) to prohibit security window shutters, to discourage accordion gates and rolling grills, and to encourage the use of interior window bars. It was felt that window shutters did not provide a welcoming experience as it may be perceived that the area is experiencing a high level of vandalism. It is also difficult for the fire department as they are unable to see into the establishment should a fire occur. Reuben Koole also provided examples of window bars. The Long Range Planning Department will provide additional information and feedback in the coming months.

**6. NEW BUSINESS**

**7. INFORMATION**

**8. NEXT MEETING**

The next meeting of the Affordable Housing and Development Advisory Committee will be held on Wednesday, September 28, 2022.

**9. ADJOURNMENT**

Moved/ ) There being no further business, the Affordable Housing and Development Advisory  
Seconded ( Committee meeting adjourned at 9:00 am.

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Councillor Harv Westeringh, Chair

AGENDA ITEM NO: 7.1

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Salmon Ridge Slope Stabilization  
Tender Award DATE: July 7, 2022

DEPARTMENT: Engineering PREPARED BY: D. A. Blain

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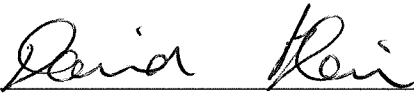
**1. SUMMARY OF ISSUE:**

One (1) tender was received for the Salmon Ridge Slope Stabilization; following evaluation, the tender submission was found to be compliant. The work includes the supply of all labour, materials and equipment for the slope stabilization at the Salmon Ridge trail area.

A decision to award the tender is required.

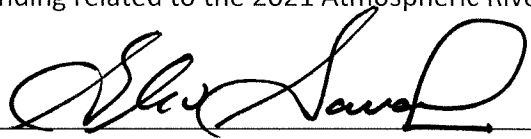
**2. RECOMMENDATION:**

Recommendation that Council award the tender for the “Salmon Ridge Slope Stabilization” to GDM Greystone Design Management Construction Ltd., in the amount of \$1,716,862.35 (including applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

  
\_\_\_\_\_  
D. A. Blain, D/CAO, Director of Engineering


**3. FINANCE COMMENTS:**

This project has been included in the recovery plan, within the City’s application to the province under the Disaster Financial Assistance Program funding related to the 2021 Atmospheric River events.

  
\_\_\_\_\_  
Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER’S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
Chris Crosman, CAO

**STAFF REPORT ON  
SALMON RIDGE SLOPE STABILIZATION - AWARD**

PREPARED BY:	<u>Frank Van Nynatten</u>	DATE:	<u>July 7, 2022</u>
POSITION:	<u>Assistant Manager of Environmental Services</u>	DEPARTMENT:	<u>Engineering</u>

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**1. DEFINITION OF ISSUE:**

One (1) tender was received for the Salmon Ridge Slope Stabilization; following evaluation, the tender submission was found to be compliant. The work includes the supply of all labour, materials and equipment for the slope stabilization at the Salmon Ridge trail area.

A decision to award the tender is required.

**2. FACTORS:**

- 2.1 The Bridle Ridge hillside and pedestrian trail have experienced periodic slope instabilities during and since its construction. The instabilities have primarily impacted the trail that runs between Bridle Ridge Crescent and Cecil Ridge Place. Repairs have been made in:
- 2010/2011 by Jakes Construction in the amount \$55,000 with PEP DFA funding;
  - 2020 by GDM in the amount of \$400,000 including engineering; and
  - 2021 by Axis Mountain in the amount of \$300,000 including engineering.
- 2.2 The atmospheric river event of November 2021 has resulted in slope failures on this same portion of trail with one location extending into the rear yards of the adjacent strata units 9, 10 and 11. The City has engaged the geotechnical consulting firm GeoWest to review the hillside, assess the slope stability and provide recommendations to rehabilitate the unstable areas along the trail area.
- 2.3 GeoWest provided geotechnical reporting with recommendations for repair in 2022. The design drawings with specifications dated June 3, 2022 were included in the tender document which closed July 6, 2022 and form the basis for the project scope of work. GeoWest recommends that the repair work be completed as soon as possible, preferably during the summer/fall and in advance of the winter rainy season to reduce the risk of further failure. Construction has been deferred to summer since it is much safer in dry conditions.
- 2.4 GeoWest estimated the cost of repair in the \$2 million-dollar range for slope stabilization and another \$750,000 to reestablish the trail. GeoWest completed the slope stabilization design on the understanding that this was the high priority repair to prevent further deterioration of the slope which could result in increased risk to the adjacent properties. GeoWest has advised that continuing to maintain the trail in this location will be challenging due to the topography and recommend that abandoning this trail should be considered.

- 2.5 Trail restoration would not be eligible for Disaster Financial Assistance funding so it would be 100% at the City's cost. Given the size of expenditure required for this section of trail and the likelihood for additional expenditure for other sections in the future it is recommended that this trail be closed.
- 2.6 The attached Figure 1 identifies the locations of the slope stabilization repairs along the Salmon Ridge Trail. Figure 2 shows the proposed soil nail and tecco mesh stabilization as recommended by GeoWest.
- 2.7 A mandatory site meeting was held on June 16, 2022 to provide all potential bidders with a question and answer opportunity as well as allow the City an opportunity to clarify desired outcomes. GDM Greystone Design Management Construction Ltd. attended this site meeting.
- 2.8 The tender results are tabled below:

Tenderer	Tender Price (with GST)
GDM Greystone Design Management Construction Ltd.	\$1,716,862.35

This is specialized work and only three (3) contractors attended the site inspection meeting. Contractors noted that they are quite busy with other restoration projects in the region which is the probably reason for only receiving one (1) bid.

- 2.9 The evaluation criteria is based on substantial compliance with the Tender requirements, the overall cost of the required work in relation to the City's budget for the work, experience of the Tenderer and its personnel, past performance, work schedule, WCB clearance, worksite safety plan and submission of bid security.
- 2.10 GDM Greystone Design Management Construction Ltd. has submitted a compliant tender. Their tender form included the requisite Bond, Site Safety Plan, List of proposed Equipment and their experience on projects of a similar nature. The references provided indicated that they are very knowledgeable and competent for this type of work.
- 2.11 The City of Chilliwack has submitted application through the Provincial Emergency Program for Disaster Financial Assistance in the amount of \$2,000,000.

### 3. RECOMMENDATION & SUBSTANTIATION:

#### Recommendation:

Recommendation that Council award the tender for the "Salmon Ridge Slope Stabilization" to GDM Greystone Design Management Construction Ltd., in the amount of \$1,716,862.35 (including applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

#### Substantiation:

GDM Greystone Design Management Construction Ltd. has successfully completed projects for the City of Chilliwack in previous years and staff have been satisfied with their work.



**Figure #1**  
**Repair Locations:**

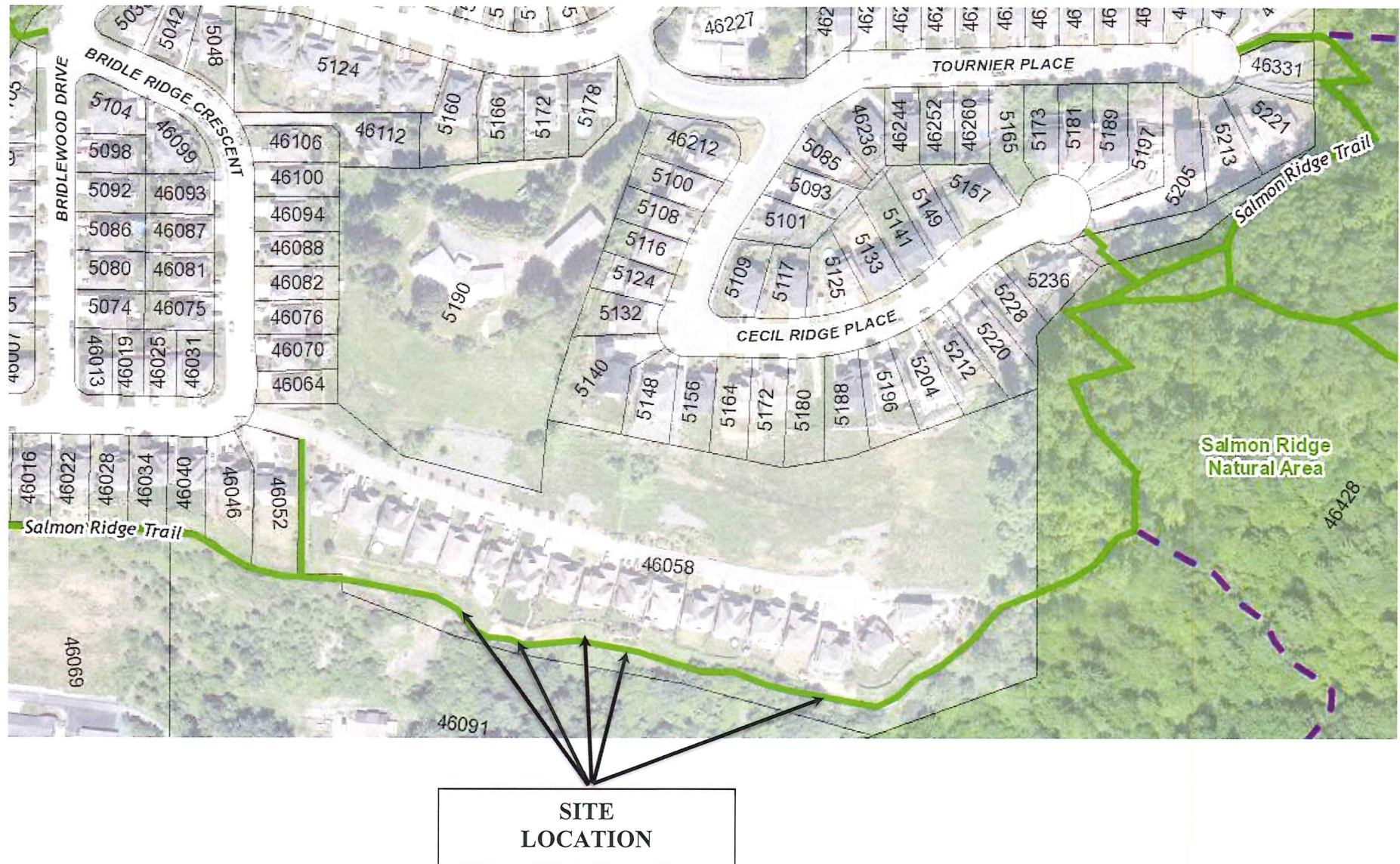
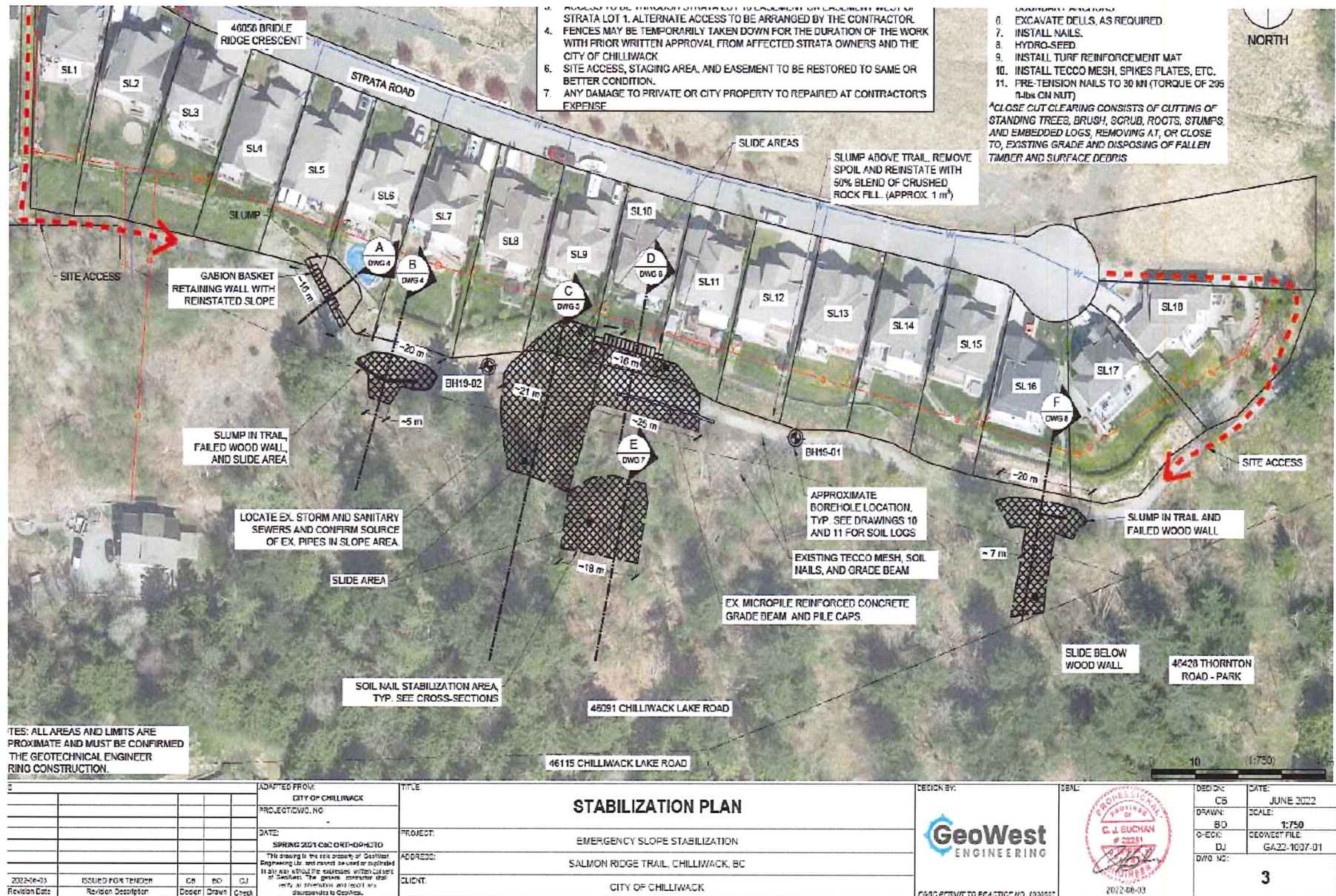




Figure #2 - from GeoWest design drawing:



AGENDA ITEM NO: 7.2.  
MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Minutes of Transportation Advisory Committee Meeting Date: July 11, 2022  
DEPARTMENT: Engineering Prepared by: K. Jefford

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**1. SUMMARY OF ISSUE:**

At the May 26, 2022 Transportation Advisory Committee Meeting, Committee members discussed the Active Transportation Plan and BC Transit updates. Staff support both recommendations passed at the May 26, 2022 meeting.

**2. RECOMMENDATION:**

Recommendation that Council receive the Minutes of the Transportation Advisory Committee held on May 26, 2022 for information; and further, that Council receive for information the following resolutions passed by the Transportation Advisory Committee at the May 26, 2022 meeting:

"That the Transportation Advisory Committee is in support of the final draft of the Active Transportation Plan as presented and discussed; and further, endorses the Active Transportation Plan"; and,

"That the Transportation Advisory Committee recommend Council to direct staff to work with BC Transit regarding custom transit options with respect to implementing Handy Dart service on Sundays; and further, that Handy Dart service be extended to 6:30 pm on weeknights".

  
\_\_\_\_\_  
K. Jefford  
Deputy Director of Engineering

**3. ADMINISTRATOR'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
C. Crosman, CAO



**City of Chilliwack**  
**TRANSPORTATION ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**THURSDAY, MAY 26, 2022, 3:30 pm**  
**Held Electronically / Dogwood Room**

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**Council Members:** Councillor Jeff Shields, Chair  
Councillor Jason Lum, Vice Chair

**TAC Members:** Rob Ringma, Senior Manager, Government Relations, BC Transit  
Bryden Nelmes, Community Member  
Chelsea Cromarty, Community Member  
Wayne Williams, SD33, Manager of Transportation  
Jim Ryan, Community Member  
Willow Reichelt, Vice-Chair, Board of Education, Chilliwack School District #33

**City Staff Members:** Kara Jefford, Manager of Transportation and Drainage  
Andrew Pipke, Traffic Technician  
Samantha Piper, Public Safety Specialist  
Trish Alsip, Recording Secretary

**Regrets:** Stephen Head, Community Member  
Marlon Hall, Chamber of Commerce  
David Hill, Road Safety Engineer, ICBC (Ex-Officio)  
Neal Moulton, Area Manager, Fraser Valley South, Ministry of Transportation  
Corporal Mike Pfeifer, RCMP, Traffic Section  
Tanis Hatch, ICBC

**1. CALL TO ORDER**

Councillor Jeff Shields was Chair and called the meeting to order at 3:33 pm and provided territorial acknowledgement.

**2. ADOPTION OF AGENDA**

Moved /        ) That the Transportation Advisory Committee Agenda for Thursday, May 26,  
Seconded     ( 2022 be adopted as circulated.

Carried Unanimously

**3. ADOPTION OF MINUTES**

Moved /        ) That the Minutes of the Transportation Advisory Committee Meeting held  
Seconded     ( Thursday, March 17, 2022 be adopted as circulated.

Carried Unanimously

**4. DELEGATION / PRESENTATION**

**5. OLD BUSINESS / ACTION ITEMS**

**Active Transportation Plan – Review & Discussion**

Andrew Pipke, Traffic Technician provided an update with respect to the Active Transportation Plan. The final draft is proposed to be brought forth to Council for consideration and adoption in June 2022.

A brief summary was provided of the Phase 2a Survey and results, Phase 2b Consultation, project prioritization and next steps.

Since the last Transportation Advisory Committee meeting on March 17, 2022, a revised prioritization map has been completed. The previous prioritization map included five categories; however, this has now been revised to include three categories: high, medium and low priorities.

Staff conducted a six-question public survey with staff having attended 10 pop-up events and locations around town. The survey was posted on Engagechilliwack.com with over 350 participations and over 150 surveys completed. Staff has reached out to community groups such as the Spinal Cord Injury Association, Chilliwack People First and Chilliwack Society for Community Living for their feedback.

Through Phase 2a of the consultation process, staff attended events with various community groups and further reached out to individuals within these organizations. Staff is scheduled to meet with Tzeachten and Skowkale First Nations staff next week for feedback with respect to their priorities within the Chilliwack Active Transportation Plan.

With respect to accessibility, staff are performing a curb ramp audit and will continue to look forward to feedback from community organizations with respect to accessibility improvements and recommendations.

A brief synopsis was provided of the draft project priorities and considerations within the 10-Year Plan.

**Next Steps:**

- Indigenous and Community Organization Consultation - late May and into June 2022
- Council Review and Adoption in June 2022
- Building partnerships with the community – ongoing

**Discussion/Questions:**

Vice-Chair Lum raised a query regarding smaller, more remote communities, and whether consideration will be given to ensuring walkable routes are proposed to get to destinations such as the corner grocery store, etc. Improved walkable commercial areas will provide more opportunities for people to make decisions on how they want to get to their local destination ie: walking or riding a bike, rather than driving a vehicle, and perhaps this will spur more local development in some of the outlying areas.

The Planning Department and the Engineering Department have been working collaboratively with respect to the Yarrow Neighbourhood Plan and the Active Transportation Plan. Other rural areas such as Greendale and Rosedale have been identified as higher priority rural areas with a focus on the core commercial area within each of these communities.

Willow Reichelt, Vice-Chair, Board of Education, Chilliwack School District #33, enquired with respect to sidewalks in the Marble Hill area; staff noted new development in the Marble Hill include sidewalks along the frontage for the most part; however, sidewalk can be disjointed due to areas which are not developed, resulting in a lack of connectivity.



**5. OLD BUSINESS / ACTION ITEMS (continued)**

Chelsea Cromarty, Community Member, raised an enquiry with respect to whether consideration would be given to a designated pedestrian-only street in the downtown core, like Granville Street in Vancouver. Staff took note of the suggestion, language around pedestrian-only streets in the downtown will be considered; however, staff suggested consideration of short increments of vehicle traffic closures, such as a weekend and/or key periods, to provide opportunity for feedback from local businesses with respect to how a decrease in business traffic would affect their respective businesses. Staff noted future discussions with the Business Improvement Association would be required.

Jim Ryan, Community Member, supports the suggestion of a pedestrian-only street, further noting this would promote an increased community feel in the downtown area.

Vice-Chair Lum referred back to when Mill Street was changed to a one-way street and noted previous discussions took place at the time with local merchants with respect to concerns regarding how a one-way street would impact their businesses. Vice-Chair Lum provided positive comment on the first phases of new development in District 1881 which includes pedestrian-only corridors providing good connectivity. He noted there are future pedestrian-only corridors proposed for the remainder of the development similar to Woolley Dog Alley.

Mr. Ryan provided comment with respect to accessibility and queried whether the City of Chilliwack would consider a simple way for individuals who have accessibility challenges to report accessibility issues, such as a specific City of Chilliwack email. Staff noted consideration will be given for a specific email address for this purpose; the City of Chilliwack has an app whereby any issue (ie: sidewalks or street sweeping) can be reported, including safety issues.

Wayne Williams, SD33, Manager of Transportation, provided comment with respect to the safety of students who walk to school along Chilliwack River Road and Knight Road and will continue to advocate for more sidewalks.

Mr. Nelmes provided positive comment with respect to the implementation of a sidewalk on Yale Road between Parr Road and Kerr Road and, pedestrian improvements in the Fairfield Island area from Williams Street northbound towards Fairfield Park. Mr. Nelmes suggested way-finding signage be implemented along the Valley Rail Trail for pedestrians who walk and cycle.

Vice-Chair Lum enquired as to whether the Active Transportation Plan will address and prioritize pedestrian safety at high-volume traffic locations; staff noted the Plan has been updated to include the newest standards with respect to determining where Rectangular Rapid Flashing Beacons (RRFB's) and signage are required.

A request was made to circulate the final draft of the Active Transportation Plan once today's feedback has been incorporated.

The Committee had a general discussion and the following endorsement was made:

Moved /	)	That the Transportation Advisory Committee is in support of the final
Seconded	(	draft of the Active Transportation Plan as presented and discussed today; and
		further, endorses the Transportation Action Plan.

Carried Unanimously

**6. NEW BUSINESS / DISCUSSION****BC Transit Updates**

Rob Ringma, Senior Manager, Government Relations, BC Transit, provided the following update:

Next Ride – Smart Bus Technology

Next Ride and Smart Ride technology has been successfully implemented across the Fraser Valley with the exception of two buses that travel to the Agassiz/Harrison/Kent region; these two buses have been fleet-swapped out as the buses were in the process of being decommissioned. The new replacement buses will have the Automatic Vehicle Location (AVL) technology installed by mid-June. Otherwise, all other BC Transit buses in Chilliwack have the AVL technology installed, the Next Ride announcements, and video terminals inside the buses.

Electric Fare Program

BC Transit has announced that the Electric Fare Program, Umo, is set to be launched across British Columbia in late 2022. The Electric Fare Program will provide a more accessible and convenient way for passengers to pay for travel such as through a mobile app, debit card, credit card, mobile wallet, reloadable smart card or Apple watch. Riders will be able to easily purchase their desired fare product with their mobile device, through a new web portal or at a retailer and board the bus by simply scanning their mobile device or tapping their card. Cash will continue to be accepted for those riders who prefer to use it. The Electric Fare Program will reduce the number of transfers between different systems.

Chair Shields enquired as to whether travelers will still be able to purchase monthly passes on a mobile app or reloadable smart card; Mr. Ringma noted various fare options will still be available such as monthly passes at a discounted rate.

Labour Challenges

BC Transit has been experiencing some ongoing labour challenges, not only in Chilliwack and the Central Fraser Valley, but all across the Province. Labour challenges have hit many sectors; however, the transportation sector has been hit hard. The pandemic has had a huge impact on transportation operators who work directly with the public. There has been a large employment shift where people are finding employment where they can work from home. The Provincial Vaccination mandate has also had an effect on operator levels. The expansion of the Fraser Valley Express (FVX) in late March 2022 reflected a slight decrease in ridership. BC Transit is working to address concerns with respect to schedule issues.

BC Transit has been working with First Canada to conduct hiring fairs with respect to recruitment and training. Combined with attrition rates, service is expected to be back to reasonable levels by the end of August to early September.

Handy Dart

A query was brought forth to BC Transit as to whether there would be consideration for expanding Handy Dart service hours in Chilliwack. A brief outline was provided with respect to Handy Dart service in Chilliwack compared with other communities based on similar populations, and where they may be opportunity for improvements in service. It was noted that there is a gap in Handy Dart service on Sundays and early evening weekday compared with other communities and there may be consideration to extend weekday service. The service has been affected by the labour shortage; and as a result, BC Transit has supplemented the Handy Dart service with taxi service when Handy Dart is not available. Taxi companies are also impacted by the labour shortage and are not necessarily ideal for mobility and accessibility concerns.



**6. NEW BUSINESS / DISCUSSION (continued)**Chilliwack Mall / Cottonwood Mall

An update was provided with respect to bus stop location changes at Chilliwack Mall and Cottonwood Mall due to the current renovations. BC Transit is proposing a service change by September 2022 to have all buses circulate through Cottonwood Mall first, then travel across the street at the signalized intersection, accessing the Chilliwack Mall bus stop. There will be no additional cost; however, due to some minor timing changes, an updated Rider's Guide will be required.

**Discussion/Questions:**

Kara Jefford, Manager of Transportation and Drainage, noted discussions have taken place previously with respect to meeting equitable service hours through the Transit Future Plan (TFP) regarding extending service hours to match the conventional system with the custom system; Mr. Ringma noted BC Transit undertook a custom system report for every system just prior to the pandemic and, BC Transit is planning to update the report.

Vice-Chair Lum queried whether any changes to the custom system would be considered by BC Transit regardless of the Province's freeze on BC Transit's budget. Mr. Ringma noted that although there is no opportunity for transit expansions in the current fiscal year, BC Transit will bring forth revised transit improvement options for Council's consideration for 2023. A service plan with respect to service expansions would be required to be submitted to the Province by October 2022 for implementation by April 1, 2023.

Vice-Chair Lum enquired as to whether it would be of benefit for the Committee to provide support with respect to expansion of Handy Dart service; the Committee agreed and made the following recommendation:

Moved /	)	That the Transportation Advisory Committee recommend Council to direct
Seconded	(	staff to work with BC Transit regarding custom transit options with respect to
		implementing Handy Dart service on Sundays; and further, that Handy Dart
		service be extended to 6:30 pm on weeknights.

Carried Unanimously

**7. OTHER****8. INFORMATION / CORRESPONDENCE****9. NEXT MEETING**

The next meeting will be held on Thursday, September 22, 2022 at 3:30 pm in the Dogwood Room.

**10. ADJOURNMENT**

There being no further business, the Transportation Advisory Committee meeting adjourned at 5:00 pm.

\_\_\_\_\_  
Councillor Jeff Shields, Chair

AGENDA ITEM NO: 7.3

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: 2022 Vedder River Floodway Sediment Removal Tender DATE: July 11, 2022

DEPARTMENT: Engineering PREPARED BY: D. Blain

**1. SUMMARY OF ISSUE:**

Sediment removal from the Vedder River and Canal is required for flood protection purposes. Three (3) tenders were received to remove a total of 110,000 cubic metres (m<sup>3</sup>) of sediment from 11 sites in the Vedder River and Vedder Canal.

A decision is required to authorize removal of the sediment from the Vedder River and Canal.

**2. RECOMMENDATION:**

Recommendation that Council award the tender for the “2022 Vedder River Floodway Sediment Removal” to Jakes Construction Ltd. to remove up to 110,000 cubic metres of sediment from the Vedder River and Canal at unit prices as provided in their tender submittal in the amount of up to \$500,000 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

  
D. A. Blain, D/CAO, Director of Engineering

**3. FINANCE COMMENTS:**

This project will be included in the recovery plan, within the City’s application to the province under the Disaster Financial Assistance Program funding related to the 2021 Atmospheric River events.

  
Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman, CAO



**STAFF REPORT ON  
2022 VEDDER RIVER FLOODWAY SEDIMENT REMOVAL TENDER**

PREPARED BY: Frank Van Nynatten      DATE: July 11, 2022

POSITION: Assistant Manager of  
Environmental Services      DEPARTMENT: Engineering

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**1. DEFINITION OF ISSUE:**

Sediment removal from the Vedder River and Canal is required for flood protection purposes. Three (3) tenders were received to remove a total of 110,000 cubic metres (m<sup>3</sup>) of sediment from 11 sites in the Vedder River and Vedder Canal.

A decision is required to authorize removal of the sediment from the Vedder River and Canal.

**2. FACTORS:**

- 2.1 The Vedder River Management Area Committee (VRMAC) plans and designs sediment removals from the Vedder River and Canal to maintain floodway capacity. Left unmanaged, the naturally depositing sediment would result in increased flood water levels and reduce the effectiveness of the dike system.
- 2.2 An atmospheric river event in November 2021 resulted in over 440,000 cubic metres of sediment to be deposited in the Vedder River and Vedder Canal. This is extraordinary in that the long-term sediment deposit rate has been declining in the past decade to under 40,000 cubic metres per year.
- 2.3 Sediment removals typically take place every two years, on even numbered years, to reduce potential impacts to pink salmon, and are carried out under the supervision of environmental monitors. Authorizations from Fisheries and Oceans Canada and Province of BC Water Sustainability Act, to remove the material have been requested, and would specify a work window of August 1 to September 15, 2022.
- 2.4 VRMAC identified a total of eleven (11) sites for sediment removal in 2022, with five (5) Provincial Crown sites, five (5) City of Chilliwack sites and one (1) Abbotsford site. The proposed sediment sites are summarized in the tables below, along with ownership and volume estimates.
- 2.5 Summary of sediment sites:
  - Total Crown – 5 Sites: 87,150 cubic metres.
  - Total City of Chilliwack – 5 Sites: 49,850 cubic metres.
  - Total City of Abbotsford – 1 Site: 14,000 cubic metres.

Although 151,000 cubic metres of sediment at eleven (11) sites has been identified only 110,000 cubic metres will be removed which represents the long-term average deposit rate and the amount prescribed in our agency applications. Once the spring freshet is

complete, the number of sites will be refined based on access and environmental considerations.

- 2.6 Three (3) tenders were received to remove and purchase the sediment from the eleven (11) sediment bar sites as follows:

*Note: Only Greendale and Salad Bar yielded positive results. A negative number in the “contractor owns sediment” column represents the owner paying for removal instead of being paid.*

2022 Sediment Removal tender results									
	Site #	Site Name	(m <sup>3</sup> ) Max Quantity	Jakes Construction		Walters Bulldozing		Lil Bear Contracting	
				Tendered Price (m <sup>3</sup> ) Contractor owns sediment	Tendered Price (m <sup>3</sup> ) Agency owns sediment	Tendered Price (m <sup>3</sup> ) Contractor owns sediment	Tendered Price (m <sup>3</sup> ) Agency owns sediment	Tendered Price (m <sup>3</sup> ) Contractor owns sediment	Tendered Price (m <sup>3</sup> ) Agency owns sediment
Province	1	Geisbrecht Bar	18,600	-\$ 6.00	\$ 10.60				\$ 16.67
	2	Peach Bar	16,150	-\$ 4.00	\$				\$ 14.44
	3	Lickman Bar	21,500	-\$ 5.00	\$ 11.30				\$ 19.36
	4	Campground Bar	23,400	-\$ 5.00	\$ 11.20				\$ 22.53
	5	Railway Bar	7,500	-\$ 4.00	\$ 10.20				\$ 16.07
				sub total					
Chilliwack	6	Railway DS Bar	8,150	-\$ 4.00	\$ 12.40				
	7	Yarrow Bar	16,200	-\$ 4.00	\$ 11.80				
	8	Greendale Bar	9,600	\$ 1.00	\$ 9.50		\$ 9.16		
	9	Salad Bar	8,400	\$ 1.00	\$ 9.00		\$ 7.73		
	10	Powerline Bar	7,500	-\$ 4.00	\$ 9.70		\$ 8.66		
				sub total			sub total		
	11	Boundary Bar	14,000	-\$ 4.00	\$ 9.40		\$ 7.85		
		Total (all sites)	151,000						

The “Contractor owns the Sediment” column refers to the price submitted for the contractor to remove the sediment from the site and be responsible for ultimate use of the material. The “Agency Owns Sediment” column is the price to remove the sediment and place in a stockpile for the agency (i.e. the City or the Province) to use or sell the material in the future. Given the difference in prices the recommendation is to award the tender based on the contractor owning the sediment.

- 2.7 The low response to the 2022 Vedder River Sediment Removal Tender is a direct reflection of the current low demand. The local sediment supply currently exceeds demand and therefore interest in the Vedder River material was very low. The 2022 tender provided bid columns for contractors to bid on both contractor and agency owned sediment.

Calculating the volume at the bid rate from Jakes Construction yields the following results:

**Jakes Construction**

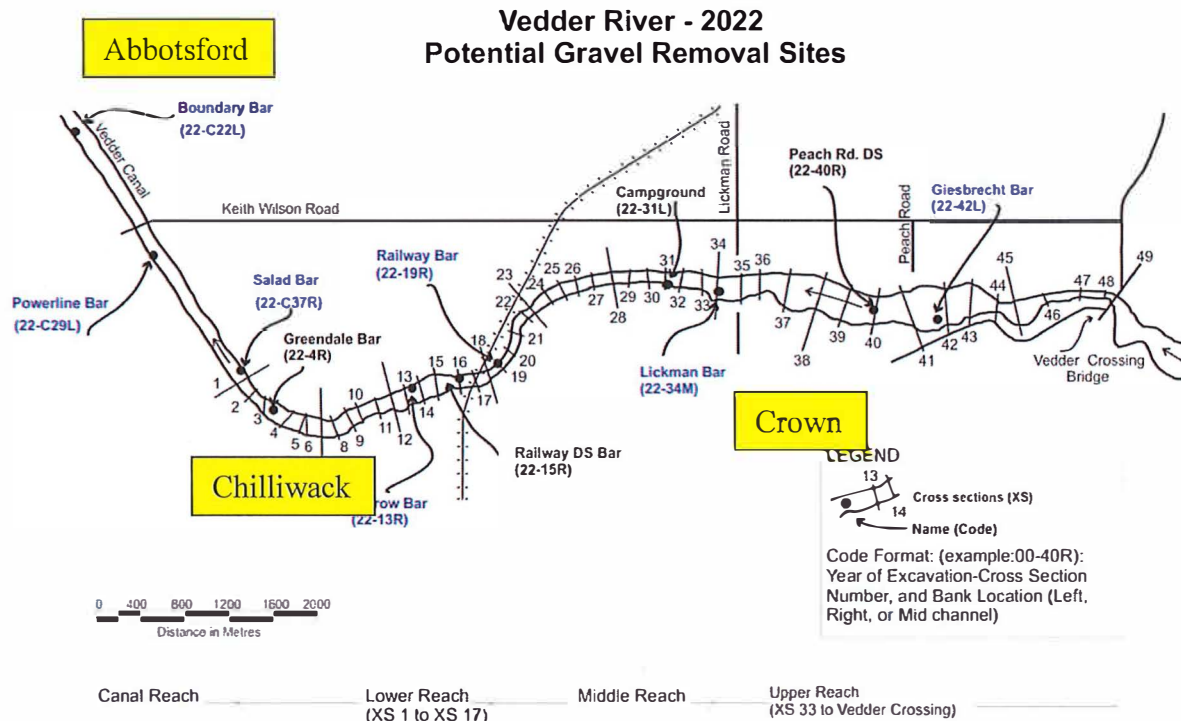
	Site #	Site Name	(m <sup>3</sup> ) Max Quantity	Tendered Price (m <sup>3</sup> ) Contractor owns sediment	Total \$ per site	Tendered Price (m <sup>3</sup> ) Agency owns sediment
Province	1	Geisbrecht Bar	18,600	-\$ 6.00	-\$ 111,600	\$ 10.60
	2	Peach Bar	16,150	-\$ 4.00	-\$ 64,600	\$ n/a
	3	Lickman Bar	21,500	-\$ 5.00	-\$ 107,500	\$ 11.30
	4	Campground Bar	23,400	-\$ 5.00	-\$ 117,000	\$ 11.20
	5	Railway Bar	7,500	-\$ 4.00	-\$ 30,000	\$ 10.20
	sub total			-\$ 430,700		
Chilliwack	6	Railway DS Bar	8,150	-\$ 4.00	-\$ 32,600	\$ 12.40
	7	Yarrow Bar	16,200	-\$ 4.00	-\$ 64,800	\$ 11.80
	8	Greendale Bar	9,600	\$ 1.00	\$ 9,600	\$ 9.50
	9	Salad Bar	8,400	\$ 1.00	\$ 8,400	\$ 9.00
	10	Powerline Bar	7,500	-\$ 4.00	-\$ 30,000	\$ 9.70
	sub total			-\$ 109,400		
	11	Boundary Bar	14,000	-\$ 4.00	-\$ 56,000	\$ 9.40
				-\$ 56,000		

- 2.8 The City of Chilliwack has coordinated with the City of Abbotsford and the Province of BC regarding the tender bids and the respective agency contract management. Abbotsford has indicated that they will arrange funding for the Boundary Bar in the amount \$56,000 (14,000m<sup>3</sup> x \$4.00) and manage the contract within their jurisdiction. The Ministry of Forests representative has indicated that they currently do not have budget for their portion of the work and have requested that the City of Chilliwack try to secure funding and manage the contract on their behalf. The total cost for sediment removal will be \$420,000 to \$500,00 depending on which bars are accessed.

Given the importance of sediment removal to the flood protection program the recommendation is to proceed with the sediment removal and apply for reimbursement under the disaster financial assistance program.

- 2.9 The City will coordinate with Jakes Construction for selection of the preferable sites to ensure that the 110,000 cubic metres of sediment removal is not exceeded and to take advantage of the most accessible sites. It is probable that the Railway DS and Yarrow bars will need to be deferred to another year due to accessibility challenges. At least one other bar will need to be deferred to stay within the application limits.
- 2.10 Several of the sites will affect pedestrian and vehicle access along a section of the Rotary Trail. The City will work with the contractor for these removal site to minimize access impacts. The activities will be coordinated with City Operations Department and the public will be notified of any temporary access restrictions.

2.11 Site locations:



3. **RECOMMENDATION & SUBSTANTIATION:**

Recommendation:

Recommendation that Council award the tender for the “2022 Vedder River Floodway Sediment Removal and Sediment Sale” to Jakes Construction Ltd. to remove up to 110,000 cubic metres of sediment from the Vedder River and Canal at unit prices as provided in their tender submittal in the amount of up to \$500,000 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Substantiation:

The sediment removal program is a key component of flood protection on the Vedder River. In order to maintain flood conveyance, sediment must be removed every two years. This is especially important following the the 2021 Atmospheric River event and extraordinary sediment deposit.



AGENDA ITEM NO: 7.4.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Balmoral – Princess Parking Lot and Sidewalk 2022-15 DATE: July 12, 2022

DEPARTMENT: Engineering PREPARED BY: Kara Jefford

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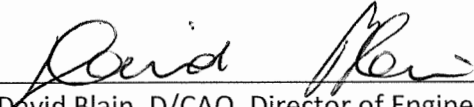
**1. SUMMARY OF ISSUE:**

The Balmoral – Princess Parking Lot and Sidewalk Tender for sidewalks and streetlighting along Balmoral Avenue between Tyson Rod and Selkirk St and a parking lot with streetlighting and EV chargers at the corner of the Princess Avenue and Nowell Street closed on July 12, 2022. Two submissions were received before the stipulated closing time.

A decision to award the “Balmoral Princess Parking Lot and Sidewalk” program is required.

**2. RECOMMENDATION:**

Recommendation that the “Balmoral Princess Parking Lot and Sidewalk” contract be awarded to 651432 BC Ltd. (Universal Construction) in the amount of \$814,373.23 (plus applicable taxes); and further, that the Mayor and Corporate Office be authorized to sign any necessary documentation.

  
David Blain, D/CAO, Director of Engineering

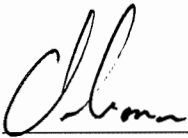
**3. FINANCE COMMENTS:**

There are sufficient funds within the budgets to proceed with these works.

  
Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman, CAO

## STAFF REPORT ON

### Balmoral – Princess Parking Lot and Sidewalk Project Tender Award 2022-15

PREPARED BY:	Andrew Pipke	DATE:	July 12, 2022
POSITION:	Senior Engineering Technologist	DEPARTMENT:	Engineering

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#### 1. DEFINITION OF ISSUE:

The Balmoral – Princess Parking Lot and Sidewalk Tender for sidewalks and streetlighting along Balmoral Avenue between Tyson Rod and Selkirk St and a parking lot with streetlighting and EV chargers at the corner of the Princess Avenue and Nowell Street closed on July 12, 2022. Two submissions were received before the stipulated closing time.

#### 2. FACTORS

- 2.1 Historically the Balmoral area has had issues with safe walking facilities for pedestrians getting to Tyson Elementary, Vedder Middle, and Balmoral Park. There are currently no pedestrian facilities on either side of the road.
- 2.2 As part of the 2017 Concrete Works program, sidewalks were installed on the west side of Selkirk Street connecting the Elementary School to Balmoral Avenue. The 2022 project will complete the sidewalk on Balmoral Road from Tyson Road to Lanark St and include LED Street lighting.
- 2.3 The Balmoral sidewalk will connect to the future sidewalk facilities on Tyson Road, and provide better neighbourhood access to transit, connecting to the bus stop at Balmoral Avenue and Tyson Road.
- 2.4 46074 and 46080 Princess Avenue are two lots within the urban core of Chilliwack that were purchased by the City in 2020 and 2021.
- 2.5 The lots were rezoned to Commercial Parking at the September 7, 2021 Council meeting.
- 2.6 In 2021, Princess Avenue between Young Road and Nowell Street was converted to a one-way road to increase parking capacity, however temporary concrete barriers were installed at the east end of the road as an interim measure.
- 2.7 The Princess Ave parking lot project includes civil works along Princess Avenue including new curbing to delineate the one-way travel lane from the parking lane, decorative streetlights and new sidewalk and street trees will be added along the Nowell Street parking lot frontage. The parking lot will consist of 34 parking stalls with lighting and appropriate fencing and trees and landscaping as per the zoning bylaw, an accessible disabled parking

stall, one level 2 EV Charging station servicing with 2 charging ports. The scope includes provisions for an additional station with two additional ports in the future.

- 2.8 Stantec Consulting completed full civil and geotechnical design and has been retained for the project duration for design compliance and quality control.
- 2.9 The Balmoral – Princess Parking Lot and Sidewalk was procured through the competitive tender process as per City Purchasing Policy C-14.
- 2.10 Two submissions were received before the stipulated closing time:

Tenderer	Tender Price (excluding GST)
Universal Construction	\$814,373.23
Eurovia BC Inc.	\$1,002,521.48

- 2.11 The majority of the Balmoral sidewalk project is intended to be completed before school begins on September 6, 2022.
- 2.12 Considering the current labour, supply chain, and material challenges observed on other capital and engineering projects, this pricing appears to be fair.

### 3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that the “Balmoral – Princess Sidewalk and Parking Lot” tender be awarded to 651432 BC Ltd. (Universal Construction) in the amount of \$814,373.23 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Substantiation:

651432 BC Ltd. submitted the lowest price for the required work for the Balmoral – Princess Sidewalk and Parking Lot project.

