

AGENDA ITEM NO: 7.10

MEETING DATE: March 19, 2024

STAFF REPORT – COVER SHEET

SUBJECT: City of Chilliwack
Text Amendments DATE: March 8, 2024

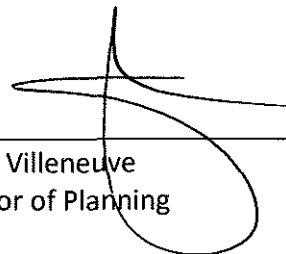
DEPARTMENT: Planning Department
RZ001747 PREPARED BY:  Erin Leary / cc

1. SUMMARY OF ISSUE:

The City wishes to amend the text of the Zoning Bylaw with respect to minimum lot area requirements and reference to the Intensive Swine Operation Bylaw in a number of agricultural zones, updates to the CD-12 (Comprehensive Development 12) Zone map and Accessory Dwelling Unit (ADU) provisions, updates to the Floor Area Ratio requirement in the CD-9 (Comprehensive Development-9) Zone, clarification regarding Accessory Office and Sales use, landscaping requirements and small car parking requirements as well as updates to the definition of Food Processing, as detailed within this report.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5385", which proposes to complete text amendments related to minimum lot area and reference to the Intensive Swine Operation Bylaw in a number of agricultural zones, the map and ADU provisions within the CD-12 Zone, the Floor Area Ratio within the CD-9 Zone, and clarification regarding the Accessory Office and Sales use, landscaping requirements, small car parking and the definition of Food Processing be given first and second reading; and further, that a Public Hearing be called for April 2, 2024. (RZ001747)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001747

PREPARED BY: Erin Leary DATE: March 6, 2024
POSITION: Manager of Development Planning DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The City wishes to amend the text of the Zoning Bylaw to permit a minimum lot area of 0.2ha in the AL (Agricultural Lowland) Zone and AU (Agricultural Upland) Zone when approved for boundary adjustment by the Agricultural Land Commission (ALC), remove reference to the Intensive Swine Bylaw in both the AL and AU Zones, update the CD-12 (Comprehensive Development 12) Zone "Appendix I – CD-12 ZONE Map" to reflect those properties currently zoned CD-12 and permit a single detached dwelling as a type of Accessory Dwelling Unit on 8395 Chilliwack Mountain Road, update the definition of Food Processing to include a Brewery and Distillery and complete amendments to resolve implementation concerns related to Accessory Office and Sales use, small car parking and the Floor Area Ratio within the CD-9 (Comprehensive Development-9) Zone.

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

2. PROPOSAL:

2.1 Text Amendments Regarding Minimum Lot Size within the AL and AU Zones

At this time, the AL and AU Zones permit a minimum lot area of 0.2ha only if created by "homesite severance" when approved by the Agricultural Land Commission (ALC); a standard subdivision proposal requires a minimum lot area of 7.5ha with boundary adjustments requiring a minimum area of 1ha. The "homesite severance" provision for subdivision only applies to parcels that were created prior to 1972 and have maintained the same ownership since that time, and as such, is rarely utilized.

Recently the City has received approval from the ALC for boundary adjustment applications in which a lot size is between 1 ha and 0.2 ha. As such, in order to avoid the rezoning process which is currently necessary to facilitate boundary adjustment applications consistent with ALC approvals for lot areas less than 1ha, staff propose to amend the text of the AL and AU Zones to permit a minimum lot area of 0.2ha when approved for boundary adjustment by the ALC.

2.2 Text Amendments to the CD-12 (Comprehensive Development 12) Zone

The CD-12 Zone includes "Appendix I – CD-12 ZONE Map" which identifies all properties currently within the CD-12 Zone. Through a mapping error, the property located at 8404 Chilliwack Mountain Road [zoned AL (Agricultural Lowland)] was included within the CD-12 Zone, and the map must be

updated to accurately reflect current zoning. In addition, in 2020 the property located at 8395 Chilliwack Mountain Road was rezoned and a portion of the property was included into the CD-12 Zone. At that time the map was not updated, and as such, a text amendment to update the “Appendix I – CD-12 ZONE Map” is required to include a portion of this property as well.

