

AGENDA ITEM NO: 11.3.3

MEETING DATE: August 6, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Watson Childcare Centre Inc.  
Temporary Use Permit / 6045 Miller  
Drive DATE: July 17, 2024

DEPARTMENT: Planning  
TUP00227 PREPARED BY: Sean Yilmaz / cc

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**1. SUMMARY OF ISSUE:**


The applicant wishes to permit the operation of a child care facility (Watson Childcare Centre Inc.) for up to 12 children on the subject property within the R1-A (Urban Residential) Zone. As the R1-A Zone only permits in home multi-age child care as an Accessory Home Occupation (AHO) for up to 8 children in care, a Temporary Use Permit (TUP) is required.

After three years, a renewal of the TUP will be required to continue to use the site for an additional three years. Once the proposed Temporary Use Permit has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00227 with respect to property located at 6045 Miller Drive.

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.


**2. RECOMMENDATION:**

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00227), with respect to property located at 6045 Miller Drive, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

  
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Gillian Villeneuve  
Director of Planning

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

Supports recommendation.

  
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David Blain  
Chief Administrative Officer

**STAFF REPORT ON TEMPORARY USE PERMIT TUP00227**

PREPARED BY: Sean Yilmaz DATE: July 17, 2024

POSITION: Planner I DEPARTMENT: Planning

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**1. BACKGROUND/PROPOSAL:**

Watson Childcare Centre is currently operating an in-home multi-age child care facility with 8 children on the subject property. A business license was issued on Feb 1, 2024 to permit the Accessory Home Occupation (AHO), however, the applicants are seeking to expand the operation from 8 children to 12 children between the ages of 0-36 months in care on the property.

The expanded operation will include 3 on-site staff members (including the applicant) in compliance with Fraser Health licensing regulations for a child care center serving 12 children aged 0 to 36 months. Neither the property owner nor the staff members intend to reside on-site as the entire dwelling will be dedicated to the facility. Additionally, there is a workshop in the backyard, which will not be utilized by the daycare.

The applicant has indicated that the existing dwelling will not be modified, renovated or altered to accommodate the proposed child care expansion. As the dwelling is not being altered, additional BC Building Code requirements do not apply and a Building Permit application is not required in conjunction with this application as per Policy G-27 (Conversion of One- and Two-Family Dwellings to Daycare).

The expanded child care facility proposes to operate Monday to Friday from 7:30 a.m. to 5:30 p.m., which is consistent with the existing business.

As part of the proposal, the applicant has submitted a Parking Plan, demonstrating that off-street parking for the expanded child care facility can be adequately accommodated on the property. The property has two driveways, allowing for designated parking and drop-off/pick-up areas, however, the second driveway on the south side of the property currently has a gravel surface. Pending approval of the Temporary Use Permit, this driveway will be upgraded to asphalt, concrete, or a similar surface to meet parking requirements.

A specific condition within the TUP ensures compliance with this upgrade. Given the extent of the existing driveways, parking for the child care facility can reasonably be accommodated on the property.



## 2. FACTORS

### 2.1 2040 Official Community Plan (OCP) / Land Use

**OCP:** "Low Density Residential".

**Land Use:** The property includes a single detached dwelling containing an Accessory Home Occupation (AHO) in the form of the in-home multi-age child care facility and an ancillary building (workshop).

### 2.2 Neighborhood Character

The subject property is a 1,692m<sup>2</sup> (0.42 acres) residential lot located on the west side of Miller Drive, north of Watson Road. The property is located in the Vedder neighbourhood and is surrounded by single detached dwellings within the R1-A Zone, the R1-C (Urban Infill) Zone and the R3 (Small Lot Residential) Zone. Nearby properties are also within the R4-A (Medium Density Multi-Unit) Zone which permit townhouse development.

### 2.3 Technical Considerations

**Floodplain:** The subject property is not located within the floodplain.

**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.

## 2.4 Conditions of Issuance of Temporary Use Permit

Staff support the requested use as proposed by the applicant and recommend approval of the draft Temporary Use Permit subject to the following conditions:

- The business use of the lands shall consist of a commercial child care facility for up to 12 children in care at any one time;
- A City of Chilliwack Business License must be applied for and issued;
- The commercial child care facility shall operate Monday to Friday from 7:30 a.m. to 5:30 p.m.;
- Up to three employees are permitted on site;
- The business must comply with all requirements of Fraser Health for a multi-age commercial child care facility;
- The business must comply with all requirements of the City of Chilliwack Fire Department and Building Department;
- Drop-off and pick-up are restricted to the off-street parking area within the subject property;
- Employee parking must be located within the subject property;
- All parking and drop off/pick up areas shall be surfaced with asphalt, concrete or similar surface;
- The secondary driveway located on the south side of the property must obtain a highway access permit and shall have at least a 12-meter-long surfaced portion extending from the lot line inward;
- Waste collection service must be provided through a private hauler for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage; and,
- Two months before the expiration of this Permit, the applicant shall indicate to the Director of Planning of their intention to either cease the business activity, rezone the property, or apply for a further three-year permit.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00227), with respect to property located at 6045 Miller Drive, subject to the recommendations as stipulated within the draft Temporary Use Permit.

