

AGENDA ITEM NO: 11.4.6

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Gabriel Charriere
Development Variance Permit / 10906
Kitchen Road DATE: February 27, 2025

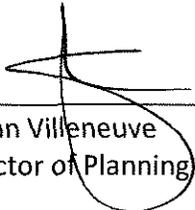
DEPARTMENT: Planning
DVP01482 PREPARED BY: Navdeep Sidhu / rk

1. SUMMARY OF ISSUE:

The applicant is seeking to increase the permitted lot coverage for an animal enclosure from 1232m² to 1752m² and to reduce the minimum required setback for existing exhaust fans from 30m to 15m within the AR (Agriculture Residential) Zone, to facilitate an expansion of an existing poultry barn within the subject property.

2. RECOMMENDATION:

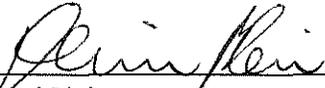
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01482 with respect to property located at 10906 Kitchen Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01482

PREPARED BY: Navdeep Sidhu DATE: February 27, 2025
POSITION: Planner I DEPARTMENT: Planning Department

1. BACKGROUND/PROPOSAL:

In 2017, Council approved a Development Variance Permit (DVP) application (DVP00839) to increase the permitted lot coverage for an animal enclosure within the subject property from 100m² to 750m². In 2019, Council authorized a further increase (DVP01080), from 750m² to 1232m².

The applicant is now requesting a variance to increase the lot coverage by 520m² in order to expand the existing poultry barn, with the goal of accommodating an additional 4,500 chickens. The applicant submits that this expansion will allow for a more efficient operation, ensuring the facility meets the growing demand. In addition to the barn expansion, the existing storage area within the poultry barn will be repurposed to support the increased capacity and provide the necessary space for the additional chickens.

The applicant is also seeking approval for a reduction to the minimum required setback for the existing exhaust fans on the building from 30m to 15m. These exhaust fans were installed when the original building was constructed at a time when setback requirements for exhaust fans were not required, as per the Zoning Bylaw. In order to bring the existing exhaust fan placement into compliance with current requirements and facilitate the addition, a variance has been included within the subject proposal. No new exhaust fans are proposed for the addition.

Although the AR Zone limits the size of agricultural buildings due to the smaller minimum lot sizes, in this instance, as the property is located in an agricultural area, surrounded by large properties with active farming operations and the barn is located over 200m away from residences on adjacent lands, the proposal is supportable.

2. FACTORS:

2.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: "Agriculture"

Current Land Use: The property contains a single detached dwelling, a detached ancillary building, an agricultural building and a chicken barn.

2.2 Neighbourhood Character

The subject property is located on the north side of Chilliwack, east of Fairfield Island and north of the Little Mountain neighbourhoods. The area is primarily composed of small agricultural lots, as

evidenced by the neighbouring properties to the west and north within the AL (Agricultural Lowland) Zone, and properties to the east and south within the AR Zone, in addition to being located within the Agricultural Land Reserve (ALR).

2.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain area and is subject the Floodplain Regulation Bylaw.

Watercourses: The property is within close proximity to two “Class A” watercourses (*Gravelly Slough* and *Camp Slough*) both requiring a 30m setback for riparian protection. The proposed addition is located outside of these setback areas.

Geotechnical: The property is not subject to any known geotechnical hazards or earthquake related risks.

2.4 Conditions of Issuance

Staff support the requested variances as proposed by the applicant and recommend approval of the attached draft Development Variance Permit subject to the following conditions:

- Development shall be in accordance with the previously issued Development Variance Permit (DVP001080) and the Site Plan attached with Schedule “A”.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01482 with respect to property located at 10906 Kitchen Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

Substantiation:

