

City of Chilliwack
Regular Meeting Minutes

August 6, 2024, 2:00 pm
8550 Young Road
Chilliwack, BC V2P 8A4

Present: All members of Council, with Councillor Read attending electronically.

Staff Present: D. Blain, Chief Administrative Officer
J. Morgan, Manager of Legislative Services/Corporate Officer
J. Leggatt, Director of Communications and Legislative Services/Acting Corporate Officer
G. Savard, Director of Finance
A. Brown, Fire Chief
K. Stanton, Director of Public Safety and Social Development
G. White, Director of Development and Regulatory Enforcement Services
D. Lindhout, Director of Recreation and Culture
J. Koczur, Director of Public Works and Parks
G. Schipper, Deputy Director of Development and Regulatory Enforcement Services
K. Jefford, Director of Engineering
T. Friesen, Manager of Environmental Services
C. Marleau, Manager of Recreation Services and Corporate Wellness
E. Leary, Manager of Development Planning
D. Mossey, Manager of Transportation and Drainage
D. Katru, Freedom of Information and Privacy Coordinator
B. Johnson, Manager of IT Support
R. Ratzlaff, IT Support Technician
J. Tocher, Recording Secretary

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.

Adoption of Minutes

Moved / Westeringh

Seconded / Kloot

That the Minutes of the Regular Meeting of Council held July 16, 2024, be adopted as circulated.

Carried unanimously

Consent Agenda

Moved / Mercer

Seconded / Shields

That the following bylaws be adopted:

“Zoning Bylaw Amendment Bylaw 2024, No. 5399”;

“Zoning Bylaw Amendment Bylaw 2024, No. 5411”;

“Zoning Bylaw Amendment Bylaw 2024, No. 5413”;

“Single-Use Item Reduction Bylaw Repeal Bylaw 2024, No. 5418”;

“Bylaw Notice Enforcement Bylaw Amendment Bylaw 2024, No. 5419”;

“Municipal Ticket Information Bylaw Amendment Bylaw 2024, No. 5420”;

and further, that the Minutes of the following Committee meetings be received for information:

Transportation Advisory Committee, held June 20, 2024; and,

Affordable Housing and Development Advisory Committee, held June 26, 2024.

Carried unanimously

Quarterly Reports

Moved / Read

Seconded / Mercer

That the Second Quarter Reports for City departments for the period of April to June 2024, be received for information.

Carried unanimously

Departmental Reports

Engineering - Prest Road Box Culvert Tender Award

Moved / Kloot

Seconded / Shields

That Council award the tender for the "Prest Road Box Culvert Project" to Accura Grade Inc., in the amount of \$265,239.84; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Engineering - City Hall Parking Lot Expansion RFEI

Moved / Westeringh

Seconded / Lum

That Council authorize staff to forward Tender documents to the following selected proponents to provide construction services for the "City Hall Parking Lot Expansion Project":

1. B.A. Blacktop Infrastructure Ltd.;
2. B&B Heavy Civil Construction Ltd.; and,
3. Strohmaier Excavating (2019) Ltd.

Carried unanimously

Engineering - Princess Avenue One Way - Engagement Update

Moved / Mercer

Seconded / Westeringh

That Council direct staff to proceed with the proposal to convert Princess Avenue from two-way traffic to one-way traffic eastbound, from Yale Road to Young Road, to create a multi-use pathway connecting our Cycle Vision Network into the downtown core.

Carried unanimously

Public Works and Parks - Exhibition Field Synthetic Turf Replacement

Moved / Read

Seconded / Westeringh

That Council approve the replacement of the synthetic turf surface at the Exhibition Field, located at 45323 Hodgins Avenue; part removal and replacement in 2024, to allow for needed space to construct the new Pickleball facility; and, full turf replacement in Spring of 2025.

Carried unanimously

Moved / Lum

Seconded / Kloot

That Council approve the procurement group, Canoe, and the preferred company, Astro Turf (Contract: 031022-AST), for an estimate of \$1.05 million for the years 2024 and 2025, for both

phases of the synthetic turf replacement for property located at 45323 Hodgins Avenue; and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

Recreation and Culture - 2024 Mural Festival Submissions - Final Group

Moved / Lum

Seconded / Westeringh

That Council approve the placement of the murals for the "2024 Chilliwack Mural Festival", as contained within the staff report dated July 30, 2024.

