

AGENDA ITEM NO: 11.3.1

MEETING DATE: March 11, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Shashi Kainteura  
Temporary Use Permit / 46340  
Strathcona Road DATE: February 27, 2025

DEPARTMENT: Planning  
TUP00246 PREPARED BY: Shamim Bahri / mb


**1. SUMMARY OF ISSUE:**

The applicant wishes to permit the operation of a commercial child care facility (Bright Early Learning Academy) for up to 24 children on the subject property within the R1-A (Urban Residential) Zone. As this use is not permitted within the R1-A (Urban Residential) Zone, a Temporary Use Permit (TUP) is required.

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 a Temporary Use Permit (TUP00246), with respect to property located at 46340 Strathcona Road, 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.

  
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David Blain  
Chief Administrative Officer

## STAFF REPORT ON TEMPORARY USE PERMIT TUP00246

PREPARED BY: Shamim Bahrn DATE: February 27, 2025  
POSITION: Planner I DEPARTMENT: Planning

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### 1. PROPOSAL:

The applicant requests to permit the operation of a commercial child care facility for a maximum of 24 children within the existing single detached dwelling on the subject property. An existing home-based daycare has been operating within the subject property with an approved Business License for up to 8 children in care since July 2024 without any record of complaint. The applicant now wishes to expand the operation from 8 children to 24 children in care (12 kids under 36 months, 12 kids 30 months to school-age). The business will occupy the entire single detached dwelling with the applicant residing on site occasionally and occupying a bedroom.

The proposed child care facility will include 6 on site staff members (including the applicant) in accordance with Fraser Health Licensing requirements for a child care facility of 24 children in care. The expanded child care facility is proposed to be in operation Monday to Friday from 7:00 a.m. to 6:00 p.m. which is consistent with the existing business. 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, 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).

As part of the proposal, the applicant has submitted a parking plan, which indicates that 6 off-street parking spaces (3 for staff and 3 for drop off/pick up) can be accommodated in the driveway which meets the minimum Zoning Bylaw requirement for a child care facility. The garage will also be used for employee parking. Considering the above, parking for the child care facility can be reasonably accommodated on the property.

### 2. FACTORS

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

OCP: "Residential 1- One and Two Family Housing" in the Chilliwack Proper and Fairfield Island Neighbourhoods Plan.

Land Use: Single detached dwelling containing an existing Accessory Home Occupation (AHO) in the form of an in-home multi-age child care facility.

Engagement: The applicant has conducted an open-house on November 29<sup>th</sup>, 2024 to inform neighbours within 30m of the subject property of the proposed application. In total, the applicant received 11 signatures of support. A copy of the engaged summary has been included as a part of the official record.

## 2.2 Neighborhood Character

The subject property is located on the corner of Strathcona Road and Crystal Drive with single detached dwellings within R1-A (Urban Residential) Zone on all sides. An elementary school is located to the east of the property within P1 (Civic Assembly) 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:

1. The business use of the lands shall consist of a commercial child care facility for up to 24 children in care at any one time;
2. That the facility is limited to six employees;
3. That the facility will operate Monday to Friday from 7:00 a.m. to 6:00 p.m.;
4. That the drop-off/ pick-up and employee parking are restricted to the off-street parking area within the subject property;
5. That a City of Chilliwack Business License be applied for and issued before the expanded operation of the business commences;
6. That the business meets Fraser Health requirements for a multi-age commercial child care facility;
7. That the business complies with all requirements of the City of Chilliwack Fire Department and Building Department; and,
8. That a private hauler is required for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00246), with respect to property located at 46340 Strathcona Road, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