In addition to the proposed map amendments, a site-specific text amendment is proposed to permit a single detached dwelling to be considered as an Accessory Dwelling Unit on property located at 8395 Chilliwack Mountain Road. At time of rezoning in 2020, a single detached dwelling was intended to be constructed in association with a proposed industrial development on site to house the owner of the property and formed part of the proposal but was inadvertently left out of the text of the CD-12 Zone. As the property was previously used for residential purposes and is adjacent to rural properties to the north, east and west, inclusion of a single detached dwelling as an ADU on this property is considered appropriate.

2.3 Text Amendments Regarding Implementation Considerations

Since Zoning Bylaw 2020, No. 5000 was adopted in August, 2020, a variety of minor errors have been identified. As such, City staff are completing a series of text amendments to the Zoning Bylaw to correct issues that are inherent with the implementation of any Bylaw. At this time, the minor amendments proposed are as follows:

1. Update the AL and AU Zone siting requirements to remove reference to the Intensive Swine Operation Bylaw, as this Bylaw was repealed by Council in October 2023.
2. Update the definition of Food Processing to include Brewery and Distillery to ensure large scale breweries/distilleries are permitted in industrial areas.
3. Update the Accessory Office and Sales section of the General Provisions to require no more than 20% per “unit” to be reserved for office or sales space rather than per “building or structure”. By clarifying a per “unit” requirement it ensures an equitable distribution of Accessory Office and Sales space amongst units within a multi-tenant industrial development.
4. Update the General Provisions Landscaping Requirements to reference the Canadian Landscape Standards rather than the BC Landscape Standards to reflect the most up-to-date best practices within the industry.
5. Amend the language related to the provision of small car parking spaces to reflect the number of spaces “provided” on site rather than “required” to ensure, upon construction of a parking lot, no more than 20% of the overall spaces are built to the small car standard.
6. Remove the Floor Area Ratio (FAR) for “other uses” within the CD-9 (Comprehensive Development 9) Zone as this zone includes either a FAR requirement for a specific permitted use or reference to an alternative FAR requirement within the Special Regulations section of the zone. As such, the FAR rate for “other uses” is redundant.

A copy of the draft Amendment Bylaw detailing the proposed text amendments is attached for information.

3. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5385”, which proposes to complete text amendments related to minimum lot area and reference to the Intensive Swine Operation Bylaw in a number of agricultural zones, the map and ADU provisions within the CD-12 Zone, the Floor Area Ratio within the CD-9 Zone, and clarification regarding the Accessory Office and Sales use, landscaping requirements, small car parking and the definition of Food Processing be given first and second reading; and further, that a Public Hearing be called for April 2, 2024. (RZ001747)

Substantiation:

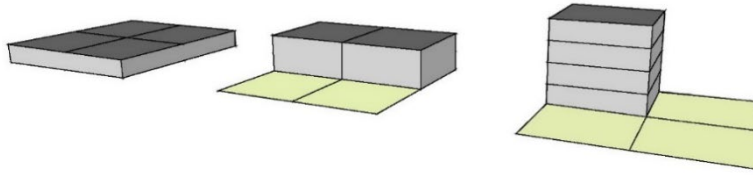
The proposed amendments will bring the Zoning Bylaw minimum lot area requirements in line with current and potential future boundary adjustment approvals from the Agricultural Land Commission (ALC), ensure the Zone map within the CD-12 Zone accurately reflects current zoning and accommodates suitable ADU built forms on a site-specific basis. In addition, the amendments will also update the definition of Food Processing to be consistent with the intent of the use and improve clarity in regards to Accessory Office and Sales use, landscaping standards, the provision of small car parking and the Floor Area Ratio within the CD-9 Zone.

