

AGENDA ITEM NO: 11.4.7

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Pieter de Vrij
Development Variance Permit / 42522
Keith Wilson Road DATE: February 28, 2025


DEPARTMENT: Planning
DVP01487 PREPARED BY: Joty Rai / mb

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the minimum front lot line (FLL) setback from 7.5m to 2.6m within the AL (Agricultural Lowland) Zone to facilitate the construction of a new greenhouse on the subject property.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01487 with respect to property located at 42522 Keith Wilson 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 DVP01487

PREPARED BY: Joty Rai DATE: February 28, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. PROPOSAL:

The applicant is seeking to reduce the minimum front lot line (FLL) setback from 7.5m to 2.6m within the AL (Agricultural Lowland) Zone to facilitate the construction of a new greenhouse on the subject property, and accommodate the 4.9m supplementary setback required for future road widening along Keith Wilson Road. As a result, the total proposed setback reduction will be from 12.4m (7.5m FLL setback + 4.9m supplementary setback) to 7.5m (2.6m FLL setback + 4.9m supplementary setback).

The greenhouse is proposed to be sited in the location of two previous agricultural buildings on the subject property, which have been demolished, and will be clustered with other buildings on site to facilitate the preservation and efficient use of agricultural land. Additionally, the proposed siting does not impact the existing blueberry fields on the remainder of the property.

2. FACTORS:

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

OCP: "Agriculture".

Land Use: Two single detached dwellings, two agricultural buildings, and crop production (blueberries).

Community Engagement: The applicant has engaged with neighbouring properties via door-knocking and has received six signed supportive petitions. A copy of the engagement summary has been included as part of the official record.

2.2 Neighbourhood Character

The subject property is located at the corner of Keith Wilson Road and Sumas Prairie Road in an agricultural area north of Yarrow and south of Greendale, within the Agricultural Land Reserve (ALR). The subject property primarily adjoins large, actively farmed parcels that are also within the AL Zone and the ALR. As the proposed greenhouse is sited in the approximate location of previous agricultural buildings on the subject property, the requested variance is not anticipated to significantly alter the character of the neighbourhood or impact neighbouring properties.

2.3 Technical Issues

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

Watercourses: *Sumas Prairie Road Ditch*, a Class “A” watercourse, runs across the northern portion of the property. *Redcedar Environmental Consulting* has provided an assessment report which concluded that the proposed greenhouse, which is set back approximately 8.3m from the top of the bank of this watercourse, is not anticipated to have a significant effect on fish habitat at this location. The City’s Land Development department has also reviewed and approved the proposed siting of the greenhouse with respect to this riparian area.

Primary and secondary drainage ditches run along the Sumas Prairie Road and Keith Wilson Road frontages, respectively. The property owner has placed materials (clean sand and river rock) immediately adjacent to these two roadside ditches. *Redcedar Environmental Consulting* has reviewed the ditches and determined they are not considered to have the features, functions, or conditions required to support fish. A setback of 2.0m has been recommended by *Redcedar Environmental Consulting* to protect the water quality of any overland runoff that makes its way to the ditches. The City’s Land Development Department will work with the owner and *Redcedar Environmental Consulting* through the Building Permit process to ensure the ditches are protected from construction activities and restored to the City’s rural road standards for open ditches.

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

2.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following condition being met:

- That the development be in accordance with the plans found in Schedule “A”.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01487 with respect to property located at 42522 Keith Wilson Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