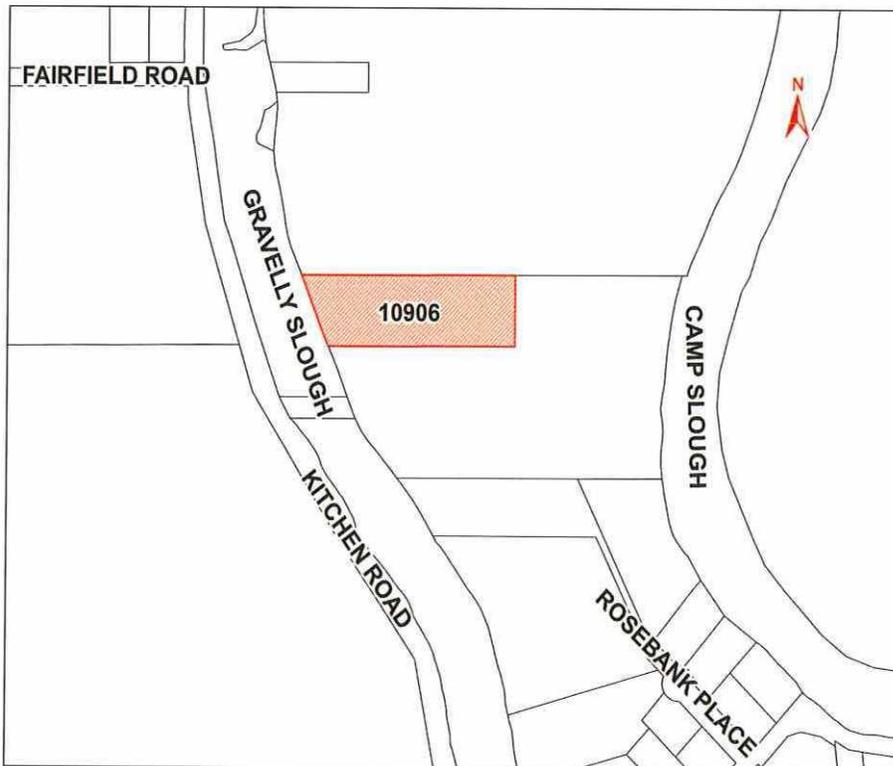
The requested variance to increase the lot coverage for the animal enclosure is supportable, as the proposed expansion of the poultry barn and farming operation can be adequately accommodated on the site without impacting surrounding areas.

Additionally, the requested reduction in the exhaust fan setback is supportable as the variance relates to existing exhaust fans; no new fans are proposed. Given that these fans are existing and they are not located near any adjacent residences, the requested variance of reduction in the exhaust fan is supportable.

4. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01482) – January 10, 2025
- Development Variance Permit Application (DVP01080) – Issued July 16, 2019
- Development Variance Permit Application (DVP00839) – Issued April 4, 2017

Location Map



Ortho Photo





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

When: Tuesday, March 11, 2025 at 4:00 PM

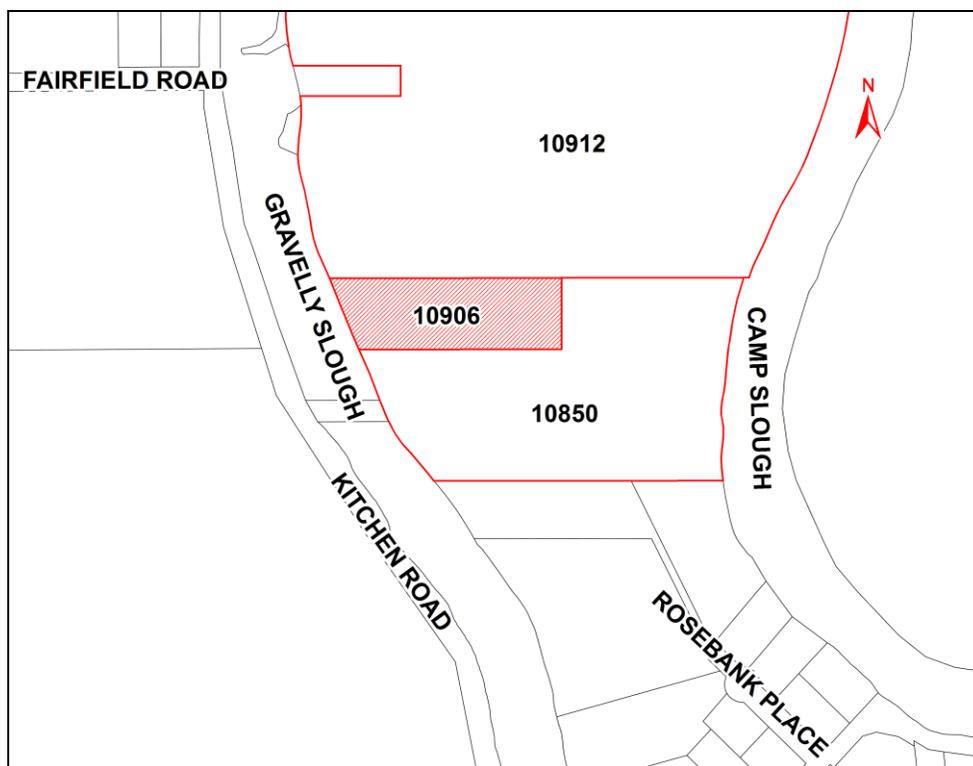
Watch: The live council meeting broadcast at chilliwack.com/live