4. SOURCES OF INFORMATION:

- Rezoning Application (RZ001747) – February 14, 2024

FLOOR AREA RATIO

the numerical value obtained by dividing the GROSS FLOOR AREA of all BUILDINGS by the site area of the LOT on which they are located; the diagram below sets out 3 examples of a BUILDING with a FLOOR AREA RATIO of 1;



FAR = 1.0

FOOD PROCESSING

means the processing and storage of food products, and includes the following:

(a) Processing and bottling of beverages

(b) BREWERY or distillery

~~(c)~~ _____ Packaging, canning, freezing, dehydrating, manufacturing or processing of:

- (i) bakery products and goods
- (ii) dairy products and goods
- (iii) eggs and egg products
- (iv) fruits and fruit products
- (v) jams, jellies and honey
- (vi) meat, fish, POULTRY and products (not including on-site slaughtering of animals)
- (vii) nuts and nut products
- (viii) pickled and spiced food stuffs
- (ix) vegetables and vegetable products

~~(e)~~(d) _____ LIVESTOCK or PET food manufacture (not including on-site slaughtering of animals);

FOUNDATION

means a system or arrangement of FOUNDATION units through which the loads of a BUILDING are transferred to soil or rock;

FRONTAGE

means the shortest LOT LINE common to the LOT and an ADJOINING HIGHWAY for a PANHANDLE LOT;

GARAGE

means an ANCILLARY BUILDING or part of the PRINCIPAL DWELLING UNIT designed and used primarily for the storage of MOTOR VEHICLES;

GARDEN SUITE

- (i) OFFICE of a self-employed person excluding a doctor, dentist or medical professional, and
- (ii) a manager's residence within a MANUFACTURED HOME PARK shall be permitted the ACCESSORY HOME OCCUPATION uses of a SINGLE DETACHED DWELLING.

(4) ACCESSORY OFFICE AND SALES

- (a) ACCESSORY OFFICE AND SALES are subject to the following conditions:
 - (i) shall not exceed 20% of the GROSS FLOOR AREA of each unit within a BUILDING or STRUCTURE ~~all BUILDINGS and STRUCTURES~~ on ~~the a~~ LOT
 - (ii) in the case where there are no BUILDINGS or STRUCTURES on the LOT, the GROSS FLOOR AREA shall not exceed 100m².

(5) COTTAGE INDUSTRY

- (a) COTTAGE INDUSTRY may be permitted subject to the following conditions:
 - (i) a COTTAGE INDUSTRY use shall not be permitted on a LOT smaller than 0.4ha
 - (ii) on properties within the ALR the use shall be a permitted agricultural use or shall be confined to the interior of the DWELLING UNIT or STRUCTURE for RURAL ANCILLARY USE or shall be approved in writing by the ALC
 - (iii) the use shall be conducted by no more than 2 employees
 - (iv) the use and all associated equipment shall not occupy more than 30% of the total GROSS FLOOR AREA of the DWELLING UNIT nor shall it exceed 100m² of GROSS FLOOR AREA. Where the use occupies a BUILDING other than a DWELLING UNIT, the area so used shall not exceed 100m² in GROSS FLOOR AREA and shall be clearly separated from other uses by walls or partitions
 - (v) the use shall not involve the sale of a commodity not produced on the PREMISES
 - (vi) the use shall in no way indicate its presence from the exterior of any BUILDING or STRUCTURE on the LOT except for 1 SIGN in accordance with the CITY "Sign Bylaw", as amended or replaced from time to time
 - (vii) adequate OFF-STREET PARKING shall be provided for the use such that no MOTOR VEHICLES shall be parked on-street
 - (viii) the uses may include, but are not limited to any of the following activities:
 - (A) any ACCESSORY HOME OCCUPATION
 - (B) instruction in music, art or crafts limited to not more than 10 students
 - (C) woodworking
 - (D) repair of yard maintenance equipment
 - (E) a GROUP HOME.