Carried unanimously

Finance - 2024 Development Cost Charge Amendment Bylaw

Moved / Kloot

Seconded / Westeringh

That "Development Cost Charge Bylaw Amendment Bylaw 2024, No. 5421" be given first and second reading.

Carried unanimously

Moved / Read

Seconded / Westeringh

That "Development Cost Charge Bylaw Amendment Bylaw 2024, No. 5421" be given third reading.

Carried unanimously

Planning - RZ001725 - 46105 Lewis Avenue

Moved / Westeringh

Seconded / Shields

That "Zoning Bylaw Amendment Bylaw 2024, No. 5412", which proposes to rezone property located at 46105 Lewis Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading.

Carried unanimously

Moved / Lum

Seconded / Mercer

That "Zoning Bylaw Amendment Bylaw 2024, No. 5412", which proposes to rezone property located at 46105 Lewis Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given third reading.

Carried unanimously

Planning - DP001729 - 10164 Williams Road

Moved / Kloot

Seconded / Westeringh

That Council deny the issuance of Development Permit DP001729 with respect to property located at 10164 Williams Road.

Carried unanimously

Planning - RZ001437 - 45651 Alma Avenue, 5446, 5456, 5462, and 5478 Vedder Road, and 5471, 5477, and 5487 Viola Street

Moved / Westeringh

Seconded / Shields

That Council direct staff to not pre-consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designation for 5471 Viola Street, 45651 Alma Avenue and portions of 5446 and 5456 Vedder Road from "South Vedder Commercial Core" to "Apartment Residential" as per the South Vedder Neighbourhood Plan.

Carried unanimously

Planning - RZ001733 - 8614 Nixon Road and 8725 Veronika Place

Moved / Kloot

Seconded / Mercer

That Council direct staff to not pre-consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designation for portions

of 8614 Nixon Road from "Rural Hillside" and "Environmental Conservation" to "Residential - Low-Density", as per the Eastern Hillside Comprehensive Area Plan.

Carried unanimously

Planning - RZ001742 - 7949 Venture Place

Moved / Read

Seconded / Mercer

That Council direct staff not to pre-consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designation for property located at 7949 Venture Place from "General Industrial" to "Mixed Commercial and Industrial".

Carried unanimously

Mayor and Councillors' Reports

The Mayor and Councillors' Reports were received for information.

Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 4:00 pm

Moved / Kloot

Seconded / Lum

That, in accordance with Section 90(1)(e)(i) and (k) of the *Community Charter*, Council hold a Closed Meeting to discuss information subject to solicitor-client privilege, property matters, and proposed services.

Carried unanimously

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.

The Regular Meeting adjourned at 2:31 pm and reconvened at 4:00 pm.

Present: All members of Council, with Councillors Read and Mercer attending electronically.

Staff Present: D. Blain, Chief Administrative Officer
 J. Morgan, Manager of Legislative Services/Corporate Officer
 J. Leggatt, Director of Communications and Legislative Services/Acting Corporate Officer
 E. Leary, Manager of Development Planning

D. Katru, Freedom of Information and Privacy Coordinator
B. Johnson, Manager of IT Support
R. Ratzlaff, IT Support Technician
J. Tocher, Recording Secretary

Delegations/Hearings

Public Hearing

"Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396" and "Zoning Bylaw Amendment Bylaw 2024, No. 5397"

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396” which proposes to redesignate properties located at 46068 and 46074 Fourth Avenue and 9011 and 9023 Nowell Street, from “Residential 1 - Downtown Single Family” to “Urban Quarter”; and, "Zoning Bylaw Amendment Bylaw 2024, No. 5397" which proposes to rezone properties located at 46068 and 46074 Fourth Avenue and 9011 and 9023 Nowell Street, from an R1-A (Urban Residential) Zone to an C9 (Mid Rise Apartment Commercial) Zone.

Email of opposition received from:

- Coletta and Stephen Holmes, 46073 Fifth Avenue, dated June 7, 2024.

Petition of opposition containing 21 signatures received from:

- Stephen and Coletta Holmes, 46073 Fifth Avenue, dated August 1, 2024.

Letter of opposition received from:

- Steve and Coletta Holmes, 46073 Fifth Avenue, dated August 2, 2024.