Development Variance Permit (DVP01482)

Location: 10906 Kitchen Road

Applicants: Gabriel and Tara Xaris Kairene Charriere

Purpose: To increase the permitted lot coverage for an animal enclosure and reduce the minimum required setback distance for existing exhaust fans within the AR (Agricultural Residential) Zone, to facilitate an expansion of an existing poultry barn within the subject property, as shown on the included map.



How to share your feedback:



Attend the Public Information Meeting in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: 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 or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01482

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to facilitate an expansion to an existing poultry barn, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No. 001-337-475
Legal Description: PARCEL '2' (REFERENCE PLAN 15490) OF PARCELS 'A' AND 'B' DISTRICT LOT 396 GROUP 2 EXCEPT: PART SUBDIVIDED BY PLAN 32397; NEW WESTMINSTER DISTRICT
Address: 10906 Kitchen Road

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following sections of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 6.04(5)(c) within the AR (Agriculture Residential) Zone is varied by increasing the maximum lot coverage from 1,232m² (as per DVP01080) to 1,752m².

Section 6.04(8)(b) within the AR (Agriculture Residential) Zone is varied by reducing the minimum setback for exhaust fans for Animal Enclosures from 30m to 15m.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application.
5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

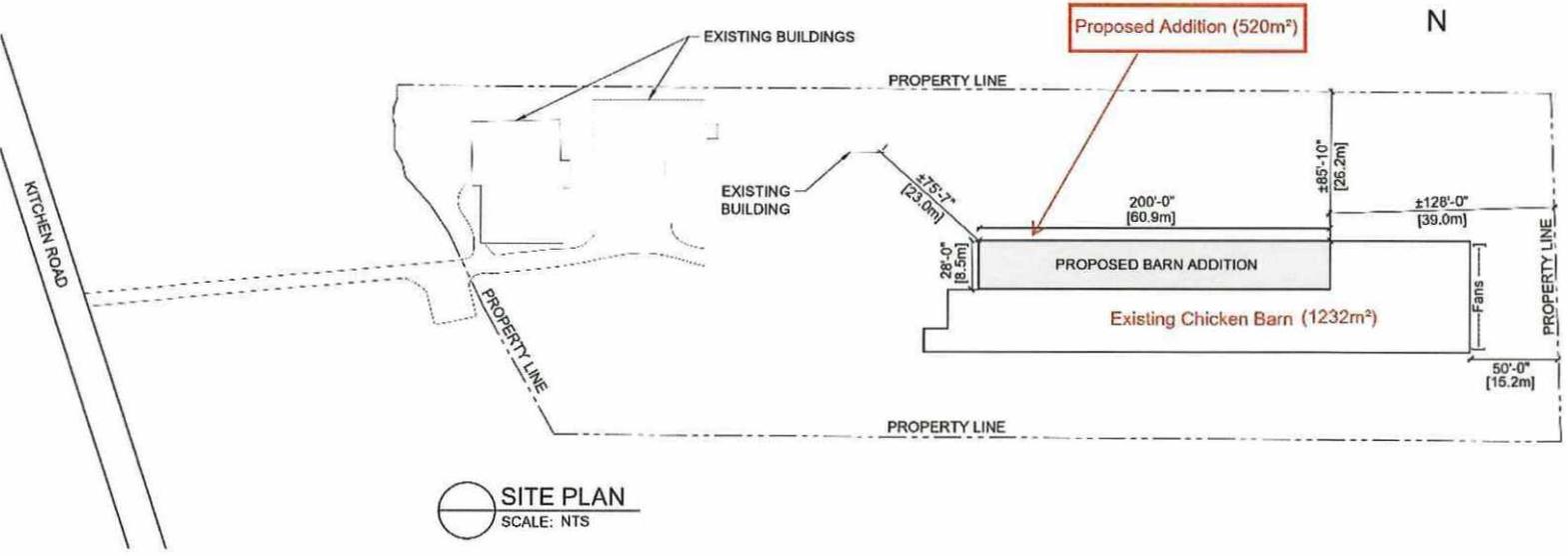
APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025

CORPORATE OFFICER

DRAFT

Site Plan (as provided by the applicant)



DRAFT