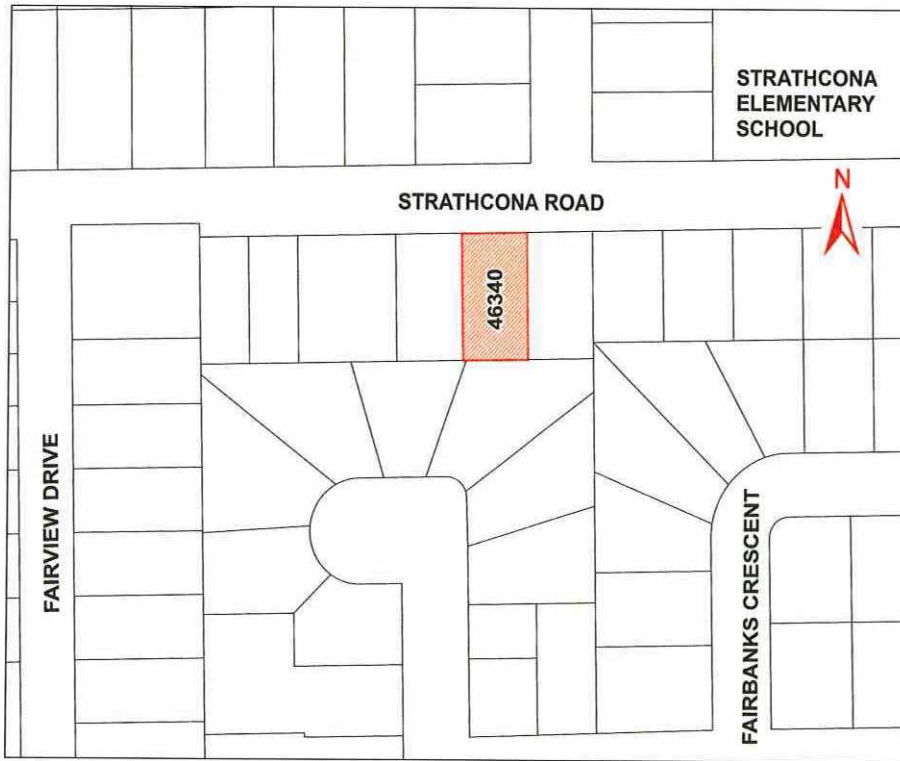
**Substantiation:**

The proposed use 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.

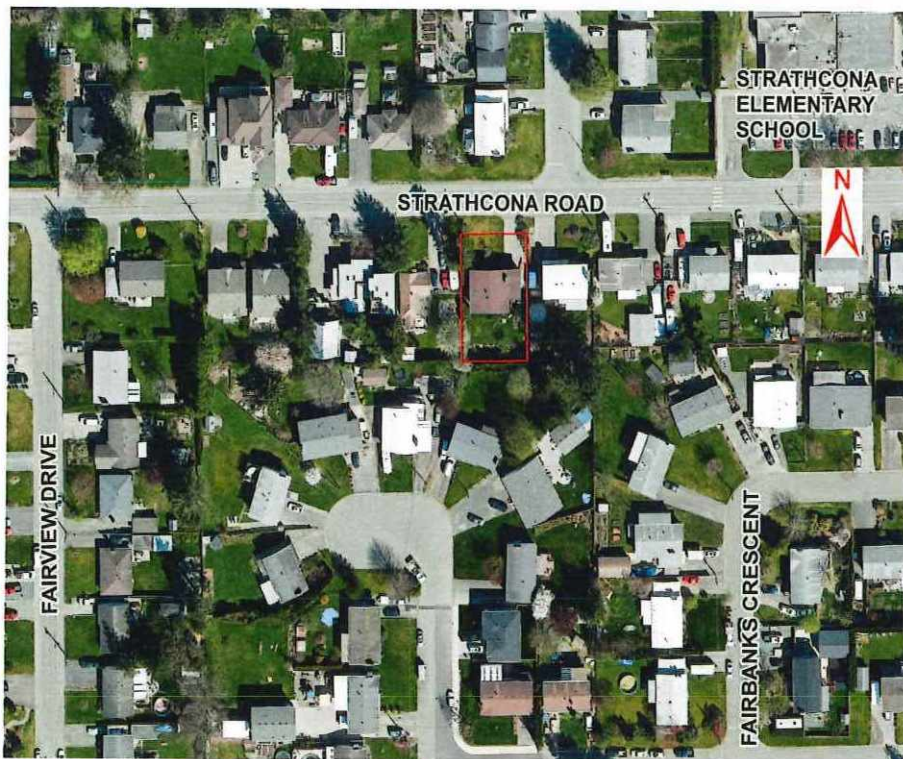
**4. SOURCES OF INFORMATION**

- Temporary Use Permit Application (TUP00246) – September 25, 2024
- Development Application Review Team (DART) Minutes – October 31, 2024