Email of opposition received from:

- Teresa Clarke, 46080 Third Avenue, dated August 3, 2024.

Email of opposition received from:

- Terressa Zazulak, 46033 Fifth Avenue, dated August 5, 2024.

Email of opposition received from:

- Coletta Holmes, 46073 Fifth Avenue, dated August 5, 2024.

Chuck Stam, Precision Building Design, Applicant, 45480 Kipp Avenue, was present to answer questions and address concerns; and, mentioned the family-friendly units that would be within the proposed development.

Terry Zazulak, 46033 Fifth Avenue, expressed concerns with traffic patterns; visitor parking; access points to the building; commercial vehicle traffic; and, possible sewer upgrades needed.

Coletta Holmes, 46073 Fifth Avenue, expressed concerns with parking and traffic safety due to the narrow laneway; existing industrial traffic; lack of crosswalks on Young Road; and, the proposed development's height.

James Yaychuk, 9022 Nowell Street, expressed concerns with a new multi-unit residential building being across the street from his business and other industrial businesses in the area, as well as parking and traffic concerns.

Chuck Stam, Precision Building Design, Applicant, 45480 Kipp Avenue, stated that there were existing traffic and parking issues in the area and that with the new building having its own parking stalls, it would not impact this ongoing issue. He confirmed that the owner would be willing to register the noise covenant if the project moves forward and acknowledged that water and sewer may need upgrading, which would be at the developer's expense.

Coletta Holmes, 46073 Fifth Avenue, expressed concerns with ninety-six vehicles needing to access the building with the existing commercial traffic and large semi-trucks in the area. She mentioned the associated dangers of electric vehicles and potential for battery fires in the car elevator, which can only be reached by emergency vehicles through the laneway.

Chuck Stam, Precision Building Design, Applicant, 45480 Kipp Avenue, addressed concerns with potential electric vehicle fires by clarifying that the car elevator system would not carry them; instead they would have one designated area in the parkade. He addressed the industrial and semi-truck parking issues by stating that they are a Bylaw issue.

Coletta Holmes, 46073 Fifth Avenue, referred to the numerous tall trees along the laneway and her concern that they could be damaged while excavation and paving occur. She requested a covenant or agreement be put in place.

Steve Holmes, 46073 Fifth Avenue, expressed concerns with the current fence around the subject properties, it does not keep people out, and that there doesn't seem to be a concern from the owners.

Chuck Stam, Precision Building Design, Applicant, 45480 Kipp Avenue, stated that his clients have been made aware of recent issues with people camping on the lot and will be more focused on taking care of the empty lot.

Moved / Shields

Seconded / Westeringh

That the representations with respect to "Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396" and "Zoning Bylaw Amendment Bylaw 2024, No. 5397" be received for information; and further, that "Official Community Plan Bylaw Amendment Bylaw 2024, No.

5396” and "Zoning Bylaw Amendment Bylaw 2024, No. 5397" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

"Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409" and "Zoning Bylaw Amendment Bylaw 2024, No. 5410"

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409” which proposes to redesignate property located at 46039 Southlands Drive, from “Low-Density Residential" to “Institutional and Civic Use”; and,

"Zoning Bylaw Amendment Bylaw 2024, No. 5410" which proposes to rezone property located at 46039 Southlands Drive, from an R1-A (Urban Residential) Zone to a CP (Commercial Parking) Zone, to facilitate the construction of a parking lot.

Public Engagement package received from:

- Leah Knutson, Property Manager, City of Chilliwack, Applicant, 8550 Young Road, dated July 10, 2024.

Moved / Kloot

Seconded / Mercer

That the representation with respect to “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409” and "Zoning Bylaw Amendment Bylaw 2024, No. 5410" be received for information; and further, that “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409” and "Zoning Bylaw Amendment Bylaw 2024, No. 5410" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Temporary Use Permit TUP00227

Public Hearing on Temporary Use Permit TUP00227 with respect to property located at 6045 Miller Drive, to permit the operation of a child care facility for up to 12 children.

There were no representations with respect to Temporary Use Permit TUP00227.

Moved / Lum

Seconded / Westeringh

That Temporary Use Permit TUP00227 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Temporary Use Permit TUP00229

Public Hearing on Temporary Use Permit TUP00229 with respect to property located at 46212 Maple Avenue to permit the operation of a child care facility for up to 20 children.