**Substantiation:**

The proposal is supportable on the basis that the child care facility is located within a residential neighbourhood and provides convenience to parents looking for local care, within close proximity to their home and off-street parking can adequately be accommodated on the property. The daycare will help to achieve the necessary child care space creation targets as outlined within the Chilliwack Child Care Needs Assessment & Strategy and the expanded operation of this business is not anticipated to have an impact on the neighbourhood.

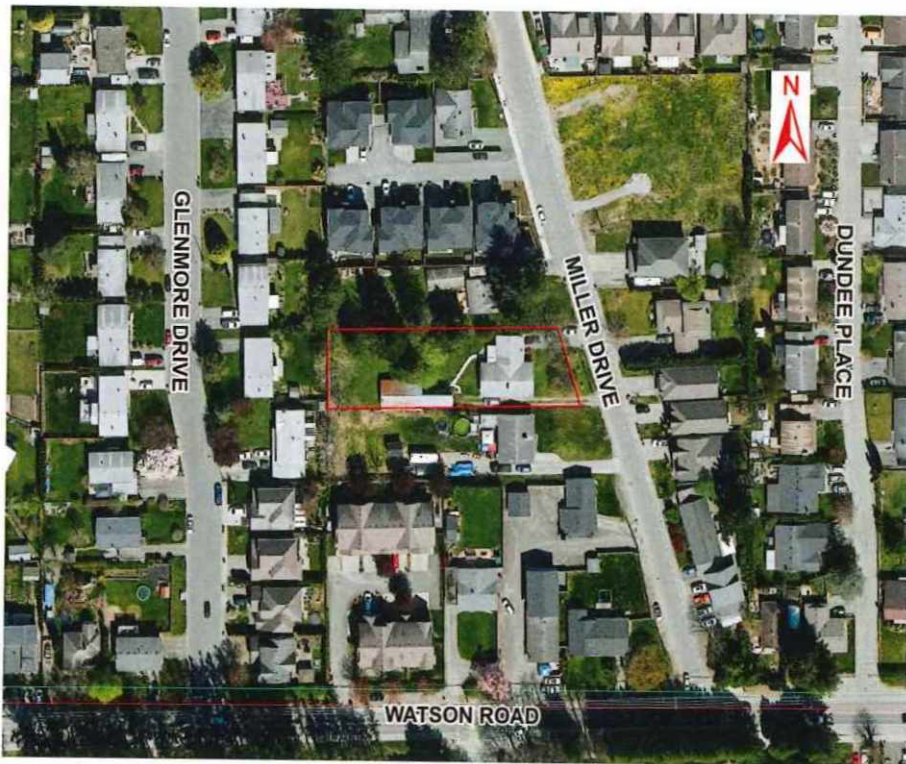
**4. SOURCES OF INFORMATION**

- Development Application Review Team (DART) minutes – May 23, 2024
- Temporary Use Permit application TUP00227 – Jan 19, 2024
- Chilliwack Child Care Needs Assessment & Strategy (2019)
- City Policy G-27 (Conversion of One and Two Family Dwellings to Daycare)

