

AGENDA ITEM NO: 11.3.5

MEETING DATE: August 6, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: James Bergin DATE: July 15, 2024  
Temporary Use Permit / 2 - 7870  
Enterprise Drive

DEPARTMENT: Planning PREPARED BY: Sean Yilmaz / cc  
TUP00232

**1. SUMMARY OF ISSUE:**


The applicant wishes to permit the continued operation of a martial arts studio within the M2 (Service Industrial) Zoned subject property. As the M2 Zone does not permit this use, a Temporary Use Permit (TUP) is required.

After two years, a renewal of the TUP will be required to continue to use the site for an additional one year. Once the proposed Temporary Use Permit has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00232 with respect to property located at 2 - 7870 Enterprise 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 (TUP00232), with respect to property located at 2 - 7870 Enterprise Drive, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

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

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

Supports recommendation.

  
\_\_\_\_\_  
David Blain  
Chief Administrative Officer

**STAFF REPORT ON TEMPORARY USE PERMIT TUP00232**

PREPARED BY: Sean Yilmaz DATE: July 15, 2024

POSITION: Planner I DEPARTMENT: Planning

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**1. BACKGROUND/PROPOSAL:**

The application is to permit the continued operation of a martial arts studio within Unit #2 of a multi-tenant industrial building. The applicant has operated the studio at this location for the past 6 years (since July 2018) through Temporary Use Permit TUP00129, which permitted a traditional Muay Thai School comprised of three instructors that would offer classes to all age-ranges (e.g., youth and adult beginner and intermediate classes).

The current TUP was approved in July 2018 for a 3-year term with a 3-year extension granted in July 2021 and expires in July 2024. As such, the applicant is seeking a new TUP to continue the operation.

No changes to the business are requested and the hours of operation will continue to be between 11:00 a.m. and 9:00 p.m., Monday to Friday, and between 10:00 a.m. to 4:00 p.m. on Saturdays. The class times range between 30 minutes to 90 minutes, with an average class size of 20 participants with only one class running at a time. In addition, there is sufficient off-street parking provided on site to accommodate the use.

No complaints or concerns regarding land use and the martial arts studio have been received during the six years it has been in operation and the Business Licence is in good standing, suggesting that the business does not negatively impact neighbouring tenants or properties.

Policy Directive No. G-34: Industrial Land Policy (the Policy) recommends that Temporary Use Permits for non-industrial activities on properties zoned for industrial use be limited to two years in duration with the option to renew for up to one year. As the City's industrial land strategy and the Policy specifically are under review as a part of the larger Official Community Plan review, staff support this TUP proposal in the interim while the OCP project is underway.

**2. FACTORS**

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

**OCP:** "General Industrial"

**Land Use:** Multi-tenant industrial building

## 2.2 Neighborhood Character

The subject property is located within the established industrial neighbourhood of Village West. Neighbouring properties are within the M2 Zone and CSM (Service Commercial Industrial) Zone.

## 2.3 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.

## 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:

- That the maximum number of participants in the martial arts studio be 20 at one time.
- That the weekday hours of operation (Monday to Friday) be limited from 11:00 a.m. to 9:00 p.m. and weekend hours of operation (Saturday) are limited from 10:00 a.m. to 4:00 p.m.
- That a Business License for the operation be maintained.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00232), with respect to property located at 2 - 7870 Enterprise Drive, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

### Substantiation:

The request to continue operation of a martial arts studio on the subject property is considered supportable as there have been no complaints or concerns received regarding the business over the past six years, suggesting that the operation is consistent with neighbourhood character and does not negatively impact neighbouring tenants or properties. The request for a new two-year temporary use permit is considered appropriate however since the adoption of the Industrial Land Policy, a renewal is limited to one year. The continuation of the commercial use on site is supportable in the interim while a detailed review of the Industrial Land Policy is completed through the OCP review project.

**4. SOURCES OF INFORMATION**

- Temporary Use Permit Application TUP00232 – March 7, 2024
- Temporary Use Permit Application TUP00129 (Renewal) – March 9, 2021
- Temporary Use Permit Application TUP00129 – April 19, 2018
- Staff Report for TUP00129 (Renewal) – July 8, 2021
- Staff Report for TUP00129 – July 6 2018
- Business License – Traditional Muay Thai School – October 29, 2018