Email of opposition received from:

- Carolyn Ratelle, 1-9365 Williams Street, dated August 1, 2024.

Moved / Mercer

Seconded / Kloot

That the representation with respect to Temporary Use Permit TUP00229 be received for information; and further, that Temporary Use Permit TUP00229 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Temporary Use Permit TUP00232

Public Hearing on Temporary Use Permit TUP00232 with respect to property located at 2-7870 Enterprise Drive, to permit the continued operation of a martial arts studio within the M2 (Service Industrial) Zoned property.

Email of support received from:

- Ryan Bayes, Owner, 7870 Enterprise Drive, dated July 30, 2024.

Moved / Lum

Seconded / Read

That the representation with respect to Temporary Use Permit TUP00232 be received for information; and further, that Temporary Use Permit TUP00232 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

Public Information Meeting

Development Variance Permit DVP01035

Public Information Meeting on Development Variance Permit DVP01035 with respect to property located at 50590 Yale Road, which proposes to vary the following standards within the R1-A Zone, to facilitate a panhandle subdivision:

- To reduce the minimum required lot width from 20m to 6.4m for proposed "Lot 2" to facilitate a panhandle access strip; and,
- To reduce the interior lot line setback (ISLL) from 1.2m to 1.1m to retain the existing home on proposed "Lot 1".

There were no representations with respect to Development Variance Permit DVP01035.

Moved / Westeringh

Seconded / Kloot

That Development Variance Permit DVP01035 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01337

Councillor Westeringh withdrew from the meeting at 4:44 pm declaring a potential conflict of interest as the applicant is a family member, and returned at 4:48 pm.

Public Information Meeting on Development Variance Permit DVP01337 with respect to property located at 10650 Bustin Road, which proposes to reduce the minimum setback and siting exception requirements within the AL (Agricultural Lowland) Zone to facilitate an addition and legitimize the siting of the existing single detached dwelling:

- Reduce the front lot line setback from 7.5m to 6.5m; and,
- Increase the front lot line siting exception from 1.5m to 2.1m for a covered entryway.

There were no representations with respect to Development Variance Permit DVP01337.

Moved / Lum

Seconded / Mercer

That Development Variance Permit DVP01337 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously by members remaining

Development Variance Permit DVP01379

Public Information Meeting on Development Variance Permit DVP01379 with respect to property located at 9522 Hazel Street, which proposes to reduce the minimum interior side lot line setback for a detached accessory dwelling unit in the R1-A (Urban Residential) Zone from 3m to 1.2m, to facilitate the construction of a new coach house.

Petition of support containing 9 signatures received from:

- Brodie Roos, Owner, 9522 Hazel Street, received on April 26, 2024.

Moved / Kloot

Seconded / Mercer

That the representation with respect to Development Variance Permit DVP01379 be received for information; and further, that Development Variance Permit DVP01379 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

Development Variance Permit DVP01420

Public Information Meeting on Development Variance Permit DVP01420 with respect to properties located at 46719 and 46721 Yale Road, which proposes to increase the maximum height permitted within the R8 (Supportive Housing) Zone and waive the requirements to provide an off-street loading space and private amenity areas, to facilitate construction of a supporting housing development.

Emails of opposition received from:

- Bonnie Lauzon, 211-46693 Yale Road, dated July 31, 2024.
- Vincent and Joanna Maddalozzo, 3-46735 Yale Road and 15-46735 Yale Road, dated August 1, 2024.

Email of concern received from:

- Erika Nash, 315-46693 Yale Road, dated August 5, 2024.

Robert Saucier, 401-46693 Yale Road, expressed concerns about the height of the proposed building.

Anna Brayko, Provincial Rental Housing Corporation, BC Housing, 1701-4555 Kingsway, Burnaby, was present with the design team and operator to answer questions and address concerns. She stated that they had been searching for the appropriate property for their development for three years.

Erika Nash, 315-46693 Yale Road, inquired about the height variance changes. She expressed concerns with the proposed building's height blocking the sun and the impact on residents' gardens; social space on their balconies; as well, as the resale value of their properties.

Pauline Eley, 215-46693 Yale Road, expressed concerns with the building height; noise disruption; and, the impact on privacy and her building's structural stability. She voiced concern

about the monitoring and security that would be in place, as well as the color of the proposed building.