**Location Map**



**Ortho Photo**

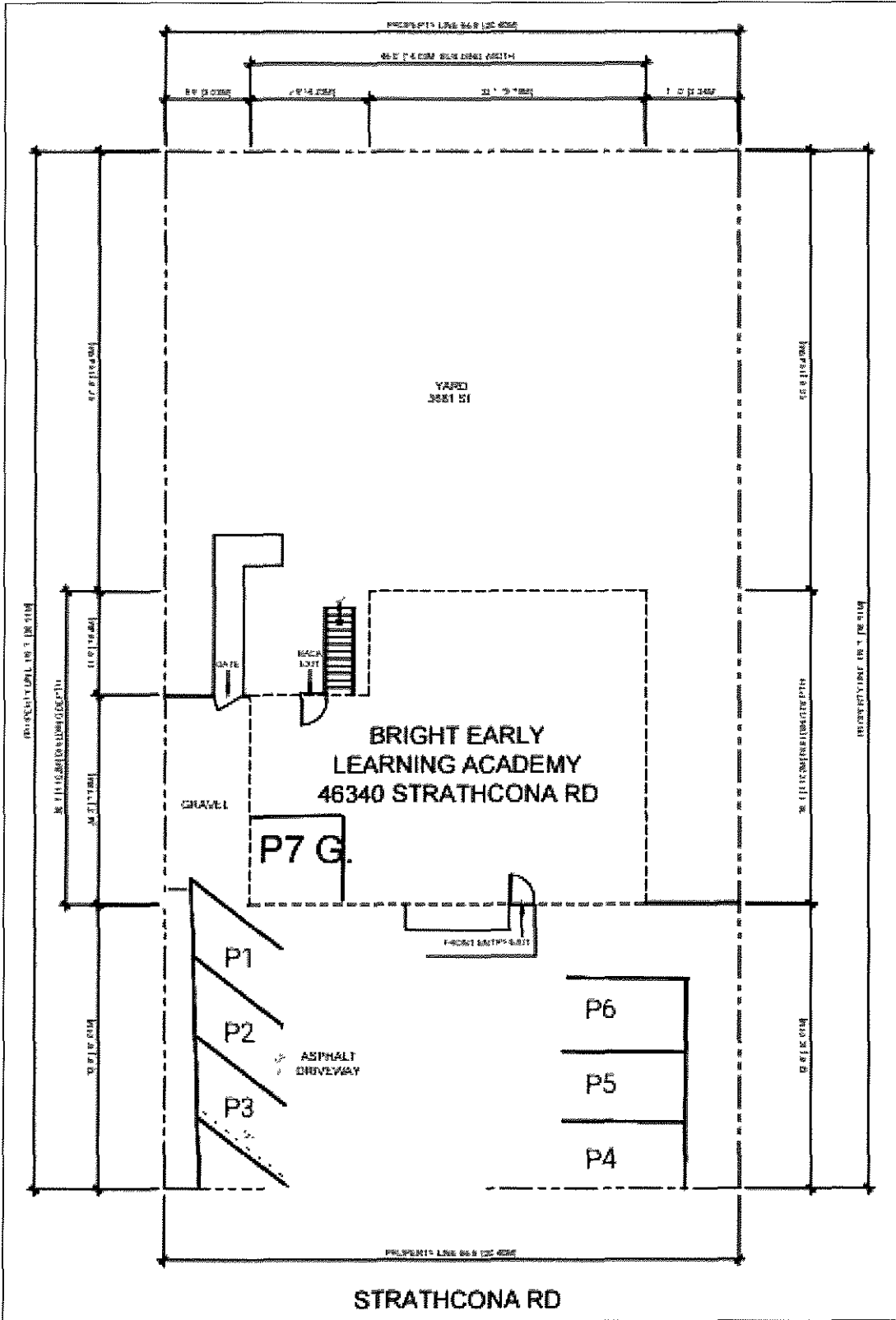




**Site Photo**



**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, March 11, 2025 at 4:00 PM

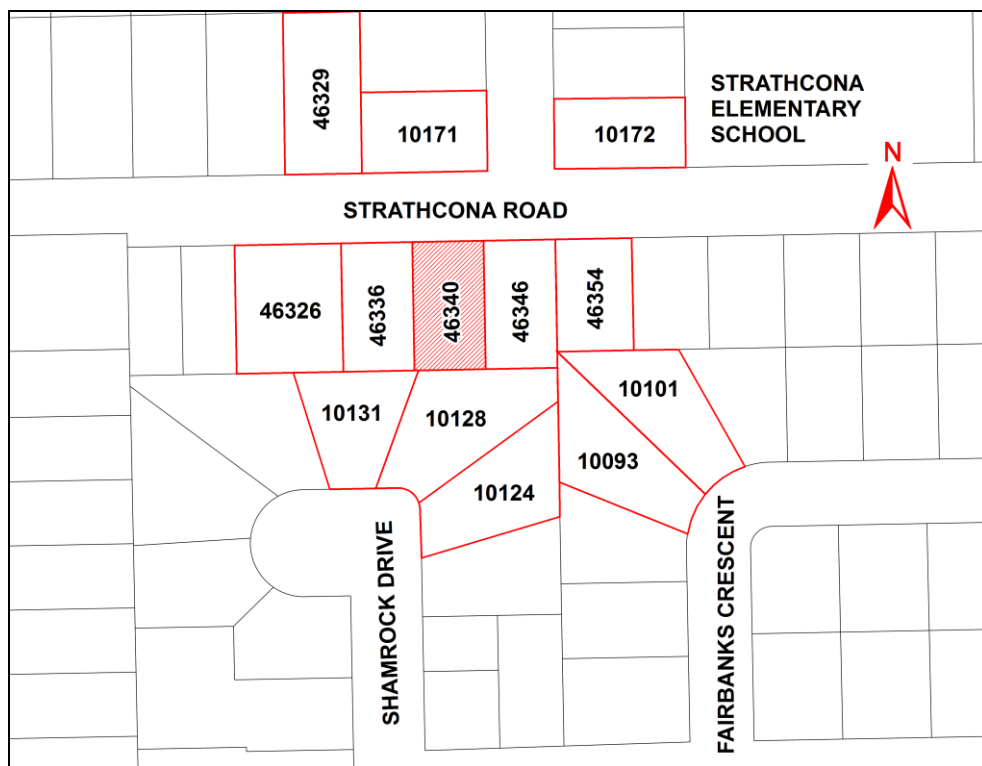
**Watch:** The live council meeting broadcast at [chilliwack.com/live](http://chilliwack.com/live)

**Temporary Use Permit Application (TUP00246)**

**Location:** 46340 Strathcona Road

**Applicant:** Shashi Kainteura

**Purpose:** To permit the operation of a commercial child care facility for a maximum of 24 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 March 10, 2025. 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, February 26, 2025 and Tuesday, March 11, 2025 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. TUP00246

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.** 007-401-558  
**Legal Description:** LOT 318 DISTRICT LOT 373 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 44457  
**Address:** 46340 Strathcona Road

3. **General Intent of Permit**

To permit the operation of a child care facility for 24 children on the subject property within the R1-A (Urban Residential) Zone.

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 24 children in care at any one time;
2. That the facility is limited to six employees;
3. That the facility will operate Monday to Friday from 7:00 a.m. to 6:00 p.m.;
4. That the drop-off/ pick-up and employee parking are restricted to the off-street parking area within the subject property;

**DRAFT**

5. That a City of Chilliwack Business License be applied for and issued before the expanded operation of the business commences;
6. That the business meets Fraser Health requirements for a multi-age commercial child care facility;
7. That the business complies with all requirements of the City of Chilliwack Fire Department and Building Department;
8. That a private hauler is required for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage;
9. That six 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 three-year permit; and;
10. 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 \_\_\_\_\_, 2025

ISSUED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

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CORPORATE OFFICER

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