## Appendix A: Balmoral and Princess Project Areas

Figure 1: Balmoral Sidewalk Project Area Map

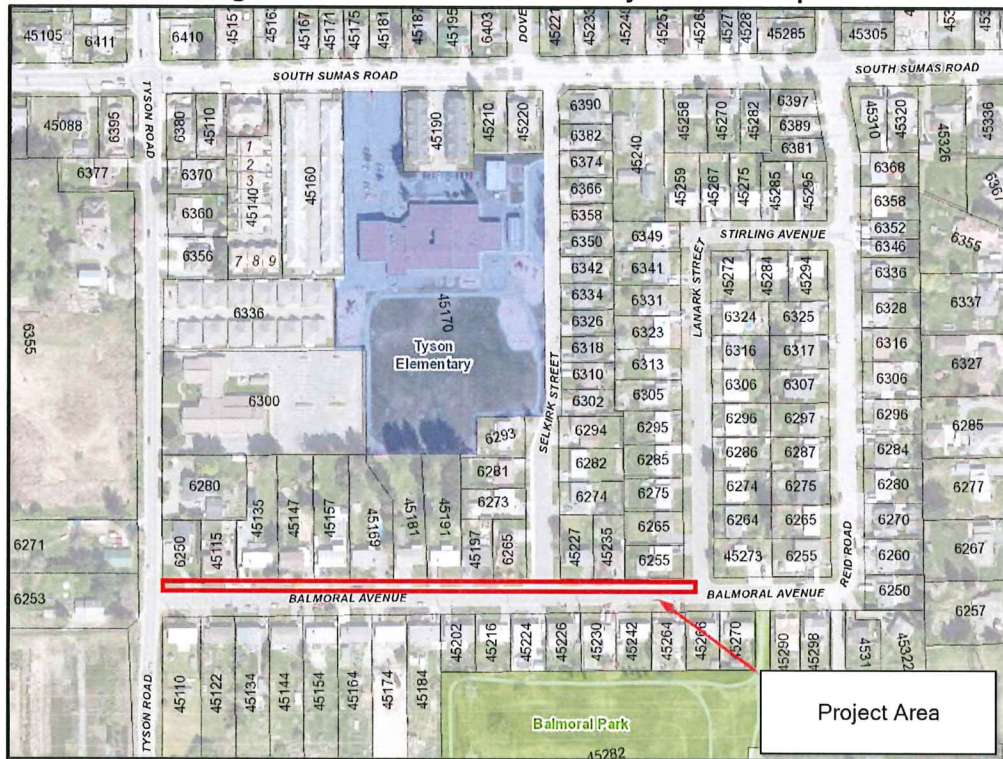
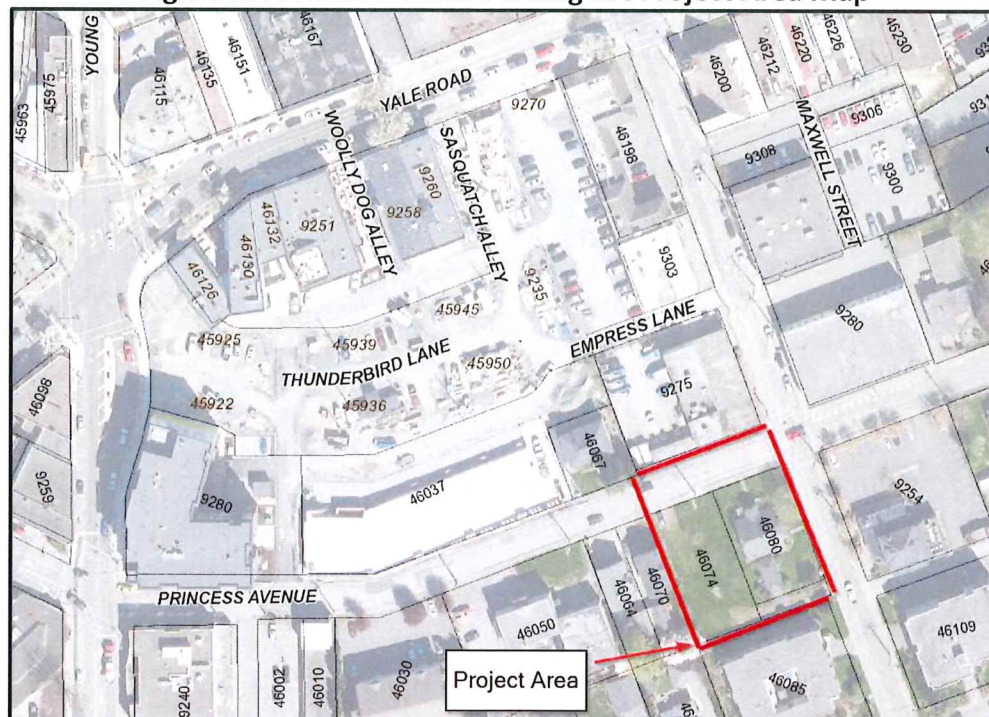


Figure 2: Princess Avenue Parking Lot Project Area Map





AGENDA ITEM NO: 7.5.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Williams Street and Yale Road Storm Main Replacement DATE: July 12, 2022

DEPARTMENT: Engineering PREPARED BY: Kara Jefford

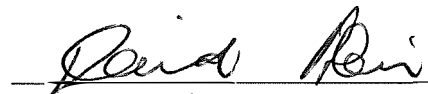
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**1. SUMMARY OF ISSUE:**

Two (2) Tenders were received for the 2022-16 Williams St and Yale Rd Storm Main Replacement Project. The Project includes upsizing of the storm sewer trunk main and full width paving of Williams St from Reece Ave to Yale Road and Yale Rd from Williams St to Charles St. A decision to award the Tender is required.

**2. RECOMMENDATION:**

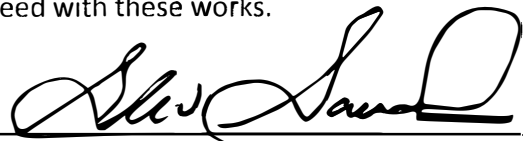
Recommendation that Council award the Tender for the 2022 Williams St and Yale Rd. Storm Main Replacement Project to Sandpiper Contracting LLP in the amount of \$2,239,543.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.



David Blain, D/CAO, Director of Engineering

**3. FINANCE COMMENTS:**

There are sufficient funds within the budgets to proceed with these works.



Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.



Chris Crosman, CAO

**STAFF REPORT ON**  
**2022 Williams St and Yale Rd Storm Main Replacement Project Tender Award**

PREPARED BY: Kristian Biela      DATE: July 12, 2022

POSITION: Senior Engineering Technologist      DEPARTMENT: Engineering

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**1. DEFINITION OF ISSUE:**

Two (2) Tenders were received for the 2022-16 Williams St and Yale Rd Storm Main Replacement Project. The Project includes supply of all labour, materials, and equipment to replace and upsize the storm sewer trunk Williams St from Reece Ave to Yale Rd, and on Yale Rd from Williams St to Charles St. The project also includes full width paving within the project limits.

<b>Tenderer</b>	<b>Tender Price (excluding GST)</b>
Sandpiper Contracting LLP	\$2,239,543.00
J. Cote and Son Excavating Ltd.	\$3,246,764.00

**2. FACTORS:**

- 2.1 The existing storm main was installed circa 1950 and is deteriorating. The City will be installing concrete storm pipe which has a lifespan upwards of 100 years.
- 2.2 A 2004 hydraulic study of Chilliwack's downtown minor drainage system found that the Williams St storm trunk was significantly undersized and is the highest priority for upsizing. In 2005, the Williams St storm trunk was upsized from the outfall at Hope Slough to Reece Ave, budget was allocated for 2022 for the remainder for the upsizing to Yale Rd.
- 2.3 The section of storm main on Yale Road from Williams St to Charles Ave was also identified as a high priority replacement by the same 2004 study. Due to the need to re-pave Yale Rd at this location, and in order to achieve economies of scale, the City will be upgrading both sections in the same project.
- 2.4 The pavement on Williams St is in poor condition and has been identified for restoration through the asphalt rehabilitation program. Similarly, the pavement on Yale Rd within the project limits is in poor condition and has excessive slope, the crest of the road needs to be lowered significantly. Full width asphalt restoration including full depth rebuild on Yale Rd will be completed with this Project to secure better pricing and minimize inconvenience to the public. Funding for pavement restoration will be recovered from the asphalt rehabilitation budget.
- 2.5 Stantec Consulting completed full civil and geotechnical design and has been retained for the project duration for design compliance and quality control.

- 2.6 The majority of the project is intended to be completed before school begins on September 6, 2022. Special traffic restrictions are in place to alleviate traffic during rush hour and to limit disruption to traffic flow during the project.
- 2.7 The evaluation criteria are based on substantial compliance to the Tender requirements, the cost of the required work falling within the City's budget for the work, experience of the Tenderer and its personnel, past performance working with the City, work schedule, WCB clearance and Submission of Bid Security.
- 2.8 The low bidder, Sandpiper Contracting LLP has submitted a compliant bid.
- 2.9 There are sufficient funds within the Capital budget to complete the Project.
- 2.10 The 2022 Williams St and Yale Rd Storm Main Replacement was procured through the competitive tender process as per City Purchasing Policy C-14.

### **3. RECOMMENDATION & SUBSTANTIATION:**

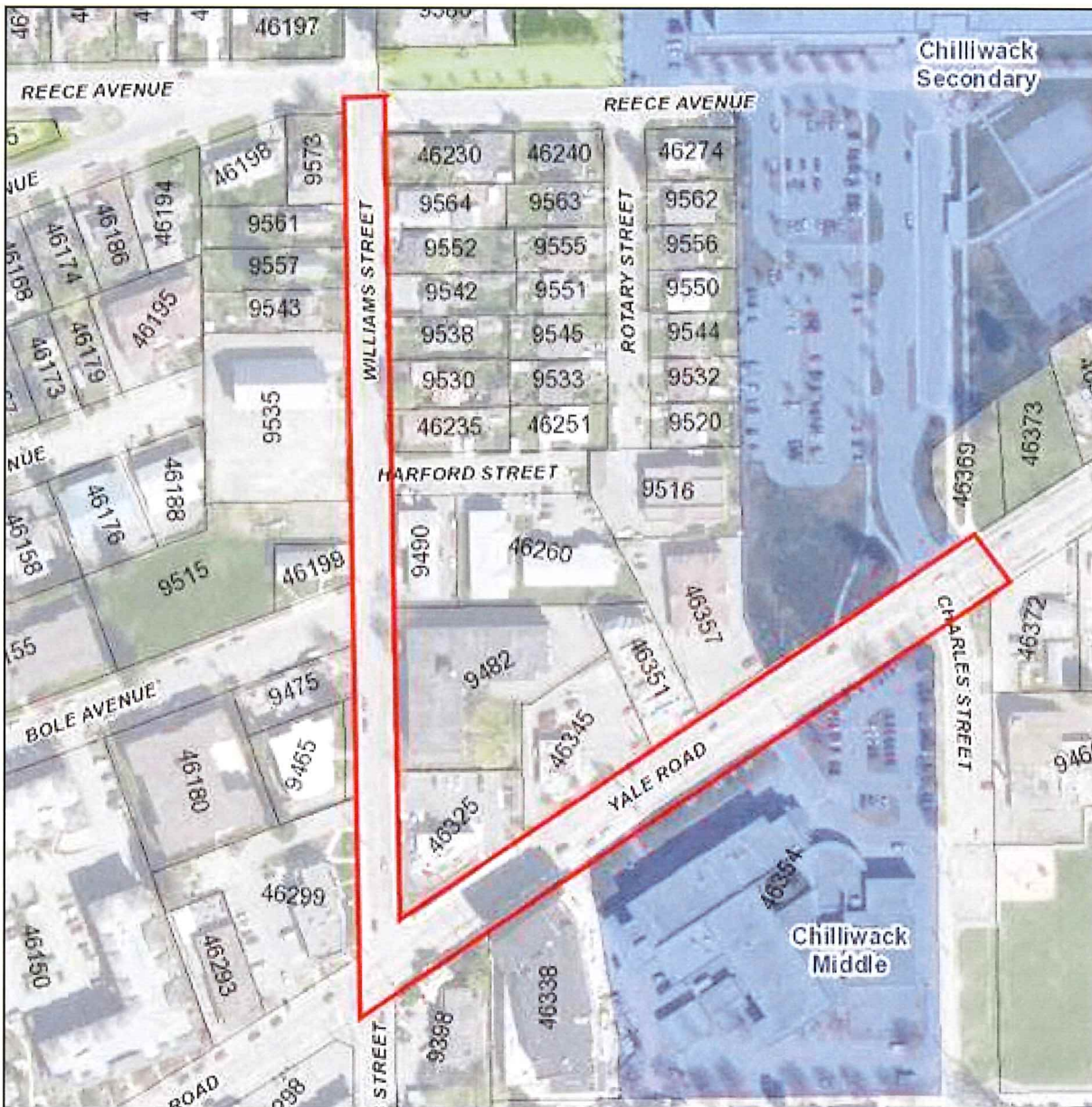
#### **Recommendation:**

Recommendation that Council award the tender for the 2022 Williams St and Yale Rd Storm Main Replacement Project" to Sandpiper Contracting LLP in the amount of \$2,239,543.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

#### **Substantiation:**

Sandpaper Contracting LLP submitted a compliant bid and has completed similar work for the City and other municipalities.

## Appendix A: Williams Street and Yale Road Storm Main Project Area



AGENDA ITEM NO: 7.6.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Vedder Mountain Park / Trail RFP DATE: July 11, 2022

DEPARTMENT: Operations PREPARED BY: Richard Fortin

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**1. SUMMARY OF ISSUE:**

A Request for Proposal (RFP) was released for the construction of the proposed Vedder Mountain Park Trail, lookout points and day use area. The City intends to retain a qualified and experienced mountainside trail building team to undertake the works described in the RFP as shown in appendix H of that document.

Based on preliminary design information, the total length of the new trail to be constructed is approximately 4.0km. The trail will have approximately 60 switchbacks (+/-10%), and has an elevation gain of approximately 290m (see Appendix A for Draft Trail Alignment Map). Trail segments are expected to vary in width as indicated on the plan. The goal is an average 2.0m wide machine-built trail completed to City Standards with varying widths, with a minimum width of 1.8m to ensure accessibility. As well where space allows at the top of inclines, a "pull-out" rest area will be constructed for users of all ages and abilities to rest and safely pass other trail users.

A mandatory site meeting was held on May 25<sup>th</sup> and Six (6) proponents attended. The meeting included a hike of the entire trail route and review of nodal areas. Of these six companies, two (2) submitted a proposal. A five-member RFP review team, reviewed all proposals the results of which were as follows;

Proponent	Price**	Score (%)
1. Mountainco Contracting Ltd.	\$ 318,953.00	81.50
2. House 2 Home Landscaping.	\$ 357,239.55	75.80

\*\* Plus applicable Taxes.

A decision is required to award the RFP to the proponent with the highest evaluation score which will provide the best product and value for the City.

**2. RECOMMENDATION:**

Recommendation that Council award the RFP "Vedder Mountain Park and Trail" to Mountainco Contracting Ltd. in the amount of \$318,953.00 (Plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

  
Glen MacPherson, Director of Operations

**3. FINANCE COMMENTS:**

Sufficient funds have been allocated in the 2022 Financial Plan.

A handwritten signature in black ink, appearing to read 'Glen Savard', written over a horizontal line.

Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

A handwritten signature in black ink, appearing to read 'Chris Crosman', written over a horizontal line.

Chris Crosman, CAO

**STAFF REPORT ON**  
Vedder Mountain Park and Trail 2022

PREPARED BY: Richard Fortin      DATE: July 11<sup>th</sup>, 2022

POSITION: Parks Planning Manager      DEPARTMENT: Parks Operations

---

**1. BACKGROUND:**

In late 2017, the City of Chilliwack purchased a 57.43-hectare parcel of land on Vedder Mountain Road adjacent to two other City owned parcels with the future vision of creating a hillside community park. With the consolidation of the existing, neighbouring City owned parcels of 5 and 7 hectares this proposed park would consist of a total of 69.43 hectares. The conceptual park planning began in early 2018 identifying a new trail that was approximately 4.0km long with an elevation gain of approximately 290m.

In early 2019, the City of Chilliwack submitted the Vedder Mountain Park /Trail proposal to the People of the River Referrals Office (PRRO). The referral office shared the proposal documents with 10 S'ólh Téméxw Stewardship Alliance (STSA) Communities. This information is currently still available for review on the PRRO portal page.

In the same year, the Stó:lō Research and Resource Management Centre (SRRMC) was retained by the City to conduct an Archaeological Impact Assessment (AIA) of a proposed recreational trail and parking lot. The report presented the findings and management recommendations resulting from the AIA.

The AIA resulted in 35% coverage of the Study Area. One hundred percent (100%) of the Flagged Trail Route was surveyed and included a 25 m buffer from the Flagged Trail Route (Figure 5). The entire Upper Bowl Area and Proposed Parking Lot Area were surveyed. Due to the finding of the AIA study, the proposed parking lot was shifted to the south and reduced in size from 65 stalls to 25 stalls.

In late 2021, the City of Chilliwack retained a Qualified Registered Environmental Professional (QEP) from Nova Pacific Environmental for this project. The QEP report identified a few areas of concern with the most significant being an area with a cluster of Organ Forestsnail. This cluster was located on the trail route within 500 meters of the parking lot area. With the recommendations from the QEP report and following best practices, the trail route has been realigned closer to the City owned quarry.

In early 2022, the Vedder Mountain Park Trail RFP was released to solicit proposals from qualified trail builder with mountainous terrain experience. The project has been separated into trail segments, tasks and nodal areas.

The RFP deliverables included or will include;

- a) Environmental impact mitigation strategy with reference to the attached documents.
- b) Incorporate infiltration options to accommodate surface runoff.
- c) Provide a detailed plan for daily operations including site access, storage, staging area(s), and support gear including shelter, food, fire suppression units and staff communications.
- d) Provide safe workplace procedures inclusive of emergency plans and a clearance letter from WorksafeBC that recognizes the company is in good standing.
- e) Detail crew size, hours of work, and weekly schedule.
- f) Identify fire safety precautions and provide suppression proposals.
- g) A tree management plan by a Certified Arborist for the trail and all the assembly areas.

Along with the trail route the RFP identified assembly areas and amenity to be installed.

1. Area 1. Base / Trail Head / parking area. (Approx. 20 m<sup>2</sup>)
2. Area 2. Main Day Use Area / Assemble area. (Approx. 150 m<sup>2</sup>)
3. Area 3 The Perch. (Approx. 300 m<sup>2</sup>)
4. Area 4. "Rail Grade" / rest area. (Approx. 40 m<sup>2</sup>)
5. Area 5. The Peak Area /summit area; (Approx. 300 m<sup>2</sup>)

The City has an allotted budget of \$500,000.00 for the entire project which was inclusive of all design costs, Archeological assessments, all amenity items purchased by the City, permits, PST and delivery costs.

## **2. FACTORS:**

A Request for Proposal (RFP) was released and six (6) proponents attended the mandatory site meeting on May 25<sup>th</sup>. The meeting included a review of the scope of work and a hike of the entire trail route and assessment of Nodal areas. The companies that attended were as follows:

1. House 2 Home Landscaping
2. Mountainco Contracting Ltd.
3. Brad's Contracting
4. Dunne Enterprises
5. Skyark Management Corporation
6. Triex Contracting

Of these six companies, two (2) submitting a proposal and these two (2) proponents met the technical and final requirements. A five (5) member review team evaluated the proposals, Results of the evaluation of the RFP are as follows;

Proponent	Price**	Score (%)
1. Mountainco Contracting Ltd.	\$ 318,953.00	81.50
2. House 2 Home Landscaping.	\$ 357,239.55	75.80

\*\* Plus applicable Taxes.

## **3. RECOMMENDATION & SUBSTANTIATION:**

Recommendation that Council award portions of the RFP "Vedder Mountain Park and Trail" for construction and the creation of the requested trail and nodal areas to Mountainco Contracting Ltd. in the amount of \$318,953.00 (Plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

The Vedder Mountain Trail project has been separated into trail segments, tasks and nodal areas. Upon further review of the upper sections of the trail (segment Two (2)) will include the part A. of Trail preparation, clearing, preparing trail, drainage mitigations only and not part B. the gravel installation. Which is included in the agreement price for the Work as described in this Request for Proposal is:



**A. Trail preparation; clearing, preparing trail to be surfaced, drainage mitigation/solutions.**

- |                |              |
|----------------|--------------|
| 1. Segment One | \$ 84,985.00 |
| 2. Segment Two | \$ 47,698.00 |

**B. Surfacing (Supply and Installation)**

- |                |  |              |
|----------------|--|--------------|
| 3. Segment One | /estimated amount of grave 326 Cubic m.  | \$ 52,543.00 |
| 4. Segment Two | /estimated amount of gravel 384 Cubic m. | \$ 62,378.00 |

**C. Nodal Areas; including base preparation and gravel installation all material)**

- |   |             |
|---|-------------|
| 5. Node area 4. The Peak Area /summit area        | \$ 26,178   |
| 6. Node Area 3. "Rail Grade" / rest area          | \$ 7,923.00 |
| 7. Node area 2. Main Day Use Area / Assemble area | \$ 6,714.00 |
| 8. Node area 1. Base / Trail Head / parking area  | \$ 8,724.00 |

**D. Fence Installation.** \$ 16,600.00

PROJECT SUB TOTAL	<u>\$ 318,953.00</u>
G.S.T	\$ 15,947.65
<b>Total</b>	<b>\$ 334,900.65</b>

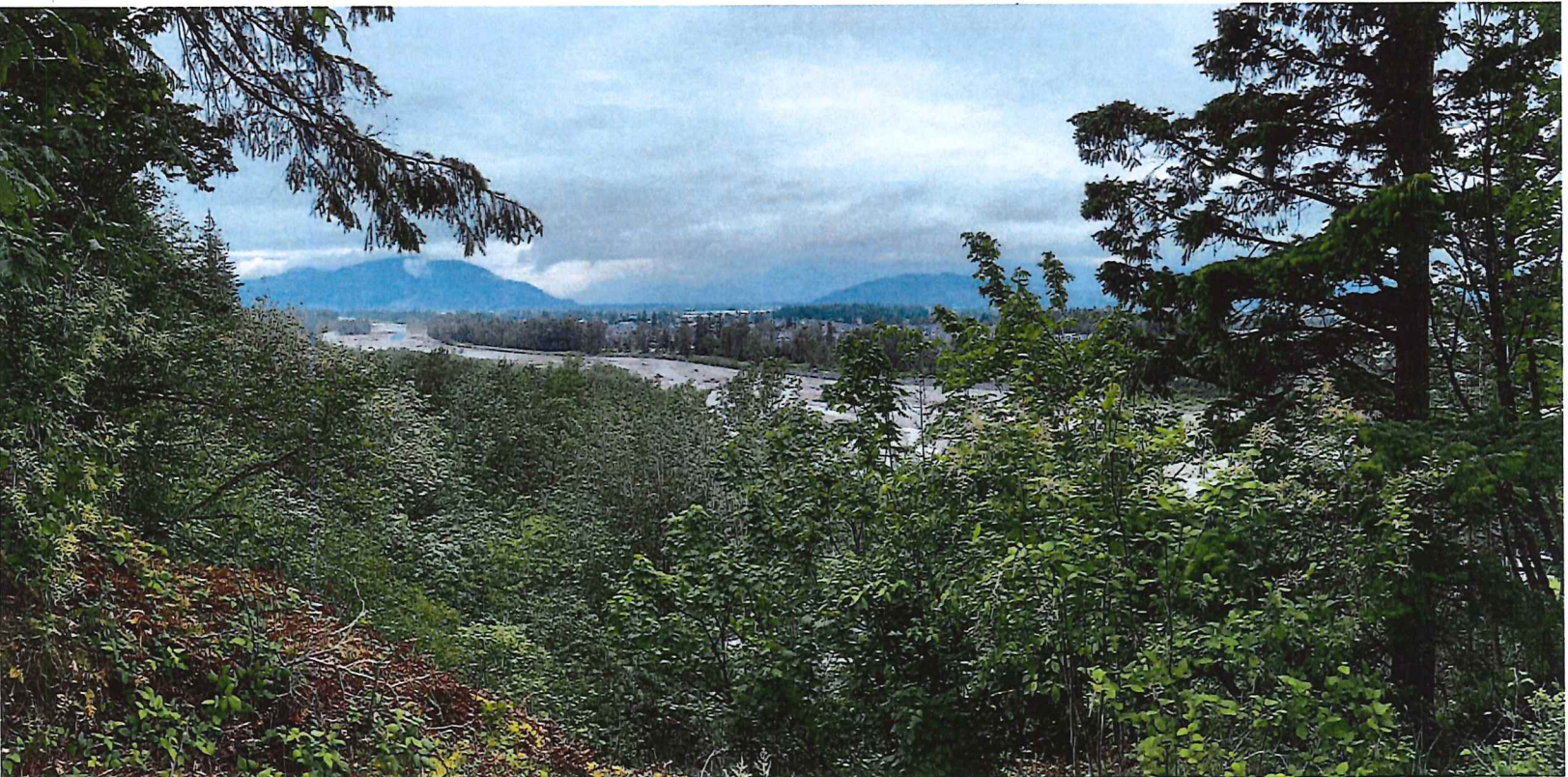
**SUBSTANTIATION;**

The review of the submission was conducted by a five (5) member review team and the submission was found to meet all of the requirements set out in the RFP. Factors that influenced the review including but not limited to the following;

Criteria	Max. Points Available
Experience and References	25
Project Management	20
Quality Management	10
Materials	10
Key Personnel	10
Value-Added Features	5
Financial	20
<b>Total Points</b>	<b>100</b>

Due to the detail of the RFP document and the thoroughness of all proponents to meet the requirements as laid out it made for a very close review process as both companies scoped very well in all criteria categories except financial where Mountainco Contracting Ltd surpassed House2Home by a good margin.

The Review team has concluded that it fulfils substantiation and therefore should be awarded to Mountainco Contracting Ltd.



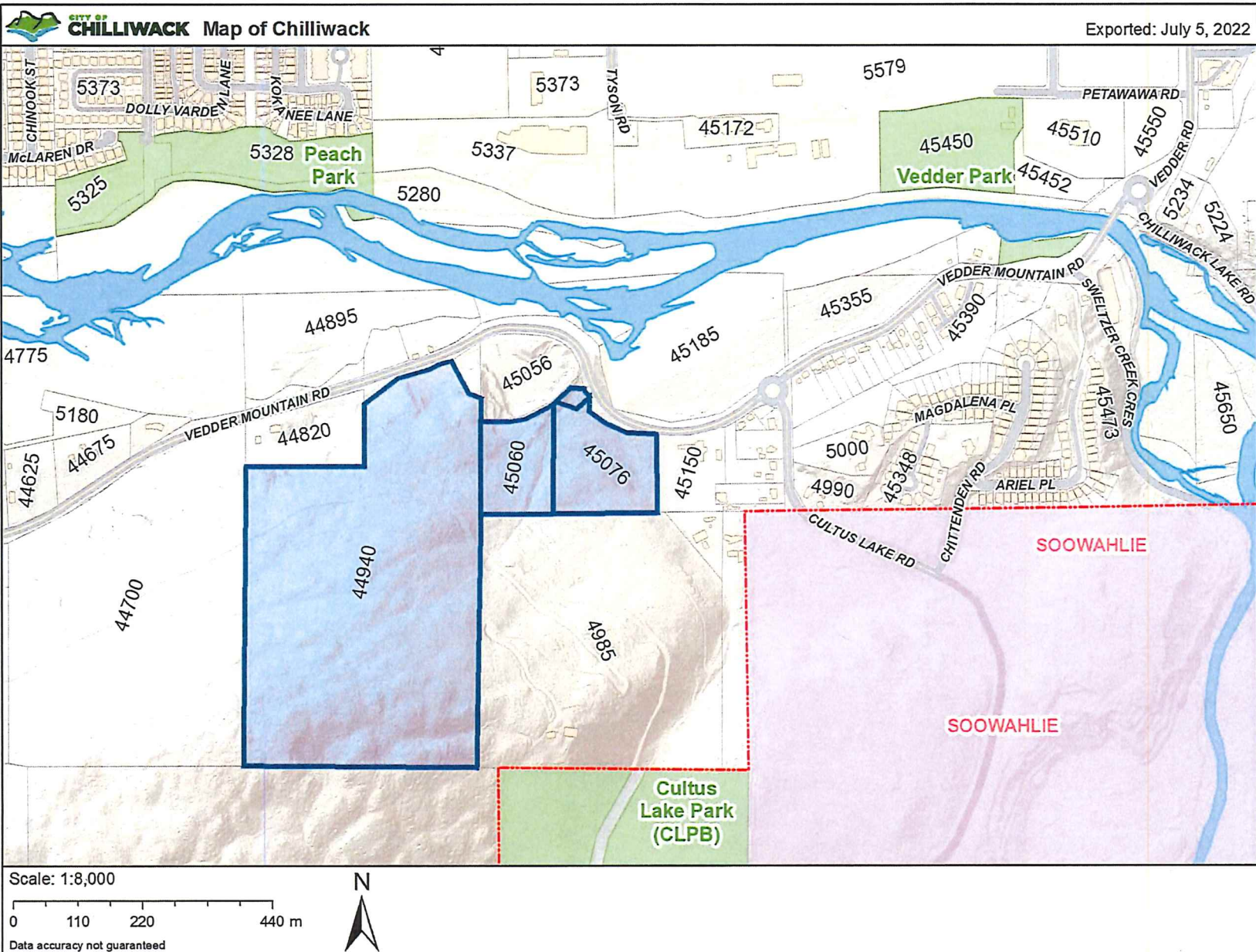
View from the first look out point





View of the top day use / look out area










Location map of City properties to become "Vedder Mountain Park"



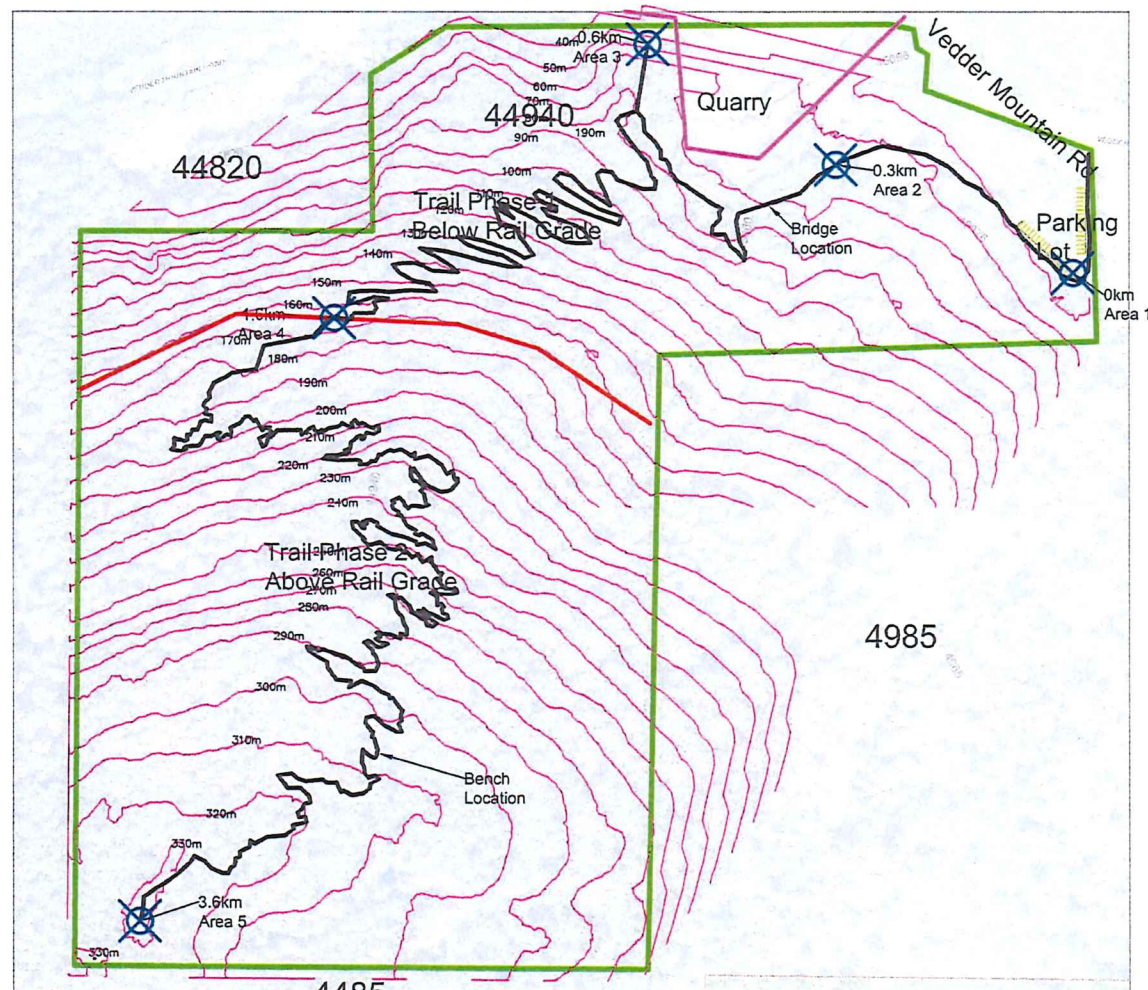
## Vedder Mountain Trail

### Trail Statistics

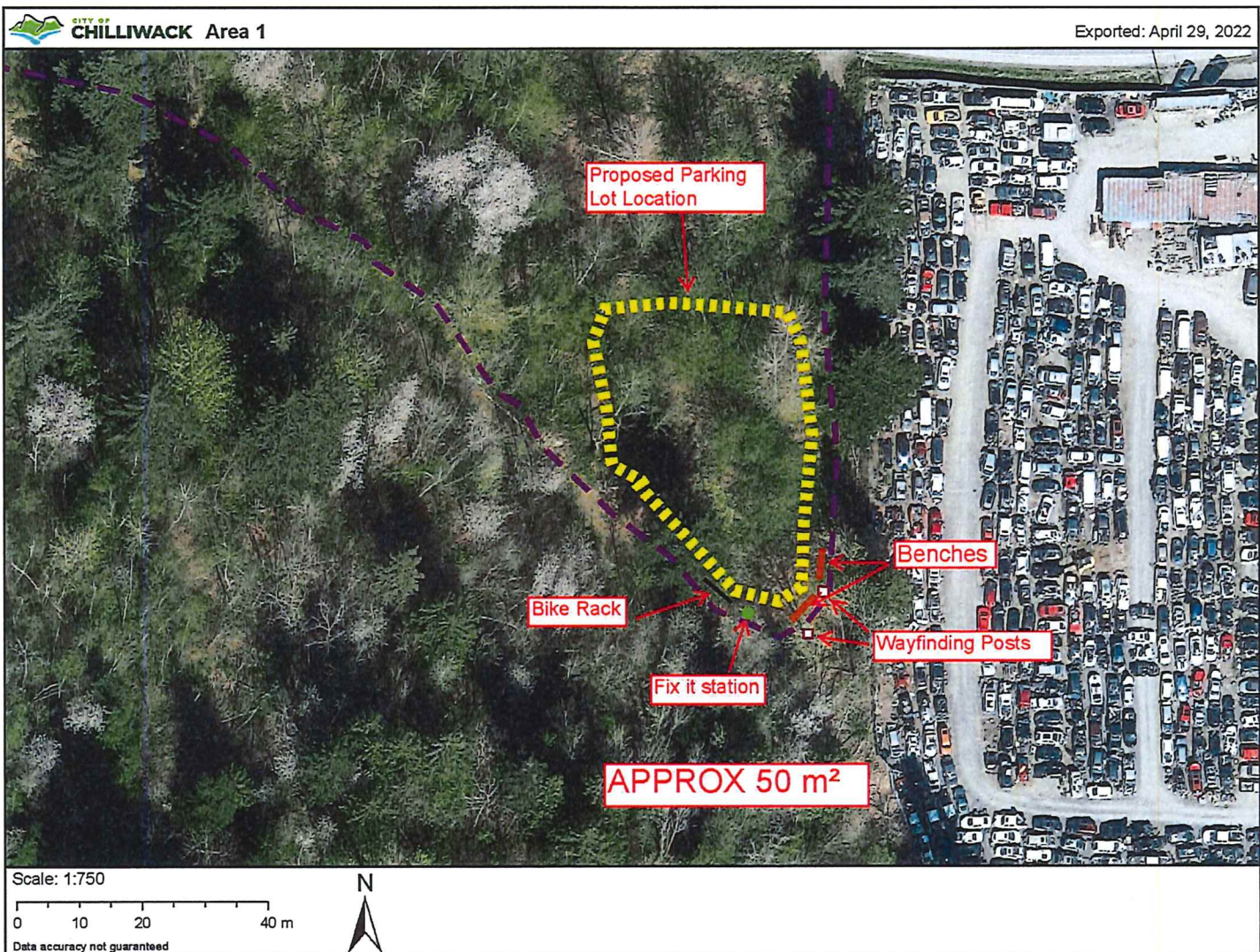
Distance	3639m
Altitude Change	287m
Altitude Start	43m
Altitude End	330m
Average Grade	7.88%
Lower Trail Length	1621m
Upper Trail Length	2018m
	Proposed New Trail
	City of Chilliwack Property Boundary
	Rail Grade
	Trail Areas
	Approximately 200m of Fencing



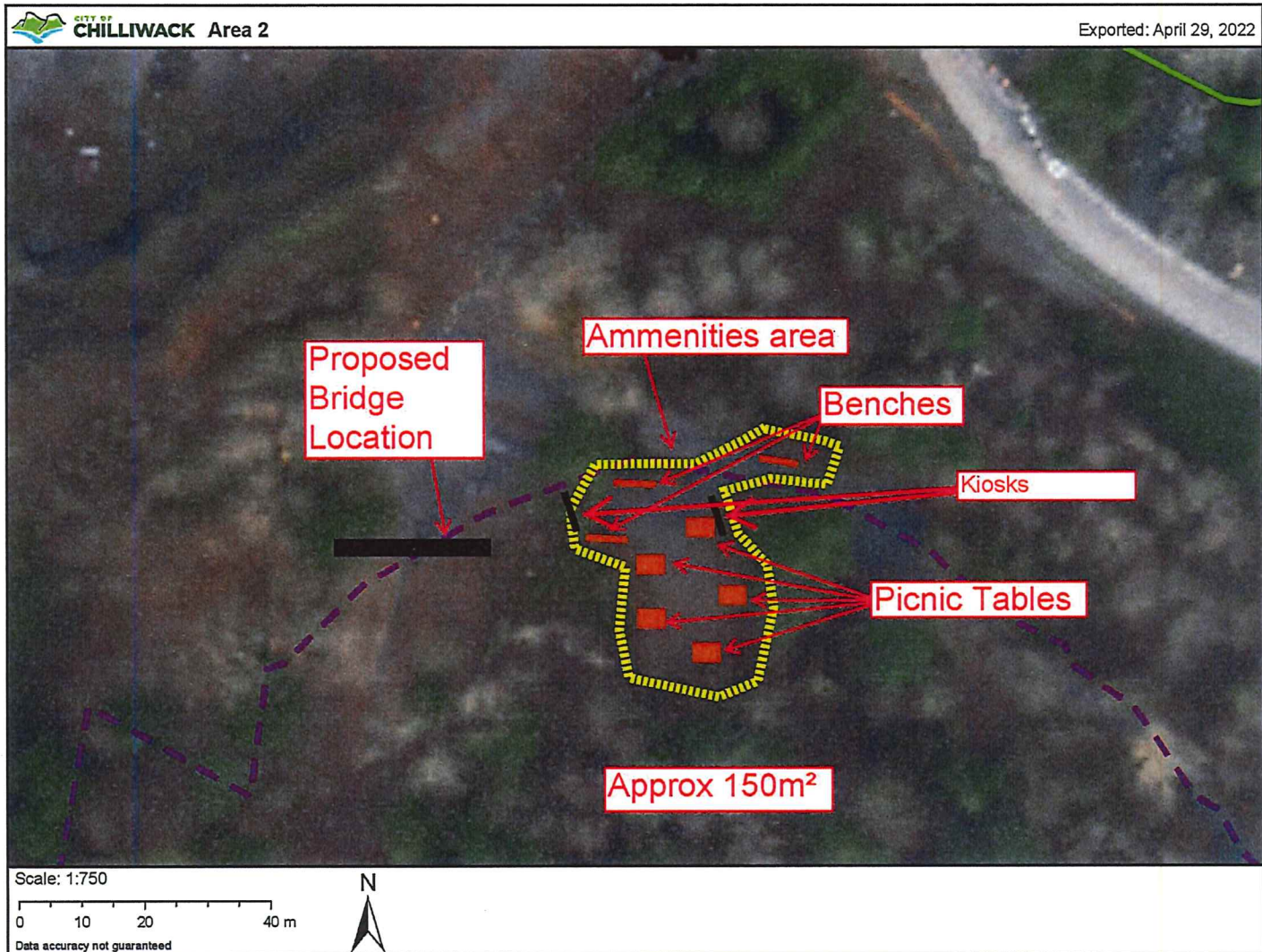
All measurements are approximate and are to be verified onsite by the bidding contractor



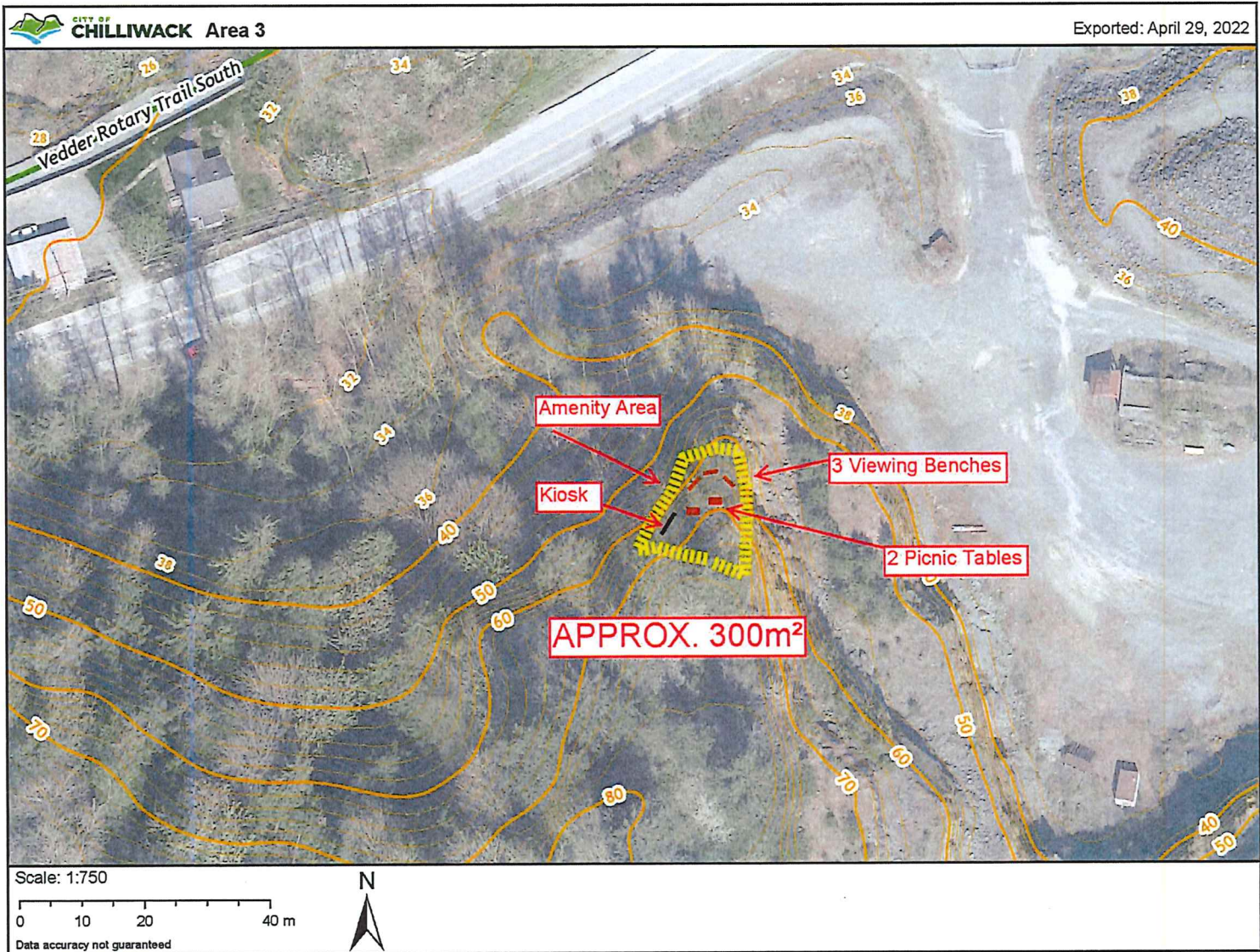




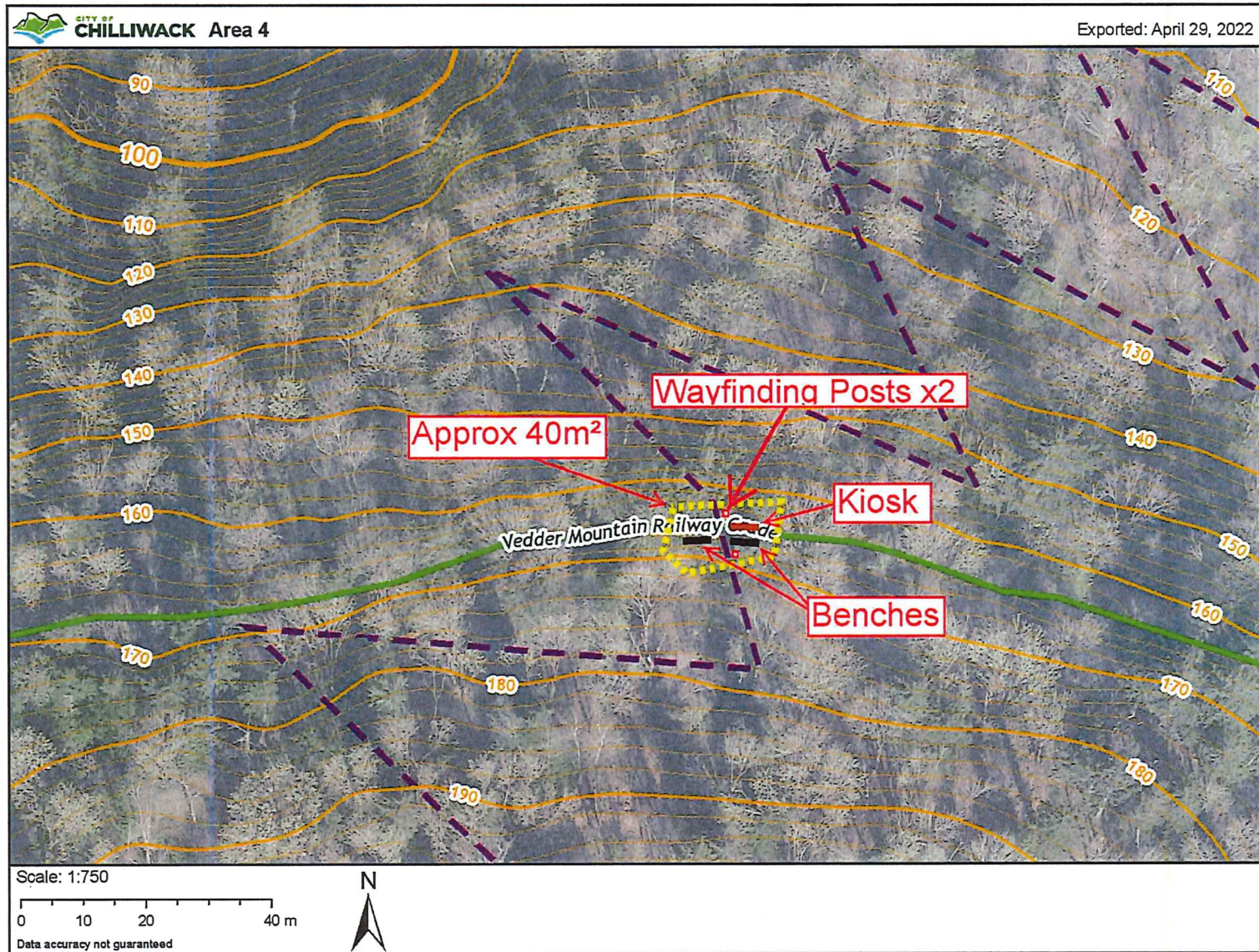




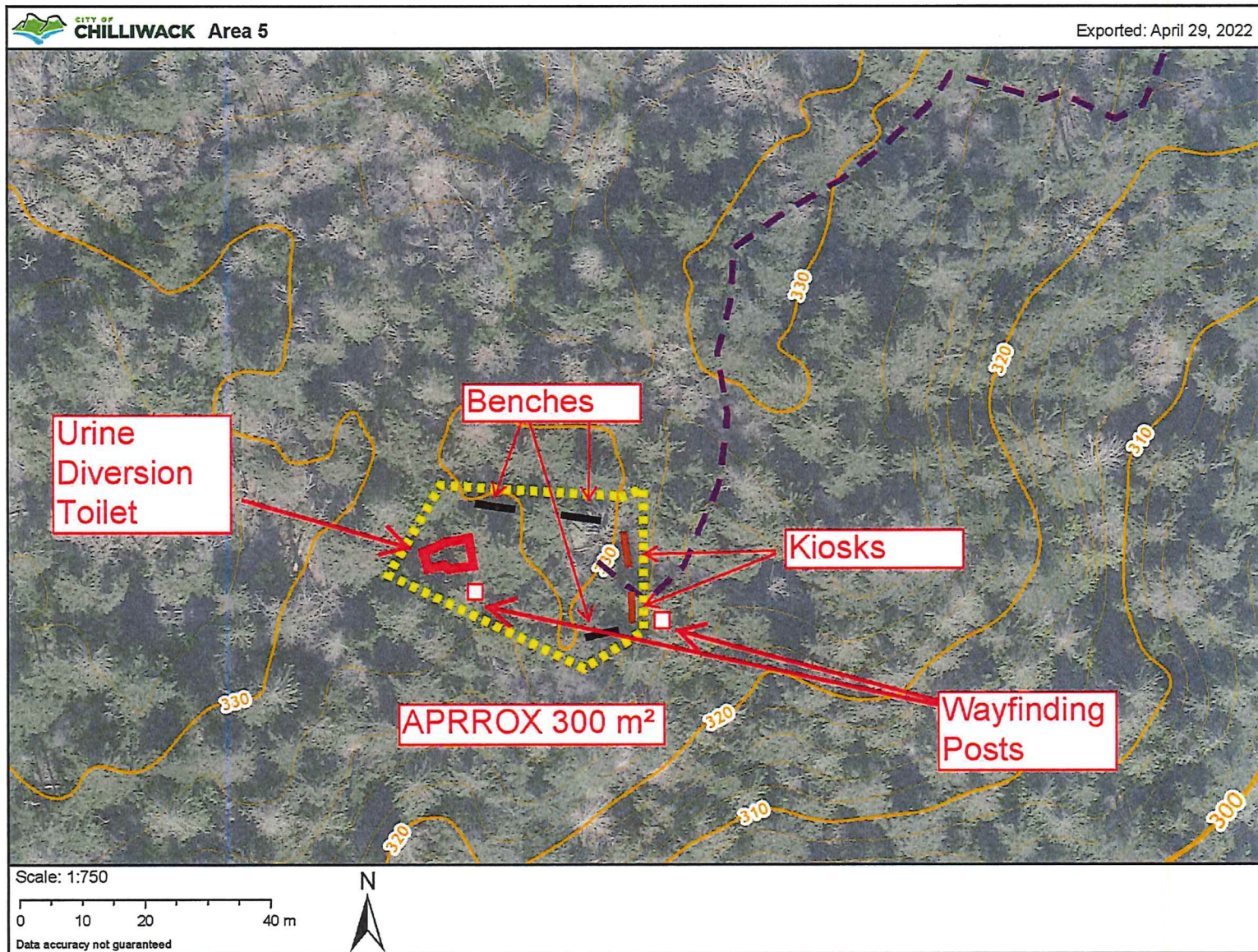












AGENDA ITEM NO: 7.7.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: RFP - Supply and Delivery of Tires and Tire Services DATE: June 30, 2022

DEPARTMENT: Operations PREPARED BY: Jake Nesbitt

**1. SUMMARY OF ISSUE:**

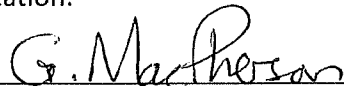
Request for Proposals (RFP) have been received for the "Supply and Delivery of Tires and Tire Services" up to \$90,000.00 value. The contract period is for one year with the option to extend for a further four years. Two proposals were received and evaluated with the proposal with both the best value and the highest number of evaluation points being submitted by Kal Tire. The table below shows the results of the RFP evaluation.

