

March 22, 2024

Steele Properties Ltd
8387 Young Road,
Chilliwack BC V2P 4N8

To whom it may concern,

On March 21, 2024, a representative of Steele Properties Ltd conducted a Public Engagement opportunity for the neighbours of 5870 Jinkerson Road, Chilliwack BC V2R 0C8, regarding the rezoning application to change the subject property from RR to R3 zoning. Attached to this letter is a summary of those engagements.

Dena Hildebrand spoke with many homeowners, giving them an information package as well as the opportunity to provide any feedback. Through these engagements she found to have no pushback regarding the rezoning of the proposed lot.

We feel rezoning the subject property to R3 (small lot residential) zone will have a minimal impact on the surrounding area and will in no way compromise the park's environment.

Jinkerson Park is a popular, constantly growing location and we feel the opportunity to create two new, smaller homes on the proposed lot will serve the community well by adding additional housing options for individuals and families looking to reside in this park side neighbourhood.

We, at Steele Properties Ltd, appreciate your consideration for our proposal and look forward to hearing the outcome.

Kind Regards,

Mark Steele

Mark Steele

Owner, Steele Properties Ltd

Date Received: March 22, 2024
Received From: Mark Steele
Folder Number: R2001721
Subject Property: 5870 Jinkerson Road
Council Date: April 2, 2024

Application Number: RZ001721**Development Application: Public Engagement Summary**Property Address(es): 5870 Jinkerson Road, Chilliwack BC V2R 0C8Applicant Contact Information: Dena Hildebrand Email:Purpose: The purpose of this application is to rezone the subject property from RR to R3*The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.*

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
	#1 5900 Jinkerson Road, Chilliwack BC	In Person	<input type="checkbox"/>	<input type="checkbox"/>	Called office to clarify. Didn't bring up any concerns.
	#2 5900 Jinkerson Road, Chilliwack BC	In Person	<input type="checkbox"/>	<input type="checkbox"/>	No concerns
	#3 5900 Jinkerson Road, Chilliwack BC	Left letter in door	<input type="checkbox"/>	<input type="checkbox"/>	
	#4 5900 Jinkerson Road, Chilliwack BC	In person	<input type="checkbox"/>	<input type="checkbox"/>	No concerns
	#5 5900 Jinkerson Road, Chilliwack BC	In person	<input type="checkbox"/>	<input type="checkbox"/>	No concerns
	#6 5900 Jinkerson Road, Chilliwack BC	In person	<input type="checkbox"/>	<input type="checkbox"/>	Questioned the date of the council meeting. Didn't bring up any concerns
	#7 5900 Jinkerson Road, Chilliwack BC	Left letter in door	<input type="checkbox"/>	<input type="checkbox"/>	
	#8 5900 Jinkerson Road, Chilliwack BC	In person	<input type="checkbox"/>	<input type="checkbox"/>	No concerns
	#9 5900 Jinkerson Road, Chilliwack BC	In person	<input type="checkbox"/>	<input type="checkbox"/>	No concerns
	#10 5900 Jinkerson Road, Chilliwack BC	Left letter in door	<input type="checkbox"/>	<input type="checkbox"/>	
	#11 5900 Jinkerson Road, Chilliwack BC	Left letter in door	<input type="checkbox"/>	<input type="checkbox"/>	
	#12 5900 Jinkerson Road, Chilliwack BC	Left letter in door	<input type="checkbox"/>	<input type="checkbox"/>	

Folder Number:

Received From:

Date Received:

Subject Property:

Council Date:

RZ001721

March 22, 2024

Mark Steele

5870 Jinkerson Road

April 2, 2024

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This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

Application Number: RZ001721**Development Application: Public Engagement Summary**Property Address(es): 5870 Jinkerson Road, Chilliwack BC V2R 0C8Applicant Contact Information: Dena Hildebrand EmailPurpose: The purpose of this application is to rezone the subject property from RR to R3*The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.*

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
	#13 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#14 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#15 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#16 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#17 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#18 5900 Jinkerson Road, Chilliwack BC	In person			No concerns
	#19 5900 Jinkerson Road, Chilliwack BC	In person			No concerns
	#20 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#21 5900 Jinkerson Road, Chilliwack BC	Left letter in door			
	#22 5900 Jinkerson Road, Chilliwack BC	In person			No concerns
	#23 5900 Jinkerson Road, Chilliwack BC	In person			No concerns
	#24 5900 Jinkerson Road, Chilliwack BC	In person			No concerns

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Folder Number: RZ001721
 Subject Property: 5870 Jinkerson Road
 Council Date: April 2, 2024
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Date Received: March 29, 2024
 Received From: Mart Stelke

Application Number: RZ001721

Development Application: Public Engagement Summary

Property Address(es): 5870 Jinkerson Road, Chilliwack BC V2R 0C8

Applicant Contact Information: Dena Hildebrand Email

Purpose: The purpose of this application is to rezone the subject property from RR to R3

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
	#25 5900 Jinkerson Road, Chilliwack BC	Left on door			
	#26 5900 Jinkerson Road, Chilliwack BC	In person			No concerns
	#27 5900 Jinkerson Road, Chilliwack BC	Left on door			
	#28 5900 Jinkerson Road, Chilliwack BC	Left on door			
	5862 Jinkerson Road, Chilliwack BC	Left on door			
	5858 Jinkerson Road, Chilliwack BC	Left on door			
	5854 Jinkerson Road, Chilliwack BC	Left on door			
	47202 Skyline Drive, Chilliwack BC	In person			No concerns
	47213 Skyline Drive, Chilliwack BC	Left on door			
	47208 Skyline Drive, Chilliwack BC	Left on door			
	47202 Skyline Drive, Chilliwack BC	Left on door			
	47196 Skyline Drive, Chilliwack BC	In person			