Eileen McPhee, 30-46735 Yale Road, expressed complaints about security; noise concerns; possible drug use; and, the building height. She requested a nine-foot concrete fence be put up between the properties.

Sarah Bjornson, Studio Hub Architects, Applicant, 1725 W 3rd Avenue, Vancouver, clarified that the proposal was a five-storey building with a half sunken parkade. An interior courtyard was put into the design to offer a safe community space for residents while keeping noise within the confines of their own building. She stressed that the purpose of the development is to create affordable housing and long-term support for women and children fleeing violence. She mentioned that the building being set closer to Yale Road is to assist with the sun patterns not impacting the neighbours.

Amanda Parnham, Provincial Rental Housing Corporation, BC Housing, 3440 Douglas Street, Victoria, was present to discuss security; fencing; camera monitoring; and, operator staff on site. She acknowledged residents' concerns about previous loud noise and drug use but clarified that residents in the new proposed building would have to sign a program/participant agreement to maintain their tenancy and be good neighbors.

Coletta Holmes, 46073 Fifth Avenue, expressed the importance of affordable housing being available to women fleeing violence, so they can move on and be independent.

Courtney Ukrainetz, Ann Davis Transition Society, Acting Executive Director, 9046 Young Road, acknowledged residents' concerns with the previous tenants on the property and stated that the society is well known and respected and committed to their community relationships.

Erica Nash, 315-46693 Yale Road, expressed concerns of safety and security as staff will not be on the premises 24 hours a day. She questioned if Ann Davis Transition Society would be willing to have a "Good Neighbour Committee" and meet with the neighbors to discuss issues and maintain a good relationship, and reiterated her height concerns.

Amanda Parnham, Provincial Rental Housing Corporation, BC Housing, 3440 Douglas Street, Victoria, commented that they would be open to having a "Community Advisory Committee", which could include local RCMP; Ann Davis Transition Society; as well, as BC Housing meeting regularly to ensure successful integration into the neighborhood.

Courtney Ukrainetz, Ann Davis Transition Society, Acting Executive Director, 9046 Young Road, confirmed cameras would be on 24 hours a day and that she and other staff are the contact for the RCMP and the alarm company.

Anna Brayko, Provincial Rental Housing Corporation, BC Housing, 1701-4555 Kingsway, Burnaby, confirmed that the existing buildings are slated to be demolished early Fall, and they

will have the vacant lots fenced and patrolled. She estimated construction will begin in Summer 2025, with completion expected by 2027.

Sarah Bjornson, Studio Hub Architects, Applicant, 1725 W 3rd Avenue, Vancouver, stated that domestic violence can affect people of all ages, socio-economic statuses, elders, and even young professionals.

Moved / Westeringh

Seconded / Lum

That the representations with respect to Development Variance Permit DVP01420 be received for information; and further, that Development Variance Permit DVP01420 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

Councillor Mercer withdrew from the meeting at 5:29 pm.

Development Variance Permit DVP01421

Public Information Meeting on Development Variance Permit DVP01421 with respect to property located at 9298 Broadway, which proposes to reduce the rear lot line setback in the R1-A (Urban Residential) Zone from 7.5m to 6m, to facilitate the construction of an addition to the existing single detached dwelling.

Jesse Rayner, JCR Design, Applicant, 45269 Keith Wilson Road, was present to answer questions and informed Council that the required highway access permit had been applied for and the existing non-conforming carport had been removed.

Moved / Kloot

Seconded / Westeringh

That the representation with respect to Development Variance Permit DVP01421 be received for information; and further, that Development Variance Permit DVP01421 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously by members remaining

Liquor Licence Application LLA00107

Councillor Lum withdrew from the meeting at 5:40 pm declaring a potential conflict of interest as a family member is employed by this company, and returned at 5:44 pm.

Public Information Meeting on Liquor License Application LLA00107 for property located at 43721 Vedder Mountain Road. The purpose of the applications is to allow for a Special Event Area Endorsement and a Lounge Area Endorsement.

Email of concern received from:

- Victor Froese, 43815 Vedder Mountain Road, received August 5, 2024.

Moved / Shields

Seconded / Read

That the representation with respect to Liquor License Application LLA00107 be received for information; and further, that Liquor License Application LLA00107 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously by members remaining

Council recessed at 5:47 pm and reconvened at 5:57 pm.