Company	Awarded Points
Kal Tire	98.62
Fountain Tire	85.34

A decision is required to award the RFP to the lead proponent.

**2. RECOMMENDATION:**

Recommendation that Council award the Request for Proposal for the "Supply and Delivery of Tires and Tire Services" from Kal Tire, up to a value of \$90,000.00, for a one year term with the option to renew for a further four, one year terms; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

  
Glen MacPherson, Director of Operations

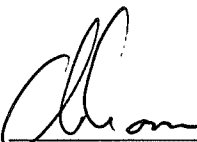
**3. FINANCE COMMENTS:**

Sufficient funds have been allocated in the approved financial plan.

  
Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman, CAO

**STAFF REPORT ON  
RFP – SUPPLY AND DELIVERY OF TIRES AND TIRE SERVICES**

PREPARED BY: Jake Nesbitt      DATE: June 28, 2022  
POSITION: Fleet Operations Manager      DEPARTMENT: Operations

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**1. BACKGROUND:**

The City's second highest fleet operating cost, next to fuel, is tires. In an effort to reduce downtime and operating costs, the City issued a Request for Proposal (RFP) for the "Supply and Delivery of Tires and Tire Services".

RFP's have been received for the "Supply and Delivery of Tires and Tire Services". The contract period is for one year with the option to extend for a further four years. A decision is required to accept the recommended RFP's as detailed below;

**2. RFP SUBMISSION DETAILS:**

Company	Awarded Points
Kal Tire	98.62
Fountain Tire	85.34

\* The RFP submitted by Kal Tire had the highest technical and financial points and should be accepted.

**3. RECOMMENDATION & SUBSTANTIATION:**

Recommendation that Council award the Request for Proposal for the "Supply and Delivery of Tires and Tire Services" from Kal Tire, up to a value of \$90,000.00, for a one year term with the option to renew for a further four, one year terms; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

AGENDA ITEM NO: 7.8.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Chilliwack Mural Festival - Mural Placements 2022 DATE: July 11, 2022

DEPARTMENT: Recreation and Culture PREPARED BY: Carol Marleau

**1. SUMMARY OF ISSUE:**

The Chilliwack Mural Committee has submitted a request to place four new murals in the downtown core. The details are as such:

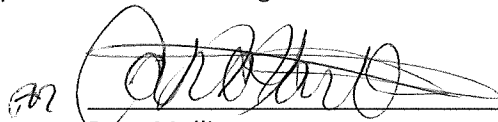
Artist	Location	Design
Chase Gray	45919 Wellington Avenue	Pride
Jillian Mundy	9282 Main Street	Chrysanthemums
Chantal Trainor-Matties	46115 Yale and 9264 Main Street	Seascapes

The Chilliwack Pubic Art Advisory Committee met at the call of the Chair to discuss the proposed murals and supported the application unanimously. The committee did ask if the artist proposing the Pride mural might consider added the coloured birds to the Clock Tower included in the Pride rendering as it would be a timelier reflection of the iconic community landmark. Mr. Gray has agreed to this and his efforts to partner the mural festival (being hosted on August 20<sup>th</sup> and the Pride Festival being hosted August 21, 2022).

Council is asked to consider the following recommendation.

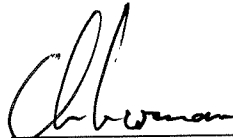
**2. RECOMMENDATION:**

That Council approve the placement of the murals to be located at 45919 Wellington Avenue, 9282 Main Street, 46115 Yale Road and 9264 Main Street and as depicted in the renderings submitted with the staff report dated July 11, 2022.

  
Ryan Mulligan  
Director of Recreation and Culture

**4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

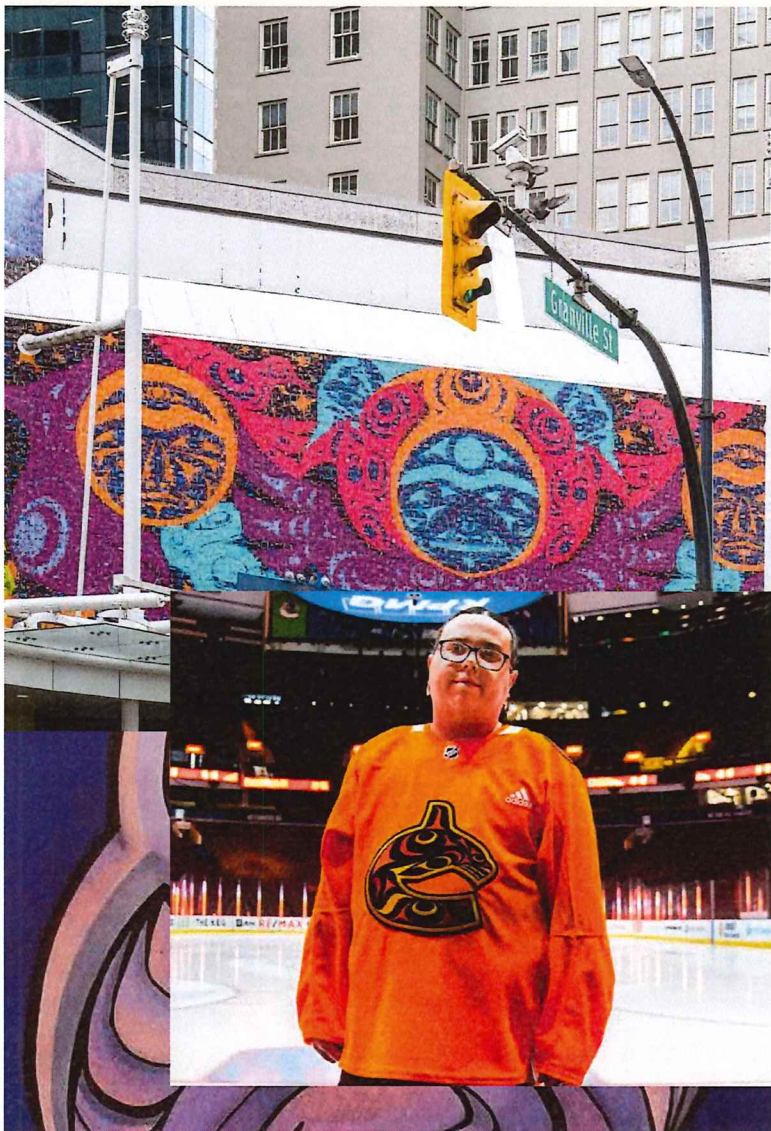
  
Chris Crosman, CAO





## **2022 MURALISTS & WALLS**





# CHASE GRAY

Northern BC

Chase is a Musqueam Vancouver-based queer xʷməθkʷəy̓əm and Tsimshian artist.

Chase has done a lot of work building his art career in a short time, such as; Vancouver Pride, Vancouver Mural Festival, Parahoo Projects, EA Games, Fraser River Indigenous Society, Pacific Post Partum Network, Chilliwack Pride Society, the Vancouver Canucks (twice), St Paul's Hospital Foundation, Vancouver Coastal Health, Transforming Embers 2S Society, Fraser River Discovery Centre, Ethos Labs, Vancouver School Board, Britannia Community Centre, and the Downtown Vancouver BIA.

**GOAL PAINTING DATES:** August 20-21, 2022 to bridge together Chilliwack Mural Festival and Pride events happening on the same weekend.

**ARTIST INTENT:** A mural composition that honours pride in Chilliwack as well as 2-Spirit folks living within Stó:lō territory. Chase is working closely with the Pride Society and CMF to bring a representative mural to downtown Chilliwack where the Pride celebrations began.



**PROPOSED ARTWORK MURAL**





**WALL LOCATION: 45919 Wellington – back alley behind Wellington Natural Health**  
**LETTER OF PERMISSION: Attached**



From: **Nima Anbarani** ·  
Date: Thu., Jun. 23, 2022, 9:44 a.m.  
Subject: Re: Rear Mural Approval  
To: Dave Blaich

Hello Dave,

Yea it's approved,  
Pls go ahead  
Thank you  
Nima

Sent from my iPhone

On Jun 23, 2022, at 9:38 AM, Dave Blaich ·  
wrote:

Hello Nima, as we discussed, could you please reply to this email with your approval.

I, Nima Anbarani, give my permission for Amber Price & Lise Oakley of the Chilliwack Mural Festival to curate and oversee the installation of a mural on the rear of my building at 45919 Wellington Ave. This letter of permission is valid for 2022.

Thank you

Dave Blaich  
**Wellington Natural Health**

# JILLIAN MUNDY

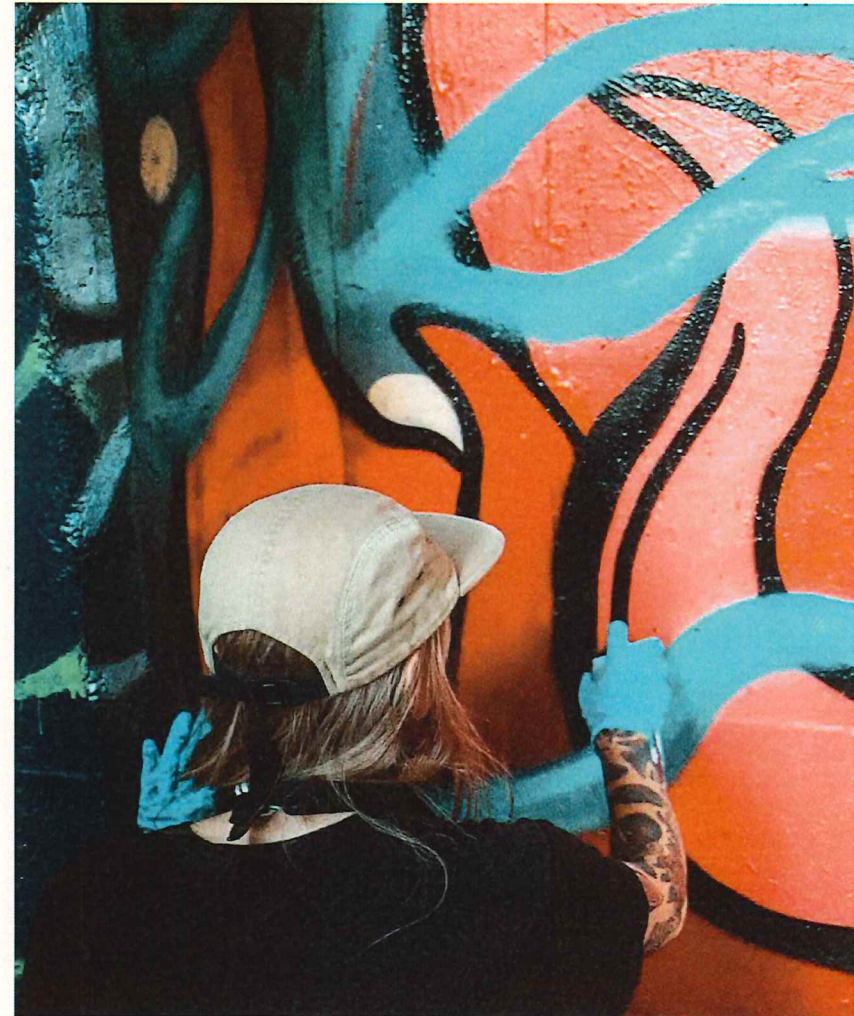
Vancouver, BC

Jillian Mundy is a self-taught visual artist from Toronto, Ontario, and is currently based in Vancouver, British Columbia.

Her style can be described as illustrative and bold, drawing inspiration from lowbrow art, traditional tattooing, graffiti, and vintage textiles. Primarily a studio artist, Jillian also has been experimenting with different mediums by turning designs into functional pieces of limited-edition goods.

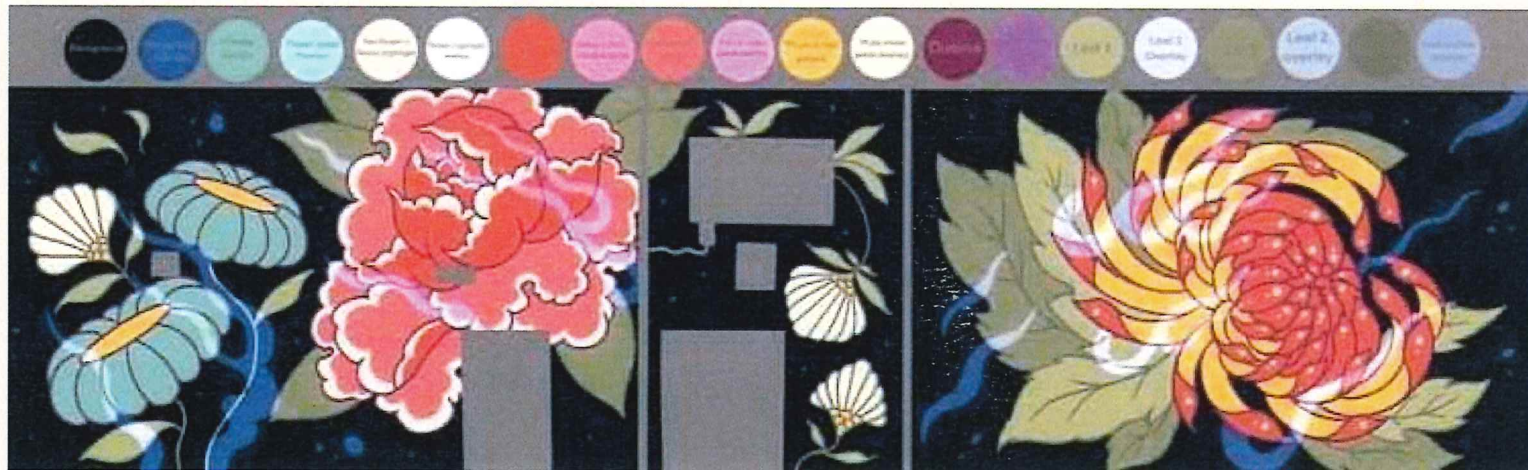
**IDEAL PAINTING DATES: July 2022**

**ARTIST INTENT:** Drawing on the styling of flash tattoos, Jillian will create a mural featuring her signature chrysanthemum, accompanied by tiger stripes and strawberries. She'll edge into vintage vibes, and give photographers their long-requested 'simple wall' to shoot against with a solid hue of delicious peachy pink.

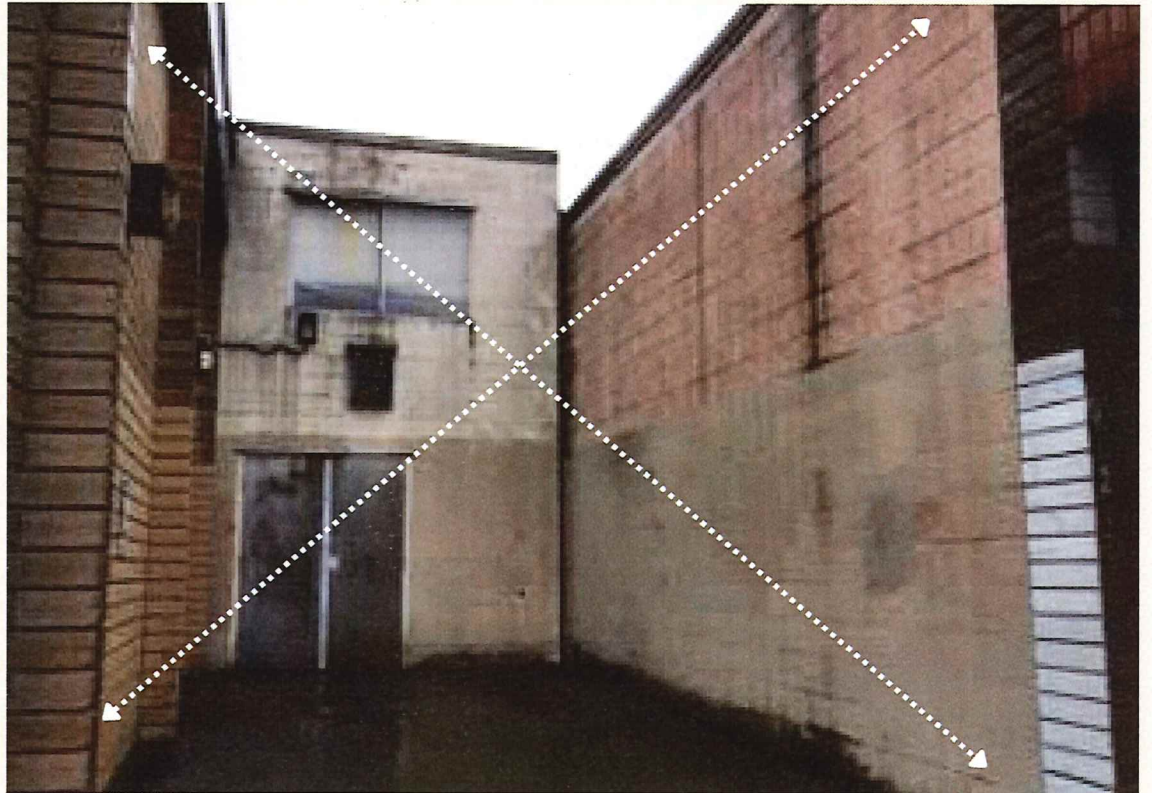




### PROPOSED ARTWORK MURAL



**WALL LOCATION: 9282 Main St.**  
**LETTER OF PERMISSION: Included**



To Whom it May Concern:

I Vince Busto, give permission for Amber Price and Lise Oakley if the Chilliwack Mural Festival to curate and direct the installation of a mural on the South and North sides of my building at 9264 Main Street. This letter is valid for 2022 and 2023.

Regards, Vince Busto

[Vince texted his approval as a YES via text after numerous texts to contact him]





# CHANTELLE TRAINOR- MATTIES

Chilliwack, BC

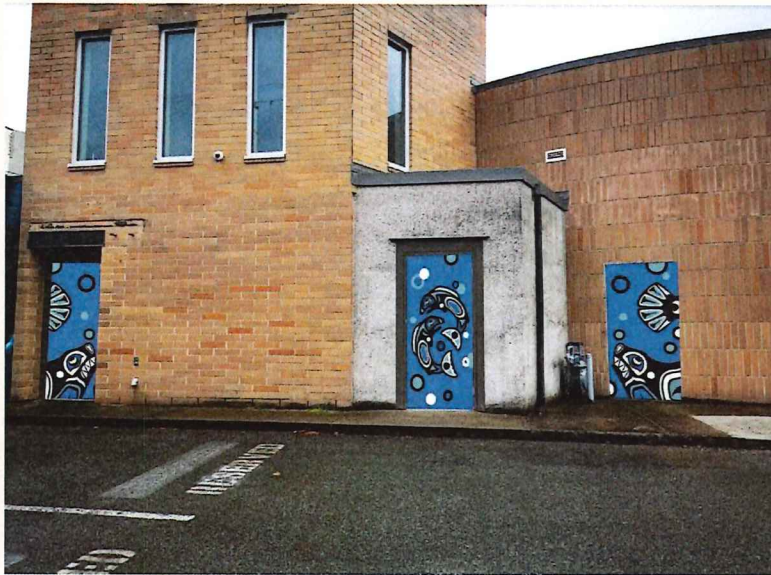
Chantelle Trainor-Matties is an artist from British Columbia, Canada with Nisga'a and Métis heritage that specializes in illustration, graphic design, and painting.

Her work ranges from bold form lines to charming cartoons to painterly realism.

**PAINTING DATES:** August 2022

**ARTIST INTENT:** To design and paint animal life with bold contemporary Northwest Coast formlines to painterly realism.

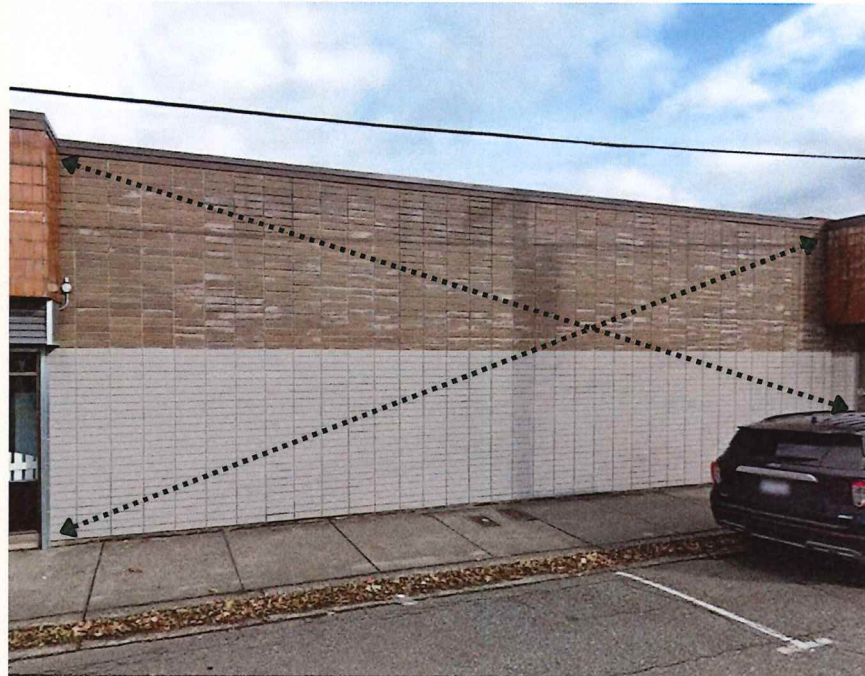
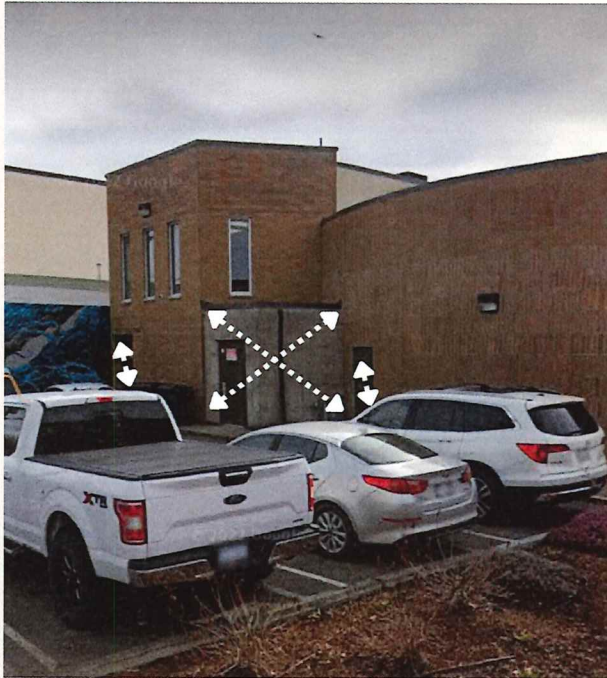
## PROPOSED ARTWORK MURAL





WALL LOCATION: 46115 Yale Rd. – rear of building AND 9264 Main St – side of building on Kipp Ave.

LETTERS OF PERMISSION: Included





*Attracting and Facilitating Economic Growth*

Chilliwack Economic  
Partners Corporation  
46115 Yale Road  
Chilliwack, B.C.  
V2P 2P2 Canada

info@businessinchilliwack.com  
businessinchilliwack.com  
lifeinchilliwack.com  
604-792-7839

March 28, 2022

Amber Price  
The Book Man  
45939 Wellington Avenue  
Chilliwack, BC V2P 2C6

To Whom It May Concern,

On behalf of the Chilliwack Economic Partners Corporation (CEPCO) and the University of the Fraser Valley (UFV), we give our permission for Amber Price to curate and oversee the installation of a mural on the north side of the Chilliwack Economic Partners Business Centre at 46115 Yale Road, Chilliwack, BC, V2P 2P2.

The 'canvas' would encompass both exterior grey aggregate walls at the rear of the building, including the back entrance door, the door slightly to the right, and the black downspout.

This letter of permission is valid for 2022.

Sincerely,

Netty Tam  
Manager of Business Development

cc: Craig Toews, University of the Fraser Valley  
Brian Coombes, Chilliwack Economic Partners Corporation

To Whom it May Concern:

I Vince Busto, give permission for Amber Price and Lise Oakley if the Chilliwack Mural Festival to curate and direct the installation of a mural on the South and North sides of my building at 9264 Main Street. This letter is valid for 2022 and 2023.

Regards, Vince Busto

[Vince texted his approval as a YES via text after numerous texts to contact him]

AGENDA ITEM NO: 7.9.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Direct Award – Ladder Storage Modifications DATE: July 12, 2022

DEPARTMENT: Fire Department PREPARED BY: Ian Josephson

**1. SUMMARY OF ISSUE:**

A decision is required to approve the Direct Award to complete modifications to the ladder storage compartments on five (5) fire engines to HUB Fire Engines.

**2. RECOMMENDATION:**

Recommendation that Council approve the Direct Award purchase to modify up to five fire engines to HUB Fire Engines to a maximum amount of \$175,000.00 (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 for the fire engine modifications has been allocated within the Financial Plan.



Glen Savard, Director of Finance

**4. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.



Chris Crosman, CAO

**STAFF REPORT ON  
Ladder Storage Modifications**

PREPARED BY: Ian Josephson DATE: July 12, 2022

POSITION: Fire Chief DEPARTMENT: Fire Department

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**1. BACKGROUND:**

The City of Chilliwack currently owns and operates five identical fire engines. These first out fire engines are equipped to carry a twenty-six-foot ladder and a fourteen-foot ladder inside of an integrated ladder storage compartment. Based on an analysis of fireground operations and a post-incident review of a recent apartment fire, it is recommended these fire engines be upgraded to carry a thirty-five-foot ladder and a fourteen-foot ladder to improve fireground safety and effectiveness for firefighters and the public.

Work Schedule:

Year	Unit Numbers
2022	278
2022	279
2023	236
2023	244
2023	245

**SUBSTANTIATION:**

The modifications required to complete the ladder storage modifications are extensive and must be completed to National Fire Protection Association (NFPA) and the Underwriters' Laboratories of Canada (ULC) standards. HUB Fire Engines are local experts in metal fabrication (aluminum, stainless steel and steel), poly (plastic) fabrication and painting. This skill-set is unique to HUB Fire Engines and as a result, will provide the best overall value to the City. The estimated cost to modify each fire engine is \$35,000.00.

**2. RECOMMENDATION:**

Recommendation that Council approve the Direct Award purchase to modify up to five fire engines to HUB Fire Engines to a maximum amount of \$175,000.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

AGENDA ITEM NO: 7.10.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Alex Mochtchenkov  
Rezoning & Development Variance  
Permit / 46713 Brice Road DATE: July 11, 2022

DEPARTMENT: Planning Department  
RZ001603 & DVP01261 PREPARED BY: Seamus McConville/ tr

**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

A Development Variance Permit application has been submitted to be reviewed concurrently with the rezoning application to reduce the minimum lot width standard within the proposed R3 (Small Lot Residential) Zone from 12m to 11.5m to facilitate a future subdivision.

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46713 Brice Road.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5228", which proposes to rezone property located at 46713 Brice Road from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001603)

  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman  
Chief Administrative Officer

**STAFF REPORT ON REZONING APPLICATION RZ001603 &  
DEVELOPMENT VARIANCE PERMIT APPLICATION DVP01261**

PREPARED BY: Seamus McConville      DATE: June 27, 2022

POSITION: Planner I      DEPARTMENT: Planning

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**1. DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

A Development Variance Permit application has been submitted to be reviewed concurrently with the rezoning application to reduce the minimum lot width standard within the proposed R3 (Small Lot Residential) Zone from 12m to 11.5m to facilitate a future subdivision.

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46713 Brice Road.

**2. PROPOSAL:**

The applicant proposes rezoning the subject property from an R1-A Zone to an R3 Zone to facilitate a future 4-lot subdivision. Based on the attached conceptual site plan, the property is able to meet the standards of the R3 Zone with respects to setbacks, lot depth and lot area, despite the requested lot width variance. The applicant has proposed a shared driveway between each property, through an easement agreement to be registered on title, facilitating access to urban ancillary uses (garages) in the rear yards of each proposed lot.

To facilitate the proposed 4-lot subdivision, the applicant has requested a variance to the minimum lot width in the proposed R3 Zone from 12m to 11.5m. Despite this request, the attached conceptual site plan demonstrates that each lot includes appropriate parking and meets all other Zoning Bylaw requirements (i.e., setbacks, lot coverage, etc.) while providing green space along the frontage and maintaining functionality of the shared driveways.

Final site design must comply with City Bylaws and include urban frontage improvements including LED streetlighting, sidewalks and barrier curbs along Brice Road. As part of the proposal, the applicant has identified areas between driveways to allow for appropriate plantings for street trees. The layout will be further reviewed for compliance with City bylaws, including ensuring appropriate tree planting areas as time of subdivision.

**3. FACTORS:**

**3.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement**

**Official Community Plan:** "Residential 1 – One and Two Family Housing" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the Official Community Plan.



**Land Use:** Single Detached Dwelling (To be Demolished.)

**Community Engagement:** The applicant sent out letters on June 3, 2022 advising of the application to neighbouring properties. One response of support was provided to the applicant. A copy of the applicant's neighbourhood engagement proceedings has been submitted for the public record.

### 3.2 Neighbourhood Character

The property is located within the Fairfield Island Neighbourhood currently experiencing infill residential development. The property is surrounded by established single detached dwellings in the R1-A (Urban Residential) Zone to the north and south, and recently redeveloped dwellings in the R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone to the east and west.

The property is subject to the Chilliwack Proper and Fairfield Island Neighbourhoods Plan (NHP) which supports the development of additional residential units to accommodate greater density at an appropriate scale and aims to provide both a mix of housing types and the creation of more affordable housing options where it can be achieved without altering the character or functionality of the neighbourhood. As a similar variance to reduce the lot width of the neighbouring property to the west to 11.9m was previously approved by Council and the infill lots to the east have a width of 10m, it is expected that the narrow lots resulting from this variance will match the recent trends of redevelopment in the immediate area.

Within the NHP, narrow lots (less than 12m in width) are intended to be concentrated primarily to properties with rear lane access. In special cases, narrow lots may be considered without lane access provided the minimum lot area is achieved and the applicant can demonstrate the proposed subdivision enables the retention of parking through increased front yard setbacks, viable building design and/or the provision of longer driveways, parking pads, etc. Despite the requested variance to lot width, the applicant has demonstrated the achievement of objectives outlined in the City's *Infill Development Policy* and NHP, by providing appropriate on-site parking and greenspaces without the need for variances to building siting.

As the neighbourhood is predominantly characterized by older, yet well-maintained split-level single detached dwellings, the future development of additional detached dwellings will maintain the existing built form of the area and provide increased density at an appropriate scale. Although ground entry homes with living quarters above will likely be constructed in order to comply with the Flood Construction Level (FCL), creating potential height differentiations between surrounding lots, both the existing R1-A Zone and the proposed R3 Zone allow for a maximum height of 10m. Given the FCL requirements, any new construction in the area is likely to maximize allowable height.

### 3.3 Technical Issues:

**Floodplain:** The subject property is located within the protected floodplain, and as such, 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.

#### **4. RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5228”, which proposes to rezone property located at 46713 Brice Road from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001603)

**Substantiation:**

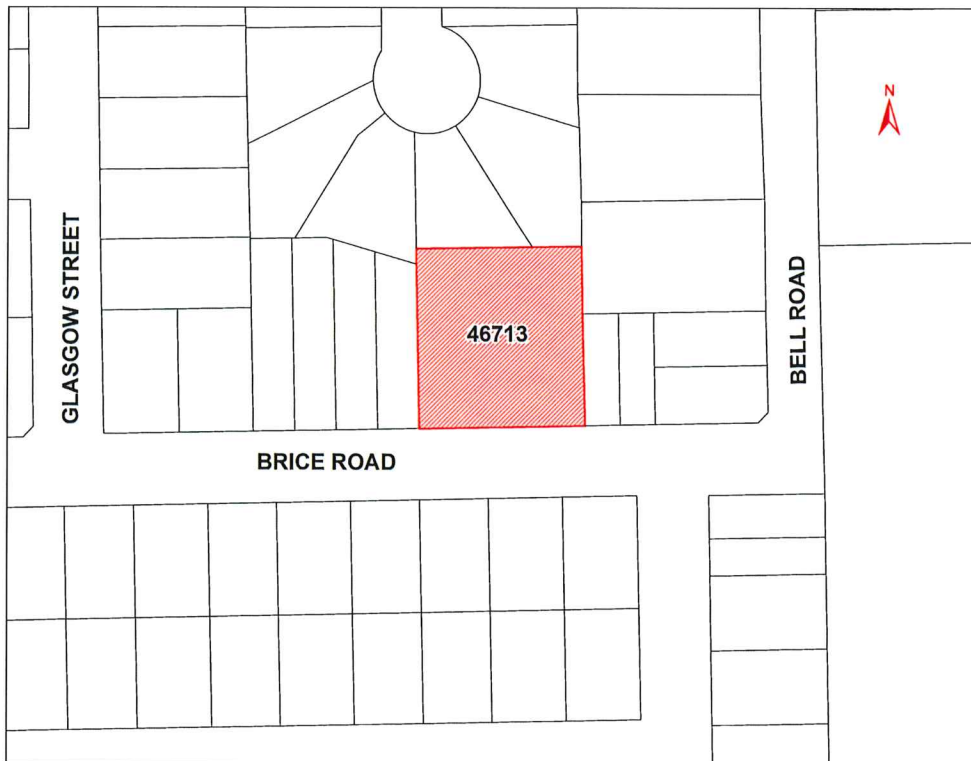
The rezoning provides density at an appropriate scale and is able to provision green space and required parking on each site, meeting the objectives of the Infill Development Policy and NHP. As neighbouring properties come up for redevelopment, it is expected that the trend of narrow lot infill will continue further allowing the proposal to blend in with its surroundings.

As the requested variance to lot width results in a lot which matches that of nearby, recently developed R1-C and R3 Zones, the proposal is in keeping infill development established in the immediate area. As demonstrated by the applicant, the proposal is able to meet Zoning Bylaw requirements with respects to parking and siting without requiring further variances.

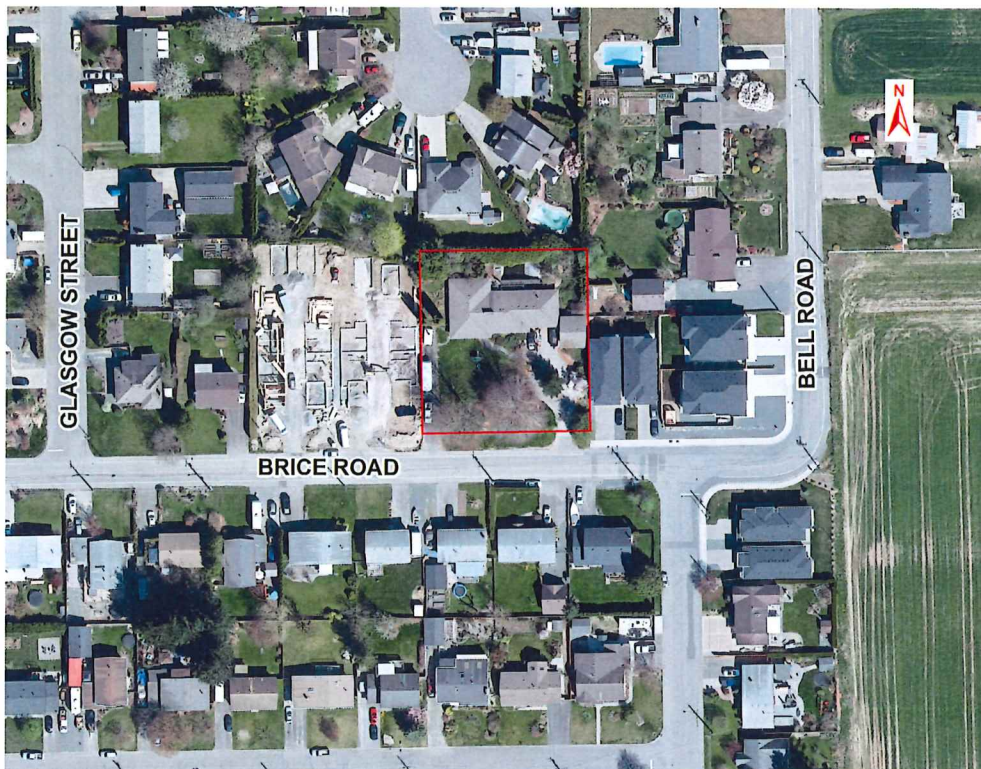
#### **5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001603) – February 24, 2022
- Development Variance Permit Application (DVP01261) – February 24, 2022
- Development Application Review Team (DART) Minutes – March 31, 2022

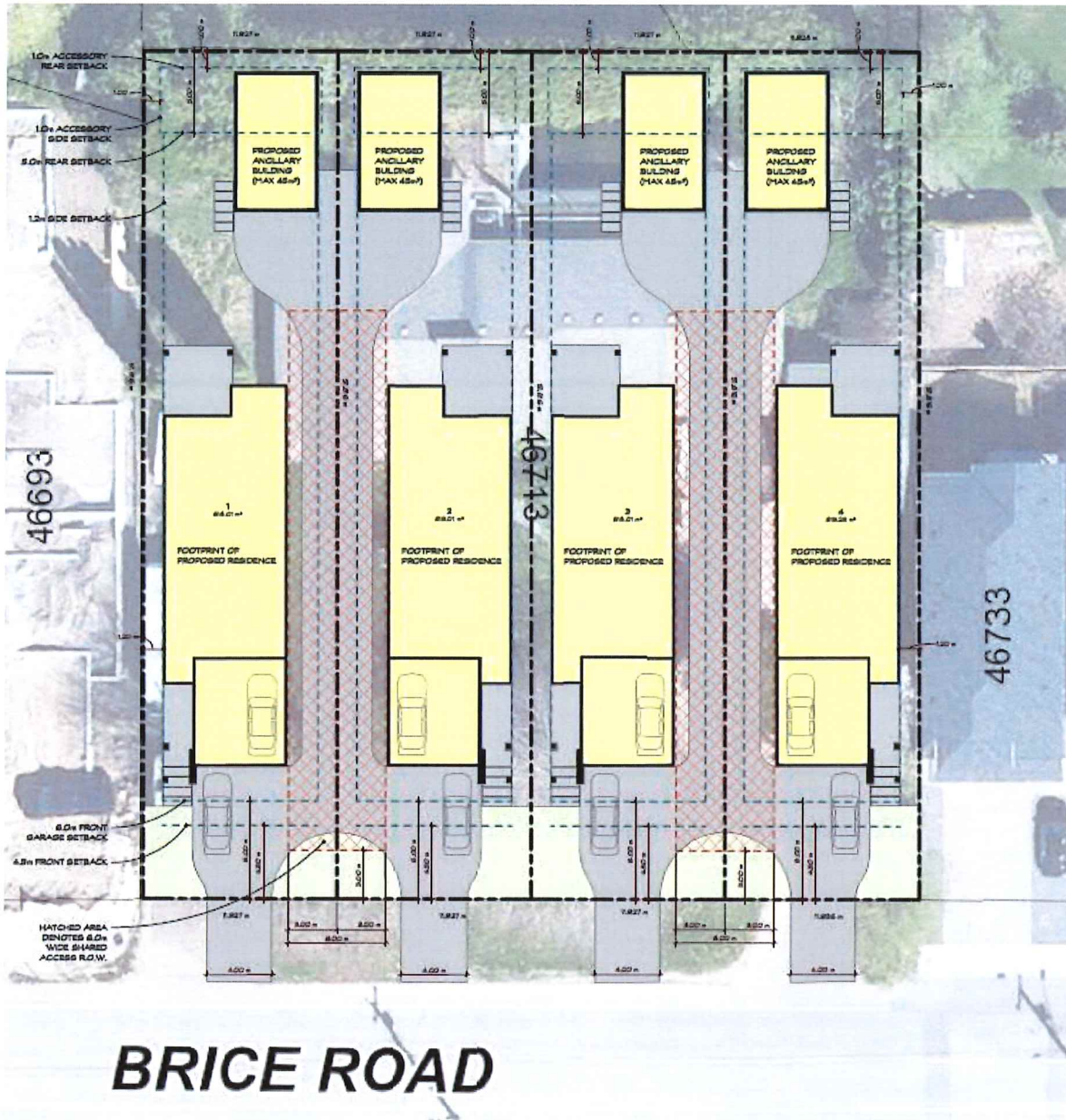
Location Map



Orthophoto



**Conceptual Site Plan (as provided by the applicant)**



**SITE PLAN**  
1:150



**Site Photo**



**SCHEDULE "A"**  
**THE CITY OF CHILLIWACK**  
**DEVELOPMENT VARIANCE PERMIT**

3090-20 (46713 Brice Road)

DVP01261

To: Alex Mochtchenkov  
5528 189A Street  
Surrey, BC V3S 6X1

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 a future subdivision, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

**Parcel Identifier No.** 002-271-621  
**Legal Description:** LOT 396 DISTRICT LOT 385 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN 67475  
**Address:** 46713 Brice Road

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section of "Zoning Bylaw 2020, No. 5000" is varied as stated:

***Section 8.06(3)(a) within the R3 (Small Lot Residential) Zone is varied by reducing the minimum lot width for residential uses on an interior lot from 12m to 11.5m.***

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.