(6) RURAL ANCILLARY USES

- (a) RURAL ANCILLARY USES are permitted subject to the following conditions:
 - (i) a RURAL ANCILLARY USE is permitted in the ZONEthe activities and BUILDINGS shall be limited to the following:
 - (A) the keeping of PETS not exceeding 5 in number, provided no more than 3 are of any one species
 - (B) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

- (D) notwithstanding (2)(b)(ii)(A), (B) and (C) above, the overall LOT AREA for LANDSCAPING requirements may be reduced up to a maximum of 3% if the LOT is affected by a RIPARIAN AREA.
- (iii) All LANDSCAPING required in (2)(b)(i) and (ii) above shall be designed and installed in accordance with the current edition of the [Canadian Landscape BC Landscaping](#) Standard.
- (c) LANDSCAPING FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT
 - (i) LANDSCAPING shall be required for properties that have a minimum of 2000m² LOT AREA, and all institutional ZONES, regardless of LOT AREA, in accordance with the following:
 - (A) minimum LANDSCAPING requirements for front SETBACK area shall be:
 - (I) 40% of the front SETBACK area shall be LANDSCAPING area.
 - (B) Minimum overall site LANDSCAPING requirements shall be:
 - (I) 10% of the total site area shall be LANDSCAPING area
 - (II) a portion of the required LANDSCAPING area, equivalent to 5% of the total LOT AREA shall be planted extensively with trees and shrubs.
 - (C) LOTS within an institutional ZONE are exempted from the LANDSCAPING requirements if the LOT is in or surrounded by the ALR or is located in a rural or natural environment.
 - (D) notwithstanding (2)(c)(i)(A) and (B) above, the overall LOT AREA for LANDSCAPING requirements may be reduced up to a maximum of 3% if the LOT is affected by a RIPARIAN AREA.
 - (ii) All LANDSCAPING required in (2)(c)(i) (A) and (B) above shall be designed and installed in accordance with the current edition of the [Canadian Landscape BC Landscaping](#) Standard.
 - (iii) pedestrian pathways, conforming to the following standards shall be provided:
 - (A) SIDEWALK, HARD SURFACE shall have a minimum width of 1.5m
 - (B) SIDEWALK, HARD SURFACE shall meet standards for use by persons requiring a wheelchair or other mechanical conveyance
 - (C) SIDEWALK, HARD SURFACE shall be located so as to provide access to traffic intersections, crosswalks and anticipated directions of pedestrian travel
 - (D) SIDEWALK, HARD SURFACE shall be located outside the MANEUVERING AISLE and driveway.

(3) SCREENING

- (a) All OPEN STORAGE and VEHICLE STORAGE COMPOUND uses shall be bounded by SCREENING not less than 2.5m in HEIGHT except for points of access or egress or where bounded by a BUILDING.
- (b) Where a RESIDENTIAL, TOURIST ACCOMMODATION, institutional occupancy, RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL ASSEMBLY, INDOOR RECREATION, CHILD CARE FACILITY or CLUB OR LODGE use ADJOINS a major transportation corridor, including: the CNR, B.C. Hydro Railway ROW and Trans-Canada Highway No. 1, a combination berm and SCREENING shall be provided to the following standard:
 - (i) the berm and screen combination shall be parallel to the ROW and have 6m returns at the ends where not contiguous with adjacent berms
 - (ii) the berm and screen combination shall have a minimum total HEIGHT of 3.3m above GRADE
 - (iii) the berm shall have a minimum HEIGHT of 1.5m with side slopes not steeper than 2m distance for every 1m rise, covered with soil or other suitable planting material

5.02 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS

USES	MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS
RESIDENTIAL USE	1 space per INDEPENDENT LIVING HOUSING BUILDING 1 space per APARTMENT BUILDING
Commercial uses	1 loading space per 1000m ² GROSS FLOOR AREA or portion thereof
Industrial uses	1 loading space per 2500m ² GROSS FLOOR AREA or portion thereof
Institutional uses (excluding SCHOOLS) and OUTDOOR RECREATIONAL uses	1 space per 2500m ² GROSS FLOOR AREA or portion thereof