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Council Date:

Subject Property:

April 2, 2024

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5870 Jinkerson Road

Folder Number:

Received From:

Date Received:

RZ001721

Mark Stehle

March 22, 2024

Property Address(es): 5870 Jinkerson Road, Chiliwack BC V2R 0C8

Applicant Contact Information: Dena Hildebrand Email:

Purpose: The purpose of this application is to rezone the subject property from RR to R3

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This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

Subject Property: 5870 Sinker Road
Council Date: April 2, 2024
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March 20, 2024

Mark Steele

8387 Young Road,

Chilliwack BC V2P 4N8

Dear Homeowner,

Our client is proposing a rezoning application at 5870 Jinkerson Road, Chilliwack BC V2R 0C8 to change the current zoning from RR to R3 to facilitate a future 2 lot subdivision.

This letter is to advise you of the proposed changes and to welcome any feedback you may have, prior to the 1st, 2nd, and 3rd readings with City Council on April 2, 2024.

Attached is a site plan showing the proposed rezoning and a Public Engagement Petition. Should you choose to do so, please feel free to fill out the petition and send it directly to the City of Chilliwack or to our office at office@steeleproperties.ca or 8387 Young Road, Chilliwack BC V2P 4N8.

Should you have any questions regarding the rezoning application, please reach out to Dena Hildebrand at

Kind Regards,

Mark Steele

Mark Steele

Date Received: March 22, 2024
Received From: Mark Steele
Folder Number: R2001721
Subject Property: 5870 Jinkerson Road
Council Date: April 2, 2024

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JINKERSON ROAD

SKYLINE DRIVE

PER CITY OF CHILLIWACK ZONING BYLAW 2020, No. 5000:
B1 (SMALL LOT) RESIDENTIAL ZONE:
• LOT AREA (MINIMUM): 360m²
• LOT WIDTH INTERIOR LOT (MINIMUM): 12.0m
• LOT WIDTH EXTERIOR LOT (MINIMUM): 13.5m
• LOT DEPTH (MINIMUM): 25.0m
• LOT COVERAGE (MAXIMUM): 50%
• BUILDING HEIGHT (MAXIMUM): 10.0m
• FLOOR AREA RATIO (MAXIMUM): 0.75
• SETBACKS:
FRONT LOT LINE: 6.0m
REAR LOT LINE: 6.0m
INTERIOR SIDE LOT LINE: 1.2m
EXTERIOR SIDE LOT LINE: 3.0m

Date Received: March 22, 2024
Received From: Mark Steele
Folder Number: B22601731
Subject Property: 5870 Jinkerson Road
Council Date: April 2, 2024
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NOTE:
CONTOURS, UTILITIES AND ROADWAYS ARE BASED ON CITY OF CHILLIWACK OPEN DATA AND WILL NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.

- PRELIMINARY SITE LAYOUT NOTES:**
- THE SITE LAYOUT IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON ANY OR ALL OF THE FOLLOWING FACTORS:
1. CONFIRMATION OF TOPOGRAPHICAL FEATURES AND ELEVATIONS BY GROUND SURVEY
 2. REVIEW BY GEOTECHNICAL ENGINEER FOR POTENTIAL DEVELOPMENT AREA CONSTRAINTS
 3. CONFIRMATION BY BRITISH COLUMBIA LAND SURVEYOR OF LEGAL BOUNDARIES, AND COMPLIANCE OF PROPOSED LOT CONFIGURATION WITH LOCAL ZONING REQUIREMENTS
 4. AVAILABILITY OF REQUIRED SERVICE LEVELS PROVIDED BY LOCAL MUNICIPALITY AND/OR FRANCHISE UTILITIES
 5. REVIEW AND ACCEPTANCE BY LOCAL AND ALL OTHER COVERING JURISDICTIONS

DATE: 2023-06-14		KEY:	FILE NO.: 000	DESIGN/DRIVER: HCT	DATE REVIEWED: 01/10/20	WEDLER ENGINEERING	STEEL PROPERTIES LTD.	PROJECT NO.: C23-6026A-01
BY: [Signature]		DESCRIPTION: [Blank]	BY: [Signature]	DESCRIPTION: [Blank]	BY: [Signature]	DESCRIPTION: [Blank]	2 LOT SUBDIVISION	LOCAL GOVERNMENT FILE:
BY: [Signature]		DESCRIPTION: [Blank]	BY: [Signature]	DESCRIPTION: [Blank]	BY: [Signature]	DESCRIPTION: [Blank]	5870 JINKERSON ROAD, CHILLIWACK, BC	FRAME: [Blank]
BY: [Signature]		DESCRIPTION: [Blank]	BY: [Signature]	DESCRIPTION: [Blank]	BY: [Signature]	DESCRIPTION: [Blank]	SITE PLAN	REVISION: [Blank]

Property Address(es): 5870 Jinkerson Road, Chilliwack BC

Applicant Contact Information: Dena Hildebrand, 8387 Young Road, Chilliwack BC V2P 4N8

Purpose: The purpose of this application is to rezone from RR to R3 to facilitate a future two lot subdivision

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Subject Property: 5870 Sinton Road
Council Date: April 2, 2004
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