Location Map



Ortho Photo





**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

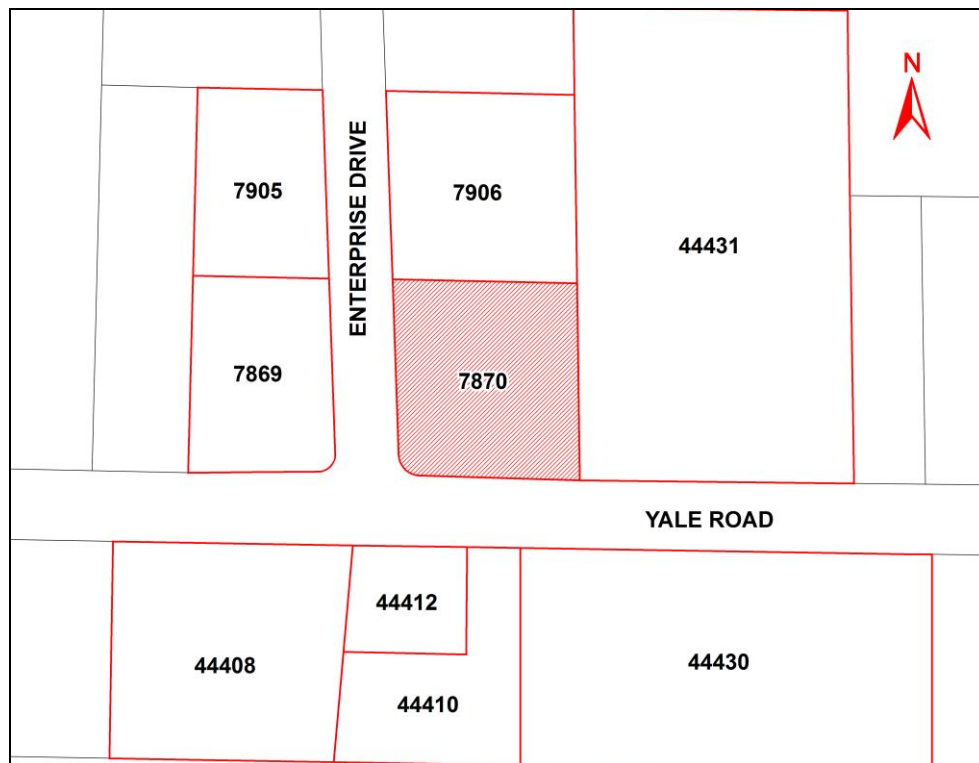
**Watch:** The live council meeting broadcast at [Chilliwack.com/live](http://Chilliwack.com/live)

**Temporary Use Permit Application (TUP00232)**

**Location:** 7870 Enterprise Drive

**Applicant:** James Bergin

**Purpose:** To permit the continued operation of a martial arts studio 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

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** TUP00232 [EXTERNAL]  
**Date:** July 30, 2024 1:25:42 PM

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You don't often get email from ryan@westerncanoekayak.com. [Learn why this is important](#)

Hello,

I'm writing in regards to the Temporary Use Permit for 7870 Enterprise Drive for the Muay Thai School. I'm the building owner at 7870 Enterprise Drive and would like to give my support for the continuation of the TUP for this school. Obviously the school has a great impact on the local community offering great instruction for adults and children alike. In this day and age when exercise has taken a backseat to electronic devices this is a great avenue to teach kids discipline while getting exercise.

As far as the location is concerned, the fit for our building is a great fit. With limited parking available in this area the majority of classes are run after business hours and works well for the other tenants in the building and I assume the other business in the neighborhood.

The traditional Muay Thai School is an asset to the community and I'm sure the city council will agree. If there is anything I can do to help the process please let me know.

Thanks,

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**Ryan Bayes**  
[Western Canoe Kayak](#)

[Clipper Canoes](#)  
[Blackwater](#)



CITY OF CHILLIWACK

TEMPORARY USE PERMIT NO. TUP00232

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.** 023-740-981  
**Legal Description:** LOT 11 DISTRICT LOT 73 GROUP 2 NEW  
WESTMINSTER DISTRICT PLAN LMP32895  
**Address:** 2 - 7870 Enterprise Drive

3. **General Intent of Permit**

To permit the continued operation of a martial arts studio within the M2 (Service Industrial) Zoned subject property.

4. **Validity of Permit**

Two 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 martial arts studio only.
2. The maximum number of participants in the martial arts studio be 20 at one time.
3. The weekday hours of operation (Monday to Friday) are limited from 11:00 a.m. to 9:00 p.m. and weekend hours of operation (Saturday) are limited from 10:00 a.m. to 4:00 p.m.
4. That a business licence is maintained.

**DRAFT**



5. Two months before the expiration date of this Permit the applicant shall indicate to the Director of Planning their intention to either cease the business activity or to apply for a further one year permit.
6. 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

**DRAFT**