**AUTHORIZING RESOLUTION PASSED BY THE COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

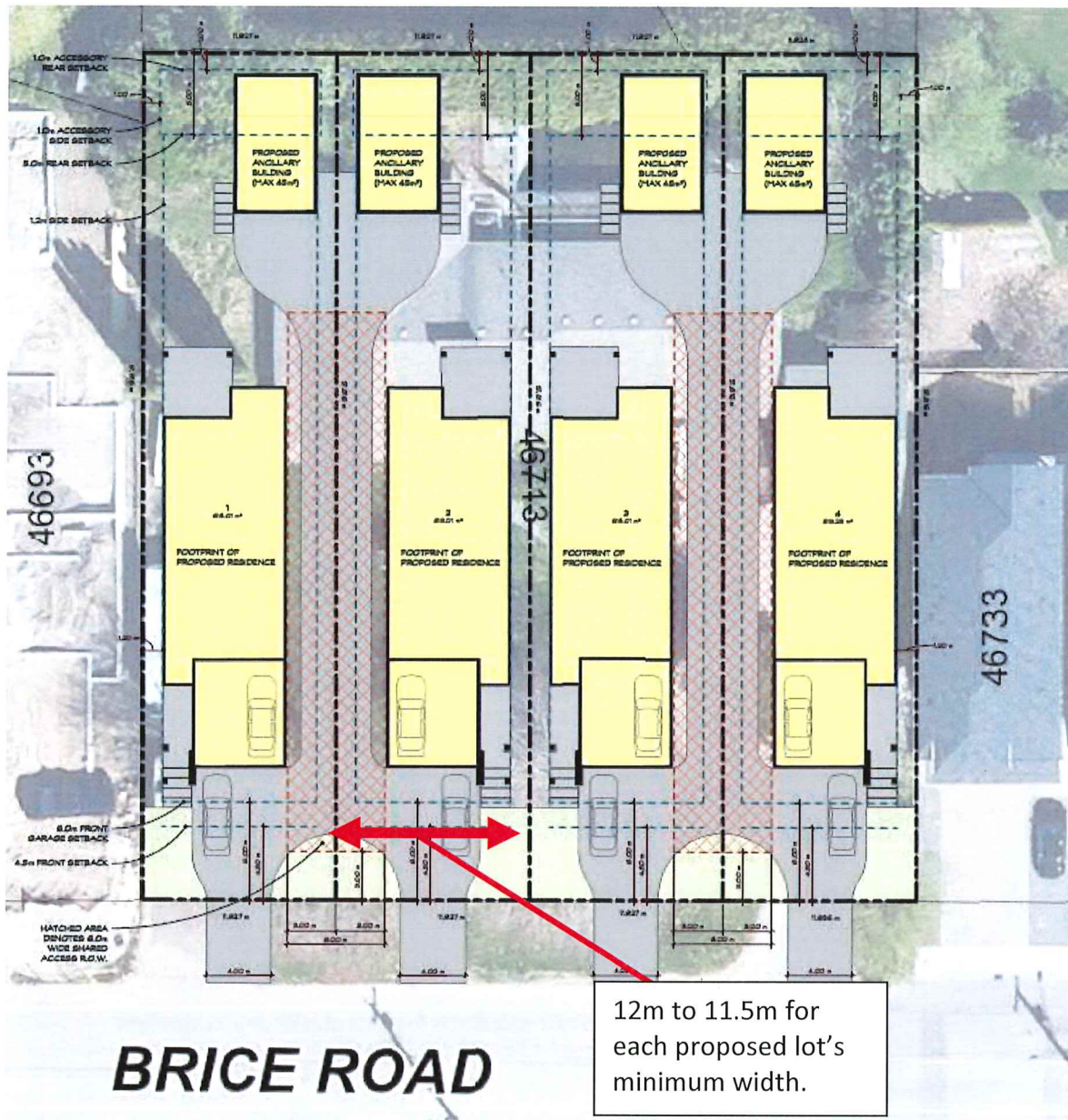
**ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022**

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**CORPORATE OFFICER**



Proposed Site Plan (as provided by the applicant)



SITE PLAN  
1:125

Final lot layout to be determined at time of subdivision.

Siting of the proposed structures may be subject to change at time of Building Permit.

DRAFT

**City of Chilliwack**

**Bylaw No. 5228**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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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 2022, No. 5228”**.
- 2.** “Zoning Bylaw 2020, No. 5000” is hereby further amended by rezoning property described as PID: 002-271-621, Lot 396 District Lot 385 Group 2 New Westminster District Plan 67475, from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone.

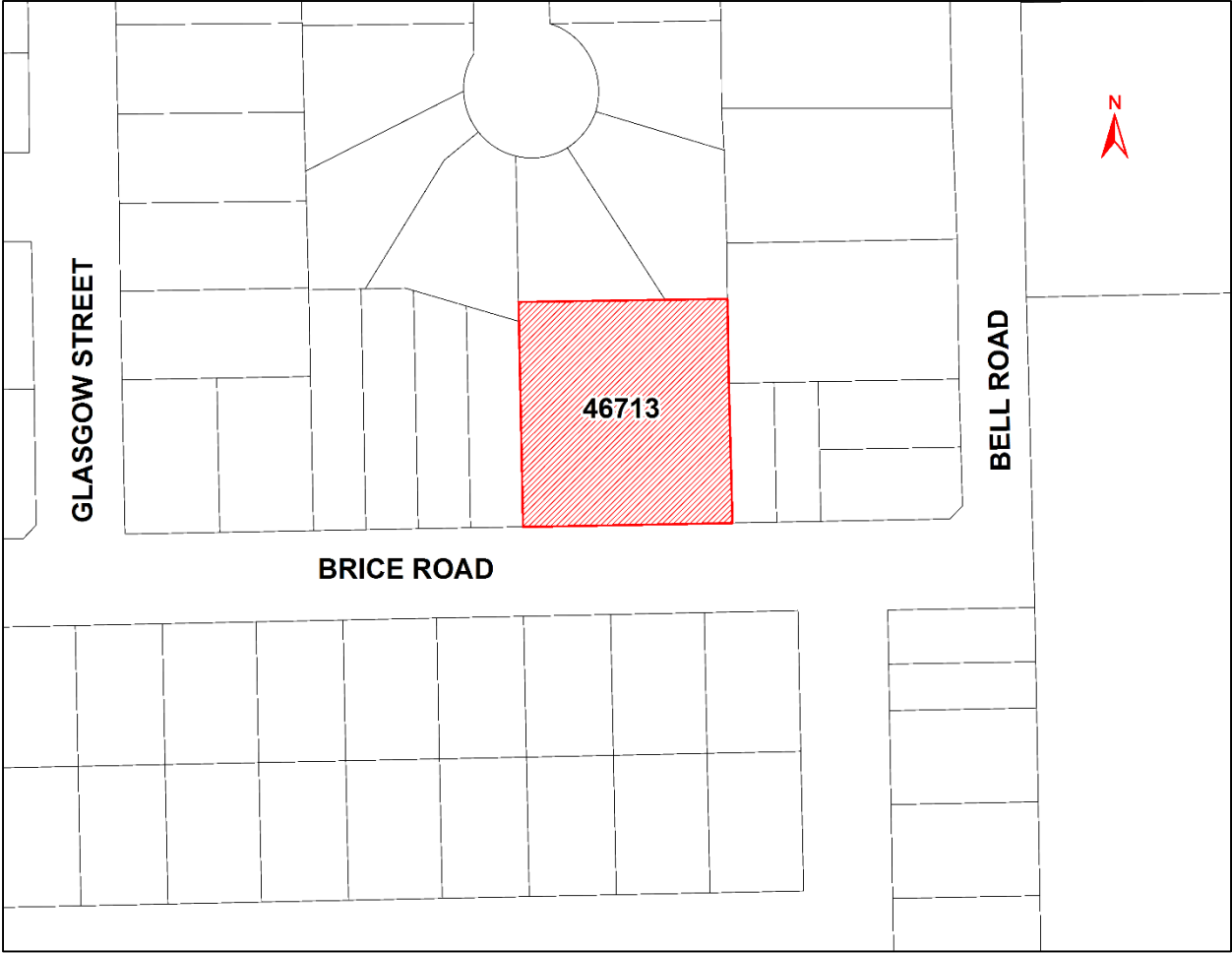
Received first and second reading on the  
Public hearing held on the  
Received third reading on the  
Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

NOTE: This bylaw refers to property located at 46713 Brice Road.

**“Zoning Bylaw Amendment Bylaw 2022, No. 5228”**



AGENDA ITEM NO: 7.11.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: JCR Design Ltd.  
Rezoning / 8893 Nowell Street DATE: July 8, 2022


DEPARTMENT: Planning  
RZ001598 PREPARED BY: Adam Roberts/tr

**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 8893 Nowell Street.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5229", which proposes to rezone property located at 8893 Nowell Street from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001598)

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001598

PREPARED BY: Adam Roberts DATE: June 30, 2022  
POSITION: Planner I DEPARTMENT: Planning

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### 1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 8893 Nowell Street.

### 2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-C Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual site plan, the proposal meets the minimum required lot area and dimensions of the R1-C Zone. Final lot layout must comply with City Bylaws and include urban half road frontage improvements complete with curb, gutter, sidewalk and LED streetlighting. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

As the property is not serviced by a rear lane, 12m long and 4m wide driveways are required in accordance with the City's Infill Development Policy. At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, building height within the proposed R1-C Zone is limited to 8.5m or approximately two storeys.

### 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: Single detached dwelling and detached ancillary building (to be demolished at time of redevelopment)

Public Engagement: The applicant mailed an information package on June 15, 2022 to neighbours within 30m of the subject property requesting submission of questions or concerns in relation to the proposed rezoning application. The applicant received no responses from the mail-out. In addition, the applicant held an open house at their office on June 29, 2022 from 9:00am-3:00pm. At the



open house, two residents from 8880 Nowell Street attended to express concerns over the potential renting of the new houses. The owner confirmed that the houses will be sold once constructed. A copy of the engagement summary has been included within the public record.

### **3.2 Neighbourhood Character**

The subject property is located within the Chilliwack Proper neighbourhood which is currently experiencing ongoing infill development. The area includes a variety of uses such as industrial to the north within the M2 (Service Industrial) Zone, low density residential to the west and south in the R1-A Zone and medium density residential to the east in the R4 (Low Density Multi-Unit Residential) Zone. In addition, Kwiyeqel Secondary School is located further east on Elm Drive in the P1 (Civic Assembly) Zone. The subject property is located across the street from Nowell Park. Considering the variety of residential uses on this block of Nowell Street, the proposed redevelopment is anticipated to complement the existing neighbourhood.

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. As the property is not serviced by a rear lane, 12m long and 4m wide driveways are required in accordance with the Infill Development Policy, ensuring adequate parking and green front yards is achieved. Additionally, the required urban frontage improvements – including barrier curb, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape.

### **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.                 |

## **4. RECOMMENDATION & SUBSTANTIATION:**

### **Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5229”, which proposes to rezone property located at 8893 Nowell Street from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001598)

**Substantiation:**

The proposed rezoning is consistent with the City's Infill Development Policy and "Low Density Residential" designation within the 2040 Official Community Plan, which support infill development at this location. Redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and ensure a balance of off-street parking and amenity space.

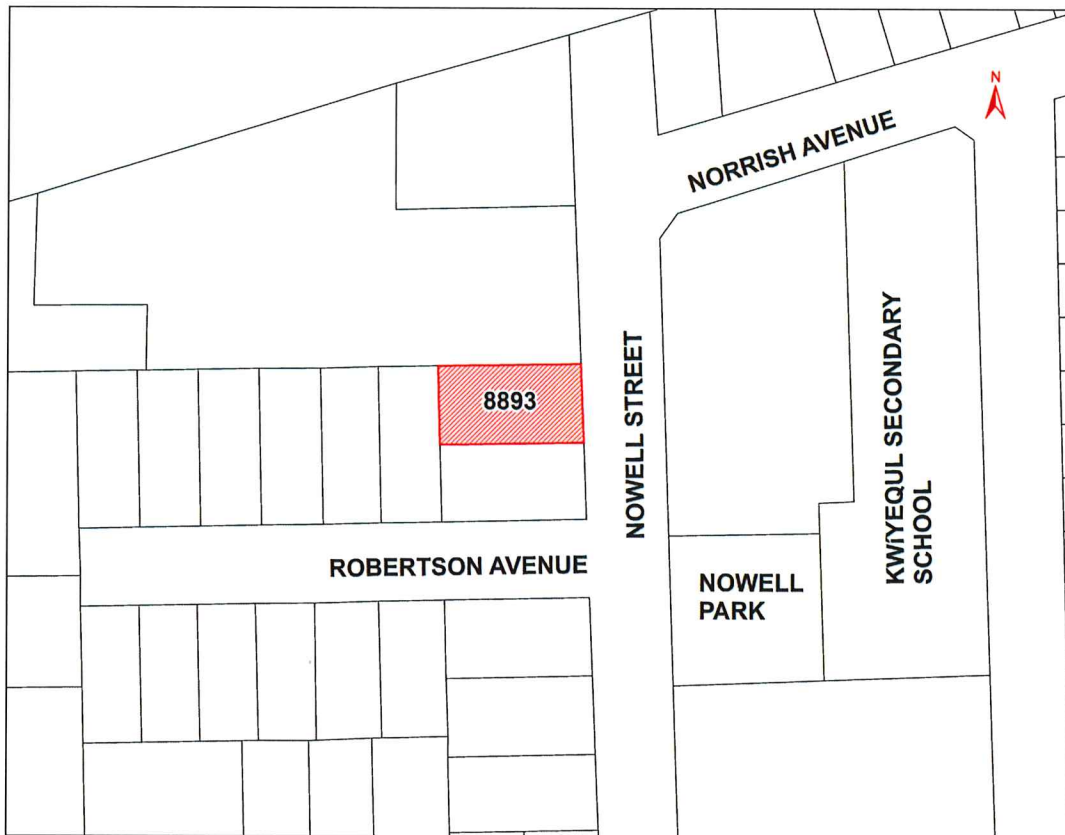
**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001598) – January 31, 2022
- Development Application Review Team (DART) Minutes – May 12, 2022

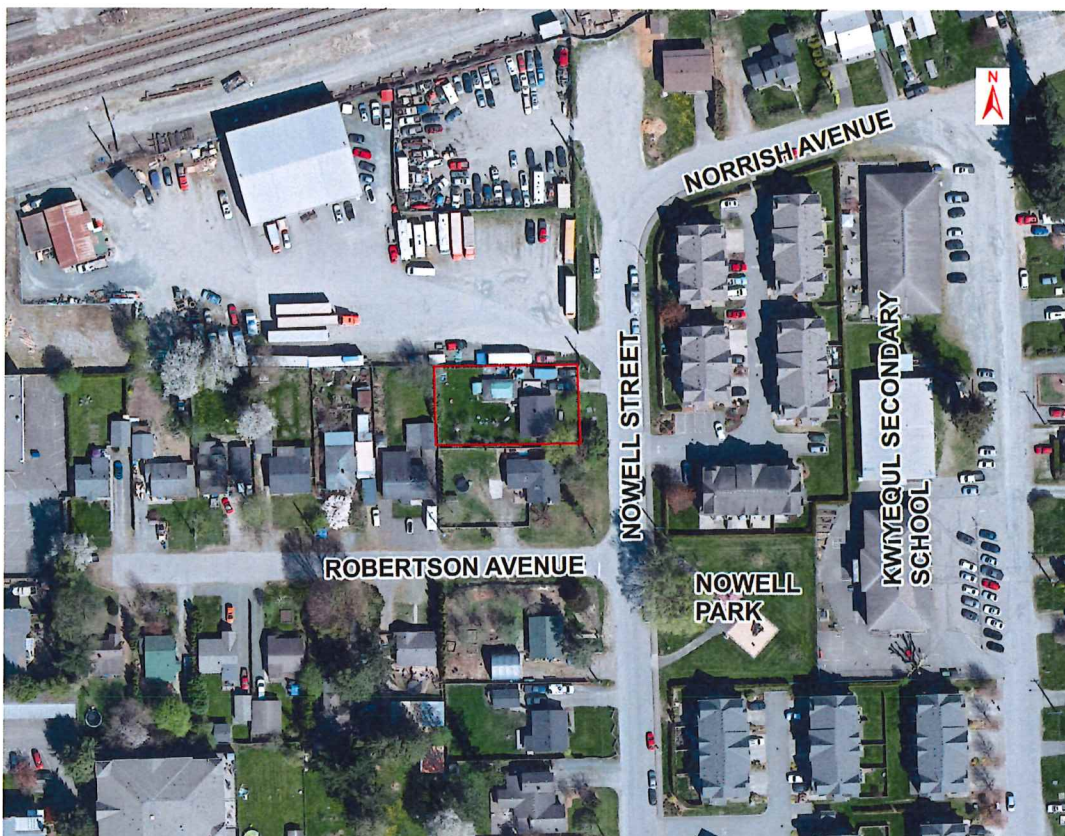
**Site Photo**



Location Map



Orthophoto



**Conceptual Site Plan (as provided by the applicant)**



**City of Chilliwack**

**Bylaw No. 5229**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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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 2022, No. 5229”**.
- 2.** “Zoning Bylaw 2020, No. 5000” is hereby further amended by rezoning property described as PID: 001-450-697, Lot “A” District Lot 341 Group 2 New Westminster District Plan 14565, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

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

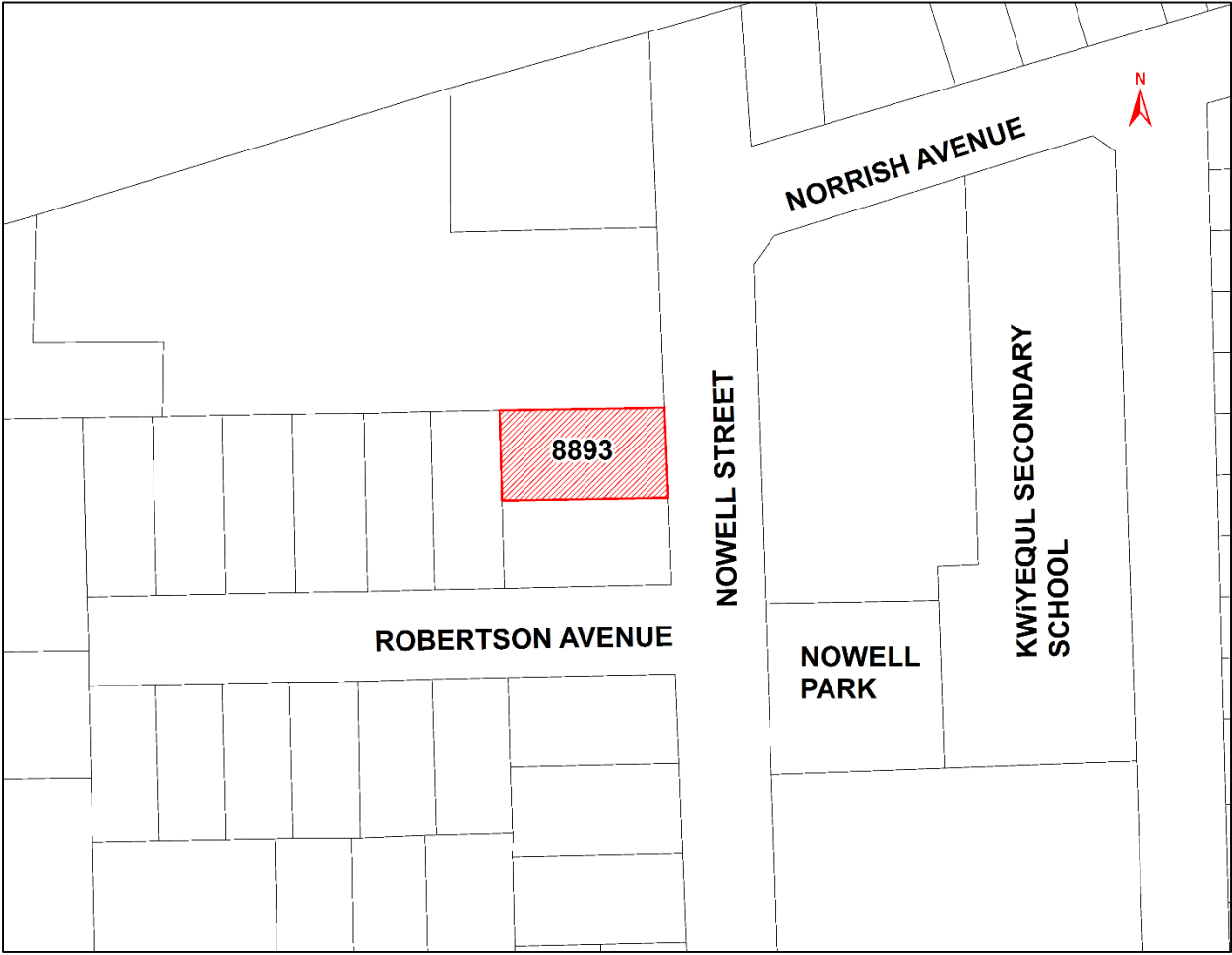
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

NOTE: This bylaw refers to property located at 8893 Nowell Street.



**“Zoning Bylaw Amendment Bylaw 2022, No. 5229”**



AGENDA ITEM NO: 7.12.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Tariq Bhurgri  
Rezoning / 46681 Fairwood Drive DATE: July 8, 2022


DEPARTMENT: Planning Department  
RZ001599 PREPARED BY: Gavin Luymes / tr

**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46681 Fairwood Drive.

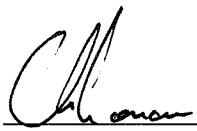
**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5232", which proposes to rezone property located at 46681 Fairwood Drive from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001599)

  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001599

PREPARED BY: Gavin Luymes DATE: June 29, 2022

POSITION: Planner I DEPARTMENT: Planning

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### 1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 46681 Fairwood Drive.

### 2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-C Zone to facilitate a future 2-lot subdivision. As demonstrated by the attached conceptual plan, the property is of sufficient size and dimension to facilitate a 2-lot subdivision within the proposed R1-C Zone.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements complete with curb, gutter, sidewalk, and LED streetlighting on both Fairwood Drive and Beverley Drive. The City's Floodplain Regulation Bylaw, Land Development Bylaw, and Tree Management Bylaw apply at time of redevelopment and a 3m corner cut road dedication is required at the corner of Fairwood Drive and Beverley Drive at time of subdivision.

As the subject property is not serviced by a rear lane, driveways of 12m length and 4m width are required at time of redevelopment, as per the City's Infill Development Policy. At this time, the applicant has not committed to a specific design for the proposed single detached dwellings to be constructed; building height within the R1-C Zone is limited to 8.5m or approximately 2 storeys.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

**Official Community Plan:** "Residential 1 – One and Two Family Housing" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the OCP.

**Land Use:** Single detached dwelling (to be demolished at time of subdivision).

**Public Engagement:** The applicant is required to conduct independent public engagement within the surrounding neighbourhood. According to the applicant, a letter dated April 29, 2022 was circulated to 14 neighbouring

properties to introduce and invite input on the proposal. For information, a copy of the engagement package as submitted by the applicant is included within the public record for this application.

### 3.2 Neighbourhood Character

The subject property is located within a residential portion of the Fairfield Island neighbourhood that has experienced single detached infill development. The immediate neighbourhood is composed of single detached dwellings within the R1-A Zone, R1-C Zone, and R3 (Small Lot Residential) Zone. The property is within walking distance to amenities including Strathcona Elementary School, Strathcona Park, and Emerald Park.

The proposed rezoning is consistent with the “Residential 1 – One and Two Family Housing” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan and the City’s Infill Development Policy, which support single detached infill development to accommodate future growth and increased housing options. In contributing urban frontage improvements and meeting driveway length and width standards of the Infill Development Policy, the proposed development is anticipated to provide sufficient off-street parking space, green front yard space, and a safe and amenable streetscape. As the immediate neighbourhood is composed of single detached dwellings within the R1-A Zone, R1-C Zone, and R3 Zone, the proposed rezoning is considered to be consistent with the existing neighbourhood.

### 3.3 Technical Issues

Floodplain:	The subject property is within the protected floodplain and 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.

## 4. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5232”, which proposes to rezone property located at 46681 Fairwood Drive from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001599)

### Substantiation:

The proposed rezoning is consistent with the “Residential 1 – One and Two Family Housing” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan and the City’s Infill

Development Policy. The proposed development is considered to be consistent with the surrounding neighbourhood and is anticipated to support a balance of sufficient off-street parking, green front yard space, and a safe and amenable streetscape.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001599) – February 4, 2022
- Development Application Review Team (DART) Minutes – April 7, 2022



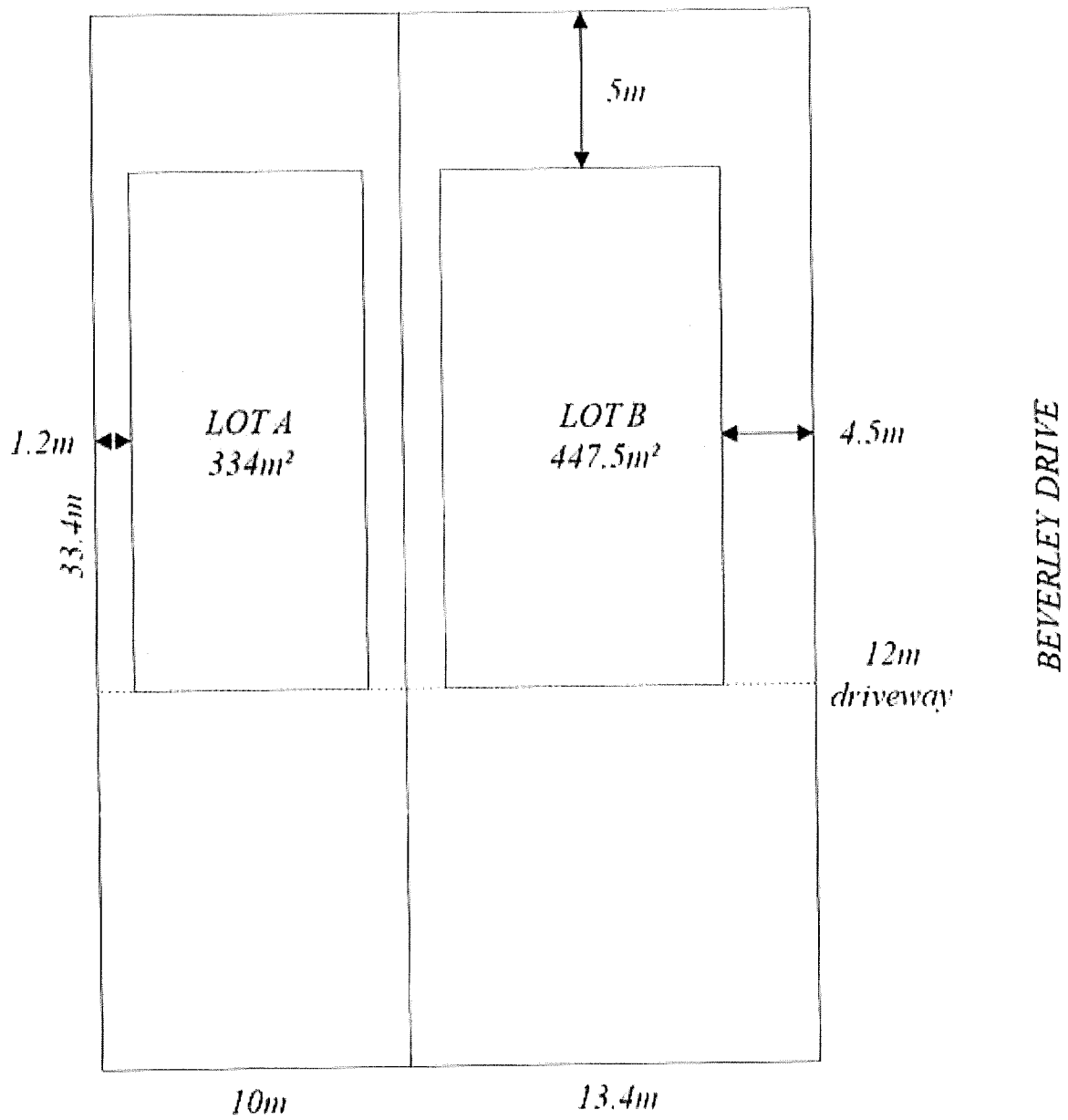
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



46681. FAIRWOOD DRIVE CHILLIWACK BC.

**City of Chilliwack**

**Bylaw No. 5232**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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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 2022, No. 5232”**.
- 2.** “Zoning Bylaw 2020, No. 5000” is hereby further amended by rezoning property described as PID: 008-420-050, Lot 139 District Lot 385 Group 2 New Westminster District Plan 37370, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

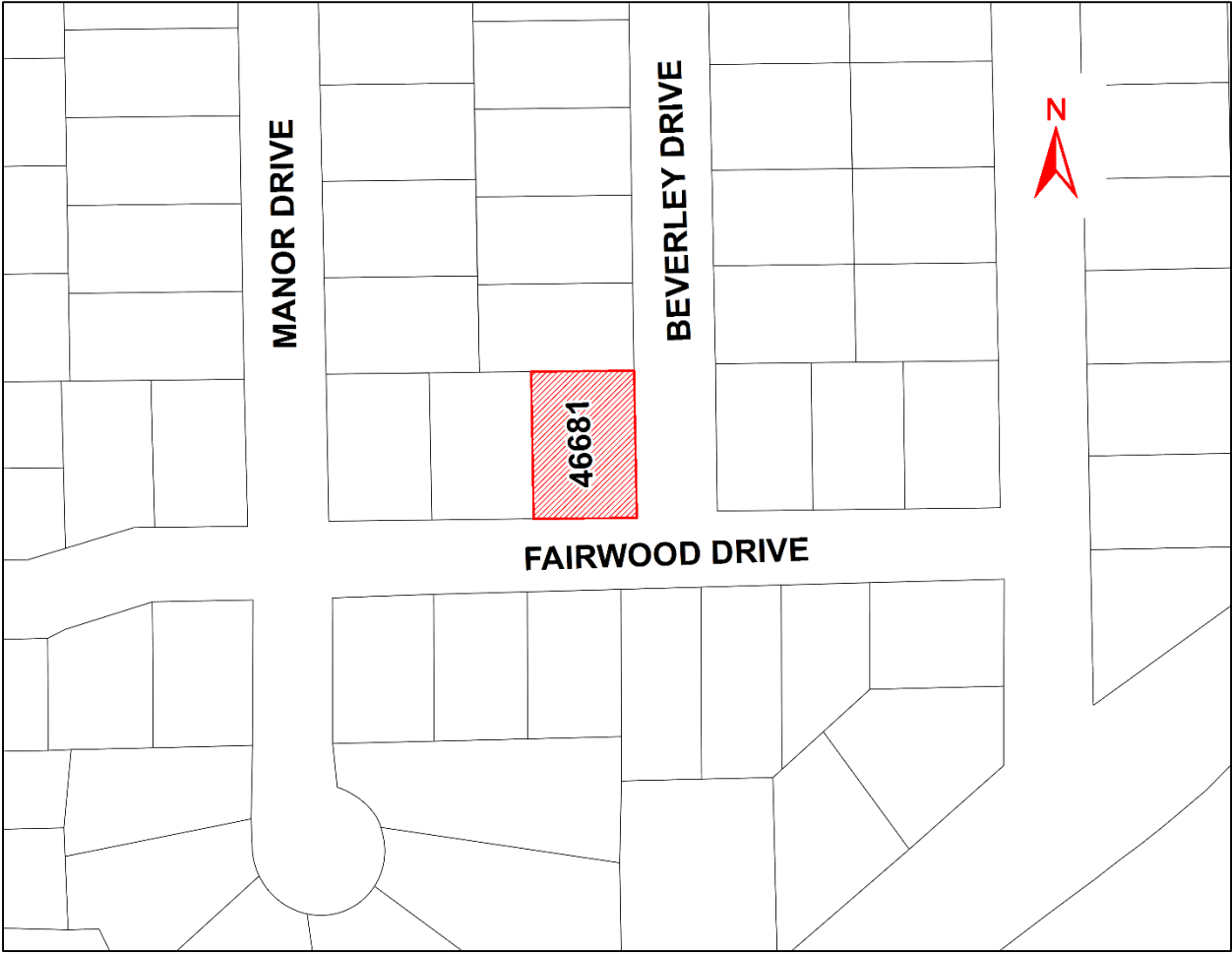
Received first and second reading on the  
Public hearing held on the  
Received third reading on the  
Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

NOTE: This bylaw refers to property located at 46681 Fairwood Drive.

**“Zoning Bylaw Amendment Bylaw 2022, No. 5232”**



AGENDA ITEM NO: 7.13.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Gore Brothers New Homes Inc.  
Rezoning & Development Variance  
Permit / 5437 & 5445 Peach Road DATE: July 11, 2022

DEPARTMENT: Planning Department  
RZ001474 & DVP01205 PREPARED BY:  Erin Leary / kk

**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property located at 5437 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and 5445 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone to facilitate a future subdivision.

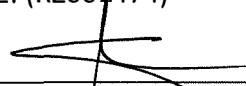
A Development Variance Permit application has been submitted to be reviewed concurrently with the proposed rezoning. The following variances to the proposed R1-C and R3 Zones standards are requested:

- Reduce the minimum lot depth in the R3 Zone from 25m to 16m for proposed "Lot 1"; and,
- Reduce the minimum lot depth in the R1-C Zone from 30m to 26m for proposed "Lot 4" and from 30m to 25.8m for proposed "Lot 5".

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 5437 & 5445 Peach Road.


**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5233", which proposes to rezone property located at 5437 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and property located at 5445 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001474)

  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman  
Chief Administrative Officer



**STAFF REPORT ON REZONING APPLICATION RZ001474 &  
DEVELOPMENT VARIANCE PERMIT APPLICATION DVP01205**

PREPARED BY: Erin Leary DATE: July 11, 2022  
POSITION: Manager of Development Planning DEPARTMENT: Planning

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**1. DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property located at 5437 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and 5445 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone to facilitate a future subdivision.

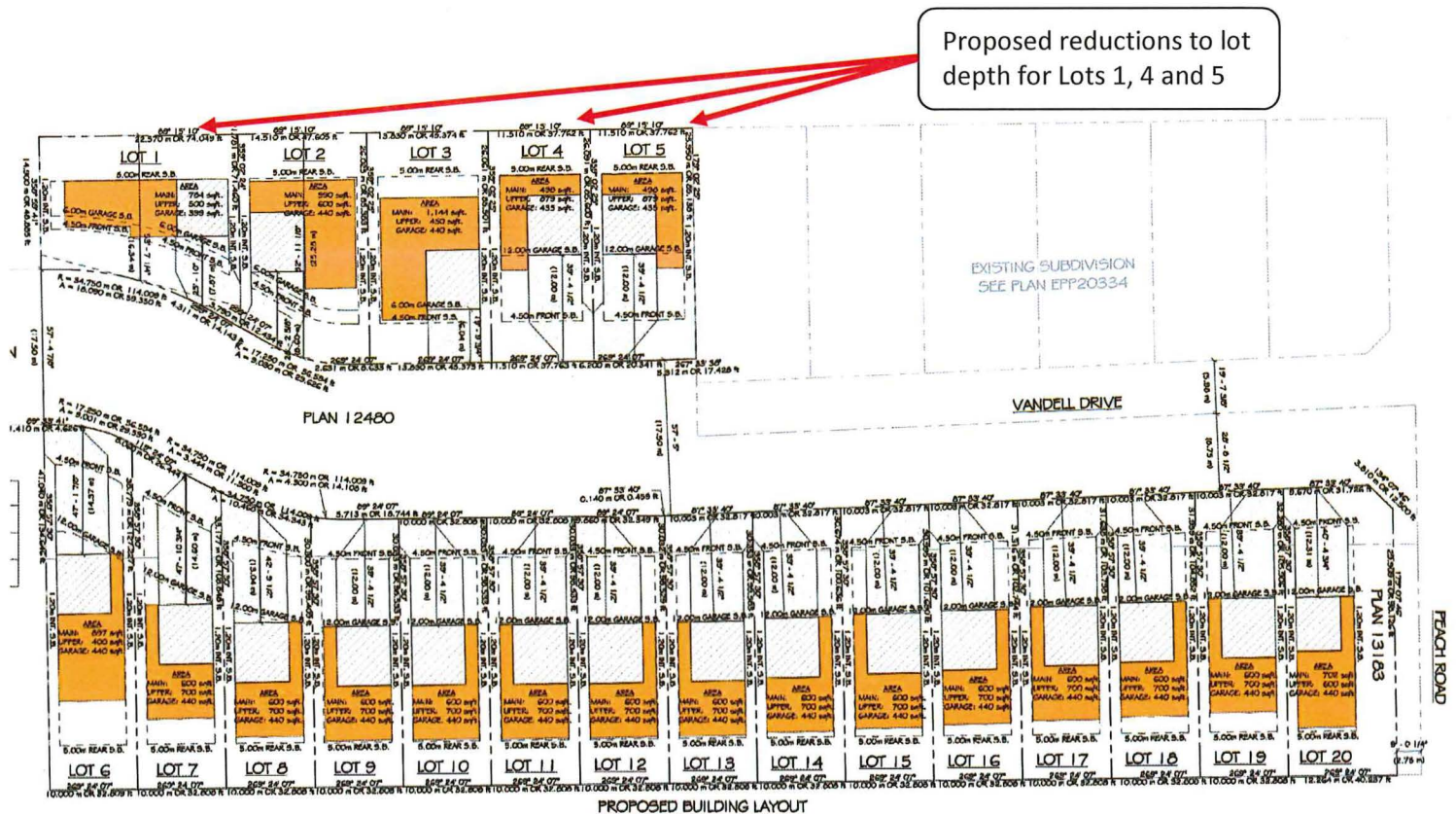
A Development Variance Permit application has been submitted to be reviewed concurrently with the proposed rezoning. The following variances to the proposed R1-C and R3 Zones standards are requested:

- Reduce the minimum lot depth in the R3 Zone from 25m to 16m for proposed "Lot 1"; and,
- Reduce the minimum lot depth in the R1-C Zone from 30m to 26m for proposed "Lot 4" and from 30m to 25.8m for proposed "Lot 5".

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to properties located at 5437 & 5445 Peach Road.

**2. PROPOSAL:**

The applicant wishes to rezone the subject properties to a combination of the R1-C and R3 Zones to facilitate a 20-lot single detached residential development. To facilitate this development the applicant intends to construct a City road (Vandell Drive) to connect Peach Road to Chinook Street. Each proposed lot will front onto the completed Vandell Drive. Due to the location of the existing Vandell Drive access points on both the east and west of the subject properties, the proposed road connection includes a curved design to align these entrances. As a result, the lots to be created on the north side of the Vandell Drive connection will have a reduced lot depth and as such, a variance is required to create Lots 1, 4 and 5 as shown on the conceptual site plan below. Although the minimum lot depth is not achieved for these lots, the minimum lot width and area are met for all proposed lots within the development. In addition, the applicant has demonstrated that a useable building envelope can be provided on each lot while respecting minimum setback requirements and providing sufficient off-street parking.



The final lot layout must comply with City Bylaws and include construction of Vandell Drive to connect from Peach Road to Chinook Street. The road connection must include curb, gutter, sidewalk and street lighting on both sides of the road. No parking signs will be required on Vandell Drive adjacent to fire hydrants and along the portions of the road with insufficient width to permit on-street parking. The properties are located within the Sardis-Vedder Aquifer Capture Zone and as such, a Development Permit Area No. 1 will be required at time of subdivision. A 5% cash-in-lieu of parkland dedication will also be required at time of subdivision. The City's Tree Management (Land Development) Bylaw applies at time of redevelopment.

As the proposed layout does not include lane access, driveways of 12m length and 4m width are required at time of redevelopment for the properties within the R1-C Zone (Lots 4-20), as per the City's Infill Development Policy. At this time, the applicant has not committed to a specific design for the proposed single detached dwellings to be constructed; building height within the R1-C Zone (Lots 4-20) is limited to 8.5m or approximately 2 storeys while building height in the R3 Zone (Lots 1-3) is 10m or approximately 3 storeys.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use / Public Consultation

OCP Designation: "Low Density Residential". The proposed land use is consistent with this designation.

Land Use:	5347 Peach Road: vacant  5445 Peach Road: single detached dwelling and associated ancillary buildings (to be demolished)
Public Consultation:	The applicant sent a letter to the surrounding properties on July 4, 2022 outlining the development and inviting input on the proposal. The applicant also intends to hold a public meeting between 9:00 am – 4:00 pm on July 13, 2022 to give the public an opportunity to discuss any concerns or questions they may have. The applicant intends to provide a summary package of their public engagement to be included within the public record for the application.

### 3.2 Neighbourhood Character

The subject properties are located within a residential area of the Vedder neighbourhood comprised of single detached homes, rowhouses and townhouses. The properties are adjacent to the CD-11 (Comprehensive Development 11) and CD-16 (Comprehensive Development 16) Zones to the east and the CD-19 (Comprehensive Development 19) Zone to the west. As such, the properties are located in the heart of 2 separate comprehensively design residential neighbourhoods and, through redevelopment, will provide greater connectivity between these developments with the completion of Vandell Drive. To the north and south of the site are single detached dwellings within the R3 Zone. The subject properties are within walking distance to amenities including Rivers Edge Wood Lot, Peach Park, Webster Park and the Rotary Trail.

The proposed rezoning is consistent with the “Low Density Residential” designation of the Official Community Plan and the City’s Infill Development Policy, which support single detached infill development to accommodate future growth and increased housing options. In completing Vandell Drive from Peach Road to Chinook Street, an important road connection will be provided resulting in expanded future public transit routes, opening a new vehicle pathway to manage traffic through the area and an improvement to pedestrian connections to neighbourhood parks. As the proposed R1-C Zoned lots require a 12m driveway, in accordance with the Infill Development Policy, the proposed development is anticipated to provide sufficient off-street parking space, green front yard space, and a safe and amenable streetscape. As the immediate neighbourhood is composed of single detached dwellings on similarly sized lots, the proposed rezoning is considered to be consistent with the existing neighbourhood.

### 3.3 Technical Issues:

Floodplain:	The properties are not located in the floodplain.
Watercourses:	There are no known watercourses within, or in the immediate vicinity of the subject properties.
Geotechnical Issues:	The properties are not subject to any known geotechnical hazards or earthquake related risks.

**4. RECOMMENDATION & SUBSTANTIATION:****Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5233”, which proposes to rezone property located at 5437 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and property located at 5445 Peach Road from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for August 2, 2022. (RZ001474)

**Substantiation:**

The proposed rezoning is consistent with the City’s Infill Development Policy and “Low Density Residential” designation within the Official Community Plan, which support infill development at this location. Considering that the proposal meets the requirements of the Infill Development Policy and will include completion of Vandell Drive, the redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and create an addition route for traffic flow in the area.