5.03 OFF-STREET PARKING

(1) GENERAL REQUIREMENTS

- (a) All uses and STRUCTURES or portions thereof hereafter constructed shall be provided with no less than the number and type of OFF-STREET PARKING SPACES required hereunder.
- (b) A use may not be expanded or changed unless the OFF-STREET PARKING requirements for the proposed expansion or change of use can be met.
- (c) The GROSS FLOOR AREA of a use or occupancy or other units as appropriate, shall be used for the calculation of OFF-STREET PARKING SPACE requirements.
- (d) 20% of the number of OFF-STREET PARKING SPACES ~~provided required~~ may be designated and developed as “small car” only for uses other than SINGLE DETACHED DWELLING, DUPLEX and ACCESSORY DWELLING UNIT.
- (e) When the calculation of OFF-STREET PARKING requirements results in a fractional OFF-STREET PARKING SPACE, the number of OFF-STREET PARKING SPACES required shall be rounded to the nearest whole number.
- (f) Where an OFF-STREET PARKING SPACE or MANEUVERING AISLE adjoins a fence or STRUCTURE over 0.2m in HEIGHT, an additional 0.5m of width shall be added to such space or aisle width, excluding PARKING SPACES within single GARAGES, double GARAGES and tandem parking in a GARAGE.
- (g) Except in association with a SINGLE DETACHED DWELLING, MANUFACTURED HOME or DUPLEX, OFF-STREET PARKING SPACES shall not be accessed directly from a HIGHWAY but shall be accessed by a driveway(s) and MANEUVERING AISLE as required.

(2) LOCATION OF PARKING

- (a) OFF-STREET PARKING SPACES shall be provided on the same LOT as the BUILDINGS for which they are required.
- (b) Where all required PARKING SPACES cannot be located on the same LOT as the BUILDING for which they are required, such PARKING SPACES may be situated on another LOT provided:
 - (i) the LOT is not located more than 30m from the BUILDING or use for which they are required
 - (ii) annexed to the CERTIFICATE OF TITLE of such other LOT a covenant is registered in favour of the CITY and the owner of the benefiting LOT restricting the use of the LOT or portion of the other LOT to parking purposes associated with the benefiting LOT
 - (iii) notwithstanding (2)(b) above, all OFF-STREET PARKING SPACES for DWELLING UNITS shall be provided on the same LOT as the residential BUILDING in respect of which the spaces are required.

6.01 AL (AGRICULTURAL LOWLAND) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) CONDITIONAL AGRICULTURE
- (b) GENERAL AGRICULTURE
- (c) MANUFACTURED HOME
- (d) SINGLE DETACHED DWELLING

ANCILLARY USES

- (e) ACCESSORY DWELLING UNIT
- (f) ACCESSORY HOME OCCUPATION
- (g) BOARDING
- (h) COTTAGE INDUSTRY
- (i) FARM RETAIL SALES
- (j) RURAL ANCILLARY USES
- (k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM <u>LOT AREA</u>
(a) If land is excluded or exempted from the ALR; or, approved for SUBDIVISION within the ALR	7.5ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of farm BUILDINGS	1ha
(c) Despite (a) or (b) above, if created by "homesite severance" <u>or</u> <u>BOUNDARY ADJUSTMENT as</u> approved by the ALC	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM <u>LOT WIDTH</u>	MINIMUM <u>LOT DEPTH</u>
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

- (a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

- (a) FARM HOME PLATE
 - (i) Principal RESIDENTIAL USE 4000m²
 - (ii) Additional RESIDENTIAL USE 1000m²

(b) RURAL ANCILLARY USE or detached [ACCESSORY DWELLING UNIT](#)

230m², of which no more than 150m² may be allocated to the detached [ACCESSORY DWELLING UNIT](#)