Clerk's Reports

"Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396" and "Zoning Bylaw Amendment Bylaw 2024, No. 5397"

That "Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396" with respect to properties located at 46068 and 46074 Fourth Avenue and 9011 and 9023 Nowell Street, be given third reading.

Against (4): Read, Shields, Westeringh, Popove

Motion defeated (4 to 2)

"Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409" and "Zoning Bylaw Amendment Bylaw 2024, No. 5410"

Moved / Westeringh

Seconded / Kloot

That "Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409" with respect to property located at 46039 Southlands Drive, be given third reading.

Carried unanimously by members remaining

Moved / Lum

Seconded / Read

That “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409” with respect to property located at 46039 Southlands Drive, be adopted.

Carried unanimously by members remaining

Moved / Lum

Seconded / Westeringh

That “Zoning Bylaw Amendment Bylaw 2024, No. 5410” with respect to property located at 46039 Southlands Drive, be given third reading.

Carried unanimously by members remaining

Moved / Read

Seconded / Shields

That “Zoning Bylaw Amendment Bylaw 2024, No. 5410” with respect to property located at 46039 Southlands Drive, be adopted.

Carried unanimously by members remaining

Application Reports

Temporary Use Permit TUP00227

Moved / Westeringh

Seconded / Lum

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.

Carried unanimously by members remaining

Temporary Use Permit TUP00229

Moved / Shields

Seconded / Read

That Council approve the issuance of Temporary Use Permit TUP00229 with respect to property located at 46212 Maple Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit.

Carried unanimously by members remaining

Temporary Use Permit TUP00232

Moved / Shields

Seconded / Kloot

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.

Carried unanimously by members remaining

Development Variance Permit DVP01035

Moved / Lum

Seconded / Westeringh

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01035 with respect to property located at 50590 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously by members remaining

Development Variance Permit DVP01337

Councillor Westeringh withdrew from the meeting at 6:06 pm declaring a potential conflict of interest as the applicant is a family member, and returned at 6:07 pm.

Moved / Kloot

Seconded / Lum

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01337 with respect to property located at 10650 Bustin Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously by members remaining

Development Variance Permit DVP01379

Moved / Westeringh

Seconded / Shields

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01379 with respect to property located at 9522 Hazel Street, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously by members remaining

Development Variance Permit DVP01420 and Development Permit DP001790

Moved / Westeringh

Seconded / Lum

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01420 with respect to properties located at 46719 and 46721 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously by members remaining

Moved / Kloot

Seconded / Westeringh

That Council approve the issuance of Development Permit DP001790 with respect to properties located at 46719 and 46721 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Carried unanimously by members remaining

Development Variance Permit DVP01421

Moved / Kloot

Seconded / Lum

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01421 with respect to property located at 9298 Broadway, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously by members remaining

Liquor Licence Application LLA00107

Councillor Lum withdrew from the meeting at 6:14 pm declaring a potential conflict of interest as a family member is employed by this company, and returned at 6:14 pm.

Moved / Kloot

Seconded / Westeringh

Be it resolved that the following resolution receive approval:

1. Council recommends approval of the Lounge Area Endorsement Application and the Special Event Area Endorsement Application of Whispering Horse Winery, located at 43721 Vedder Mountain Road, to allow for occasional special events and wine tasting.

- a. Potential for Noise:

As the subject property is within a rural area, the potential for noise from the proposed special event area is expected to have limited impact on adjacent neighbours. The *Community Standards Bylaw 2021, No. 5041* will remain in full force and effect, as amended from time to time.

- b. Impact on Community:

Minimal impact on the community is expected and the RCMP and Fire Department have noted that they have no issues with respect to the application.

- c. Primary Purpose:

The subject property is zoned AL (Agricultural Lowland). These applications would not result in the property's use being contrary to its primary purpose.

- d. Views of the Residents:

The views of the residents received at the Public Information Meeting will be forwarded to the Liquor and Cannabis Regulation Branch.

Carried unanimously by members remaining

Adjournment

Moved / Lum

Seconded / Westeringh

On a motion of Councillor Lum, and seconded by Councillor Westeringh, the meeting adjourned at 6:15 pm.

Carried unanimously by members remaining

Mayor

Corporate Officer