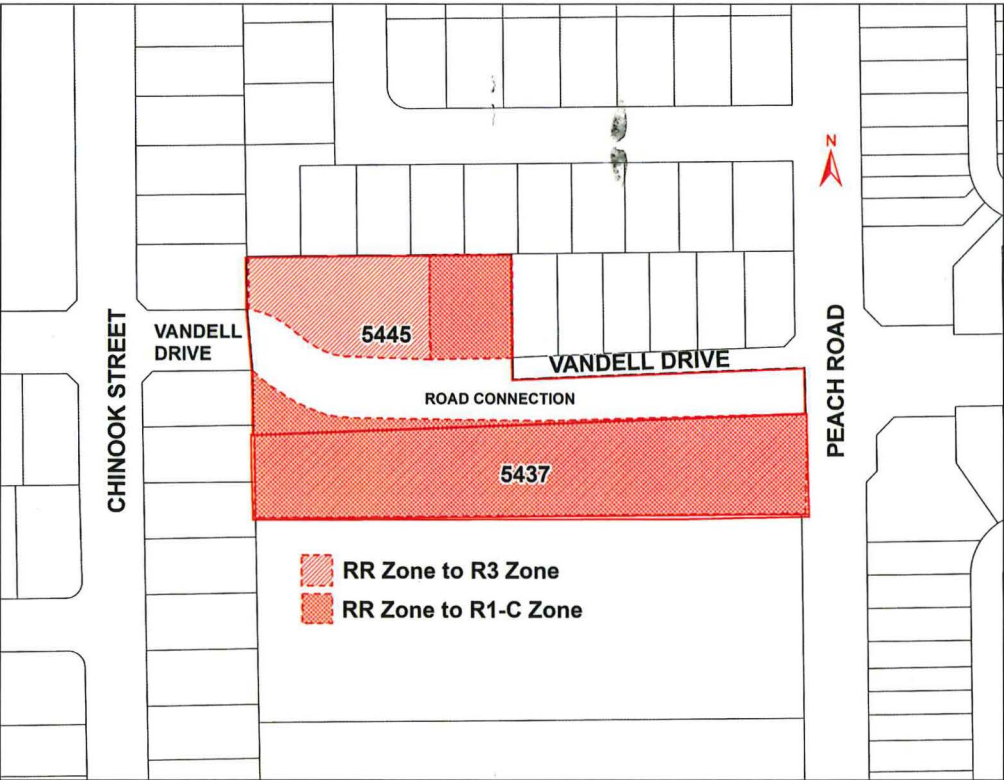
The proposed variance to reduce lot depth for Lots 1, 4 and 5 is considered supportable in this instance as the applicant has demonstrated that a useable building envelope can be achieved on each property while respecting minimum setback requirements and the adequate provision of off-street parking. In addition, all lots within the development meet the minimum width and area requirements of the R1-C and R3 Zones, as applicable.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001474) – January 19, 2021
- Development Variance Permit Application (DVP01205) – July 6, 2021
- Development Application Review Team (DART) Minutes – March 4, 2021, July 8, 2021 & January 1, 2022



Location Map



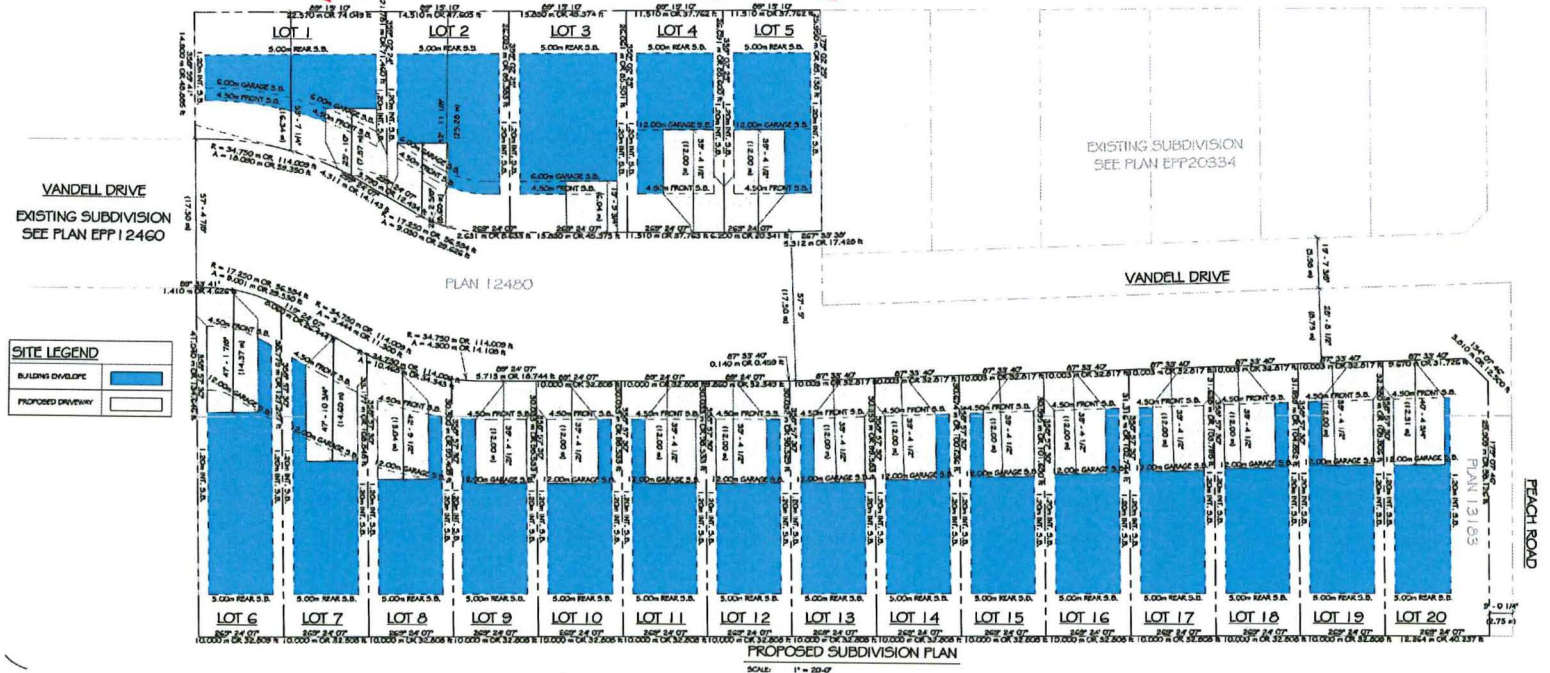
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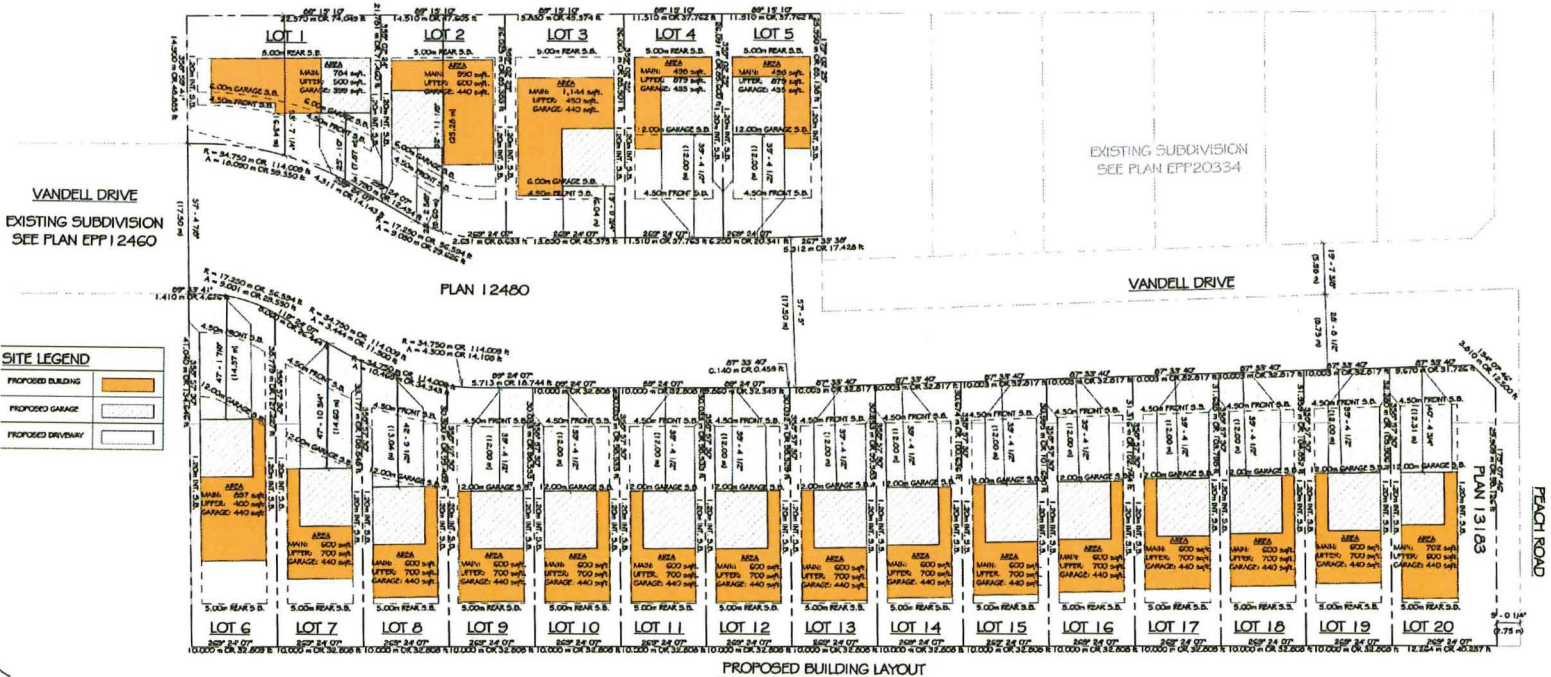


### Conceptual Site Plan (as provided by the applicant)

Proposed reductions to lot depth for Lots 1, 4 and 5



### Proposed Building Layout





## SCHEDULE "A"

### CITY OF CHILLIWACK

#### DEVELOPMENT VARIANCE PERMIT NO. DVP01205

To: **Gore Brothers New Homes Inc (Inc No BC0915694)**  
**10805 McDonald Road**  
**Chilliwack, BC V2P 6H5**

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 **a residential subdivision**, and, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

**Parcel Identifier No.**     009-781-901  
**Legal Description:**     Lot "B" Section 2 Township 23 New Westminster District Plan 13183  
**Address:**                 5437 Peach Road

**Parcel Identifier No.**     009-707-221  
**Legal Description:**     Lot "B" Section 2 Township 23 New Westminster District Plan 12480  
**Address:**                 5445 Peach Road

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following sections of "Zoning Bylaw 2020, No. 5000" are varied as stated:

***Section 8.03(3)(b) within the R1-C (Urban Infill) Zone is varied by reducing the minimum lot depth for "Lot 4" from 30m to 26m and "Lot 5" from 30m to 25.8m; and,***

***Section 8.06(3)(b) within the R3 (small Lot Residential) Zone is varied by reducing the minimum lot depth for "Lot 1" from 25m to 16m.***

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 plan 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 XXX DAY OF XXX, 2022.**

**ISSUED THIS XXX DAY OF XXX, 2022**

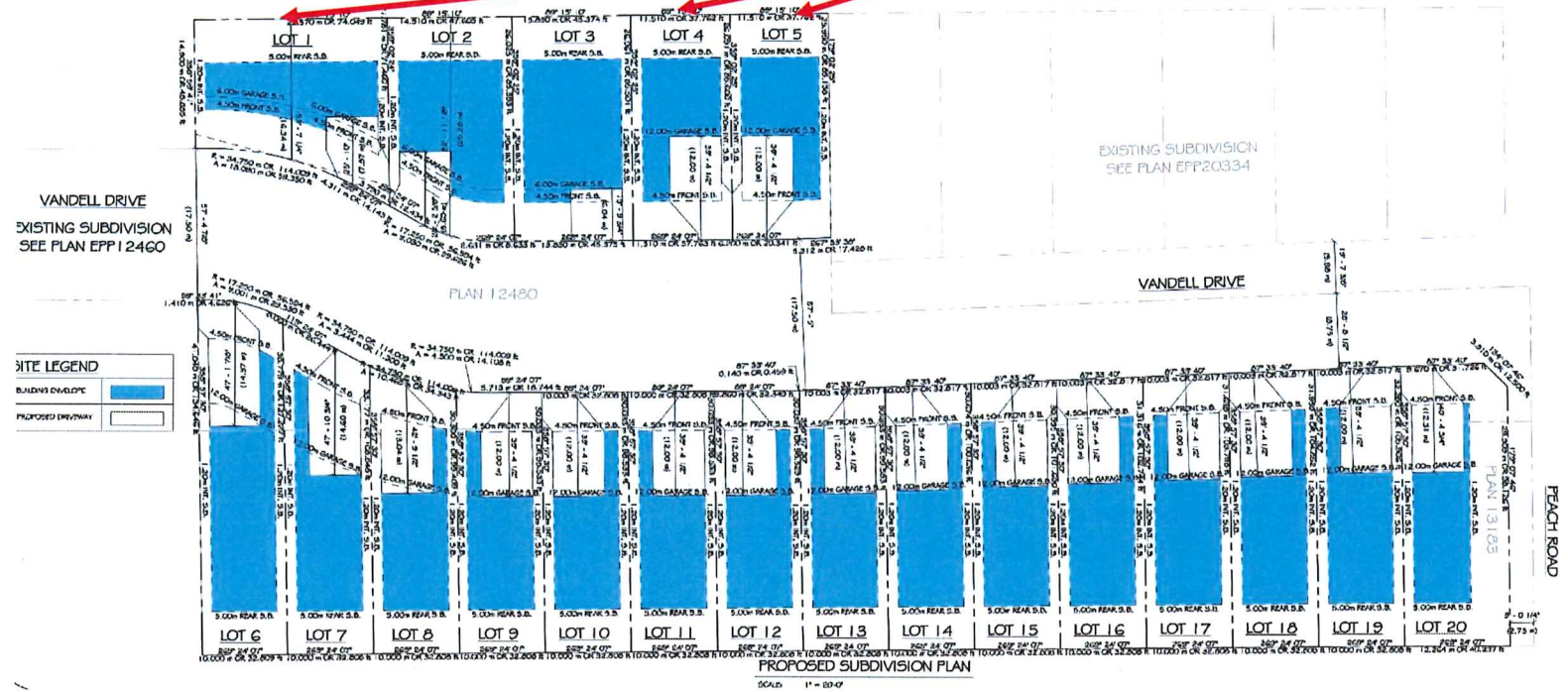
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**CORPORATE OFFICER**



**Schedule A: Site Plan**

Proposed reductions to lot depth for Lots 1, 4 and 5



**City of Chilliwack**

**Bylaw No. 5233**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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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 2022, No. 5233”**.
- 2.** “Zoning Bylaw 2020, No. 5000” is hereby further amended by rezoning properties described as:
  1. PID: 009-781-901, Lot “B” Section 2 Township 23 New Westminster District Plan 13183;  
(5437 Peach Road)  
from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone; and,
  2. PID: 009-707-221, Lot “B” Section 2 Township 23 New Westminster District Plan 12480;  
(5445 Peach Road)  
from an RR (Rural Residential) Zone to an R1-C (Urban Infill) Zone and an R3 (Small Lot Residential) Zone.

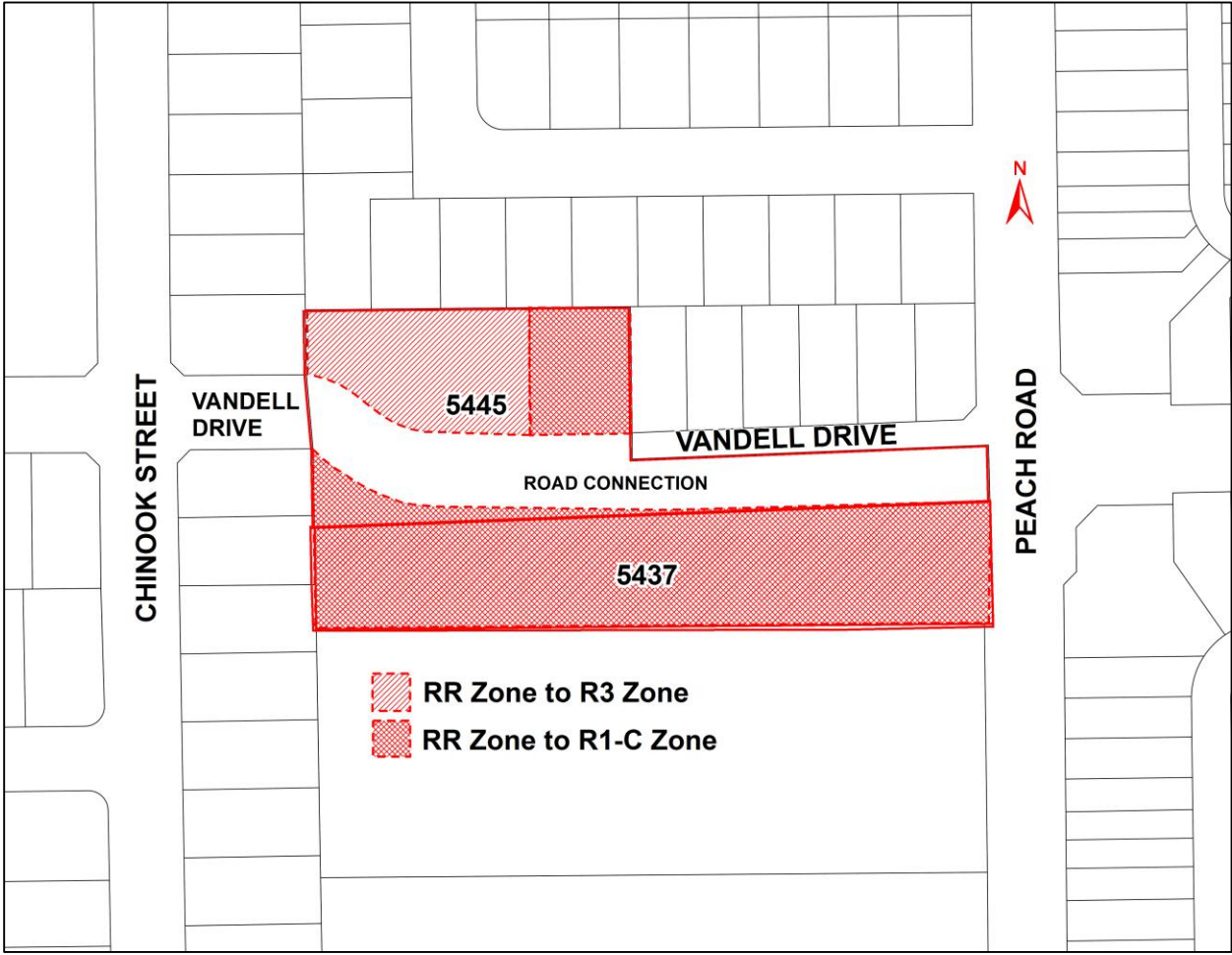
Received first and second reading on the  
Public hearing held on the  
Received third reading on the  
Received adoption on the

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Mayor

\_\_\_\_\_  
Corporate Officer



**“Zoning Bylaw Amendment Bylaw 2022, No. 5233”**



AGENDA ITEM NO: 7.14.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: River Dale Dairy Ltd - Agricultural Land Reserve (11500 Jespersen Rd) DATE: July 11, 2022

DEPARTMENT: Development and Regulatory Enforcement Services (ALR00394) PREPARED BY: Craig Wickham/jt

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**1. SUMMARY OF ISSUE:**

The applicant is seeking approval for a 'Non-farm Use (Placement of Fill)' within the Agricultural Land Reserve (ALR) to deposit approximately 37,775m<sup>3</sup> of soil on the property to increase the farmable area of the lands.


**2. RECOMMENDATION:**

Recommendation that application ALR00394 for a 'Non-farm use (Placement of Fill)' within the Agricultural Land Reserve (ALR), with respect to property located at 11500 Jespersen Road, be forwarded to the Agricultural Land Commission "with support".

FOR   
Glen White  
Director of Development and Regulatory Enforcement Services

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON AGRICULTURAL LAND RESERVE APPLICATION ALR00394

PREPARED BY: Craig Wickham DATE: July 11, 2022  
POSITION: Manager of Land Development DEPARTMENT: Land Development

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### 1. SUMMARY OF ISSUE:

The applicant is seeking approval for a 'Non-farm Use (Placement of Fill)' within the Agricultural Land Reserve (ALR) to deposit approximately 37,775m<sup>3</sup> of soil on the property to increase the farmable area of the lands.

### 2. BACKGROUND:

The applicant, River Dale Dairy Ltd. owns the subject property. Based on historical aerial photographs, the parcel operated as a gravel quarry from approximately 1995 – 2006. After quarry operations finished, the lands were not reclaimed for agricultural use and the soils left in place at the time are saturated due to their low elevation and of poor material value for farming purposes.

Prior to application to the ALC for the deposit of soils, 1,400m<sup>3</sup> of soil was deposited without authorization from the ALC or City of Chilliwack.

As the total estimated volume of material that has been and is requested to be placed is greater than 500m<sup>3</sup>, the ALC is seeking City comments and support prior to authorization. A Notice of Intent was received from the ALC for the placement of fill.

### 3. PROPOSAL:

River Dale Dairy Ltd. would like to import an estimated 36,375m<sup>3</sup> of soil onto the property and retain the 1,400m<sup>3</sup> already placed on the lands. The placement of fill will raise the low-lying lands on the lot back to an elevation that will allow the low-lying area to be better used for farming purposes.

The application by River Dale Dairy Ltd. details that:

- An agrology report has been completed by Madrone Environmental Services;
- Soils are anticipated to be at least of Class 2 grade in the PFPA upon completion of the works;
- 0.30m of competent and productive topsoil is to be placed above the fill after it is brought to grade;
- The existing ponds on the lot will be protected from the fill process by erosion and sediment control measures;
- Fill to be placed on the lot will be assessed by an agrologist as it is deposited;

**4. FACTORS:****4.1 Zoning/2040 Official Community Plan (OCP) Designation/Land Use**

**Current Zone:** AL (Agricultural Lowland) Zone

**OCP Designation:** “Agriculture” as designated within the 2040 OCP

**Existing Land Uses:** An unfarmed and relatively unmanaged open area with two ponds

Please Refer to Appendix ‘A’ Location Map

**4.2 Agricultural Land Reserve (ALR)**

As per the Agricultural Land Commission’s Information Bulletin: Soil or Fill Uses in the ALR, if a landowner intends to place fill or remove soil or aggregate for reasons other than an Exempted Activity under Part 5 of the ALR Use Regulation, the landowner must submit the Notice of Intent prior to initiating an activity.

**5. AGRICULTURAL AND RURAL ADVISORY COMMITTEE:**

The Agricultural and Rural Advisory Committee (ARAC) reviewed this proposal on June 6, 2022 and made the following recommendation:

*That the Agricultural and Rural Advisory Committee supports the proposed non-adhering use application for placement of fill within the Agricultural Land Reserve for property located at 11500 Jespersen Road and recommends Council forward the application to the Agricultural Land Commission “with support”.*

As part of the Committee’s rationale, it was noted the proposal contributes to the addition of viable, agricultural land into production on a parcel that was previously a quarry.

**6. RECOMMENDATION AND SUBSTANTIATION:****Recommendation**

Recommendation that application ALR00394 for a ‘Non-farm use (Placement of Fill)’ within the Agricultural Land Reserve (ALR), with respect to property located at 11500 Jespersen Rd, be forwarded to the Agricultural Land Commission “with support”.

**Substantiation**

The ARAC has determined the proposal to be supportable on the grounds of the benefit to agriculture. Furthermore, the applicants and owner have conducted a thorough site review and engaged with an agrological consultant. Soils placed or blended onsite will provide fill of high agricultural value in an area that historically hasn't been used for farming purposes due to its low-lying nature. Existing ponds located within the lands will be protected during the works retaining their potential habitat value for aquatic animals and vegetation as well.

**7. SOURCES OF INFORMATION:**

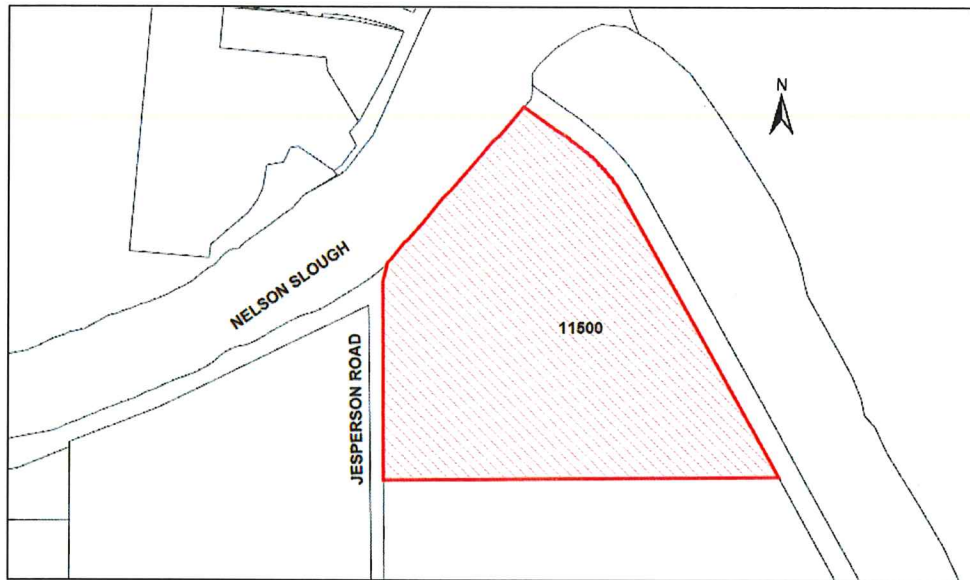
- ALC Applicant Submission (ID65305) – April 19, 2022
- ALR Application (ALR00394) – May 16, 2022
- *Agrology Report: 11500 Jespersen Road, Chilliwack, BC* prepared by Madrone Environmental Services Ltd., January 4, 2022

**Attachments**

- ALC Applicant Submission (ID65305) – April 19, 2022
- *Agrology Report: 11500 Jespersen Road, Chilliwack, BC* prepared by Madrone Environmental Services Ltd., January 4, 2022



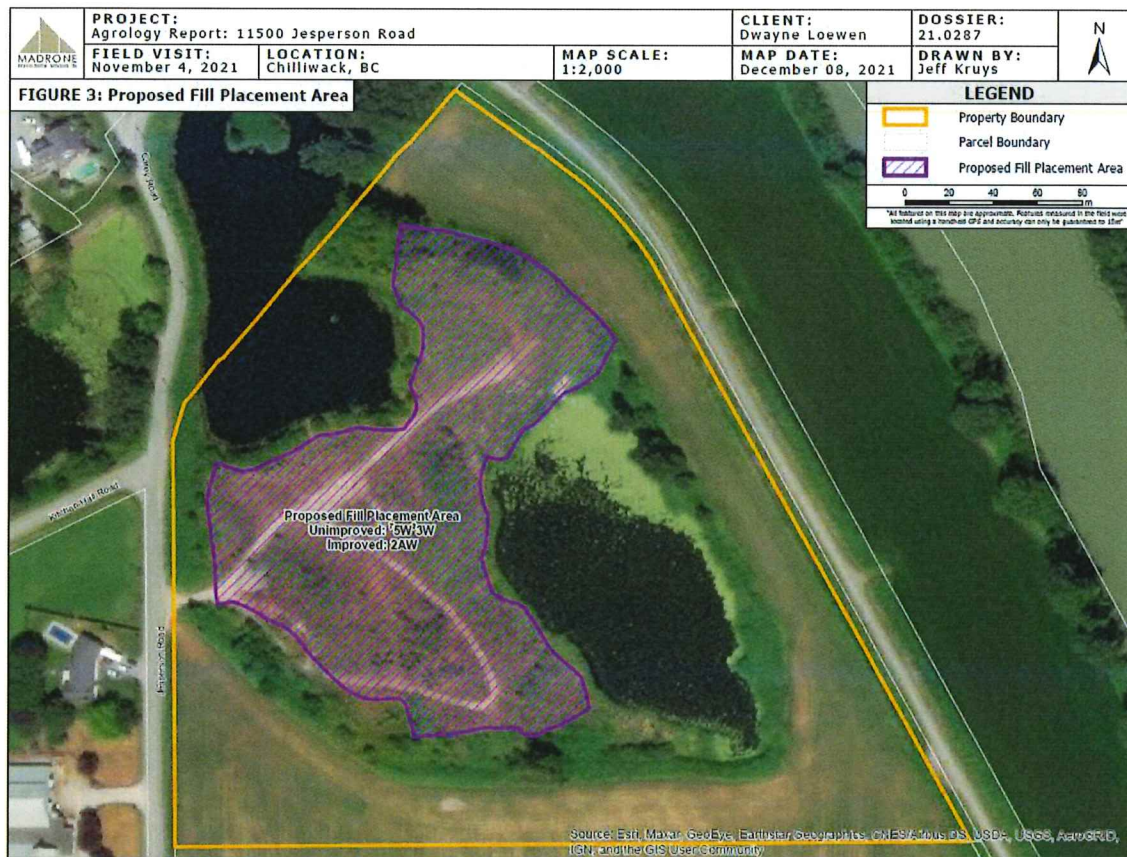
**Location Map**



**Ortho Map**



**Proposed Fill Placement Plan (as submitted by the applicant)**





# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 65305

**Application Status:** Under LG Review

**Applicant:** River Dale Dairy Ltd.

**Agent:** 651432 BC Ltd. dba Universal Contracting

**Local Government:** City of Chilliwack

**Local Government Date of Receipt:** 04/19/2022

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use (Placement of Fill)

**Proposal:** The purpose of this proposal is to express interest and intent to covert this parcel from the former quarry operation from years ago, into suitable land for agriculture. The goal of this plan is to create soil suitable for agriculture using materials found on and imported to the property. This will be achieved by importing topsoil on-site. Subsoil will also be imported to improve grades and provide subsurface drainage. It is expected that the agriculture capability will improve to at least Class 2 in the PFPA.

## Agent Information

**Agent:** 651432 BC Ltd. dba Universal Contracting

**Mailing Address:**

PO Box 1120

Chilliwack, BC

V2R 3N7

Canada

**Primary Phone:** (

**Email:** (

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 011-148-942

**Legal Description:** LOT 6 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 12013;  
DISTRICT LOT 418 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 5506

**Parcel Area:** 8 ha

**Civic Address:** 11500 Jespersen Road, Chilliwack, BC.

**Date of Purchase:** 04/18/1980

**Farm Classification:** Yes

**Owners**

1. **Name:** River Dale Dairy Ltd.

**Address:**

11028 Jespersen Rd

Chilliwack, BC

V2P 6H5

Canada

**Applicant:** River Dale Dairy Ltd.

Phone:  
Email:

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### **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*No agricultural activity takes place on this parcel at this time.*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*There are no improvements that have been made to this particular at this time.*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*There are no Non-agricultural uses on the parcel at this time.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Other

**Specify Activity:** Natural waterbody - Nelson Slough within ALR

#### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Actively Farmed (forage corn crops) within ALR

#### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Actively Farmed (forage corn crops) within ALR

#### **West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Actively Farmed (nursery), mixed use, within ALR

### **Proposal**

**1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?**

*No*

**2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.**

*The purpose of this proposal is to express interest and intent to covert this parcel from the former quarry operation from years ago, into suitable land for agriculture. The goal of this plan is to create soil suitable for agriculture using materials found on and imported to the property. This will be achieved by importing topsoil on-site. Subsoil will also be imported to improve grades and provide subsurface drainage. It is expected that the agriculture capability will improve to at least Class 2 in the PFPA.*

**3. Proposal dimensions**

**Applicant:** River Dale Dairy Ltd.



Total fill placement area (0.01 ha is 100 m<sup>2</sup>) 2.21 ha  
Maximum depth of material to be placed as fill 1.1 m  
Volume of material to be placed as fill 24447 m<sup>3</sup>  
Estimated duration of the project. 2 Years

**4. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.**

*Yes*

**5. What alternative measures have you attempted before proposing to place fill?**

*No alternate measures have been attempted prior to this proposal.*

**6. Describe the type of fill proposed to be placed.**

*1. At well-draining subsoils (i.e., sandy, and gravelly loams) will be placed on PFFA to allow for subsurface drainage and regrading. The source of the fill must be confirmed to be contaminant-free and will be assessed by an Agrologist.*

*2. .3m of topsoil will be placed on the proposed fill areas after regrading of the subsoils. The sourced imported topsoil must be suitable for farming and such will have less than 20% coarse fragment, less than 5% stones(>250mm) and will have a loamy texture (e.g., not silty clay, not loamy sand. The source of the fill must be confirmed to be contaminant-free and will be assessed by an Agrologist.*

**7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.**

*The proposed fill has not been obtained at this time. Once obtained it will be assessed by a qualified professional to verify its suitability prior to proposed placement.*

**8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.**

*The placement of the fill would take place using an Excavator or Bulldozer in order to place, spread or grade the proposed imported fill materials.*

**9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?**

*An ESC plan will be in place to protect to protect surrounding properties and onsite ponds. This will include properly installed silt fencing along the perimeters of the proposed fill areas adjacent to surrounding lands/ponds. Ensuring fill is not dumped outside the fill areas and that it is properly graded and tapered towards adjacent areas. Cease operations during periods of heavy rain which is defined in the plan as an excess of 25mm of rain in 24 hours.*

**10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.**

*The goal of this plan is to create soil suitable for agriculture using materials found on and imported to the property. This will be achieved by importing topsoil on-site. Subsoil will also be imported to improve grades and provide subsurface drainage. It is expected that the agriculture capability will improve to at least Class 2 in the PFFA.*

## **Applicant Attachments**

- Agent Agreement-651432 BC Ltd. dba Universal Contracting
- Agrologists Report-65305
- Proposal Sketch-65305
- Site Plan / Cross Section-65305

**Applicant:** River Dale Dairy Ltd.



- Certificate of Title-011-148-942

### **ALC Attachments**

None.

### **Decisions**

None.

AGENDA ITEM NO: 11.3.

MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Public Hearing Listing Date: July 13, 2022

DEPARTMENT: Clerk's Prepared by: Jennifer Hahn

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**PH No. 11.3.1. "Zoning Bylaw Amendment Bylaw 2022, No. 5226"  
(RZ001562)**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5226", which proposes to rezone property located at 9144 Williams Street, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone.

Public engagement package received from:

- Gagandeep Bhalla, 34146 Cedar Avenue, Owner/Applicant, dated May 27, 2022.
- 

**PH No. 11.3.2. "Zoning Bylaw Amendment Bylaw 2022, No. 5227"  
(RZ001594)**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2022, No. 5227", which proposes to rezone property located at 10256 Wedgewood Drive, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Public engagement package received from:

- Inderpreet Dhillon, 32145 Clinton Avenue, Abbotsford BC, Owner/Applicant, received May 27, 2022.
- 

**PH No. 11.3.3. "Temporary Use Permit TUP00200"  
(TUP00200)**

Public Hearing on "Temporary Use Permit TUP00200", with respect to a portion of property located at 46020 Yale Road (background information on this matter is contained within Agenda Item No. 13.1)

Public engagement package received from:

- Esprit Chouinard, 1189 Verdier Avenue, Brendtwood Bay BC, Applicant, received July 7, 2022.

Letter of correspondence received from:

- Kelly Bourgeois, Senior Licensing Analyst, Liquor and Cannabis Regulation Branch, 645 Tyee Road, Victoria BC V9A 6X5, dated July 12, 2022.
-

AGENDA ITEM NO: 7.5.

MEETING DATE: July 5, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Gagandeep Bhalla  
Rezoning / 9144 Williams Street DATE: June 21, 2022

DEPARTMENT: Planning & Strategic Initiatives  
RZ001562 PREPARED BY: Adam Roberts/tr


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**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 9144 Williams Street.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5226", which proposes to rezone property located at 9144 Williams Street from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 19, 2022. (RZ001562)



Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.



Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001562

PREPARED BY: Adam Roberts DATE: June 21, 2022

POSITION: Planner I DEPARTMENT: Planning & Strategic Initiatives

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### 1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 9144 Williams Street.

### 2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-B Zone to facilitate a future duplex development. The legal plan on file shows that the property has a width of 19.1m, which does not meet the minimum 20m width requirement of the proposed R1-B Zone. Considering that the creation of a duplex lot does not require subdivision, a variance to reduce the minimum lot width from 20m to 19.1m is not necessary to facilitate the proposed rezoning. As shown on the conceptual site plan, the proposal meets the minimum required lot area, lot depth and setbacks of the R1-B Zone.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements for both street frontages complete with curb, gutter, sidewalk and LED streetlighting. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

In the case of duplex development, the City's Infill Development Policy requires that one front access shall be on the primary street and the second access shall be on the flanking street to ensure both street frontages are activated. As shown on the conceptual site plan, the proposal meets this requirement as one unit is oriented west and the other is oriented south. At this time, the applicant has not committed to a specific design for the duplex to be constructed; however, building height within the proposed R1-B Zone is limited to 10m.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP Designation: "Residential 1 – Downtown Single Family" as designated in the Chilliwack Downtown Land Use and Development Plan within the Official Community Plan. The proposal is consistent with this designation.

Land Use: Single detached dwelling and detached ancillary building (to be demolished at time of redevelopment)

**Public Engagement:** The applicant mailed an information package on May 2, 2022 to neighbours within 30m of the subject property requesting submission of questions or concerns in relation to the proposed rezoning application with a deadline to respond of May 23, 2022. At the time this report was written, the applicant had not received any questions or comments in relation to the proposed rezoning application. A copy of the engagement summary has been included within the public record.

### **3.2 Neighbourhood Character**

The subject property is located within the downtown Chilliwack Proper neighbourhood which is currently experiencing ongoing infill development. The majority of this block of Second Avenue is within the R1-A Zone, while properties in the surrounding area are within a variety of residential zones, including R1-B and R1-C (Urban Infill). The subject property is located within walking distance to Garden Drive Park and Aspen Park and nearby schools include Central Elementary, Chilliwack Middle and Chilliwack Secondary.

The proposed rezoning is consistent with the “Residential 1” designation of the Chilliwack Downtown Land Use and Development Plan and the City’s Infill Development Policy, which support infill development to accommodate future growth and increased housing options at an appropriate scale. The proposed development is limited to driveway access from each street frontage in accordance with the Infill Development Policy, ensuring both frontages are activated. Additionally, the required urban frontage improvements – including curb, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape is achieved. As the subject property is within a neighbourhood that is experiencing ongoing 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.

## **4. RECOMMENDATION & SUBSTANTIATION:**

### **Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5226”, which proposes to rezone property located at 9144 Williams Street from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 19, 2022. (RZ001562)



**Substantiation:**

The proposed rezoning is consistent with the City's Infill Development Policy and "Residential 1" designation within the Downtown Land Use and Development Plan, which support infill development at this location. Redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and ensure a balance of off-street parking and amenity space.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001562) – October 4, 2021
- Development Application Review Team (DART) Minutes – January 6, 2022

Site Photos

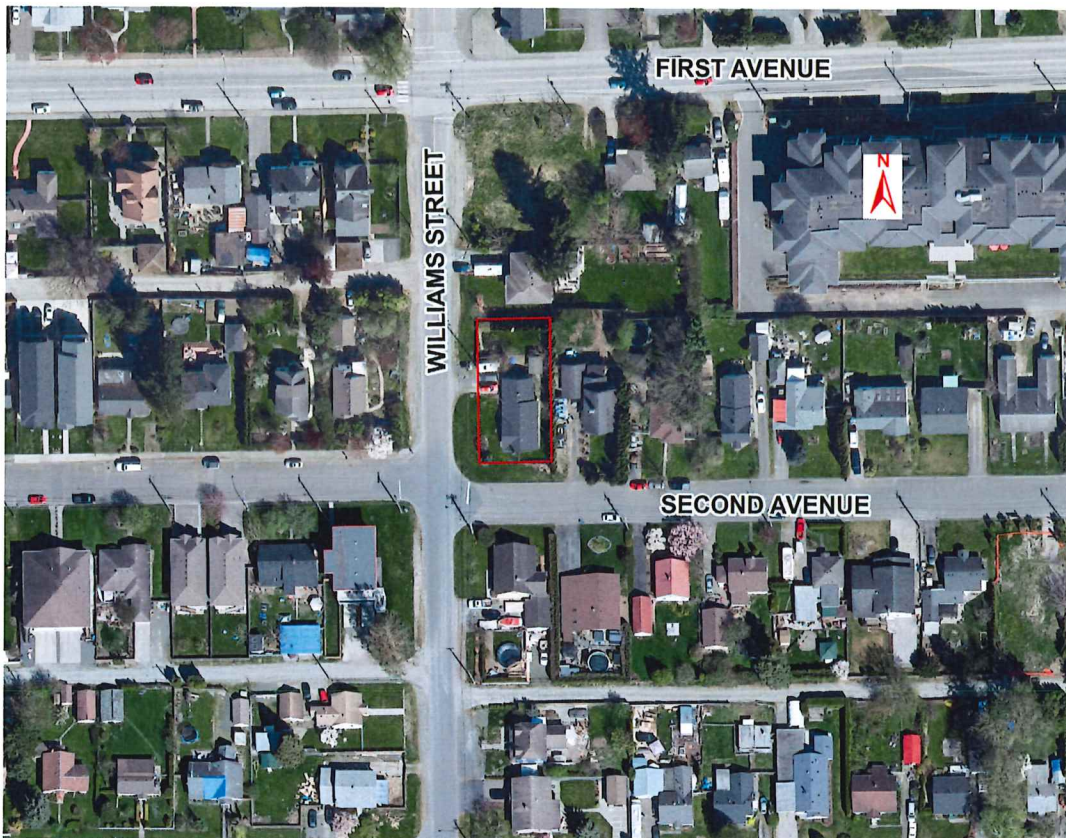




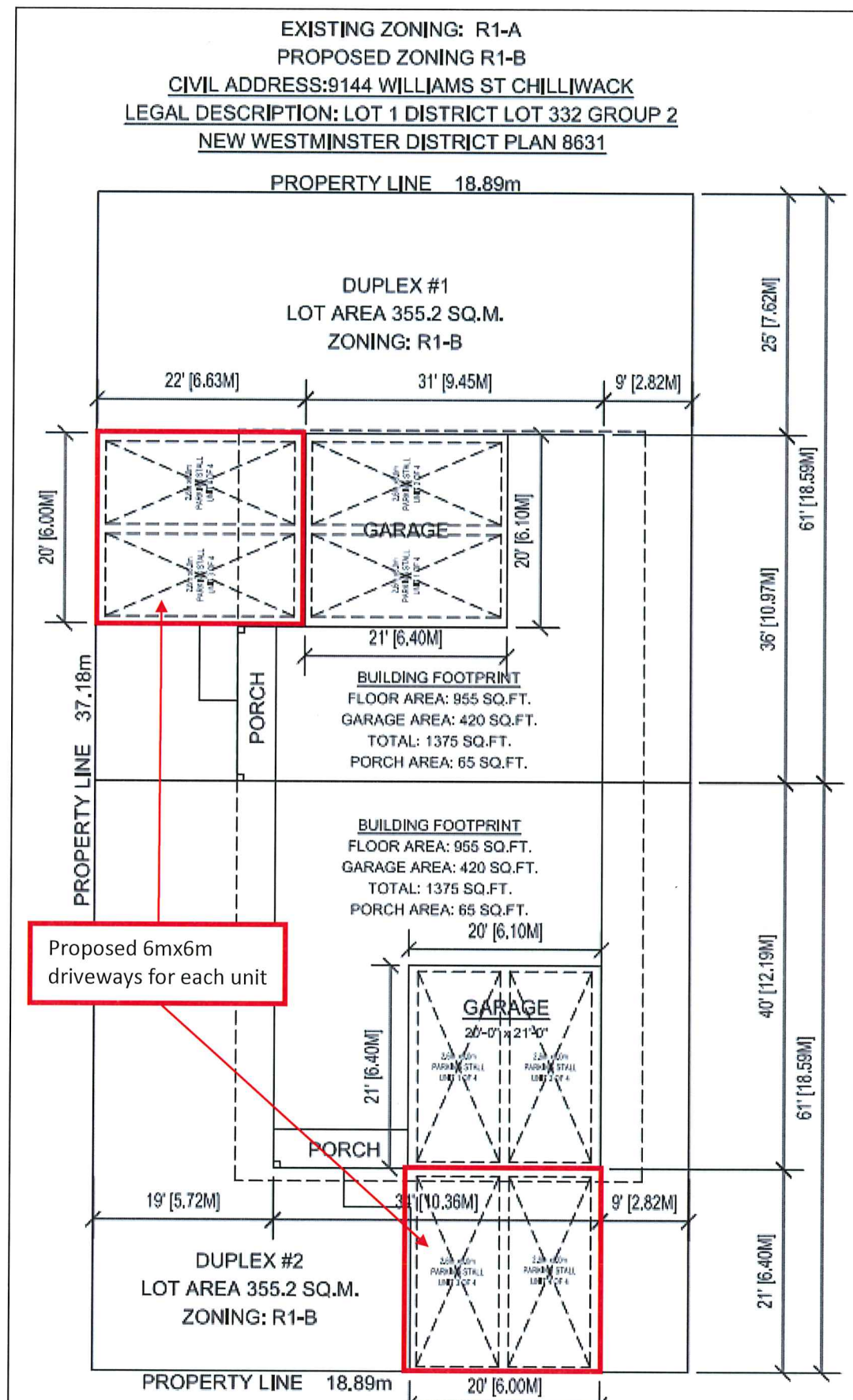
Location Map



Orthophoto



**Conceptual Site Plan (as provided by the applicant)**





**CITY OF CHILLIWACK  
NOTICE OF PUBLIC HEARING**

**Tuesday, July 19, 2022 at 6:00 pm**

**Council Chambers**

**8550 Young Road, Chilliwack, BC V2P 8A4**

**[www.chilliwack.com](http://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 2022, No. 5226 (RZ001562)**

**Location:** 9144 Williams Street

**Applicant:** Gagandeep Bhalla

**Purpose:** To rezone the subject property, as shown on the map below, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development.