(6) [FLOOR AREA RATIO \(MAXIMUM\)](#)

(a) N/A

(7) [SETBACKS \(MINIMUM\)](#)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m ² or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m ²)	15m	15m	15m	15m
(c) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(d) MANUFACTURED HOME	7.5m	7.5m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STAND	3m	7.5m	3m	3m
(h) RURAL ANCILLARY	7.5m	3m	3m	7.5m
(i) SINGLE DETACHED DWELLING	7.5m	7.5m	3m	7.5m

(8) [SITING](#)

~~(a) Except as permitted under the *Agricultural Land Commission Act* and ALR Regulations, BUILDINGS and STRUCTURES for INTENSIVE SWINE PRODUCTION shall be sited and constructed in accordance with the CITY "Intensive Swine Operation Bylaw", as amended or replaced from time to time.~~

~~(b)(a)~~ _____ ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

- (i) exhaust fans shall be [SETBACK](#) a minimum of 30m from adjacent LOT LINES; the [SETBACK](#) can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farmside buffer B (with berm) and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

~~(c)(b)~~ _____ [FARM HOME PLATE](#) and DWELLING UNIT(S) shall be sited as follows:

- (i) no portion of a [SINGLE DETACHED DWELLING](#), [MANUFACTURED HOME](#), [ACCESSORY DWELLING UNIT](#) and/or additional DWELLING UNIT shall be located farther than 70m from the FRONT or EXTERIOR SIDE LOT LINE and no portion of the [FARM HOME PLATE](#) is to be located more than 80m from the FRONT or EXTERIOR SIDE LOT LINE; or,
- (ii) no portion of a [SINGLE DETACHED DWELLING](#), [MANUFACTURED HOME](#), [ACCESSORY DWELLING UNIT](#) and/or additional DWELLING UNIT shall be located farther than 50m from the REAR LOT LINE and no portion of the [FARM HOME PLATE](#) is to be located more than 60m from the REAR LOT LINE, provided the access driveway is adjacent to a LOT LINE.

6.01 AU (AGRICULTURAL UPLAND) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) [CONDITIONAL AGRICULTURE](#)
- (b) [GENERAL AGRICULTURE](#)
- (c) [MANUFACTURED HOME](#)
- (d) [SINGLE DETACHED DWELLING](#)

ANCILLARY USES

- (e) [ACCESSORY DWELLING UNIT](#)
- (f) [ACCESSORY HOME OCCUPATION](#)
- (g) [BOARDING](#)
- (h) [COTTAGE INDUSTRY](#)
- (i) [FARM RETAIL SALES](#)
- (j) RURAL ANCILLARY USES
- (k) [SUPPORTIVE RECOVERY HOME](#)

(2) LOT AREA (MINIMUM)

USE	MINIMUM <u>LOT AREA</u>
(a) If land is excluded or exempted from the ALR; or, approved for SUBDIVISION within the ALR	7.5ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of BUILDINGS	1ha
(c) Despite (a) or (b) above, if created by "homesite severance" <u>or</u> <u>BOUNDARY ADJUSTMENT</u> as approved by the ALC	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM <u>LOT WIDTH</u>	MINIMUM <u>LOT DEPTH</u>
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

- (a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

- (a) RURAL ANCILLARY USE or detached [ACCESSORY DWELLING UNIT](#) 230m², of which no more than 150m² may be allocated to the detached [ACCESSORY DWELLING UNIT](#)

(6) FLOOR AREA RATIO (MAXIMUM)

- (b) N/A

(7) SETBACKS (MINIMUM)

USE	<u>FLL</u>	<u>RLL</u>	<u>ISLL</u>	<u>ESLL</u>
(a) ANIMAL ENCLOSURE (10m ² or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m ²)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding 100m ²)	15m	15m	15m	15m
(d) Detached <u>ACCESSORY DWELLING UNIT</u>	7.5m	3m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(h) <u>ROADSIDE STAND</u>	3m	7.5m	3m	3m
(i) RURAL ANCILLARY	7.5m	3m	3m	7.5m