Location Map



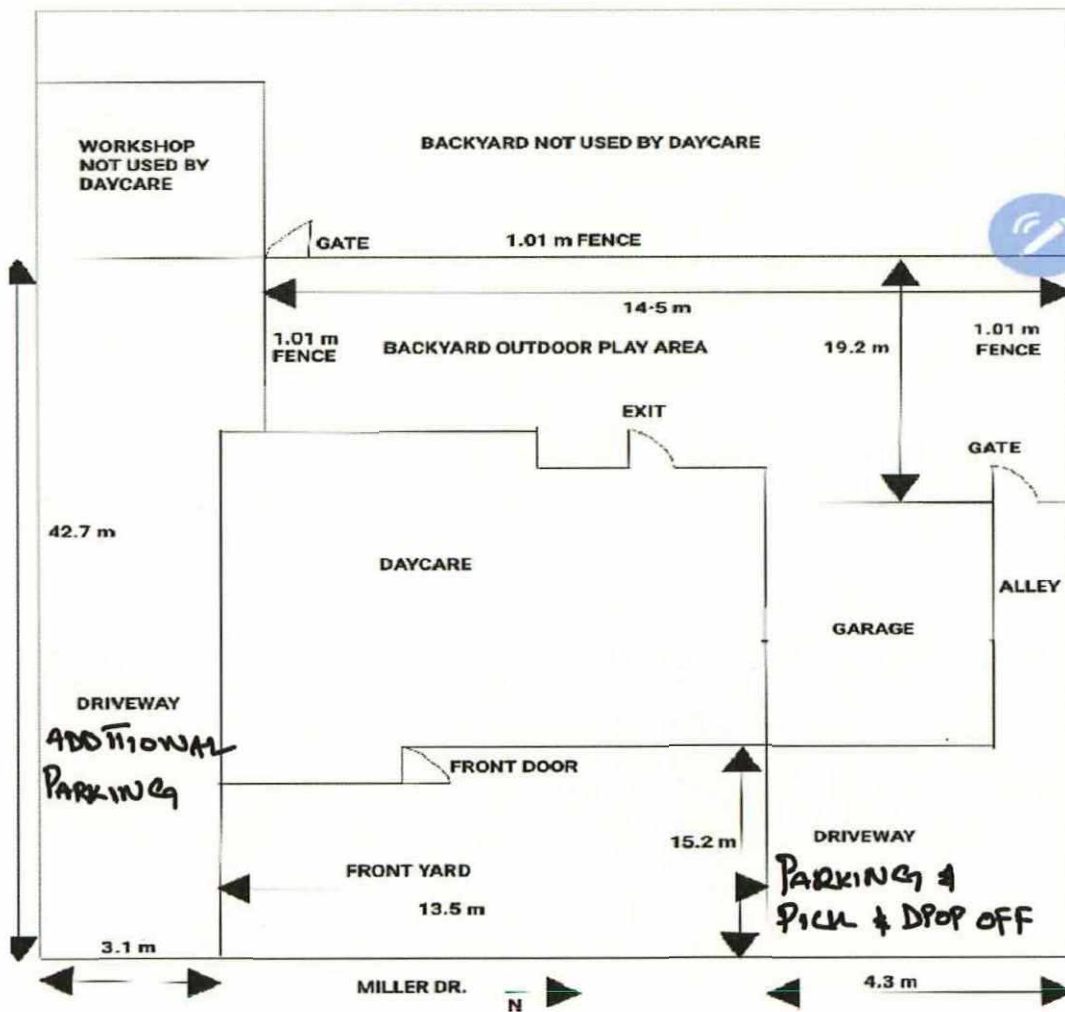
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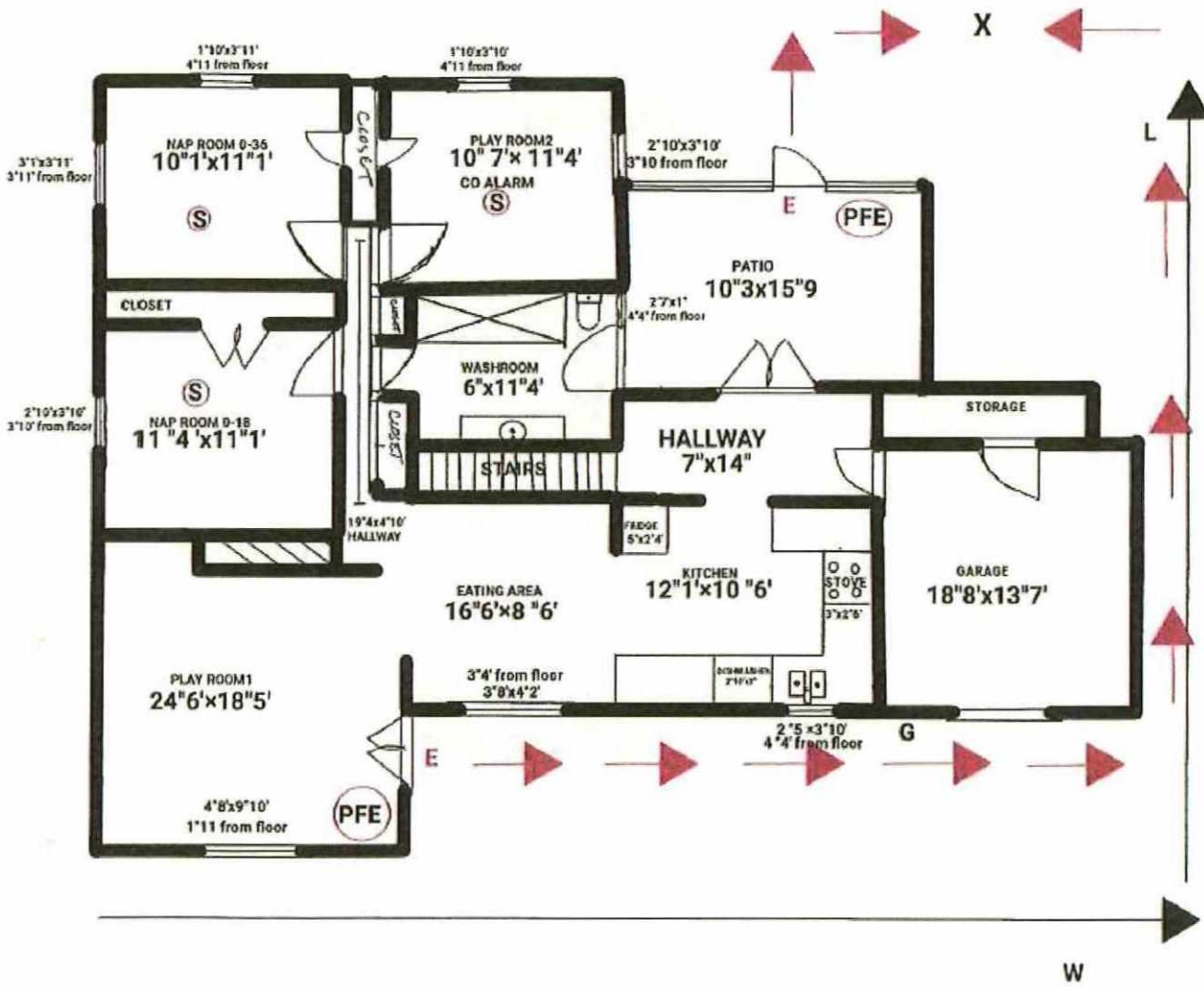
Proposed Site Plan (as provided by the applicant)