**Location Map**





As a result of public health considerations, it is strongly recommended that the public take advantage of the opportunity to participate in the Public Hearing process remotely via Zoom, although in person participation at the City of Chilliwack, Council Chambers, is permitted at this time. 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](mailto:clerks@chilliwack.com) **no later than 4:00 pm on Monday, July 18, 2022.**
2. Participate **LIVE** through audio or video conferencing, see details and instructions on the City's website at [www.chilliwack.com/ph](http://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](http://www.chilliwack.com/live) for viewing by the public.

This proposed bylaw 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, July 6, 2022 to Tuesday, July 19, 2022**, both inclusive, by the Planning & Strategic Initiatives Department at **604-793-2906** or [planning@chilliwack.com](mailto: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

## Pre-Notification Letter to rezone property located at 9144 Williams Street, Chilliwack

Dear Owner/Occupant

We, the owners of the property located at 9144 Williams Street, Chilliwack, BC, V2P 5E4, have made an application with the city of Chilliwack to rezone this property from R1-A (Urban Residential) Zone to R1-B (Urban Duplex Residential) Zone.

Currently, the subject site is located within the "Residential 1 - Downtown Single Family" within the downtown land use and Development Plan. No variance is required.

Due to Covid-19 and following the associated provincial guidelines/restrictions, we are reaching out to the neighbourhood via this letter, and request your input. The City will schedule a Public Hearing on this application and will contact the neighbourhood to seek input separately.

Please contact the undersigned by Date, if you have any questions about this rezone application, and we will be happy to address them. We can also be reached via email:

Gagandeep Bhalla

Deadline to respond is May,23,2022

Attached is the site location map and the proposal for reference. We look forward to hearing from you.

Sincerely,

Date Received: May 27, 22  
Received From: Gagandeep Bhalla  
Folder Number: R2001562  
Subject Property: 9144 Williams Street  
Council Date: TBA

10/5

## Summary Of The Public Engagement

Property Address of the subject site: 9144 Williams Street Chilliwack, BC

Purpose: To conduct the public engagement to introduce the rezone proposal

Community outreach / Neighboring Properties within 30 metres of the subject site

#	Person	Address	Communication phone/email	Comments
1	Owner / Occupant	46211 Second Ave., Chilliwack, BC, V29 5E4	N/A	- No Comment or Concern Received
2	Owner / Occupant	46230 Second Ave., Chilliwack, BC, V2P 159	N/A	- No Comment or Concern Received
3	Owner / Occupant	9178 Williams Street, Chilliwack, BC, V2P 5E4	N/A	- No Comment or Concern Received
4	Owner / Occupant	46228 First Ave., Chilliwack, BC, V2P 1W5	N/A	- No Comment or Concern Received
5	Owner / Occupant	46199 Second Ave., Chilliwack, BC, V2P 158	N/A	- No Comment or Concern Received
6	Owner / Occupant	46198 First Ave., Chilliwack, BC, V2P 1W4	N/A	- No Comment or Concern Received
7	Owner / Occupant	46198 Second Ave, Chilliwack, BC, V2P 157	N/A	- No Comment or Concern Received
8	Owner / Occupant	9110 Williams Street, Chilliwack, BC, V2P 5E3	N/A	- No Comment or Concern Received
9	Owner / Occupant	9168 Williams Street, Chilliwack, BC	N/A	- No Comment or Concern Received
10	Owner / Occupant	46220 Second Ave., Chilliwack, BC, V2P 159	N/A	- No Comment or Concern Received
11	Owner / Occupant	46231 Second Ave., Chilliwack, BC	N/A	- No Comment or Concern Received
12	Owner / Occupant	9144 Williams Street, BC, Chilliwack, V2P 5E4	N/A	- No Comment or Concern Received

Date Received:

Received From:

Folder Number:

Subject Property:

Council Date:

May 27, 22

Georgandeep Brakha

82001562

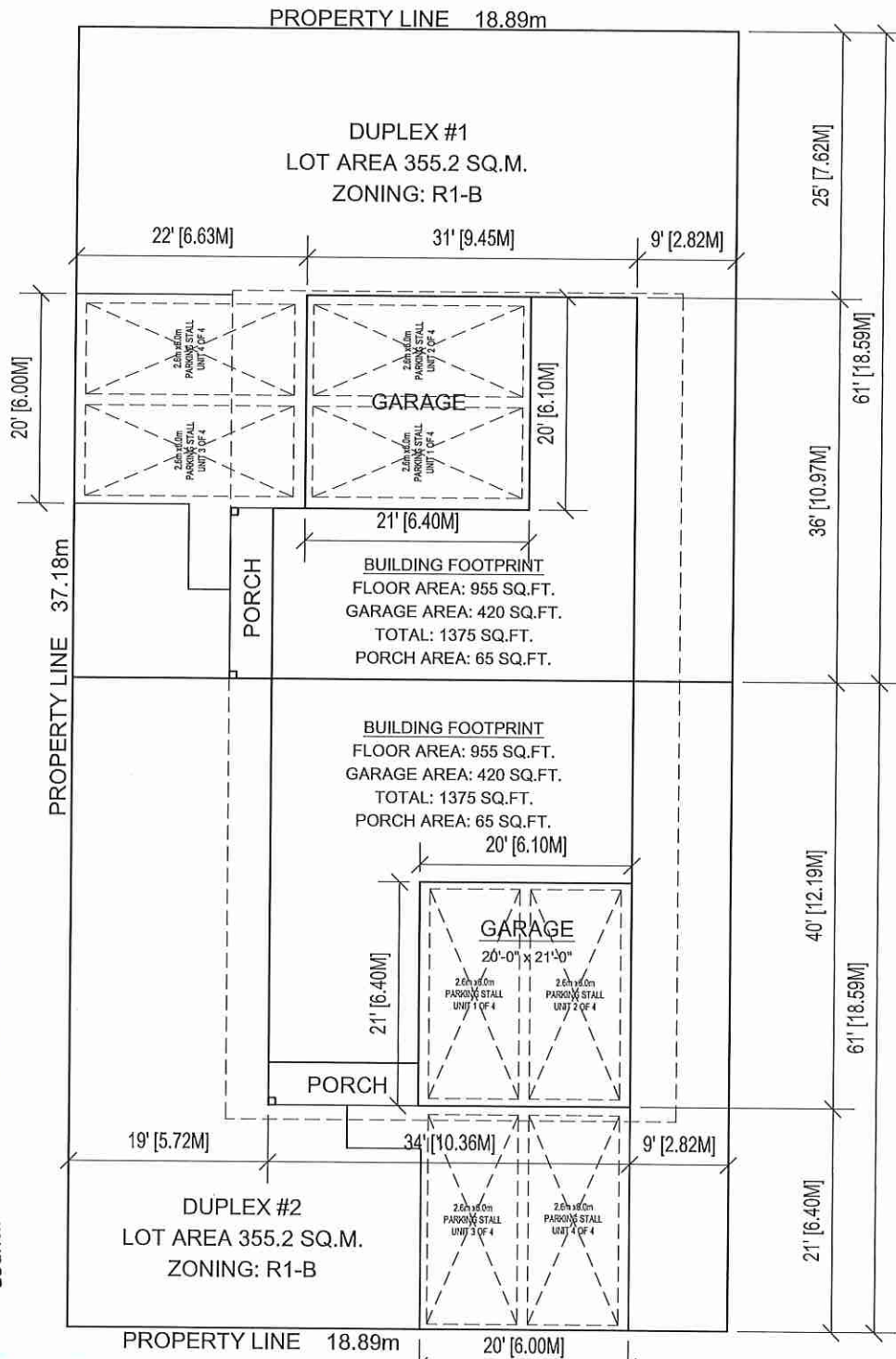
9144 Williams St.

TBA

2025



NEW WESTMINSTER DISTRICT PLAN 8631



3-33192 1ST AVE. MISSION, BC, V2V 1G3  
P.604.557.9465 C.604.832.8811  
www.4ddrafting.com Info@4ddrafting.com

Date Received:  
Received From:  
Folder Number:  
Subject Property:  
Council Date:

may 27 22  
Gagandeep Bralla.  
R200B62  
9144 Williams St.  
TBA

**Pre-Notification Letter to rezone property located at  
9144 Williams Street, Chilliwack**

Dear Owner/Occupant:

We, the owners of the property located at 9144 Williams Street, Chilliwack, BC, V2P 5S4, have made an application with the City of Chilliwack to rezone this property from R1-A (Urban Residential) Zone to R1-B (Urban Duplex Residential) Zone.

Currently, the subject site is located within the "Residential 1 - Downtown Simple Family" within the downtown land use and Development Plan. No variance is required.

Due to Covid-19 and following the associated provincial guidelines/restrictions, we are reaching out to the neighbourhood via this letter, and request your input. The City will schedule a Public Hearing on this application and will contact the neighbourhood to seek input separately.

Please contact the undersigned by Date, if you have any questions about this rezoning application, and we will be happy to address them. We can also be reached via email.

Carla's Construction

Deadline to respond is May 23, 2022.

Send us the site location map and the proposal for reference. We look forward to hearing from you.

Date Received:

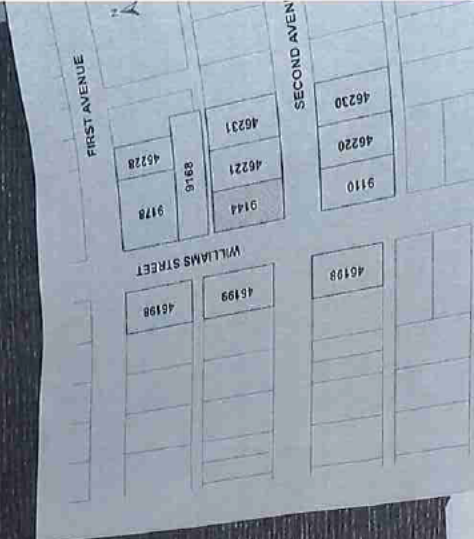
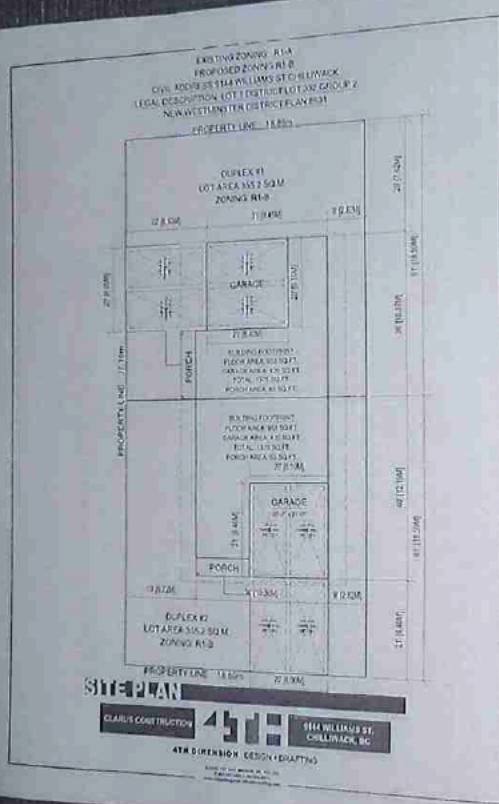
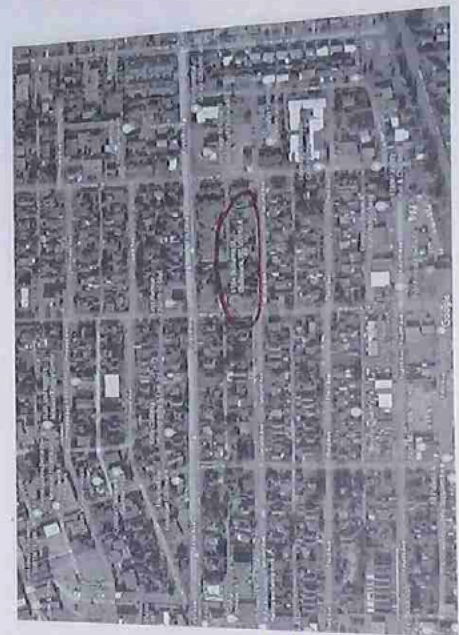
Received From:

Folder Number:

Subject Property:

Final Date:

May 21/22  
Carla's Construction  
R2001562  
9144 Williams St  
TBA





34146 Cedar Ave  
Abbotsford, BC, V2S2W1

9144 Williams Street  
Chilliwack, BC, V2P 5E4

34146 Cedar Ave  
Abbotsford, BC, V2S2W1

46231 Second Ave.  
Chilliwack, BC, V2P

34146 Cedar Ave  
Abbotsford, BC, V2S2W1

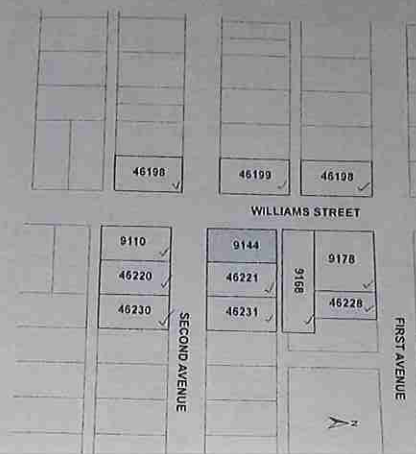
46220 Second Ave  
Chilliwack, BC, V2P

Second Ave.  
BC, V2P 5E4

34146 Cedar Ave  
Abbotsford, BC, V2S2W1

9168 Williams  
Chilliwack, BC,

nd Ave.  
V2P 1S9



34146 Cedar Ave  
Abbotsford, BC, V2S2W1

46199 Second Ave.  
Chilliwack, BC, V2P 1S8

34146 Cedar Ave  
Abbotsford, BC, V2S2W1

9110 Williams  
Chilliwack, BC

9178 Williams Street  
Chilliwack, BC, V2P 5E4

46228 First Avenue  
Chilliwack, BC, V2P 1W5

34146 Cedar Ave  
Abbotsford, BC, V2S2W1

46198 First Ave.  
Chilliwack, BC, V2P 1W4

34146 Cedar Ave  
Abbotsford, BC, V2S2W1

46198 Second A  
Chilliwack, BC, V

Date Received:

Received From:

Folder Number:

Subject Property:

Council Date:

Gagandeep Bhalla

R2001562

9144 Williams St

TBA

Received May 27/20

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**City of Chilliwack**

**Bylaw No. 5226**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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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 2022, No. 5226”**.
- 2.** “Zoning Bylaw 2020, No. 5000” is hereby further amended by rezoning property described as PID: 011-375-671, Lot 1 District Lot 332 Group 1 New Westminster District Plan 8631, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone.

Received first and second reading on the 5<sup>th</sup> day of July, 2022.

Public hearing held on the

Received third reading on the

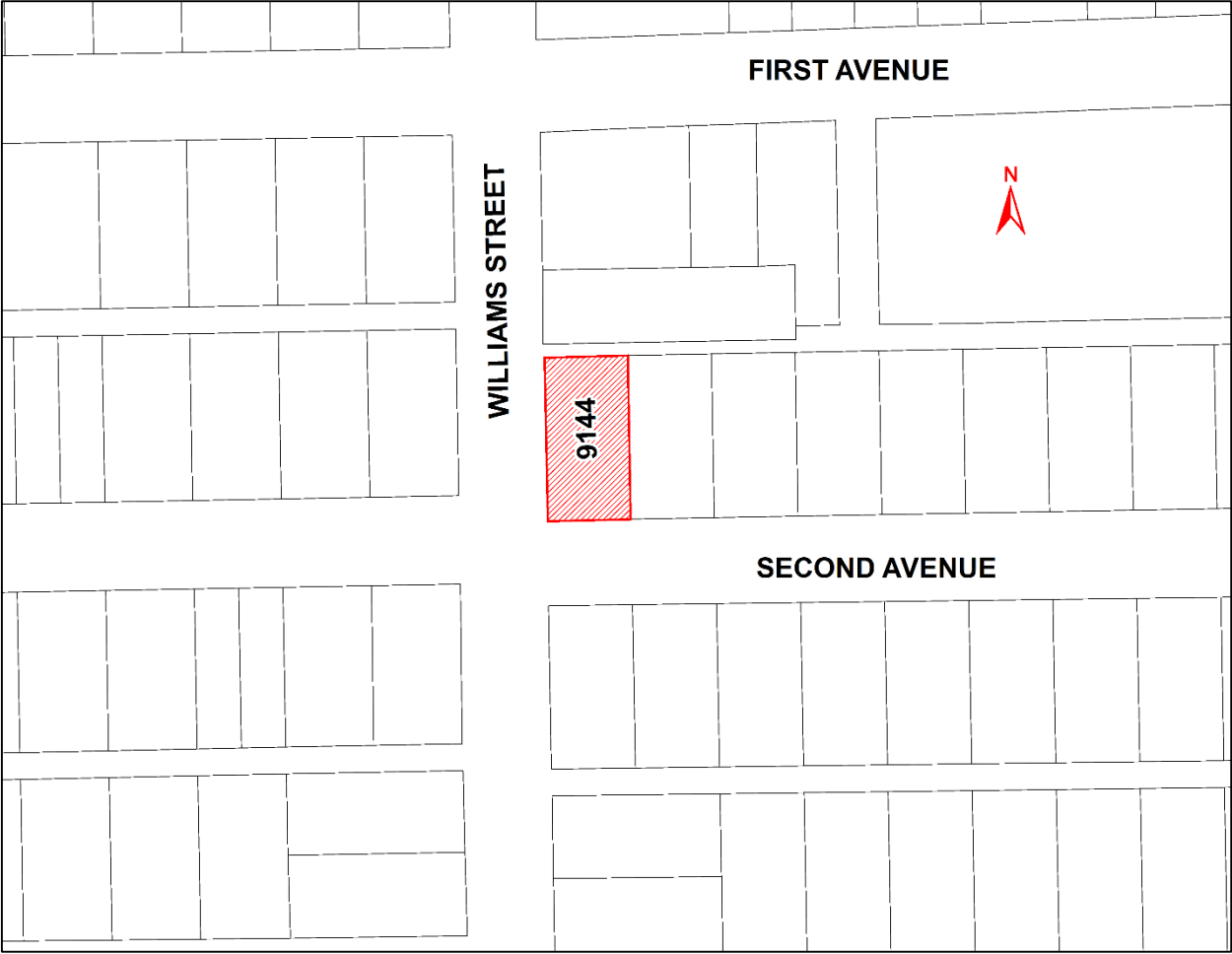
Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

NOTE: This bylaw refers to property located at 9144 Williams Street.

**“Zoning Bylaw Amendment Bylaw 2022, No. 5226”**



AGENDA ITEM NO: 7.6.

MEETING DATE: July 5, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Inderpreet Dhillon  
Rezoning / 10256 Wedgewood Drive DATE: June 24, 2022

DEPARTMENT: Planning  
RZ001594 PREPARED BY: Erin Leary / tr

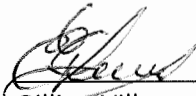
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**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 10256 Wedgewood Drive.


**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5227", which proposes to rezone property located at 10256 Wedgewood Drive from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for July 19, 2022. (RZ001594)

  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001594

PREPARED BY: Erin Leary DATE: June 24, 2022  
POSITION: Manager of Development Planning DEPARTMENT: Planning

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### 1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 10256 Wedgewood Drive.

### 2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-C Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual site plan, the proposal meets the minimum required lot area and dimensions of the R1-C Zone.

Final lot layout must comply with City Bylaws and include frontage improvements complete with curb, sidewalk and LED streetlighting. In addition, a 3m landscaped buffer must be provided adjacent to the eastern property line to function as a division between the residential property and the agricultural land to the rear of the site. The requirements of the Floodplain Regulation Bylaw and Tree Management (Land Development) Bylaw will also apply at time of subdivision.

As the property is not serviced by a rear lane, the City's Infill Development Policy recommends 12m long and 4m wide driveways be provided. As the subject property is impacted by a 3m buffer area along the rear property line and there is ample on-street parking along Wedgewood Drive, a relaxation of this standard is possible to ensure a usable private amenity space (backyard) can be provided on site in addition to the landscaped buffer area. At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, building height within the proposed R1-C Zone is limited to 8.5m or approximately two storeys.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP Designation: "Residential 1 – One and Two Family Housing" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the Official Community Plan. The proposal is consistent with this designation.

Land Use: Single detached dwelling (to be demolished at time of redevelopment)

Public Engagement: The applicant had delivered an information package on May 26, 2022 to neighbours within 30m of the subject property requesting submission of



questions or concerns. At the time this report was written, the applicant has received one email of concern in regards to the height of the proposed homes. As such, the applicant has contacted the neighbour via email to discuss the concerns. A copy of the engagement summary, including a summary of the meeting, has been included within the public record.

### **3.2 Neighbourhood Character**

The subject property is located within the Fairfield Island neighbourhood. The properties to the north, south and west of the site are occupied by mature single detached dwelling in the R1-A Zone. Despite this, some properties on neighbouring streets are within the R1-C and R3 (Small Lot Residential) Zones. The property adjoins a large active farm within the AL (Agricultural Lowland) Zone and Agricultural Land Reserve (ALR) to the east. The subject property is located within walking distance to Emerald Park with Fairfield Elementary School located approximately 1km from the lot.

The proposed rezoning is consistent with the “Residential 1” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan and the City’s Infill Development Policy, which support infill development to accommodate future growth and increased housing options at an appropriate scale. The required urban frontage improvements – including barrier curb, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape.

### **3.3 Technical Considerations:**

Floodplain:	The subject property is located 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.

## **4. RECOMMENDATION & SUBSTANTIATION:**

### **Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5227”, which proposes to rezone property located at 10256 Wedgewood Drive from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for July 19, 2022. (RZ001594)

### **Substantiation:**

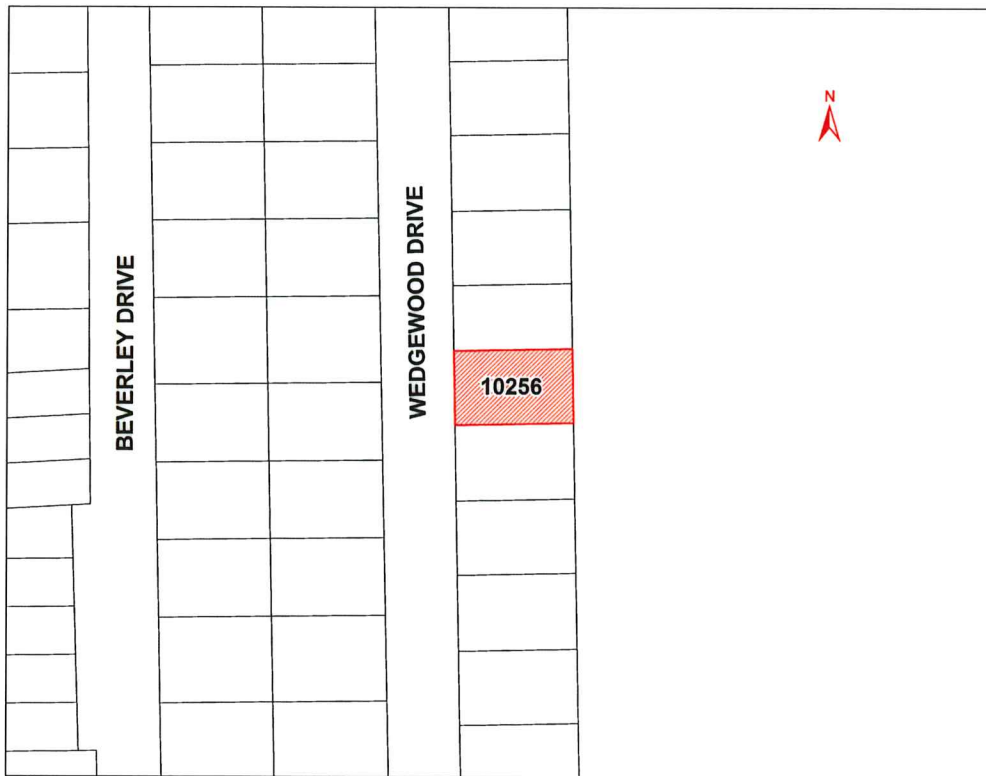
The proposed rezoning is consistent with the City’s Infill Development Policy and “Residential 1” designation within the Chilliwack Proper and Fairfield Island Neighbourhoods Plan, which support infill development at this location. Considering that the proposal meets the requirements of the

Infill Development Policy and Zoning Bylaw, the redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and ensure a balance of off-street parking and amenity space.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001594) – January 21, 2022
- Development Application Review Team (DART) Minutes – April 7, 2022

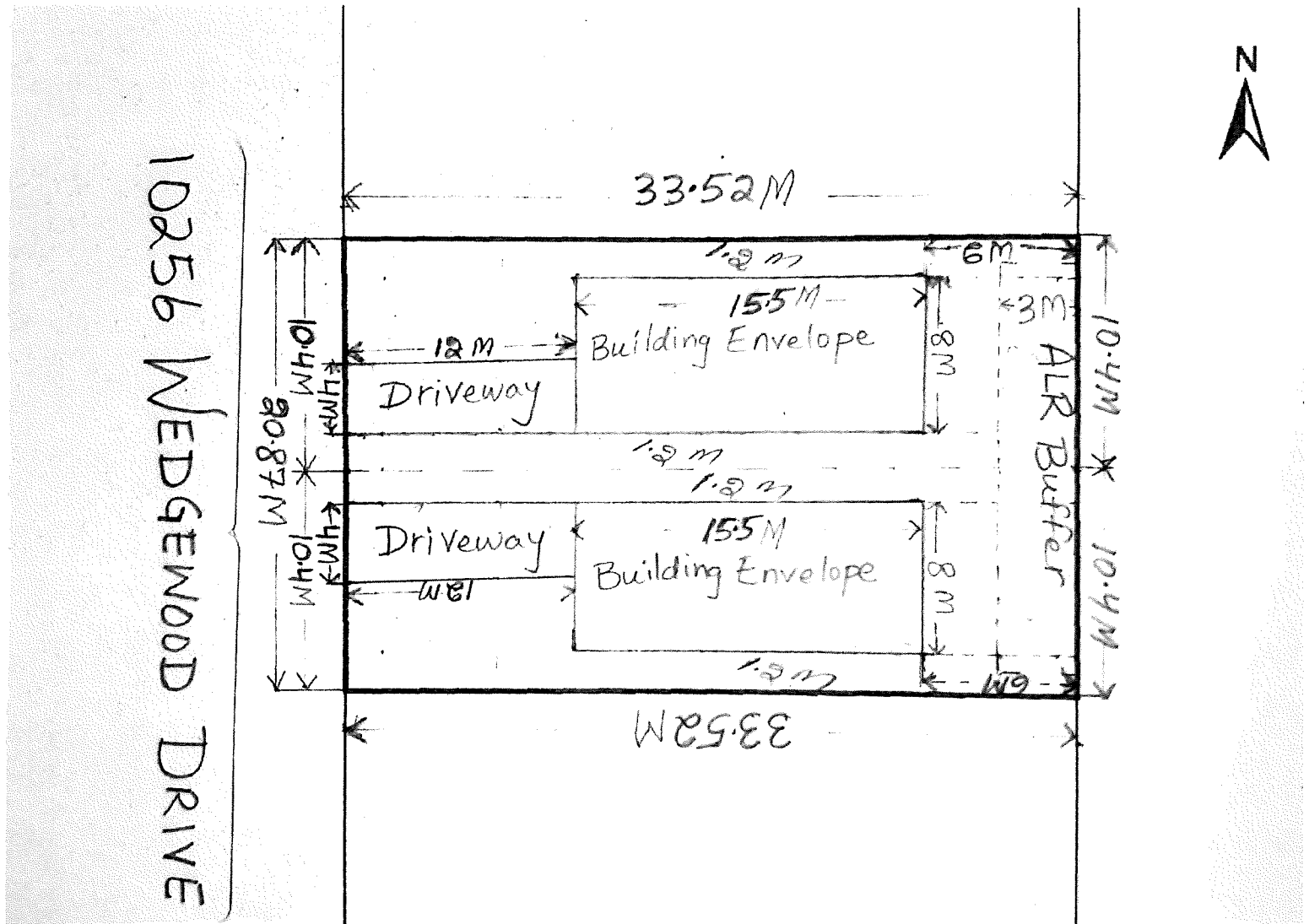
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)





**CITY OF CHILLIWACK**  
**NOTICE OF PUBLIC HEARING**

Tuesday, July 19, 2022 at 6:00 pm

Council Chambers

8550 Young Road, Chilliwack, BC V2P 8A4

[www.chilliwack.com](http://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:

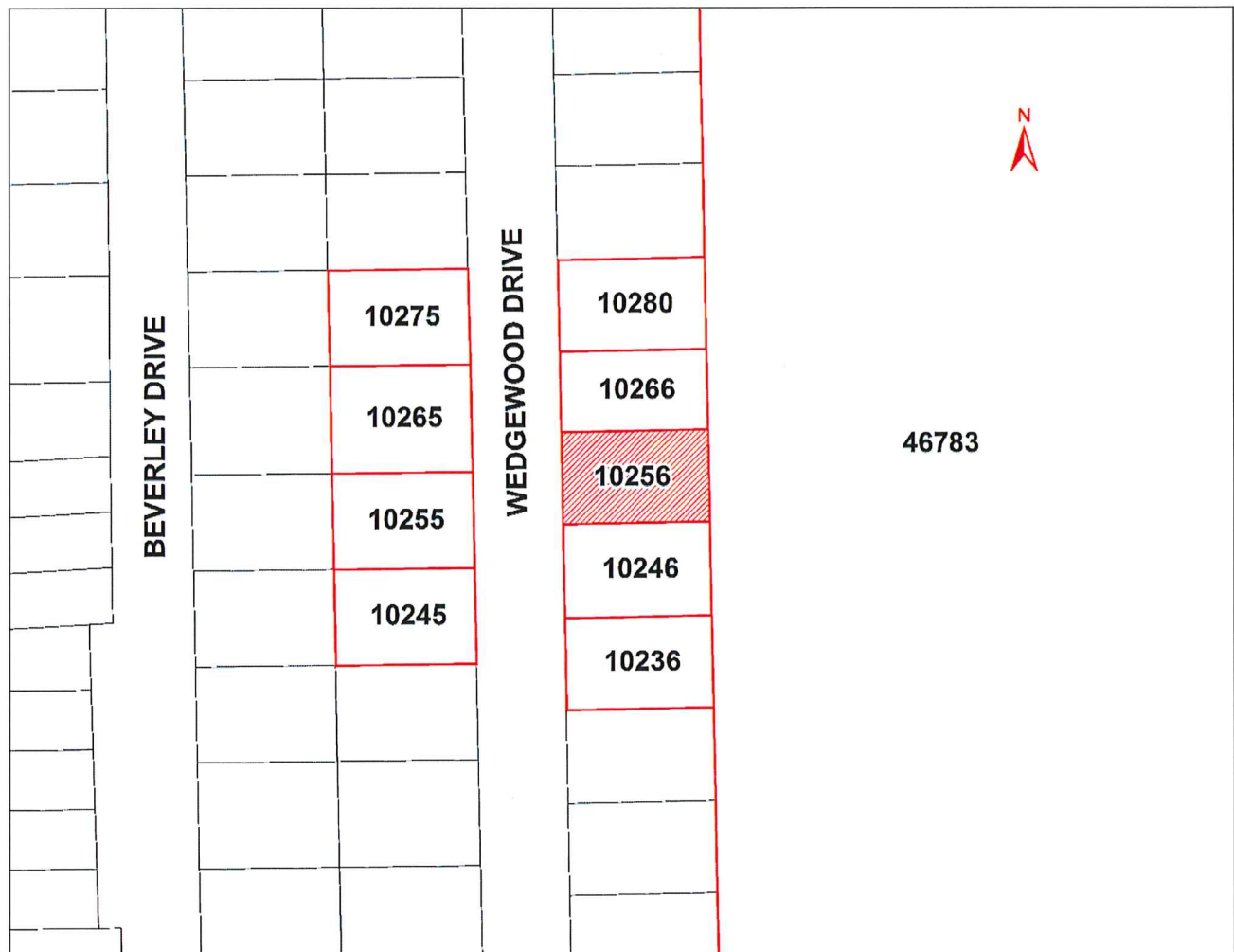
**1. ZONING BYLAW AMENDMENT BYLAW 2022, No. 5227 (RZ001594)**

**Location:** 10256 Wedgewood Drive

**Applicant:** Inderpreet Dhillon

**Purpose:** To rezone the subject property, as shown on the map below, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision.

**Location Map**





As a result of public health considerations, it is strongly recommended that the public take advantage of the opportunity to participate in the Public Hearing process remotely via Zoom, although in person participation at the City of Chilliwack, Council Chambers, is permitted at this time. 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](mailto:clerks@chilliwack.com) **no later than 4:00 pm on Monday, July 18, 2022.**
2. Participate **LIVE** through audio or video conferencing, see details and instructions on the City's website at [www.chilliwack.com/ph](http://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](http://www.chilliwack.com/live) for viewing by the public.

This proposed bylaw 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, July 6, 2022 to Tuesday, July 19, 2022**, both inclusive, by the Planning Department at **604-793-2906** or [planning@chilliwack.com](mailto: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

## Rickards, Tricia

---

**From:** inderpreet  
**Sent:** May 27, 2022 3:36 PM  
**To:** Leary, Erin  
**Subject:** RE: Rezoning application - 10256 Wedgewood Drive (RZ001594) [EXTERNAL]  
**Attachments:** 20220526\_173732.jpg; 20220524\_082802.jpg

Hi Erin , with due respect, hope all is well with you.

Did public engagement yesterday May 26th from 3:15 - 4:00 p.m. as follows

In total eight houses as :

10236 , 10246 , 10266 , 10280 and across the street : 10245 , 10255, 10265, 10275 , out of these

Hand delivered and who gave there names and phone nos.

10236 wedgewood drive - Jessie Roberts

10266 wedgewood drive- Robert Danychuk

10280 wedgewood drive-

Eldi&Mike Robinson -

10255 wedgewood drive - Trevor

Shown concern , height will block his View

10265 wedgewood drive , no concern no phone no.

Dropped in mailboxes cause didn't find one

10246 wedgewood drive

10245 wedgewood drive

10275 wedgewood drive

Attaching the letter. Really appreciate your help. Well wishes

Sincere Regards

Inderpreet

Sent from my Galaxy

----- Original message -----

From: "Leary, Erin"

Date: 5/24/22 15:21 (GMT-08:00)

To: 'INDERPREET DHILLON'

Subject: FW: Rezoning application - 10256 Wedgewood Drive (RZ001594) - DART comments [EXTERNAL]

Date Received: MAY 27, 2022

Received From: INDERPREET DHILLON

Folder Number: RZ1594

Subject Property: 10256 WEDGEWOOD

Council Date: JULY 5, 2022

1 of 7

Hi Inderpreet,

The attached site plan meets our requirements for the rezoning application. Once you have sent the public engagement package, please provide me with a copy of the finalized letter as well as a list of properties which you sent the information to.

Regards,



Erin Leary | Senior Planner | Planning & Strategic Initiatives

P: 604.793.2835 | F: 604.793.2285 | E: [leary@chilliwack.com](mailto:leary@chilliwack.com)

City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | [www.chilliwack.com](http://www.chilliwack.com)

*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.*

**From:** inderpreet

**Sent:** May 24, 2022 2:16 PM

**To:** Leary, Erin

**Subject:** RE: Rezoning application - 10256 Wedgewood Drive (RZ001594) - DART comments [EXTERNAL]

Hi Erin, it's real honor and pleasure to have you. Pls look for the drawing and template which I want to deliver at neighbours so like your expert advice

Subject : rezoning of property 10256 wedgewood dr.

Hello, Residents/owners

Sir/Madam, we like to inform that we have applied to rezone the above property to build two small single family two story homes at the City of Chilliwack by meeting the size including the height requirements.

We like to hear from our neighbors about these fresh moderate look houses with side walkway at front to fit the requirements and match this beautiful location and neighborhood. Hope you will like it. Please contact as follows

Text to contact

Regards

Sent from my Galaxy

----- Original message -----

From: "Leary, Erin" <[leary@chilliwack.com](mailto:leary@chilliwack.com)>

Date: 5/9/22 08:33 (GMT-08:00)

To: 'INDERPREET DHILLON'

Subject: RE: Rezoning application - 10256 Wedgewood Drive (RZ001594) - DART comments [EXTERNAL]

Date Received: MAY 27, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022

2 of 7



Hi Inderpreet,

I am sorry for the delay in my response, however, I was out of the office from Wednesday afternoon last week until today due to illness. I am available to meet in person on Thursday this week from 11:00-2:00 or after 3:00. Please let me know what time works for you and I will update my calendar accordingly.

Regards,

Erin Leary | Senior Planner | Planning & Strategic Initiatives

P: 604.793.2835 | F: 604.793.2285 | E: [leary@chilliwack.com](mailto:leary@chilliwack.com)

City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | [www.chilliwack.com](http://www.chilliwack.com)

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.

-----Original Message-----

From:INDERPREET DHILLON

Sent: May 4, 2022 10:17 AM

To: Leary, Erin <[leary@chilliwack.com](mailto:leary@chilliwack.com)>

Subject: Re: Rezoning application - 10256 Wedgewood Drive (RZ001594) - DART comments [EXTERNAL]

Hello, good morning Erin .

Thanks much for the useful info. We would like to see you next Thursday morning if possible for our concerns , if you can let me know pls.

Regards

Inderpreet

----- Original Message -----

From: Leary, Erin <[leary@chilliwack.com](mailto:leary@chilliwack.com)>

To:

Sent: Tue, 03 May 2022 15:26:45 -0600 (MDT)

Subject: Rezoning application - 10256 Wedgewood Drive (RZ001594) - DART comments

Good afternoon,

The above rezoning application was reviewed by the Development Application Review Team (DART) and received preliminary comments. Please note, the technical considerations are subject to change as additional information becomes available through the review process. The comments are as follows:

Land Use Considerations:

\* The proposed rezoning to the R1-C (Urban Infill) Zone<[https://secure-web.cisco.com/1WfmAOXSUJSY0QTevNGHjDs3RBbteccs94ZmZXCICrYQyTJiFnNpF-bBTD5CuWBhMRsqV\\_skOykieOGQV-nfRTfPvIRC\\_tUEeDr3wfdx-1V-0esvCVfGQjS5ZzDwd9FE5tAlifCQXQyQ2xwnO6meiZw6mgOtN\\_eQG2XSOGK5apVccdQmvTkOE3kiYgFINCAwUY-Ky\\_UU1PfO8xIzpwXISKZBlpOgx97QdIT--FPR\\_ugrVarxTl1t0u9DM2\\_2CXRQoa3zpzSPftMUeJakVzyTexPWwmvz1akODCT8y07zocmHtYuihc0l-64YYUzNPAUMrG9P6TXLI\\_Up7t01JWdhQJNzJLorN16j5fs0sPPKL9cDzEdPoYjs-9MH5chq0RDZ/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F377%2FZBA%25205000%2520-%2520Zoning%2520Bylaw%2520202010.pdf%23page%3D118](https://secure-web.cisco.com/1WfmAOXSUJSY0QTevNGHjDs3RBbteccs94ZmZXCICrYQyTJiFnNpF-bBTD5CuWBhMRsqV_skOykieOGQV-nfRTfPvIRC_tUEeDr3wfdx-1V-0esvCVfGQjS5ZzDwd9FE5tAlifCQXQyQ2xwnO6meiZw6mgOtN_eQG2XSOGK5apVccdQmvTkOE3kiYgFINCAwUY-Ky_UU1PfO8xIzpwXISKZBlpOgx97QdIT--FPR_ugrVarxTl1t0u9DM2_2CXRQoa3zpzSPftMUeJakVzyTexPWwmvz1akODCT8y07zocmHtYuihc0l-64YYUzNPAUMrG9P6TXLI_Up7t01JWdhQJNzJLorN16j5fs0sPPKL9cDzEdPoYjs-9MH5chq0RDZ/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F377%2FZBA%25205000%2520-%2520Zoning%2520Bylaw%2520202010.pdf%23page%3D118)> aligns with the "Residential 1"<[https://secure-web.cisco.com/1Y7Z4FbJ\\_NnsFriYEICzKMzg38ZsNbPTz91UDDXBtxPLqMVYPKq5nsr2tfbP1sr8XwgFRDh50D3NJHNd1DB](https://secure-web.cisco.com/1Y7Z4FbJ_NnsFriYEICzKMzg38ZsNbPTz91UDDXBtxPLqMVYPKq5nsr2tfbP1sr8XwgFRDh50D3NJHNd1DB)



W4V WQt7Hrtb5TaHv4Yf8mgLheX-

LMeYQk2074dIA9QHxQSGRFsyarRZORKFqap83I4Zx41WtHnbRqIm2yUL512xnMKViMMgDelvWFnUsi2asPzj1JdmJQpDe5  
7lrlEZ-ObIw4P9XMn0jMbRLpjXP4gJov9ANZjsYWBATZpm6O4gK1HMPox9TNGVc5HCcF1rpEySmm-  
541Bptw2rkJLxP5uTi725D QKoWIRNdIFHjM4OWtfTNNMF X88ItET6vmJi0QDyH78 vJsFxYtRW5Kk3Ttexc bH3PknHdkE8  
CrLN/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F2387%2F2018%252006%252005%25  
20Chilliwack%2520Proper%2520and%2520FFI%2520Neighbourhoods%2520Plan%2520-%2520Final%2520-  
%2520REVISED%25202019%252002%2520081.pdf%23page%3D19> land use designation of the Mountainview (East)  
area in the Chilliwack Proper and Fairfield Island Neighbourhoods Plan.

\* A 3m buffer along the east property boundary is required through the rezoning process to address Agricultural Area Plan objectives to limit potential urban/rural conflict.

\* The Infill Development Policy<[https://secure-web.cisco.com/16WCuKMmvvwE2oMrUhsz067EUoC6XdkjcEKJGibC9DMZZX3LgenON10arDqBOTVo38c\\_bgQ8fMUF43R\\_Ukh0iqBcbgDfth\\_J5inOa880fNVZKryz480uF57ZGKI0vFOkDibSRJLhIWcV9PB-6NprtTMrveDNG56NsMakGeD9O03OZSxttVOI5UsaN70yiuZnVuysHcugQnANw1Bt03hXNCrnpvT5qqE\\_F2n7s297vcaiAOY\\_2nKwW85xw7R7c\\_CICd4o7buf-2EJEn2a1OfVRk9XARi4WrQ-zhYJk6dpMqDJZi5BU9me4MaG4szKp3qOmdw1zFADKgtS5Z9\\_sthpgeaYsMgO3K1ZI5oioCUtaEEot9J8KRKvftgtRu5Y7uu92K/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F2864%2FPolicy%2520Driective%2520G-32%2520-%2520Infill%2520Development%2520Policy.pdf](https://secure-web.cisco.com/16WCuKMmvvwE2oMrUhsz067EUoC6XdkjcEKJGibC9DMZZX3LgenON10arDqBOTVo38c_bgQ8fMUF43R_Ukh0iqBcbgDfth_J5inOa880fNVZKryz480uF57ZGKI0vFOkDibSRJLhIWcV9PB-6NprtTMrveDNG56NsMakGeD9O03OZSxttVOI5UsaN70yiuZnVuysHcugQnANw1Bt03hXNCrnpvT5qqE_F2n7s297vcaiAOY_2nKwW85xw7R7c_CICd4o7buf-2EJEn2a1OfVRk9XARi4WrQ-zhYJk6dpMqDJZi5BU9me4MaG4szKp3qOmdw1zFADKgtS5Z9_sthpgeaYsMgO3K1ZI5oioCUtaEEot9J8KRKvftgtRu5Y7uu92K/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F2864%2FPolicy%2520Driective%2520G-32%2520-%2520Infill%2520Development%2520Policy.pdf)> applies including the provision of 12m long driveways.