(8) SITING

~~(a) Except as permitted under the Agricultural Land Commission Act and ALR Regulations, BUILDINGS and STRUCTURES for INTENSIVE SWINE PRODUCTION shall be sited and constructed in accordance with the CITY "Intensive Swine Operation Bylaw", as amended or replaced from time to time.~~

(a) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

- (i) Exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farmside buffer B (with berm) and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM <u>BUILDING HEIGHT</u>
(a) Agricultural BUILDINGS	N/A
(b) Detached <u>ACCESSORY DWELLING UNIT</u>	6.5m
(c) RESIDENTIAL USE	10m
(d) <u>ROADSIDE STAND</u>	3m
(e) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following types:

- (i) SECONDARY SUITE
- (ii) COACH HOUSE
- (iii) GARDEN SUITE
- (iv) MANUFACTURED HOME
- (v) PARK MODEL TRAILER.

(b) On properties in the ALR, ADUs are limited to a SECONDARY SUITE or as approved by the ALC.

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (INTERIOR LOT)	9m	25m
(b) ROWHOUSE	6m	25m
(c) ACCESSORY DWELLING UNIT	13m	25m
(d) DUPLEX	16m	30m
(e) Notwithstanding (c) above, an ACCESSORY DWELLING UNIT may be permitted on LOTS with a width of 13m at the REAR LOT LINE.		

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE (including OFF-STREET PARKING STRUCTURE)	65%
(b) URBAN ANCILLARY USES	
(i) in association with a SINGLE DETACHED DWELLING	60m ²
(ii) in association with a ROWHOUSE	30m ²
(c) GENERAL COMMERCIAL (OFF-STREET PARKING STRUCTURE)	90%

(6) FLOOR AREA RATIO (MAXIMUM)

USE	MAXIMUM RATIO
(a) SINGLE DETACHED, DUPLEX	1
(b) INDEPENDENT LIVING HOUSING, RELIGIOUS ASSEMBLY	2.0
(c) THEATRE SCHOOL, CULTURAL FACILITY	1.5
(d) INDOOR RECREATION, CHILD CARE FACILITY	1.5
(e) CLUB OR LODGE, MEDICAL FACILITY	1.5
(f) RESIDENTIAL CARE	2.0
(g) Other uses	1.2

- (iv) Natural Gas [BULK FUEL STORAGE AND SALES](#), except within “Area 2”, as indicated in “Appendix I – CD-12 ZONE Map”
- (f) [GENERAL COMMERCIAL](#) uses shall be limited to:
 - (i) [OFFICES](#) and [FINANCIAL INSTITUTIONS](#)
 - (ii) [BUSINESS SERVICES](#)
 - (iii) [CHILD CARE FACILITY](#) not exceeding 200m²
 - (iv) Fitness FACILITY not exceeding 200m²
 - (v) a restaurant in “Area 1” only, as indicated in “Appendix I – CD-12 ZONE Map”, not exceeding 300m²
- (g) [TOURIST ACCOMMODATION](#) in the form of [SLEEPING UNIT](#)S shall only be permitted in Area 1, as indicated in “Appendix I – CD-12 ZONE Map”
 - (i) A maximum FLOOR AREA of 300m²
- (h) [CONVENIENCE COMMERCIAL](#) shall limit the size of a restaurant (café) to 100m²
- (i) [VEHICLE ORIENTED COMMERCIAL](#) uses shall be limited to:
 - (i) Service Station in Area 1 and Area 2 only, as indicated in “Appendix I – CD-12 ZONE Map”.

†(i) Notwithstanding (8)(b), a SINGLE DETACHED DWELLING may be permitted as an ACCESSORY DWELLING UNIT on the property located at PID: 018-543-499, Lot 2 District Lots 270 and 288 Group 2 New Westminster District Plan LMP13152

Review General Regulations for Additional Development Requirements.