### WATSON CHILDCARE CENTRE

6045 MILLER DRIVE CHILLIWACK



Proposed Site Plan (as provided by the applicant)







**City of Chilliwack  
Notice of Public Hearing  
Council Chambers  
8550 Young Road, Chilliwack BC V2P 8A4**

**When:** Tuesday, August 6, 2024 at 4:00 PM

**Watch:** The live council meeting broadcast at [Chilliwack.com/live](http://Chilliwack.com/live)

**Temporary Use Permit Application (TUP00227)**

**Location:** 6045 Miller Drive

**Applicant:** Watson Childcare Centre Inc.

**Purpose:** To permit the operation of a commercial child care facility for up to 12 children on the subject property, as shown on the included map.



**How to share your feedback:**



Attend the Public Hearing in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: [clerks@chilliwack.com](mailto:clerks@chilliwack.com)

- Submissions will be accepted until 4:00 PM on August 5, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, July 24, 2024 and Tuesday, August 6, 2024 for a copy of the proposed permit at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer



CITY OF CHILLIWACK

TEMPORARY USE PERMIT NO. TUP00227

1. 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 an open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

2. IT IS HEREBY RESOLVED that a Temporary Use Permit be issued as affecting the following:

Parcel Identifier No. 008-751-455  
Legal Description: LOT 4 SECTION 12 TOWNSHIP 23 NEW  
WESTMINSTER DISTRICT PLAN 20295  
Address: 6045 Miller Drive

3. General Intent of Permit

To permit the operation of multi-age commercial child care facility for up to 12 children within the R1-A (Urban Residential) Zoned subject property.

4. Validity of Permit

Three calendar years from the date of issuance of this Permit.

5. 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.

6. Terms and Conditions of Permit

1. The business use of the lands shall consist of a commercial child care facility for up to 12 children in care at any one time;
2. A City of Chilliwack Business License must be applied for and issued;
3. The commercial child care facility shall operate Monday to Friday from 7:30 a.m. to 5:30 p.m.;
4. Up to three employees are permitted on site;
5. The business must comply with all requirements of Fraser Health for a multi-age commercial child care facility;

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6. The business must comply with all requirements of the City of Chilliwack Fire Department and Building Department;
7. Drop-off and pick-up are restricted to the off-street parking area within the subject property;
8. Employee parking must be located within the subject property;
9. All parking and drop off/pick up areas shall be surfaced with asphalt, concrete or similar surface;
10. The secondary driveway located on the south side of the property must obtain a highway access permit and shall have at least a 12-meter-long surfaced portion extending from the lot line inward;
11. Waste collection service must be provided through a private hauler for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage; and,
12. Two months before the expiration of this Permit, the applicant shall indicate to the Director of Planning of their intention to either cease the business activity, rezone the property, or apply for a further three-year permit.
13. For sake of clarity, this Permit constitutes a temporary Official Community Plan designation for a Temporary Use area.

APPROVED BY COUNCIL ON THE \_\_\_ DAY OF \_\_\_\_\_, 2024

ISSUED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

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CORPORATE OFFICER

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