\* Public engagement is required, as per the Chilliwack Proper and Fairfield Island Neighbourhoods Plan

#### Technical Considerations:

Received From: INDERPREET DHILLON

Folder Number: 221594

Subject Property: 10256 WEDGEWOOD

Council Date: JULY 5, 2022

- \* A demolition permit and verification of hazardous risk assessment is required prior to subdivision.
- \* The property must be maintained in good condition through the development process.
- \* A storm connection is required for each lot at time of subdivision.
- \* Urban half road frontage improvements including curb, gutter, sidewalk and LED Street lighting is required at time of subdivision.

\* The Floodplain Regulation Bylaw<[https://secure-web.cisco.com/1WR3ECUfKAHdK48xsWTyMykHX4cUlctguBf9in4hH\\_9Nz7NigSODgFXkEuU0bUgatu7cfB5x1yBjMgXTgov0mjjz4vIbW1Eg\\_KalNwllAwqaOcG73MBqAU44dS02WDLsJaFB5gtPn-5nFq8uUHTBBqdeAMW0kQp490NZJVj-D51AKtkFa9gAiGMFtVZqMCUXx8GJgtB3ldqfBeQnjT5Ys\\_boaJd5Ybjslh\\_a26MjL9B\\_DTVZN72i-nv4LEukEDerMdKCs1wQsK4IIO-IskVDVJToDH3nmXZjNHmUGkHfpt1zASK0kz-aYZKCeMKGRgrNVxGDbjTj1cnJR1QxHxouyejqkFKsJ2SxbpYRtSYE6J6XLa1ecJ8zjSQQeeV\\_jUfm/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F363%2FBL%25204519%2520-%2520Floodplain%2520Regulation%2520Bylaw%252020182.pdf](https://secure-web.cisco.com/1WR3ECUfKAHdK48xsWTyMykHX4cUlctguBf9in4hH_9Nz7NigSODgFXkEuU0bUgatu7cfB5x1yBjMgXTgov0mjjz4vIbW1Eg_KalNwllAwqaOcG73MBqAU44dS02WDLsJaFB5gtPn-5nFq8uUHTBBqdeAMW0kQp490NZJVj-D51AKtkFa9gAiGMFtVZqMCUXx8GJgtB3ldqfBeQnjT5Ys_boaJd5Ybjslh_a26MjL9B_DTVZN72i-nv4LEukEDerMdKCs1wQsK4IIO-IskVDVJToDH3nmXZjNHmUGkHfpt1zASK0kz-aYZKCeMKGRgrNVxGDbjTj1cnJR1QxHxouyejqkFKsJ2SxbpYRtSYE6J6XLa1ecJ8zjSQQeeV_jUfm/https%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F363%2FBL%25204519%2520-%2520Floodplain%2520Regulation%2520Bylaw%252020182.pdf)> applies, including covenant as applicable.

\* Any tree removal should be done outside the Bird Nesting Window - see [http://secure-web.cisco.com/1aVQNUUib2rVm9yOJu3Y12A0RP0wRKNAX4tCc70gCXsfWZgBVo\\_LQyJz9663T0P7-uwvCjlfGnybD-B5QEMPmSaA-9NJazmbDzvOQoE5A9nlM2fkmKM-6nc7bQrHURpajKGTk4zzSb2gWnJ0x4cr-6npFHZ990-7PFm8Wv1mSowPauYMveyBevwKFuYPKTdLohM1B4OV4ppuvryqg8cb5N-SAA\\_ijdpAdx2JroMeHFSZ71gC8I14PThmbkC97jhVmeXHoGbFWxd6hwc80d277jMWc0MkyNcruWXXctmyZBCq9dFsT\\_P2Te2dN-vllzvPQTeXVhS7WEh75xwuqrmSGUxaHlJyb\\_Aux8tvaCMJ4WAUniUTnbUUDSi6sCXhTs\\_/http%3A%2F%2Fwww.chilliwack.com%2Fwildlife](http://secure-web.cisco.com/1aVQNUUib2rVm9yOJu3Y12A0RP0wRKNAX4tCc70gCXsfWZgBVo_LQyJz9663T0P7-uwvCjlfGnybD-B5QEMPmSaA-9NJazmbDzvOQoE5A9nlM2fkmKM-6nc7bQrHURpajKGTk4zzSb2gWnJ0x4cr-6npFHZ990-7PFm8Wv1mSowPauYMveyBevwKFuYPKTdLohM1B4OV4ppuvryqg8cb5N-SAA_ijdpAdx2JroMeHFSZ71gC8I14PThmbkC97jhVmeXHoGbFWxd6hwc80d277jMWc0MkyNcruWXXctmyZBCq9dFsT_P2Te2dN-vllzvPQTeXVhS7WEh75xwuqrmSGUxaHlJyb_Aux8tvaCMJ4WAUniUTnbUUDSi6sCXhTs_/http%3A%2F%2Fwww.chilliwack.com%2Fwildlife) for information on timing.

\* The Tree Management (Land Development) Bylaw<[https://secure-web.cisco.com/1Fpu9sIOghIESWV8VpIKrRCIfu5XeVRG5vOOqDtudAzNrmtOwY34EfqqD2Vi1\\_oJ5xEBovqf3VnKNWK7JCPoixUgws5S3Ak-tX5MvRZfCv-ZbTOMTOTIIZ5NwLTmZgTQy-0BkxsXtCzDzcW-FgYyEef0MDyV6kAS1b6jXxfspa5N\\_eVCF6uK1ieM6WurKobWgRn-5-9b-jOhCXL2wEQByOwLS1xfU64RKhl-bj49ShGK5bkbAZj97F1G24UBTg15Qr-vyKS4qkIXMRtn3E8dKD6aPUxKVoh-aZnNWdfBGy4baprrcU8582lRLZC8bQrSL\\_kjZ534BBYo6xtW72NQCDWjrkSbaZDLvXdkEPN4ID\\_blnymnglp24jd1RAie/http%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F363%2FBL%25203585%2520Tree%2520Management%2520%2528Land%2520Development%2529%2520Bylaw%2520.pdf](https://secure-web.cisco.com/1Fpu9sIOghIESWV8VpIKrRCIfu5XeVRG5vOOqDtudAzNrmtOwY34EfqqD2Vi1_oJ5xEBovqf3VnKNWK7JCPoixUgws5S3Ak-tX5MvRZfCv-ZbTOMTOTIIZ5NwLTmZgTQy-0BkxsXtCzDzcW-FgYyEef0MDyV6kAS1b6jXxfspa5N_eVCF6uK1ieM6WurKobWgRn-5-9b-jOhCXL2wEQByOwLS1xfU64RKhl-bj49ShGK5bkbAZj97F1G24UBTg15Qr-vyKS4qkIXMRtn3E8dKD6aPUxKVoh-aZnNWdfBGy4baprrcU8582lRLZC8bQrSL_kjZ534BBYo6xtW72NQCDWjrkSbaZDLvXdkEPN4ID_blnymnglp24jd1RAie/http%3A%2F%2Fwww.chilliwack.com%2Fmain%2Fattachments%2FFiles%2F363%2FBL%25203585%2520Tree%2520Management%2520%2528Land%2520Development%2529%2520Bylaw%2520.pdf)> applies to the subdivision.



\* A 3m buffer along the eastern property line adjacent to lands within the Agricultural Land Reserve (ALR) must be shown on the site plan. Updated site plan is required.

Based on the information provided above, please submit an updated site plan which includes a 3m buffer adjacent to the farmland along the eastern property line. Please note, the site plan must be to scale, legible and include potential building envelopes which accommodate the necessary setbacks as well as a 12m driveway.

In addition to the site plan, please complete an independent public consultation process with the surrounding properties. I have attached a brochure which outlines the public consultation options for your review. Upon completion, please provide me a consultation summary package to be included in the public record and staff report for the application. The public consultation information is required to move the application forward to Council. As such, I suggest initiating this process as soon as possible to ensure the application will move forward in July. Please note, staff are currently targeting referral to Council in July; however, this is a tentative timeline only and is contingent on completion of an independent consultation process and submission of an acceptable site plan.

Once you have reviewed the information provided above, please feel free to contact me should you have any questions or concerns.

Regards,

[Description: Description: Description: City of Chilliwack] Erin Leary | Senior Planner | Planning & Strategic Initiatives  
P: 604.793.2835 | F: 604.793.2285 | E: [leary@chilliwack.com](mailto:leary@chilliwack.com)

City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | [http://secure-web.cisco.com/1-Jb1gX-qm\\_zLEtghstlljf512Bg3B0glnluJu2Z-5tcxr8eQo2oQW6EvthrUOJFaVUQDp\\_RR0sL0JFN6FQ6EqsuRu-DVOICTrvSFCJc5vOsEW3YcmsU8t5TUsAIOsSxspvceldA19kAynWPCijeTK0JYDOV6NxCGUO4JZxMRGaeE-G9sNswDjMXxrvTCSQVfYcqlfE3vT1HdiTJcA\\_fgeTTMjtu8Mm7EUOZ1zxWagZFviMG3IxHdei3ZCvJZrphlil2X2SKc0x1EDqXxVi-hsxmZBe3wylgJPEqXW6ytHrVL1MxxMVOM-yBq83hk7zZ3rS4PVpo3c-HpiDOA9I3UzcoJAw\\_ertfRlfeA8UawuqoQFrYpMdd5JM0zytGADP\\_/http%3A%2F%2Fwww.chilliwack.com](http://secure-web.cisco.com/1-Jb1gX-qm_zLEtghstlljf512Bg3B0glnluJu2Z-5tcxr8eQo2oQW6EvthrUOJFaVUQDp_RR0sL0JFN6FQ6EqsuRu-DVOICTrvSFCJc5vOsEW3YcmsU8t5TUsAIOsSxspvceldA19kAynWPCijeTK0JYDOV6NxCGUO4JZxMRGaeE-G9sNswDjMXxrvTCSQVfYcqlfE3vT1HdiTJcA_fgeTTMjtu8Mm7EUOZ1zxWagZFviMG3IxHdei3ZCvJZrphlil2X2SKc0x1EDqXxVi-hsxmZBe3wylgJPEqXW6ytHrVL1MxxMVOM-yBq83hk7zZ3rS4PVpo3c-HpiDOA9I3UzcoJAw_ertfRlfeA8UawuqoQFrYpMdd5JM0zytGADP_/http%3A%2F%2Fwww.chilliwack.com)

[leary@chilliwack.com](mailto:leary@chilliwack.com)

<http://http%3A%2F%2Fwww.chilliwack.com>

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.

Date Received:

MAY 27, 2022

Received From:

INDERPREET DHILLON

Folder Number:

22-1594

Subject Property:

10256 WEDGEWOOD

Council Date:

JULY 5, 2022

50P 7

To the residents/property owners of :

**Subject:** Rezoning of property 10256 Wedgewood Drive

Sir/Madam

We would like to inform you that we have applied to rezone the above property into two residential lots. Our plan is to built two single family, two story homes according to the City of Chilliwack requirements of building size and height. We are also attaching the site plan.

We would love to hear from you if you have any questions or concerns.

You can e mail your questions and concerns at [REDACTED]

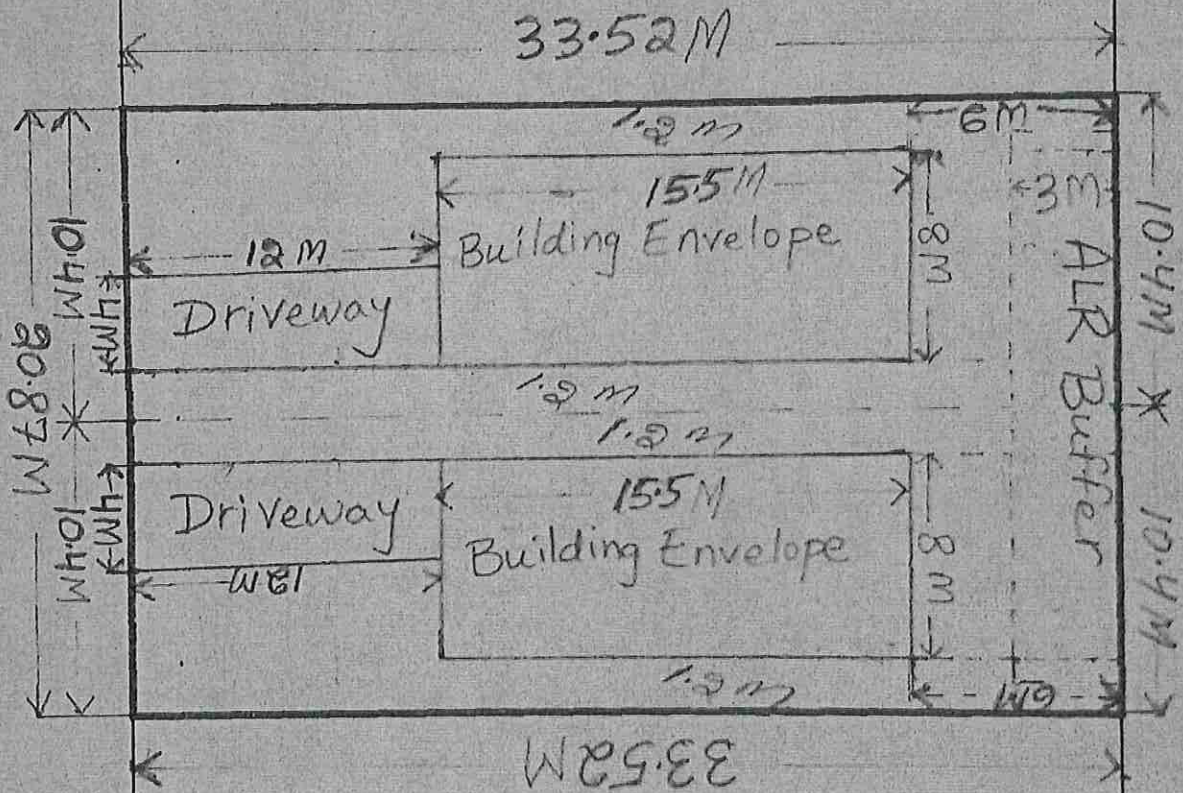
Sincerely

Date Received: MAY 27, 2022  
Received From: INTERPRET DILLON  
Folder Number: P21594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022

6 of 7



10256 WEDGEWOOD DRIVE



Date Received:

MAY 27, 2022

Received From:

INDERPREET DHILLON

Folder Number:

RZ 1594

Subject Property:

10256 WEDGEWOOD

Council Date:

JULY 5, 2022

7047

## Rickards, Tricia

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**From:**INDERPREET DHILLON  
**Sent:**June 8, 2022 10:23 AM  
**To:**Leary, Erin  
**Subject:**Fwd: Fwd: Rezoning 10256 Wedgewood Drive [EXTERNAL]

----- Forwarded Message -----

From: Kiran Dhillon  
To: Inderpreet Dhillon  
Sent: Wed, 08 Jun 2022 10:06:37 -0600 (MDT)  
Subject: Fwd: Rezoning 10256 Wedgewood Drive

Sent from my iPhone

Begin forwarded message:

From: Kiran Dhillon  
Date: June 8, 2022 at 9:05:56 AM PDT  
To: Trevor Morgan  
Subject: Rezoning 10256 Wedgewood Drive

Hello Mr. Morgan, Sorry for the delay to answer your concern.

We respect your feelings but we can't make the decision about exact height until the development process complete and we apply for building permit which is a little far yet. We will try the best and hopefully it will be under the max height allowed to build by the City of Chilliwack which I believe is already reduced for rezoning than to rebuild. And this area lays in flood plan, so certain building codes apply to build from the ground.

We like to be in good relations in this nice neighbourhood. But at the same time we all property owners like you and us make decisions to build and shape our houses based on our needs and use with respect to the law and or bylaws to enjoy freehold ownership of our properties.

Thanks for being so welcoming, yes still we can meet and talk about it.

Kiran

Date Received: JUNE 8, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ 1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022



## Rickards, Tricia

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**From:**INDERPREET DHILLON  
**Sent:**June 17, 2022 8:03 PM  
**To:**Leary, Erin  
**Subject:**Fwd: Fwd: Rezoning 10256 Wedgewood Drive [EXTERNAL]

Hi Erin . Sending the email replied by neighbour. Have great weekend

----- Forwarded Message -----

**From:** Kiran Dhillon  
**To:**INDERPREET DHILLON  
**Sent:** Fri, 17 Jun 2022 17:15:53 -0600 (MDT)  
**Subject:** Fwd: Rezoning 10256 Wedgewood Drive

Sent from my iPhone

Begin forwarded message:

**From:** Trevor Morgan  
**Date:** June 17, 2022 at 4:02:35 PM PDT  
**To:** Kiran Dhillon  
**Subject:** Re: Rezoning 10256 Wedgewood Drive

Date Received: JUNE 17, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ 1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022  
1 of 2

Hello Kiran,

I feel like I should explain why I'm so worried about the building height. Let me explain further.

My wife's dad was an architect and he designed our addition. Just before we finished he passed away from cancer. The entire design was based on us capturing the views of Mount Cheam and the lovely agriculture land surrounding us. Those views and this house was his final gift to us. I am so worried that all of hard work, and his gift will be taken away by 8.5 meter tall homes. It would be devastating to us.

I would be happy to have you guys over so you can come up onto our deck/addition and see first hand why we are so worried.

We have an eight week old baby so we're home often just let us know when it works.

A few more items:

I spoke with all my neighbours who are not excited about two houses going across the street either.

We understand that you could build one house to 10 meters under current zoning. You have mentioned it a couple times. You also made sure to mention it to all the neighbours when you spoke to them in person. Honestly, it's hard not to take that as an attempt to casually push us to not contest your rezoning application.

I think we both know that from an investment perspective, building one home instead of two smaller homes would yield much less of a return on your investment. Especially considering what you paid for the house, current build costs and the dip in the real-estate market.



Rather than the residents of Fairfield fighting your re-zoning application I would MUCH rather work together! I really just don't want to lose my views and I believe we can come up with a solution that works for everyone.

I think new homes would look much nicer than what is currently there. I also believe it is your right to develop, build and grow your investment. I have no issue with that at all.

All I'm asking is that you agree to build the homes no higher than 7 meters. This would still allow you to go 2 stories but would have much less impact on us.

I spoke with the city planners today. To ensure this happens you would need to submit a covenants with you application to the city.

I really hope we can come to an agreement.

I appreciate you replying, thank you for your time.

Trevor

On Jun 17, 2022, at 9:18 AM, Kiran Dhillon

wrote:

Hello Mr. Trevor Morgan

We would like to follow up with you to talk about your concern regarding the Rezoning of our property 10256 Wedgewood drive, because we didn't hear back from you after our last email sent on June 8/22.

With respect to our City bylaws, size and height limits, we respect our neighbours views as well so by meeting the size and lowered height limits set by our City of Chilliwack. Our plan is to build two small houses to fit in those size limits. As you know the current zoning allows 10 meter height to build a house .

Pls write or call so we can set day and time to talk about your concerns.

Regards  
Kiran

Sent from my iPhone

Date Received: JUNE 17, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022  
2 of 2

Date Received: \_\_\_\_\_  
Received From: \_\_\_\_\_  
Folder Number: \_\_\_\_\_  
Subject: \_\_\_\_\_  
Council Date: \_\_\_\_\_

## Rickards, Tricia

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**From:**INDERPREET DHILLON  
**Sent:**June 20, 2022 7:29 AM  
**To:**Leary, Erin  
**Subject:**Rezoning of 10256 wedgewood dr. [EXTERNAL]

Hi Erin Good morning

We went yesterday, June 19 to see Trevor the neighbour about his height concern at his house.

Meeting was ok. He said he doesn't oppose construction but he insisted to have kind of promise for certain height lower than R1C zoning allows like covenant which we denied that we can try when we design to build and we don't want any condition or covenant on our property we also mentioned that R1C is better for him than Our existing R1A . We also found out from him that he renovated and raised the height of his house to 28 ft 3 years back. I will forward the email he sent after

Regards

Date Received: JUNE 20, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ 1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022

## Rickards, Tricia

---

**From:**INDERPREET DHILLON  
**Sent:**June 6, 2022 9:16 AM  
**To:**Leary, Erin  
**Subject:**Fwd:Rezoning 10256 Wedgewood dr [EXTERNAL]

Hi Erin, hope you had good weekend.

With all respect kindly much appreciate you and all the advice from you.

Forwarded the neighbour concern same we had on public engagement so pls if you can call me about it . You are Really amazing. Keep up

Sincere Regards  
Inderpreet

----- Forwarded Message -----

**From:**Kiran Dhillon  
**To:**Inderpreet Dhillon  
**Sent:**Sat, 04 Jun 2022 22:32:23 -0600 (MDT)  
**Subject:**Fwd: Rezoning 10256 Wedgewood dr

Sent from my iPhone

Begin forwarded message:

**From:**Trevor Morgan  
**Date:**June 4, 2022 at 4:56:25 PM PDT  
**To:**  
**Subject:**Rezoning 10256 Wedgewood dr

Hello Dhillon,

I live across the street at 10255.

I am very concerned the building height of 8 meters is going to drastically affect our view.

We spent a lot of time and money building our house to capture the lovely view of the fields and mountains.

I would like to speak with you about this and hopefully come to an agreement.

I have lived on Fairfield island my entire life (38 years). I plan on staying here.

This is an investment for you, then you will move on.

I'm hoping we can work together to come up with an agreeable building height.

Date Received: JUNE 6, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ 1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022  
10f2

I would like to invite you to my home so you can see the view for yourself and hopefully help you understand what I'm trying to protect.

Trevor

Date Received: JUNE 6, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022

20F2



**Rickards, Tricia**

---

**From:**INDERPREET DHILLON  
**Sent:**June 17, 2022 9:35 AM  
**To:**Leary, Erin  
**Subject:**Fwd: Fwd: [EXTERNAL]

Hi Erin, good morning . Hope all is well for you With all respect . Forwarded you email sent to to neighbour Trevor about his height concern Much appreciate as ever Well wishes

Sincere Regards

----- Forwarded Message -----

From: Kiran Dhillon  
To: Inderpreet Dhillon  
Sent: Fri, 17 Jun 2022 10:18:10 -0600 (MDT)  
Subject: Fwd:

Sent from my iPhone

Begin forwarded message:

From: INDERPREET DHILLON  
Date: June 16, 2022 at 7:10:07 PM PDT  
To:

Hello Mr. Trevor Morgan

We would like to invite you again to talk about your concern regarding to Rezoning of our property 10256 Wedgewood drive, cause we didn't hear back from you last time we tried on june 8.

With respect to our City bylaws, size and height limits, we respect our neighbours views as well so by meeting the size and lowered height limits set by our City of Chilliwack It will be two small houses to fit in rather than to rebuild 10 meters tall , larger house which is allowed for all house owners by our bylaw , laying in those limits we will try to preserve your view behind our property

Pls write or call so we can set day and time with availability of yours and us talk.

Please  
Kiran

Date Received: JUNE 17, 2022  
Received From: INDERPREET DHILLON  
Folder Number: 127 1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022



**Rickards, Tricia**

---

**From:**INDERPREET DHILLON  
**Sent:**June 20, 2022 7:29 AM  
**To:**Leary, Erin  
**Subject:**Rezoning of 10256 wedgewood dr. [EXTERNAL]

Hi Erin Good morning

We went yesterday, June 19 to see Trevor the neighbour about his height concern at his house.

Meeting was ok. He said he doesn't oppose construction but he insisted to have kind of promise for certain height lower than R1C zoning allows like covenant which we denied that we can try when we design to build and we don't want any condition or covenant on our property we also mentioned that R1C is better for him than Our existing R1A . We also found out from him that he renovated and raised the height of his house to 28 ft 3 years back. I will forward the email he sent after

Regards

Date Received: JUNE 20, 2022  
Received From: INDERPREETDHILLON  
Folder Number: RZ1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022

## Rickards, Tricia

---

**From:**INDERPREET DHILLON  
**Sent:**June 20, 2022 7:32 AM  
**To:**Leary, Erin  
**Subject:**Neighbour's mail [EXTERNAL]

----- Forwarded Message -----

From: Kiran Dhillon  
To: Inderpreet Dhillon  
Sent: Sun, 19 Jun 2022 19:23:42 -0600 (MDT)  
Subject: Fwd: Pictures from our house

Sent from my iPhone

Begin forwarded message:

From: Trevor Morgar  
Date: June 19, 2022 at 1:35:31 PM PDT  
To: Kiran Dhillon  
Subject: Pictures from our house

Hi Kiran,

Thanks for coming by today and hearing my concerns. I appreciated your time.

Here are some pictures of our mountain view.

As you can see, going to 8.5 meters will definitely block a large portion of our mountain views.

Please consider reducing the height and submitting for the rezoning with a covenant of 7 meters. It would mean the world to us.

I know it's a very big ask, but your views will always be protected by the farm land, so going to 7 meters would not affect anything negatively.

I would very much like for us to be great neighbours. I appreciate your time and consideration.

<IMG\_2232.jpg>

<IMG\_0982.jpg>

Have a good rest of your day.

Date Received: JUNE 20, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ 1594  
Subject Property: 10256 WEDGEWOOD  
Council Date: JULY 5, 2022

Trevor

Date Received: JUNE 30, 2022  
Received From: INDERPREET DHILLON  
Folder Number: RZ 1594  
Subject Property: 10856 WEDGEWOOD  
Council Date: JULY 5, 2022

**City of Chilliwack**

**Bylaw No. 5227**

**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 2022, No. 5227”**.
- 2.** “Zoning Bylaw 2020, No. 5000” is hereby further amended by rezoning property described as PID: 003-142-892, Lot 98 District Lot 385 Group 2 New Westminster District Plan 36981, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone.

Received first and second reading on the 5<sup>th</sup> day of July, 2022.

Public hearing held on the

Received third reading on the

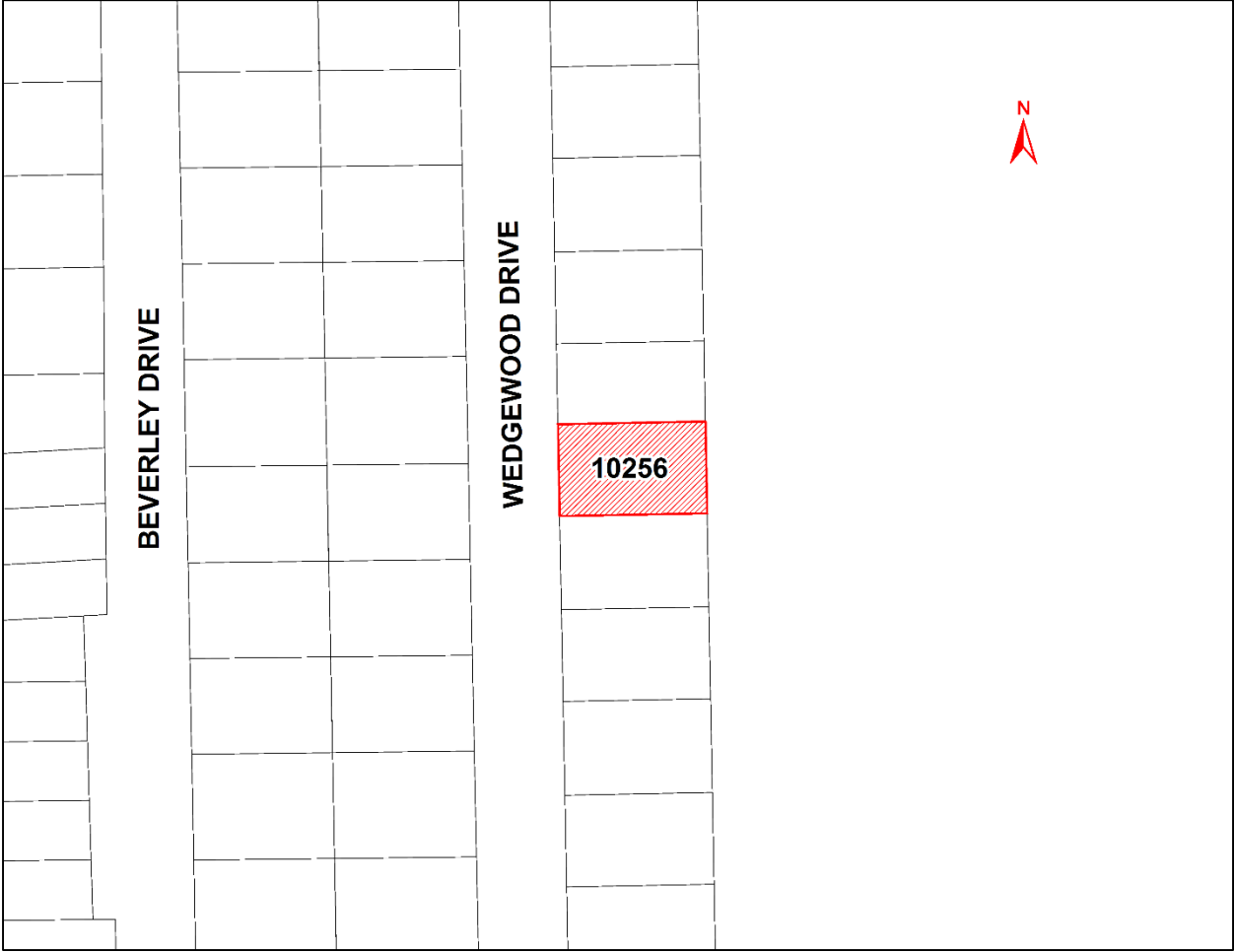
Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

NOTE: This bylaw refers to property located at 10256 Wedgewood Drive.

**“Zoning Bylaw Amendment Bylaw 2022, No. 5227”**







**CITY OF CHILLIWACK  
NOTICE OF PUBLIC HEARING**

**Tuesday, July 19, 2022 at 6:00 pm**

**Council Chambers**

**8550 Young Road, Chilliwack, BC V2P 8A4**

**[www.chilliwack.com](http://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:

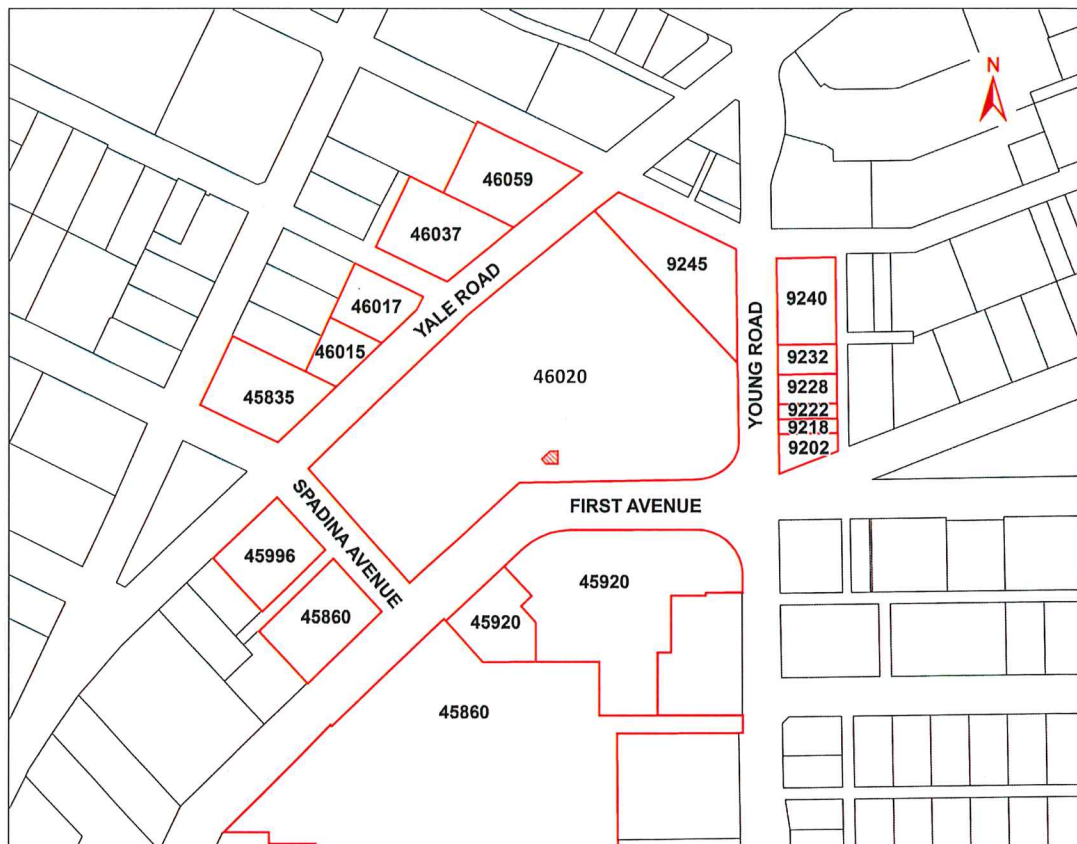
**1. TEMPORARY USE PERMIT (TUP00200)**

**Location:** 46020 Yale Road (a portion of)

**Applicant:** Joseph Chouinard

**Purposes:** To permit the operation of a cannabis retail store within the subject property, as shown on the map below. As this use is not permitted within the C3 (Town Centre Commercial) Zone, a Temporary Use Permit is required.

**Location Map**



As a result of public health considerations, it is strongly recommended that the public take advantage of the opportunity to participate in the Public Hearing process remotely via Zoom, although in person participation at the City of Chilliwack, Council Chambers, is permitted at this time. 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](mailto:clerks@chilliwack.com) **no later than 4:00 pm on Monday, July 18, 2022.**
2. Participate **LIVE** through audio or video conferencing, see details and instructions on the City's website at [www.chilliwack.com/ph](http://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](http://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, July 6, 2022 to Tuesday, July 19, 2022**, both inclusive, by the Corporate Services Department. Please direct your enquiries to our Planning Department at **604-793-2906** or [planning@chilliwack.com](mailto: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

## Rickards, Tricia

---

**From:** Leary, Erin  
**Sent:** July 8, 2022 8:21 AM  
**To:** Rickards, Tricia  
**Cc:** Thoreson, Stacy  
**Subject:** FW: TUP00200 - Additional Data for Application - Community Support Document [EXTERNAL]  
**Attachments:** 1-46030 Yale Rd - Community Support Documents - July 7 2022.pdf

Can you please ensure this is included in the public record for TUP200? Thanks

Regards,



Erin Leary (she/her) | Manager of Development Planning | Planning Department

P: 604.793.2835 | F: 604.793.2285 | E: [leary@chilliwack.com](mailto:leary@chilliwack.com)

City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | [www.chilliwack.com](http://www.chilliwack.com)

*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.*

**From:** Esprit Chouinard  
**Sent:** July 7, 2022 3:13 PM  
**To:** Leary, Erin <[leary@chilliwack.com](mailto:leary@chilliwack.com)>  
**Subject:** TUP00200 - Additional Data for Application - Community Support Document [EXTERNAL]

Hi Erin

Please see attached Community Support Documents, including 100 signatures in favour, and 11 opposed.

We wish to have the attached Community Support Document included with my TUP application (TUP00200) for the council meeting late July. These documents represent the start of our community engagement plan.

Note: We are going to continue with our community engagement plan, and will submit additional data before the council meeting.

Can you kindly confirm receipt of this email with attachment?

Best regards,

Esprit Chouinard

Date Received: July 7, 2022  
Received From: ESPRIT CHOUINARD  
Folder Number: TUP200  
Subject Property: 46030 YALE  
Council Date: July 19, 2020  
1057



Date Received: July 19, 2022  
Received From: Esprit Choumand  
Folder Number: TUP200  
Subject Property: 46030 YALE  
Council Date: July 19, 2022

## Community Support for Retail Cannabis Store

SALISH PLAZA: 1-46030 Yale Road, Chilliwack, BC. V2P 7V2

A Temporary Use Permit (TUP00200) application to open a retail cannabis store at 1-46030 Yale Road, Chilliwack (Salish Plaza), has been submitted to the Mayor and Council for consideration.

The TUP would allow for a retail Cannabis store to be located within 300m of Veteran's Memorial Park, Salish Park, and RainCity Housing.

By signing below, you are supporting the proposed TUP to operate a retail cannabis store at 1-46030 Yale Road, Chilliwack, B.C., V2P 7V2, and you guarantee that I am at least 19 years of age.



	<u>Name</u>	<u>Address</u>	<u>Signature</u>
1.	Lana EU	46010 5th Ave, Chilliwack	[Signature]
2.	John EU	46010 5th Ave Chilliwack	[Signature]
3.	Alex Lefebvre	46046 5th Ave Chilliwack	[Signature]
4.	Eric	46060 5 Ave Chilliwack	[Signature]
5.	Red Salmon	46085 5th Ave Chilliwack	[Signature]
5.	Steve Holmes	46073 5th Ave Chilliwack	[Signature]
7.	Stormy Johansen	46053 Fifth Ave, Chilliwack	[Signature]
3.	Jessie Ingram	46045 Fifth Ave Chilliwack	[Signature]
9.	Troy Thompson	46045 Fifth Ave	[Signature]
10.	TEREI ZAZULAK	46033 FIFTH AVE CHILLIWACK	[Signature]
11.	[Signature]	46028 FIFTH AVE	[Signature]
12.	[Signature]	46014 5th Ave.	[Signature]
13.	Shari Sexton	46009 Fourth Ave	[Signature]
14.	Gagan Ghuman	46021 Fourth Avenue	[Signature]
15.	Pavan Ghuman	46021 Fourth Avenue	[Signature]
16.	Jaymee Albert	46027 Fourth Ave	[Signature]
17.	Tyson Beaulieu	9053 Nowell St.	[Signature]
18.	Natasha McGregor	9053 Nowell St.	[Signature]
19.			
20.			



Date Received: July 7, 2022  
Received From: Esprit Cheung  
Folder Number: TUP200  
Subject Property: 46030 YALE  
Council Date: July 19, 2022  
3 of 7

## Community Support for Retail Cannabis Store

SALISH PLAZA: 1-46030 Yale Road, Chilliwack, BC. V2P 7V2

A Temporary Use Permit (TUP00200) application to open a retail cannabis store at 1-46030 Yale Road, Chilliwack (Salish Plaza), has been submitted to the Mayor and Council for consideration.

The TUP would allow for a retail Cannabis store to be located within 300m of Veteran's Memorial Park, Salish Park, and RainCity Housing.

By signing below, you are supporting the proposed TUP to operate a retail cannabis store at 1-46030 Yale Road, Chilliwack, B.C., V2P 7V2, and you guarantee that I am at least 19 years of age.



	<u>Name</u>	<u>Address</u>	<u>Signature</u>
1.	Preston Hapon	46075 Third Ave	[Signature]
2.	Mike Scott	46065 Third Ave	[Signature]
3.	Janise Donnelly	46027 Third Ave	[Signature]
4.	Jim Beaud	46027 Third Ave	[Signature]
5.	Mike Amanda McRobert	46000 Third Ave	[Signature]
5.	Brandi Miller	46016 Third Ave	[Signature]
7.	Kaitlyn Kremer	46021 Second Ave	[Signature]
3.	RW Russell	46010 Second	[Signature]
9.	Austin Forsyth	46032 Second Ave	[Signature]
10.	Shanda Forsyth	46032 Second Ave	[Signature]
11.	Neil Smith	46032 Second Ave	[Signature]
12.	Mahmoud Alrebai	A46044 Second Ave	[Signature]
13.	Najwa Ali	A46044 Second Ave	[Signature]
14.	Salaf Alrebai	A46044 Second Ave	[Signature]
15.	Dan Southwood	46053 Second Ave	[Signature]
16.	Toni Volland	46053 Second Ave	[Signature]
17.	Joy P. Shearer	46066 Second	[Signature]
18.	Adrienne Slater	46066 Second Ave	[Signature]
19.			
20.			



Date Received: July 7, 2022  
 Received From: Esprit cheurhard  
 Folder Number: TUP200  
 Subject Property: 46030 Yale  
 Council Date: July 19, 2022  
4 of 7

## Community Support for Retail Cannabis Store

SALISH PLAZA: 1-46030 Yale Road, Chilliwack, BC. V2P 7V2

A **Temporary Use Permit (TUP00200)** application to open a retail cannabis store at 1-46030 Yale Road, Chilliwack (Salish Plaza), has been submitted to the Mayor and Council for consideration.

The TUP would allow for a retail Cannabis store to be located within 300m of Veteran's Memorial Park, Salish Park, and RainCity Housing.



By signing below, you are supporting the proposed TUP to operate a retail cannabis store at 1-46030 Yale Road, Chilliwack, B.C., V2P 7V2, and you guarantee that I am at least 19 years of age.

	<u>Name</u>	<u>Address</u>	<u>Signature</u>
1.	Ryan McAbee	46074-2nd Ave	[Signature]
2.	Tamara Haines	46074 2nd ave	[Signature]
3.	HAASH D	4605 2nd ave	[Signature]
4.	Katrina Myluz	46092 1 Ave	[Signature]
5.	Jordan Britnell	46080 1st Ave	[Signature]
5.	Tom Robertson	46064 princess Ave	[Signature]
7.	He ROSENBERG	46063 GORE AVE	[Signature]
3.	Jeff Janzen	46059 Gore Ave	[Signature]
3.	Kim Janzen	46059 Gore Ave	[Signature]
10.	Nancy Nolan	46047 Gore Ave	[Signature]
11.	FRASER WHITE	46035 GORE AVE	[Signature]
12.	Bob Lester	46094 Gore Ave	[Signature]
13.	Judy Lester	46094 Gore Ave	[Signature]
14.	JOE VEALE	46110 GORE AVE	[Signature]
15.	Ken Shepherd	46144 Gore Ave	[Signature]
16.	DAISY TURBS	46152 GORE AVE	[Signature]
17.	KARLA KRUEGER	46166 GORE AVE	[Signature]
18.	Randy Krueyer	46166 Gore Ave	[Signature]
19.			[Signature]
20.			[Signature]



Date Received: July 7, 2022 **Community Support for Retail Cannabis Store**  
Received From: ESPRIT CHOUMARD  
Folder Number: TUP200  
Subject Property: 46030 YALE  
Council Date: July 19, 2022 50f7

**SALISH PLAZA: 1-46030 Yale Road, Chilliwack, BC. V2P 7V2**

A Temporary Use Permit (TUP00200) application to open a retail cannabis store at 1-46030 Yale Road, Chilliwack (Salish Plaza), has been submitted to the Mayor and Council for consideration.

The TUP would allow for a retail Cannabis store to be located within 300m of Veteran's Memorial Park, Salish Park, and RainCity Housing.



By signing below, you are supporting the proposed TUP to operate a retail cannabis store at 1-46030 Yale Road, Chilliwack, B.C., V2P 7V2, and you guarantee that I am at least 19 years of age.

	Name	Address	Signature
1.	Mathew Weiss	46199 GORE AVE	[Signature]
2.	Markus Bertel	46183 Gore Ave	[Signature]
3.	Sandra Bertel	46183 GORE AVE	[Signature]
4.	Paul & Julie	46131 GORE AVE	[Signature]
5.	Angela Jeanette	46121 3RD AVE	[Signature]
5.	BILL WALLACE	46134 3RD AVE	[Signature]
7.	Megan Kohne	46157 3rd Ave	[Signature]
3.	Alex McKay	46175 3rd Ave	[Signature]
9.	John Triven	46194 3rd Ave	[Signature]
10.	ROBERT VANDERBYL	46250 3RD AVE	[Signature]
11.	ORSON PILZ	46279 3rd Ave	[Signature]
12.	Lynne Taylor	46289 Third Ave	[Signature]
13.	Incas Kwitkowski	46298 Third Ave	[Signature]
14.	Teresa Simon	46270 SECOND AVE	[Signature]
15.	Tracy O'Donnell	46249 SECOND AVE	[Signature]
16.	Connie Pauwels	46220 Second Ave	[Signature]
17.	Wayne Price	46220 Second Ave	[Signature]
18.	Charla Demmy	46198 Second Ave	[Signature]
19.			
20.			



Date Received: July 7, 2022  
Received From: ESPRIT CHOUINARD  
Folder Number: TUP200  
Subject Property: 46030 YALE  
Council Date: July 19, 2022

## Community Support for Retail Cannabis Store

SALISH PLAZA: 1-46030 Yale Road, Chilliwack, BC. V2P 7V2

A Temporary Use Permit (TUP00200) application to open a retail cannabis store at 1-46030 Yale Road, Chilliwack (Salish Plaza), has been submitted to the Mayor and Council for consideration.

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By signing below, you are supporting the proposed TUP to operate a retail cannabis store at 1-46030 Yale Road, Chilliwack, B.C., V2P 7V2, and you guarantee that I am at least 19 years of age.



	Name	Address	Signature
1.	Allyson Kauppinen	46181 Second Ave	[Signature]
2.	[Signature]	9103 Williams	[Signature]
3.	Brad Sartore	46193 Second Ave	B. Sartore
4.	Alexandra Soto	46185 Second Ave	[Signature]
5.	Jenna B	46179 Second Ave	[Signature]
5.	Jessica Malin	46179 Second Ave	[Signature]
7.	J. Munro	46155 Second Ave	[Signature]
3.	Justin Doherty	46156 Second Ave	[Signature]
9.	Lindsay Briggs	46156 Second Ave	[Signature]
10.	Patricia Mercer	46144 Second Ave	[Signature]
11.	Ada Shvinski	46143 Second Ave	Ada Shvinski
12.	Elsa Thomas	46128 Second	Elsa
13.	Blas Chavez	46116 Second Ave	[Signature]
14.	Nagel: Moreno	46116 Second Ave	Nagel
15.	Ashley Clements	9140 Nowell st	Ashley
16.	Kelli Romanovsky	46130 First	[Signature]
17.	DAVID ROMANOVSKY	46130 First Ave	[Signature]
18.	Nancy Johnson	46140 First Ave	Nancy Johnson
20.			