“Appendix I – CD-12 ZONE Map”



City of Chilliwack

Bylaw No. 5385

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 2024, No. 5385”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended in SECTION 2 – DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, FOOD PROCESSING, by inserting a new Paragraph (b), as follows, and reordering the existing Paragraphs accordingly:
“(b) BREWERY or distillery”.
3. Said Bylaw is hereby further amended in SECTION 4 - GENERAL PROVISIONS, Subsection 4.06 ACCESSORY AND ANCILLARY USES, Paragraph (4) ACCESSORY OFFICE AND SALES, Subparagraph (a), by deleting Clause (i) in its entirety, and substituting with a new Clause (i), as follows:
“(i) shall not exceed 20% of the GROSS FLOOR AREA of each unit within a BUILDING or STRUCTURE on a LOT”.
4. Said Bylaw is hereby further amended in SECTION 4 - GENERAL PROVISIONS, Subsection 4.09 FENCING, LANDSCAPING, SCREENING, Paragraph (2) LANDSCAPING, Subparagraph (b), Clause (iii), and Subparagraph (c), Clause (ii), by deleting the words “BC Landscaping” and substituting with the words “Canadian Landscape” after the words “of the” and before the word “Standard”.
5. Said Bylaw is hereby further amended in SECTION 5 – PARKING REQUIREMENTS, Subsection 5.03 OFF-STREET PARKING, Paragraph (1) GENERAL REQUIREMENTS, Subparagraph (d), by deleting the word “required” and substituting with the word “provided” after the words “PARKING SPACES” and before the words “may be”.
6. Said Bylaw is hereby further amended in Section 6 – AGRICULTURAL ZONES, Subsections 6.01 AL (AGRICULTURAL LOWLAND) ZONE and 6.02 AU (AGRICULTURAL UPLAND) ZONE, Paragraph (2) LOT AREA (MINIMUM), Subparagraph (c), by inserting the words “or BOUNDARY ADJUSTMENT as” after the words “homesite severance” and before the words “approved by”.
7. Said Bylaw is hereby further amended in Section 6 – AGRICULTURAL ZONES, Subsections 6.01 AL (AGRICULTURAL LOWLAND) ZONE and 6.02 AU (AGRICULTURAL UPLAND) ZONE, Paragraph (8) SITING, by deleting Subparagraph (a) in its entirety, and reordering the existing Subparagraphs accordingly.

- 8. Said Bylaw is hereby further amended in Section 13 – COMPREHENSIVE DEVELOPMENT ZONES, Subsection 13.09 CD-9 (COMPREHENSIVE DEVELOPMENT-9) ZONE, Paragraph (6) FLOOR AREA RATIO (MAXIMUM), by deleting Subparagraph (g) in its entirety.
- 9. Said Bylaw is hereby further amended in Section 13 – COMPREHENSIVE DEVELOPMENT ZONES, Subsection 13.12 CD-12 (COMPREHENSIVE DEVELOPMENT-12) ZONE, Paragraph (10) SPECIAL REGULATIONS, Subparagraph (i), Clause (i), “Appendix I – CD-12 ZONE Map”, by deleting the existing Map, and substituting with a new Map, as attached.
- 10. Said Bylaw is hereby further amended in Section 13 – COMPREHENSIVE DEVELOPMENT ZONES, Subsection 13.12 CD-12 (COMPREHENSIVE DEVELOPMENT-12) ZONE, Paragraph (10) SPECIAL REGULATIONS, by adding a new Subparagraph (j), as follows:
 - “(j) Notwithstanding (8)(b), a SINGLE DETACHED DWELLING may be permitted as an ACCESSORY DWELLING UNIT on the property located at PID: 018-543-499, Lot 2 District Lots 270 and 288 Group 2 New Westminster District Plan LMP13152”.

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

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Corporate Officer

“Appendix I – CD-12 ZONE Map”