Date Received: July 7, 2022  
 Received From: ESPER CHAMINARD  
 Folder Number: TUP000  
 Subject Property: 46030 YALE  
 Council Date: July 19, 2022

## Community Non-Support for Retail Cannabis Store

SALISH PLAZA: 1-46030 Yale Road, Chilliwack, BC. V2P 7V2

7 of 7



A Temporary Use Permit (TUP00200) application to open a retail cannabis store at 1-46030 Yale Road, Chilliwack (Salish Plaza), has been submitted to the Mayor and Council for consideration.

The TUP would allow for a retail Cannabis store to be located within 300m of Veteran's Memorial Park, Salish Park, and RainCity Housing.

By signing below, you DO NOT SUPPORT the proposed TUP to operate a retail cannabis store at 1-46030 Yale Road, Chilliwack, B.C., V2P 7V2, and you guarantee that I am at least 19 years of age.

Name and Signature	Address	Reason for non-support
1. <u>CONNIE WALKER</u>	<u>4606A Fourth Ave</u>	<u>Don't think we need it in this area.</u>
2. <u>Richard Blom</u>	<u>4053 A Third Ave</u>	<u>✓</u>
3. <u>KURT WILSON</u>	<u>45985 FORTH AVE</u>	<u>✓</u>
4. <u>IONASTKOVA KIRA</u>	<u>46077 FIRST AVE</u>	<u>✓</u>
5. <u>SANDRA ANDERSEN</u>	<u>46072 GORE AVE</u>	<u>DON'T AGREE WITH IT</u>
5. <u>Rebecca Mro</u>	<u>46194 Gore Ave</u>	<u>They made it illegal</u>
7. <u>Sarah Desbiers</u>	<u>46194 Gore ave</u>	<u>too many drugs</u>
3. <u>ANDRZEJ KURPIEL</u>	<u>46123 GORE AVE</u>	<u>too many - it -</u>
10. <u>MARCIE DOBSON</u>	<u>46257 2ND AVE</u>	<u>TO CLOSE SCHOOLS</u>
11. <u>Elaine</u>	<u>46250 Second Ave</u>	<u>too many too close to schools</u>
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____
16. _____	_____	_____
17. _____	_____	_____
18. _____	_____	_____
19. _____	_____	_____
20. _____	_____	_____





July 12, 2022

Job #036359

Via email: villeneuve@chilliwack.com

Gillian Villeneuve  
Manager of Development Planning  
City of Chilliwack  
8550 Young Road  
Chilliwack, BC V2P8A4

Date Received: July 12, 2022  
Received From: Liquor & Cannabis Branch  
Folder Number: TUP00200  
Subject Property: 1-46030 Yale Road  
Council Date: July 19, 2022

Dear Gillian Villeneuve:

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: CANNA NORTHWEST ENTERPRISES INC.**  
**Proposed Establishment Name: CEDAR SKY CANNABIS**  
**Proposed Establishment Location: 1 - 46030 Yale Road, Chilliwack**

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The Liquor and Cannabis Regulation Branch (LCRB) has completed its assessment of the eligibility and suitability requirements of the *Cannabis Control and Licensing Act* ("the Act") for the applicant, including for persons associated with the applicant.

This letter confirms that based on the application, the General Manager has determined that the applicant is presently fit and proper for the purposes of the Act. Please note that the General Manager has the authority under the Act to assess whether an applicant or licensee is fit and proper at any time during the application process or during the term of the licence.

One of the requirements that must be met before the issuance of a Non-Medical Cannabis Retail Store licence under the Act is a positive recommendation from the local government and/or Indigenous nation of the area in which the proposed retail store would be located. The remainder of the licensing process depends in part upon this recommendation. The General Manager must take the recommendation into account in deciding whether to issue the Cannabis Retail Store licence to the applicant. If the local government or Indigenous nation has decided or decides that it will not make a recommendation regarding this application, please contact the LCRB at your earliest convenience.

For more information on roles of local governments and Indigenous nations, please see the following link.

<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/local-gov-indigenous-nations/role-of-local-governments-and-indigenous-nations-in-cannabis-retail-licensing>

---

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
645 Tyee Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website:  
<https://gov.bc.ca/lcrb>





If you have any questions, please feel free to contact me at 778-974-2798 / Kelly.Bourgeois@gov.bc.ca.

Sincerely,

Senior Licensing Analyst

copy: CANNA NORTHWEST ENTERPRISES INC.

Date Received:

July 12, 2022

Received From:

Liquor & Cannabis Branch

Folder Number:

TOP00200

Subject Property:

1-46030 Yale Road

Council Date:

July 19, 2022

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** Rejection of TUP00200 [EXTERNAL]  
**Date:** July 15, 2022 10:53:07 PM

---

Dear City of Chilliwack,

Thank you for your letter regarding to the temporary use permit (TUP00200)  
I am on behalf of the staff at Big Feet to give our careful consideration to the proposal.  
Unfortunately, we have to turn down the proposed permit due to public health concerns.

Sincerely,

Jie Deng

Manager of Big Feet  
Tel:  
19-46030 Yale Road  
Chilliwack, BC  
V2P7V2

Sent from my iPad

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** TEMPORARY USE PERMIT (TUP00200) [EXTERNAL]  
**Date:** July 16, 2022 11:14:24 AM

REGULAR COUNCIL  
JULY 19, 2022  
PH No. 11.3.3 - TUP  
Portion of 46020 Yale Rd

---

Although it is recognized that many ages of the general public participate in the use of cannabis products; we as owners of a retail store within the subject property, **disagree** with locating this business within the strip mall. Many families shop the businesses located here and are already subject to seeing certain individuals using various paraphernalia related to drug use. We do not need to encourage more. This idea of use has as well not gone over very well with our staff and we most certainly do not need to lose any of them. Please consider not issuing the proposed Temporary Use Permit.

Robert and Linda Jackson  
40 46030 Yale Rd  
Chilliwack, BC V2P 7V2

AGENDA ITEM NO: 12.1.

MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Bylaws from Public Hearing Date: July 12, 2022

DEPARTMENT: Clerk's Prepared by: Jennifer Hahn

---

**1. SUMMARY OF ISSUE:**

"Zoning Bylaw Amendment Bylaw 2022, No. 5226", which proposes to rezone property located at 9144 Williams Street, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex 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.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5226" with respect to property located at 9144 Williams Street, be given third reading. (RZ001562)

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5226" with respect to property located at 9144 Williams Street, be adopted. (RZ001562)

  
\_\_\_\_\_  
Jennifer Hahn,  
Acting Corporate Officer



AGENDA ITEM NO: 12.2.

MEETING DATE: July 19, 2022

**STAFF REPORT - COVER SHEET**

SUBJECT: Bylaws from Public Hearing Date: July 12, 2022

DEPARTMENT: Clerk's Prepared by: Jennifer Hahn

---

**1. SUMMARY OF ISSUE:**

"Zoning Bylaw Amendment Bylaw 2022, No. 5227", which proposes to rezone property located at 10256 Wedgewood Drive, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) 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.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5227" with respect to property located at 10256 Wedgewood Drive, be given third reading. (RZ001594)

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5227" with respect to property located at 10256 Wedgewood Drive, be adopted. (RZ001594)

  
\_\_\_\_\_  
Jennifer Hahn,  
Acting Corporate Officer

AGENDA ITEM NO: 13.1.

MEETING DATE: July 19, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Joseph Chouinard  
Temporary Use Permit  
46020 Yale Road (a portion of) DATE: July 11, 2022

DEPARTMENT: Planning Department  
TUP00200 PREPARED BY: Stacy Thoreson / kk

**1. SUMMARY OF ISSUE:**

The applicant wishes to utilize a commercial unit within the existing building on the subject property for the operation of a cannabis retail store. As this use is not permitted within the C3 (Town Centre Commercial) Zone, a Temporary Use Permit is required.

After three years, a renewal of the TUP will be required to continue to use the property for cannabis retail for an additional three years. A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

As detailed within the Staff Report, staff are not supportive of the proposed Temporary Use Permit. As a result, once the proposed Temporary Use Permit has been to Public Hearing, staff recommend that Council deny Temporary Use Permit TUP00200 with respect to property located at 46020 Yale Road (a portion of).

**2. RECOMMENDATION:**

Recommendation that, Council deny the issuance of Temporary Use Permit (TUP00200) with respect to property located at 46020 Yale Road (a portion of).

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

Gillian Villeneuve  
Director of Planning

Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON TEMPORARY USE PERMIT TUP00200

PREPARED BY: Stacy Thoreson DATE: June 30, 2022

POSITION: Senior Planner DEPARTMENT: Planning

---

### 1. DEFINITION OF ISSUE:

The applicant wishes to utilize a commercial unit within the existing building on the subject property for the operation of a cannabis retail store. As this use is not permitted within the C3 (Town Centre Commercial) Zone, a Temporary Use Permit is required.

After three years, a renewal of the TUP will be required to continue to use the property for cannabis retail for an additional three years. A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

As detailed within the Staff Report, staff are not supportive of the proposed Temporary Use Permit. As a result, once the proposed Temporary Use Permit has been to Public Hearing, staff recommend that Council deny Temporary Use Permit TUP00200 with respect to property located at 46020 Yale Road (a portion of).

### 2. BACKGROUND / PROPOSAL:

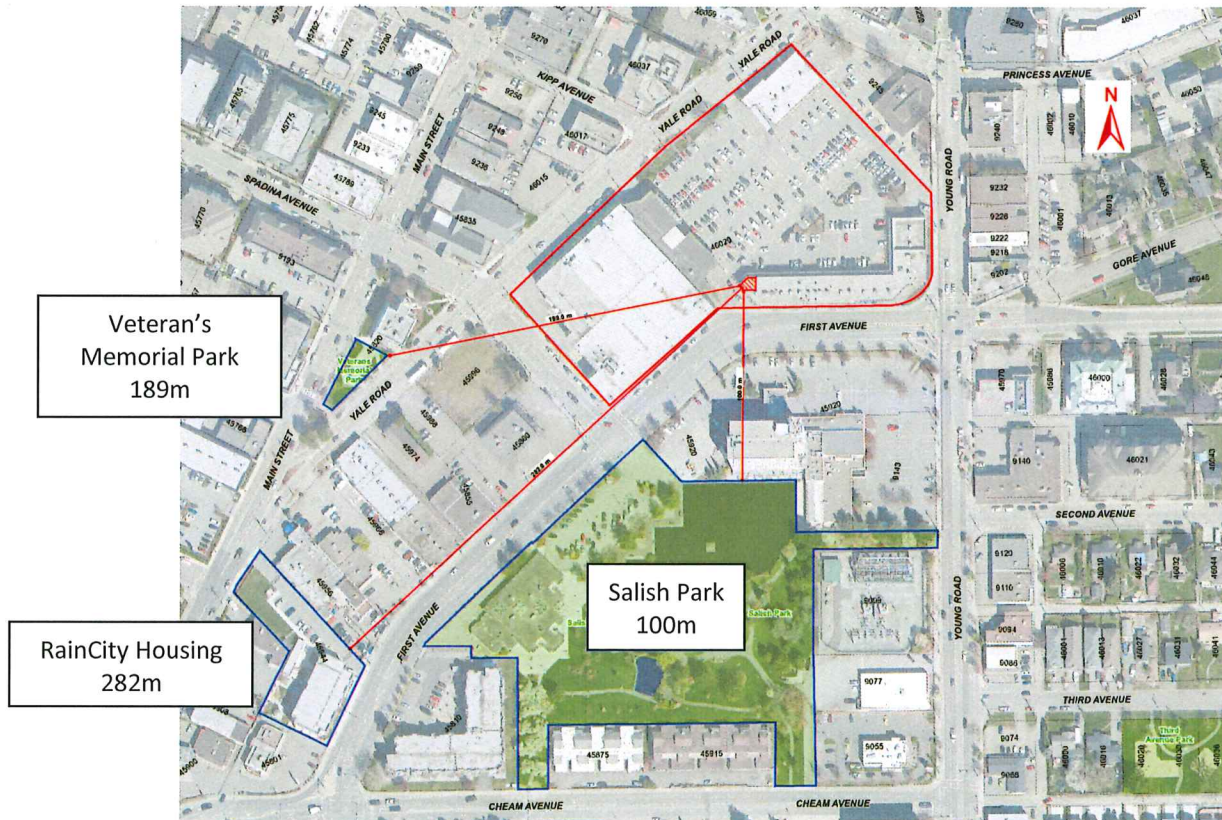
The subject property is zoned C3 (Town Centre Commercial) and as such, a cannabis retail store is not a permitted use. As an alternative to rezoning a portion of the property to the C8 (Cannabis Retail) Zone to allow for a permanent operation with concurrent Development Variance Permit application to reduce the minimum buffer requirements, the applicant decided to pursue a TUP in order to demonstrate to the public and Council that the business can successfully integrate into the area. The applicant has stated that, by utilizing the TUP process (rather than rezoning), Council will have greater opportunity to regulate the operation through conditions within the permit and, should the business create conflict in the neighbourhood, renewal of the TUP could be denied. Should the business be successful, it is likely that the applicant will apply to rezone the property in the future to permit a permanent cannabis retail operation on site, which would require a new application process, subject to public consultation and Council's consideration.

The C8 Zone was adopted by Council in 2018 as a means to regulate potential locations for cannabis retail stores with specific standards to mitigate exposure to children and youth, as well as avoid concentration of cannabis retailers in a single commercial area / neighbourhood. To this end, Council included a minimum 300m buffer requirement within the C8 Zone to ensure the unit in which the cannabis retailer operates from is a minimum distance of 300m from schools and playgrounds, supportive housing facilities that serve vulnerable youth, and other permitted cannabis retailers. As the 300m buffer is considered necessary to determine the appropriateness of a proposed site for a cannabis retailer, the C8 Zone buffer standards were used to evaluate the

proposed cannabis retail use in this location. The location is inconsistent with Council direction in this regard as the unit does not meet the 300m buffer requirement as follows:

- Salish Park –100m from the proposed cannabis retailer
- Veteran's Memorial Park –189m from the proposed cannabis retailer
- RainCity Housing (45944 Yale Road) –282m from the proposed cannabis retailer

As the proposed Cannabis Retail Use does not meet the distance standards adopted by Council, as shown on the map below, staff are not in support of the proposed TUP application.



As the applicant has elected to pursue a TUP application, instead of rezoning, a separate Development Variance Permit (DVP) application cannot be considered for the requested reduction to the minimum required separation distances as this standard is specifically required within the C8 Zone rather than included as a general provision within the Zoning Bylaw (such as paving or landscaping). Should the applicant choose to pursue rezoning at a future date, a concurrent DVP application will be required to formalize the reduced separation distances, as detailed above.

The proposed cannabis retail store is presently under application to the British Columbia Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence to operate within the subject property. The applicant is requesting operating hours from 9:00 a.m. to 11:00 p.m., seven days a week. The requested TUP is to facilitate the conversion of an existing vacant commercial unit into the proposed cannabis retail store. As part of the review, staff confirmed that adequate off-street parking is provided on site for the proposed use. A copy of the proposed site plan and the applicant's proposal package is attached for information.



Should the application be approved, a Business Licence application is required in accordance with the Business Licence Bylaw, including proof of ownership or legal possession of the premises or a lease agreement, a minimum of two employees must be on duty, one of which is a manager, and the installation and maintenance of an air filtration system is required. A Building Permit application for tenant improvements is required for the air filtration system to ensure odour impacts on neighbouring properties are minimized. A Development Permit application to review “form and character” considerations is also required should any exterior alterations be proposed.

### **3. FACTORS**

#### **3.1 2040 Official Community Plan (OCP) / Land Use / Public Consultation**

OCP: “Urban Quarter” in as per the Downtown Land Use and Development Plan within the Official Community Plan.

Land Use: Multi-tenant commercial building, Save-On Foods and BC Liquor Store.

Public Consultation: The applicant distributed a petition outlining the proposal for review and signature by surrounding properties. To date, the applicant has received 100 signatures of support and 11 in opposition. The applicant has indicated that continuing consultation will be completed up to the date of the Public Hearing. A copy of the signed petition has been included within the public record for this application.

#### **3.2 Neighborhood Character**

The subject property is located in the Chilliwack Proper Neighbourhood, within the Business Improvement Area, and is surrounded by a variety of commercial uses. The Coast Hotel, Salish Park and District 1881 are within walking distance of the multi-tenant commercial property.

#### **3.3 Technical Issues**

Floodplain: The subject property is located 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.

### **4. LIQUOR AND CANNABIS REGULATION BRANCH:**

On February 7, 2022, the City of Chilliwack received notification from the Liquor and Cannabis Regulation Branch (LCLB) that Canna Northwest Enterprises Inc. had applied for a non-medical cannabis retail store (CRS) licence for the subject property (Job #036359) – refer to Schedule A.

Staff responded to LCRB on June 23, 2022 and explained the City's process as first processing the TUP application, and only then providing a formal response to the referral, including confirmation as to whether the City is accepting the application for consideration and providing comments and recommendations in accordance with the *Cannabis Control and Licensing Act* – refer to Schedule B. For clarity, the alias address for the unit is 1-46030 Yale Road but for the purposes of this application, the legal address of 46020 Yale Road is used.

In accordance with the *Cannabis Control and Licensing Act*, should the City choose to make comments and recommendations in respect of an application for a cannabis retail store (CRS) licence, they must:

- be in writing (this may or may not be in the form of a resolution);
- show that the local government has considered the location of the proposed store;
- include the views of the local government on the general impact on the community if the application is approved;
- include the views of residents if the local government has gathered residents' views, and a description of how they were gathered; and,
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

The City must also provide supporting documents referenced in their comments.

In this regard, Council's consideration of the location of the proposed CRS at 1 – 46030 Yale Road and the general impact on the community if the application is approved is detailed as noted above in this staff report prepared for the proposed change in land use (TUP00200) and further to correspondence sent to the Liquor and Cannabis Regulation Branch on June 23, 2022.

Further, the views of residents as gathered during the Public Hearing process will form part of the City's recommendations and comments to LCRB regarding the proposed change in land use and application for a CRS licence at the subject property (Job #036359).

Finally, as the City requires potential CRS owners/operators to apply for rezoning or a TUP in order to operate a CRS in Chilliwack, a successful rezoning or TUP application is necessary prior to Council providing comments and recommendations to LCRB. A further staff report will be prepared and a resolution of Council will be necessary following the conclusion of a Public Hearing and approval of the application provide formal recommendations and comments to LCRB.

However, should Council deny the Temporary Use Permit for the proposed CRS on the subject property, the City will not accept Job #036359 for consideration and no comments or recommendations in respect of the application for a CRS will be provided to LCRB.

## **5. TEMPORARY USE PERMIT POTENTIAL OPTIONS:**

- 1. Deny the application as presented (as recommended by staff).**

**2. Approve the application as requested by the applicant, subject to the following conditions:**

- The business use of the lands shall consist of a cannabis retail store within Unit 1 46030 Yale Road.
- The applicant applies for and obtain a City of Chilliwack Business Licence;
- The applicant applies for and obtain a Building Permit to address the necessary tenant improvements associated with installation of an air filtration system; and,
- That the hours of operation be limited to 9:00 am to 11:00 pm seven days a week;

**6. RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that, Council deny the issuance of Temporary Use Permit (TUP00200) with respect to property located at 46020 Yale Road (a portion of).

**Substantiation:**

The requested land use is not consistent with Council direction regarding the operation of cannabis retail stores as the proposed location does not meet the minimum 300m buffer requirement in relation to Salish Park, Veteran's Memorial Park and RainCity Housing (45944 Yale Road). As the proposed Cannabis Retail Use does not meet the distance standards adopted by Council, staff are not in support of the proposed TUP application.

The applicant has been made aware of staff's recommendation and has requested the proposal proceed for Council consideration without staff support.

**7. SOURCES OF INFORMATION:**

- Schedule A: Correspondence from Liquor & Cannabis Regulation Branch dated February 7, 2022
- Schedule B: Correspondence from City of Chilliwack June 23, 2022
- Schedule D: Applicant's Proposal Package
- Development Application Review Team (DART) minutes – April 28, 2022
- Temporary Use Permit application (TUP00200)– March 9, 2022

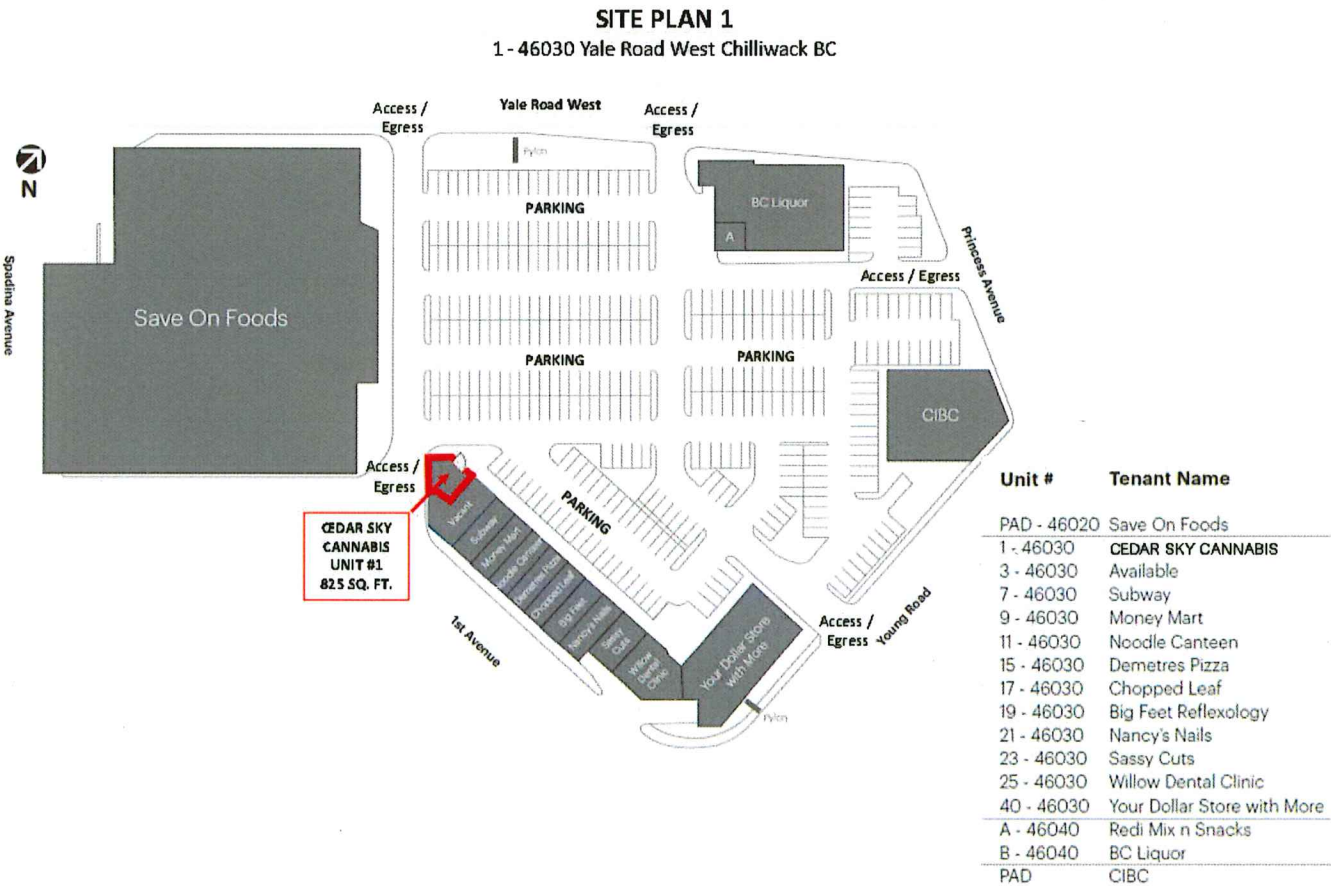
Location Map



Ortho Photo



**Proposed Site Plan (as provided by the applicant)**





Schedule A:  
Correspondence from Liquor & Cannabis Regulation Branch  
February 7, 2022



Job # 036359

February 7, 2022

Via email: villeneuve@chilliwack.com

Gillian Villeneuve  
Manager of Development Planning  
City of Chilliwack  
8550 Young Road  
Chilliwack, BC V2P8A4

Dear Gillian Villeneuve:

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: CANNA NORTHWEST ENTERPRISES INC.**  
**Proposed Establishment Name: CEDAR SKY CANNABIS**  
**Proposed Establishment Location: 1 - 46030 Yale Road, Chilliwack, V2P7V2**

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The Applicant, CANNA NORTHWEST ENTERPRISES INC., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant contact is Joseph Chouinard. They can be reached at 778-228-5222 or via email at [espritchouinard@gmail.com](mailto:espritchouinard@gmail.com).

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the [\*Cannabis Control and Licensing Act\*](#) prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting the City of Chilliwack consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

[Local Governments' and Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores](#)

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a "fit and proper" assessment of the applicant and persons associated with the applicant. Once the assessment is complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
645 Tye Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

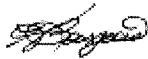
Website: <https://gwbccs.lcrb>



If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application, please contact me at 778-974-2798 or [Kelly.Bourgeois@gov.bc.ca](mailto:Kelly.Bourgeois@gov.bc.ca).

Sincerely,



Kelly Bourgeois  
Senior Licensing Analyst

Attachment

copy: Canna Northwest Enterprises Inc., [espritchouinard@gmail.com](mailto:espritchouinard@gmail.com)

Schedule B:  
Correspondence from City of Chilliwack  
June 23, 2022



3360.20 (1 - 46020 Yale Road)

Tel: 604-793-2906

Via Email: [kelly.bourgeois@gov.bc.ca](mailto:kelly.bourgeois@gov.bc.ca)

Liquor and Cannabis Regulation Branch  
PO Box 9292, Stn Prov Govt  
Victoria, BC V8W 9J8

June 23, 2022

Attention: Kelly Bourgeois, Senior Licensing Analyst

File No: TUP00200 & DVP01263  
Planning & Strategic Initiatives

Dear Ms. Bourgeois:

**RE: Application for Non-Medical Cannabis Retail Store Licence at 1 - 46020 Yale Road -**

The City of Chilliwack is in receipt of notification dated February 7, 2022 that Canna Northwest Enterprises Inc. has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. Please be advised, the City of Chilliwack (the City) wishes to make comments and recommendations in respect of this application for a CRS to LCRB upon the conclusion of a Public Hearing in respect of the proposed Temporary Use Permit and Development Variance Permit applications necessary to facilitate a retail cannabis use.

Please note, in anticipation of the federal *Cannabis Act* coming into force and effect, City Council adopted a C8 (Cannabis Retail) Zone. The C8 Zone includes development criteria for storefront cannabis retailers, including specific standards to mitigate exposure to children and youth as well as avoid concentration of storefront cannabis retailers in a commercial area. As such, any potential business owner/operator must apply to rezone property in conjunction with pursuing a retail license application with the Province. Such rezoning applications are subject to public input and Council consideration. The applicant has elected to pursue an alternative approval process and requests that the application be considered through a Temporary Use Permit application, which is also subject to public input and Council consideration and can be approved on a temporary basis (up to 3 years with potential renewal of an additional 3 years). As the standards included within the C8 Zone required to help mitigate exposure to children and youth are not met at the proposed location, the applicant requested to vary this requirement through a Development Variance Permit application.

Further to the above, the City is currently in receipt of Temporary Use Permit and Development Variance Permit applications concerning property located at 46030 Yale Road to facilitate a CRS. These applications (TUP00200 & DVP01263) were received February 28, 2022 and staff are currently reviewing the application with respect to the current zoning of the property, current Official




Community Plan designation of the property, general bylaw requirements of the C8 Zone, information provided to support the application, and the suitability of the proposed location for retail cannabis use. Notification of the LCRB's determination as to the "fit and proper" assessment and the applicant's suitability for a CRS will also form part of the review.

Upon completion of this review, a report will be prepared and presented for Council's consideration, and will include gathering public input through a Public Hearing process as outlined in the *Local Government Act*. Following completion of the Public Hearing and application process, the City will provide written recommendations and comments to the LCRB concerning this application for a CRS. The applications are anticipated to be brought forward for Council's consideration at the Council meeting on July 19, 2022.

In the meantime, should you have any questions or concerns regarding the above, or for more information, please contact the undersigned at 604 793 2779 or [villeneuve@chilliwack.com](mailto:villeneuve@chilliwack.com).

Yours truly,



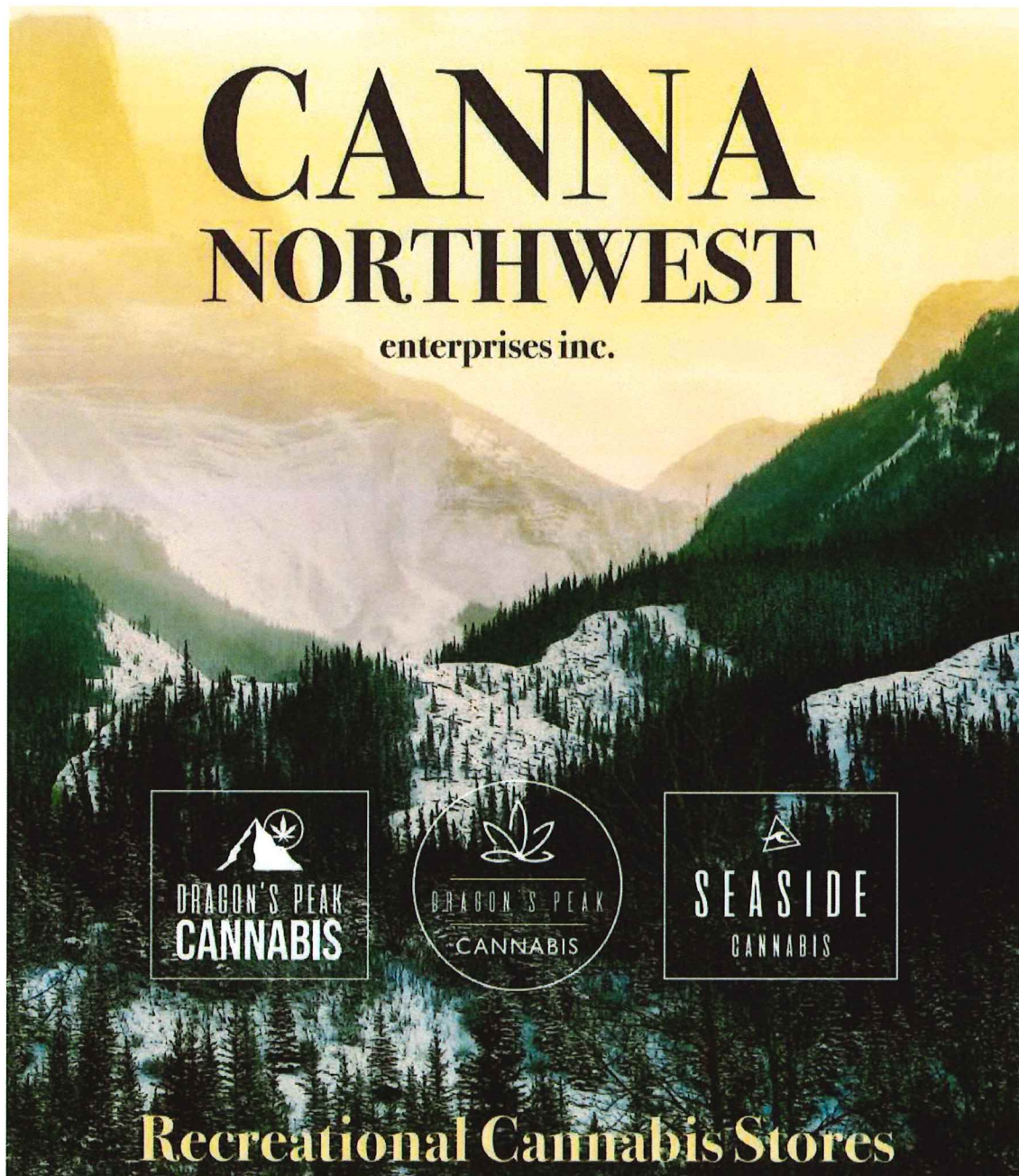
Gillian Villeneuve  
Manager of Development Planning

ST/tr

Encl: LCRB Notification Letter

cc: Joseph Chouinard, 1189 Verdier Avenue, Brentwood Bay, BC V8M 1R2  
Anthem KRC Salish Plaza Ltd., 1100 Bentall IV, PO Box 49200,  
1055 Dunsmuir Street, Vancouver, BC V7X 1K8

Schedule C:  
Applicant's Proposal Package





## Introduction.

Thank you for your kind consideration of our application to be a trusted cannabis retailer in vibrant Chilliwack, BC.

New community-member run businesses create an excellent opportunity for various stakeholders: business people, commercial landlords, municipal government, and citizens. As life-long residents of BC and experienced legal recreational cannabis business owners, our team is committed to building long-lasting value for the community.



Through our brand, CANNA NORTHWEST, and our existing retail spaces we provide a comprehensive and informed shopping experience through our employees, carefully selected products, and store designs that reflect the local geography.

We hope this presentation answers your questions, addresses your concerns, and demonstrates our commitment to serving the community in a responsible manner.

## Table of Contents

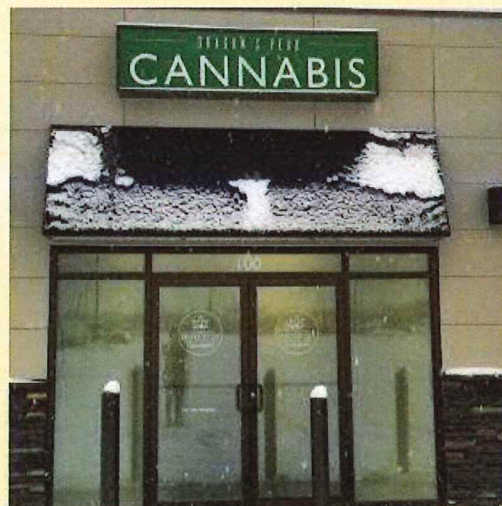
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BUSINESS OPPORTUNITY	3
TARGET MARKET	3
BUSINESS MODEL AND STRATEGY	3
HOURS OF OPERATION	5
SECURITY MEASURES	5
SIGNAGE	5
RETAIL LOCATIONS	6
FLOOR PLAN	6
COMPLIANCE HISTORY	7





## Mission.

To bring safe economic opportunity to our communities by running a responsible and lawful retail cannabis business.



Dragon's Peak Cannabis, Quesnel, BC



Seaside Cannabis, Brentwood Bay, BC

## Vision.

Positively contribute to the community through informed, sustainable, and lawful retail cannabis.

## Values.

Lawful sales  
Community Safety  
Healthy Consumption



Seaside Cannabis - inside store

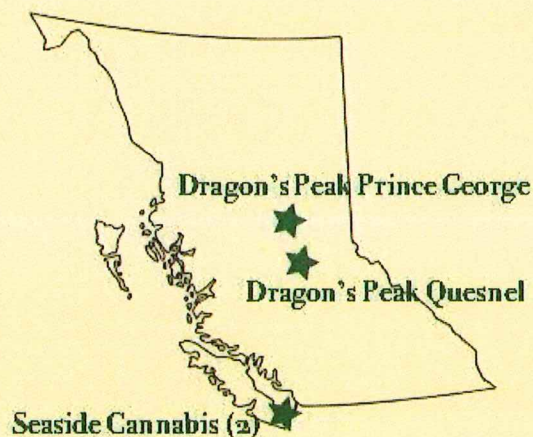


## Business Opportunity.

Since 2018, CANNA NORTHWEST, has worked to promote lawful sale and the safe consumption of retail cannabis. We have positively contributed to the transition to lawful, safe retail cannabis sales.

CANNA NORTHWEST is successfully running four retail cannabis locations in BC. Our stores in Quesnel, Prince George, Saanichton, and Brentwood Bay operate with the utmost respect for and adherence to Government requirements. Our unblemished track record for running safe, responsible, and respectful retail cannabis stores demonstrates our overall respect for distinct communities and municipalities.

We want our communities to be safe places for our residents and our visitors while providing a convenient and well-considered shopping experience for our customers.



**CANNA NORTHWEST Retail Locations**

## Target Market.

Responsible sales and consumption are the foundations of our business model, so we plan to only target local professionals 25+ years of age. Our stores are branded to appeal to this market, and tailored specifically to each community.

**“Our goal is to positively contribute to the community by providing safe, lawful cannabis sales.”**

## Business Model and Strategy.

We at CANNA NORTHWEST believe that running quiet, small retail cannabis locations is best for customers and the community. Our success comes from our stores' locations, educated staff, and unique bespoke hand-made store furnishings that reflect local geography.

Our current stores have between 1 and 2 employees present at all times and adhere to BC WorkSafe legislation. We plan to operate the proposed store with a total of 1 or 2 employees at all times – 1 facilitating customer education and sales within the retail area, and 1 managing all operational aspects of the business. Safe and responsible consumption remains the foundation of our business model.



## Business Model and Strategy cont.

In order to provide a pleasant shopping experience, we use open concept spaces that allow the customer to browse with ease. And, we choose our product based upon local preference and demand.

At CANNA NORTHWEST we provide a unique, more personal shopping experience by having our retail spaces reflect local geography. For instance, our Quesnel and Prince George stores are named for and reflects the local mountains, while our Saanichton and Brentwood Bay stores are named for and reflect Vancouver Island's coast.



**Seaside Cannabis, Brentwood Bay**

Our store will contribute to beautifying the area with a locally reflective, refined look via our branding, signage, and interior design choices. Additionally, we will contribute to the local economy by providing employment, and by paying rent and municipal taxes.

In accordance with BC and municipal laws, the windows will be treated in an attractive way, ensuring views into the store are restricted.

Safety, for our employees, customers, and community is at the core of CANNA NORTHWEST's business model. We take very seriously and respect the importance of Government set requirements. We ensure that our employees are adequately trained and registered, that identification policies are adhered to, and that the community and local businesses are respected through our zero-tolerance policy towards disturbances. We also follow WorkSafe BC's workplace requirements for violence prevention, and risk minimization.

**“We adhere to Provincial and Municipal standards in order to promote responsible consumption.”**

Disturbances by unruly customers will not be tolerated and will be managed in a way to prevent further recurrence. As such, intoxicated individuals will not be provided service. Community and employee safety are our priority.

We display and make available Government supplied 'social responsibility materials' and further informational displays in key locations within the store. Our staff will be trained to provide further education to our customers of the responsible use of cannabis products.

Smoking and/or other cannabis consumption methods will not be tolerated within or near the store. No smoking signs will be posted and strictly enforced.



## Hours of Operation.

To promote responsible consumption, our store will operate within the outlined government standard. Employees will have a procedure to efficiently clear the store at closing. Our store hours are strictly enforced.

**“Community, employee, customer safety are our top priorities.”**

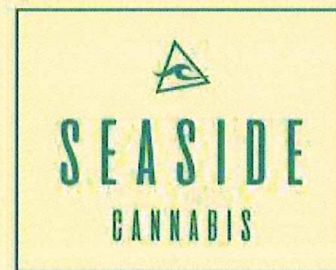
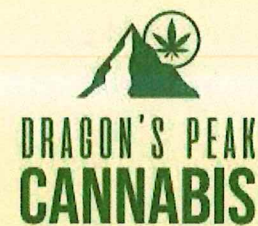
## Security Measures.

Security is of the utmost importance to the safety of our community and employees. Our current stores have security systems that exceed provincial requirements, while the open concept floor plan and sealed display cases discourage theft. Community, employee, and customer safety are very important to us. In our new space, we will continue to exceed security requirements in order to promote safety.

Security cameras will be installed to provide full, unobstructed views of the retail sales area, storage room, and any entrance points.

All cannabis products and accessories will be contained on site within a secure storage room and locked cabinets.

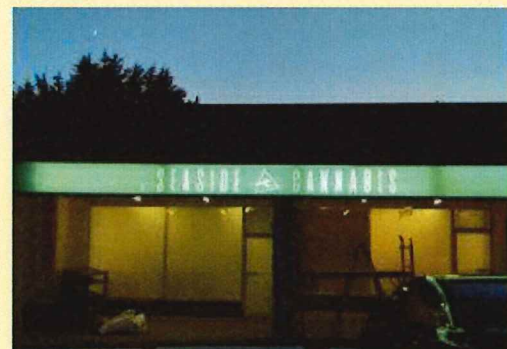
All product displays will be locked and require a staff member to provide full service. Smell jars will be tethered to the counter, and product will be securely contained within.



Our Logos

## Signage.

Our signage reflects the local geography in its design. We have employed a graphic designer to ensure that our signage reflects our values, local geography, and the surrounding community businesses. We respect and adhere to any local Sign Bylaw.





## Current Retail Locations

CANNA NORTHWEST has met the eligibility and suitability requirements of the Cannabis Control and Licensing Act and is operating four licensed retail cannabis storefronts in BC: Quesnel, Prince George, Brentwood Bay, and Saanichton.

### Dragon's Peak Cannabis

100 - 775 Rita Rd, Quesnel, B.C.



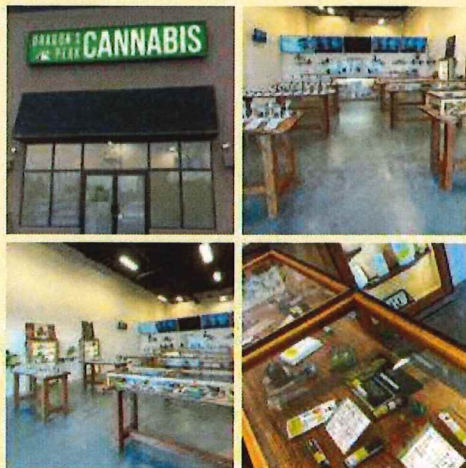
### Seaside Cannabis

1189 Verdier Ave, Brentwood Bay, B.C.



### Dragon's Peak Cannabis

2591B Vance Rd., Prince George, B.C.



### Seaside Cannabis

7855 E. Saanich Rd., Saanichton, B.C.





## Compliance History.

CANNA NORTHWEST Enterprises Inc. was founded in 2018 in response to the legalization of cannabis in our Country, Province, and Municipalities. Prior to cannabis legalization, we had no experience in the cannabis industry and never performed any retail cannabis dealings from any location, physical or virtual. Post legalization, CANNA NORTHWEST successfully operates four non-medical retail cannabis stores with firm adherence to all compliance requirements.



**Seaside Cannabis, Brentwood Bay**

Community, customer, and employee safety are our primary focus. Our target customer base are responsible users of cannabis products. We will provide safe, reliable products and pass on expert knowledge regarding safe consumption to our customers. Because the Government is our supplier, we can now ensure our products are safely derived and obtained, and our staff are well trained to provide the information that our customers need to enjoy recreational cannabis products responsibly.









**CITY OF CHILLIWACK**

**TEMPORARY USE PERMIT NO. TUP00200**

**To: Anthem Krc Salish Plaza Ltd.  
(Inc No BC0925509)  
1100 Bentall IV PO Box 49200  
1055 Dunsmuir Street  
Vancouver, BC V7X 1K8**

**Joseph Chouinard  
1189 Verdier Avenue  
Brendtwood Bay, BC V8M 1R2**

WHEREAS Section 493 of the *Local Government Act* permits the issuance of Temporary Use Permits; and WHEREAS the Council of the City of Chilliwack in open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

IT IS HEREBY RESOLVED that a Temporary Use Permit cannabis retail be issued as affecting property at:

**Civic Address:**

46020 Yale Rd (a portion of)

**Parcel Identifier:**

008-456-861

**Legal Description:**

LOT A EXCEPT: PART SUBDIVIDED BY PLAN 79702; DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 75712

**General Intent of Permit**

To permit the operation of a cannabis retail within a portion of the subject property.

**Validity of Permit**

Three calendar years from the date of issuance of this Permit.

**Renewal of Permit**

In accordance with Section 497(2), this permit may be renewed once only, following application to and at the pleasure of the Council of the City of Chilliwack, following observance of due procedure.

**Terms and Conditions of Permit**

1. The business use of the lands shall consist of a cannabis retail store within Unit 1 46030 Yale Road.
2. The applicant applies for and obtain a City of Chilliwack Business Licence.
3. The applicant applies for and obtain a Building Permit to address the necessary tenant improvements associated with installation of an air filtration system.
4. That the hours of operation be limited to 9:00 am to 11:00 pm seven days a week. and,
5. Two months before the expiration date of this Permit the applicant shall indicate to the Director of Planning & Engineering their intention to either cease the business activity or to apply for a further three year permit.
6. For sake of clarity, this Permit constitutes a temporary Official Community Plan designation for a Temporary Use area.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

\_\_\_\_\_  
CORPORATE OFFICER