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

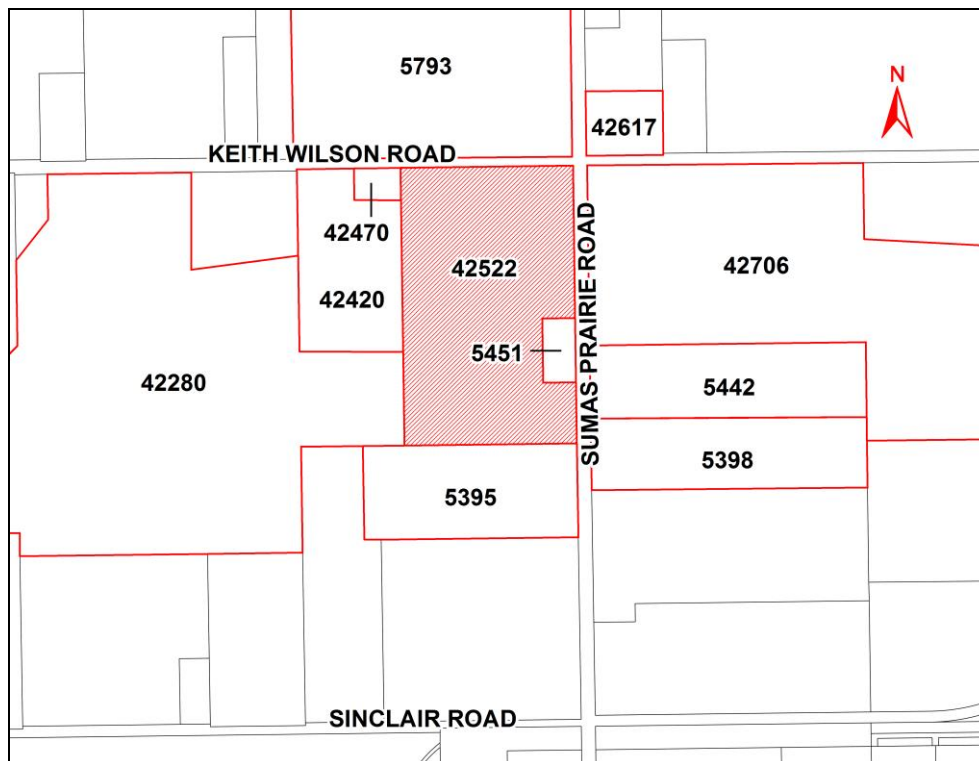
Watch: The live council meeting broadcast at chilliwack.com/live

Development Variance Permit (DVP01487)

Location: 42522 Keith Wilson Road

Applicant: Pieter de Vrij

Purpose: To reduce the minimum front lot line (FLL) setback to facilitate the construction of a new greenhouse on 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

Hello Neighbors.

We are Pete and Amy De Vrij, and we would like to introduce ourselves to you as we are really excited to be moving to Greendale and becoming your neighbors.

We are writing this letter to provide you with some information about our plan for the property on the corner of Sumas Prairie and Keith Wilson.

As you can tell, we have done a lot of cleaning up, and it has been a nice challenge! We are very excited about how it looks and are thoroughly enjoying working in the blueberries for now.

We have been quite busy with the city to get the proper permits as we are hoping to build a small greenhouse that we plan to operate with our family.

Our plan is to grow/propagate young plants for other growers in the winter and grow bedding plants and hanging baskets to sell to the public in the spring.

We are also hoping to be selling our blueberries on site and to have a you-pick area as well.

We are aiming to start building the greenhouse this spring.

Our 5 children will be working alongside us in this new chapter of our lives.

It will be great to get to know you all.

Pete and Amy

Date Received: Feb. 15 + 21, 2025

Received From: Pieter de Vrij

Folder Number: DVPO1487

Subject Property: 42522 Keith Wilson Rd.

Council Date: March 11, 2025

pg. 1 of 8

Date Received: Feb. 15 + 21, 2025
Received From: Pieter de Vrij
Folder Number: DVP01487
Subject Property: 42522 Keith Wilson Rd.
Council Date: March 11, 2025
pg. 3 of 8

Hello neighbor,

We are applying for a variance so we can build our greenhouse 25 feet (7.5 meters) away from the road rather than 42 feet (12.5 meter)

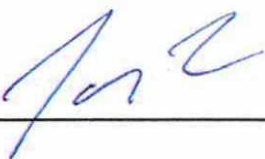
We are asking for your support in this.

If you would be so kind to sign this petition that you support the Variance Permit DVP01487.

This would be very helpful and much appreciated.

Name Jason Thalen

Address 42367 Keith Wilson

Signature 

Thanks so much

Pete DeVrij

604-316-6512

Date Received: Feb. 15+21, 2025

Received From: Pieter de Vrij

Folder Number: DVP01487

Subject Property: 42592 Keith Wilson Rd.

Council Date: March 11, 2025

pg. 4 of 8

Hello neighbor,

We are applying for a variance so we can build our greenhouse 25 feet (7.5 meters) away from the road rather than 42 feet (12.5 meter)

We are asking for your support in this.

If you would be so kind to sign this petition that you support the Variance Permit DVP01487.

This would be very helpful and much appreciated.

Name FRANK PAULS.

Address 5395 SUMAS PRAIRIE

Signature 

Thanks so much

Pete DeVrij 604-316-6512

Date Received: Feb. 15 + 21, 2025
Received From: Pieter de Vrij
Folder Number: DVP01487
Subject Property: 42522 Keith Wilson Rd.
Council Date: March 11, 2025
pg. 5 of 8

Hello neighbor,

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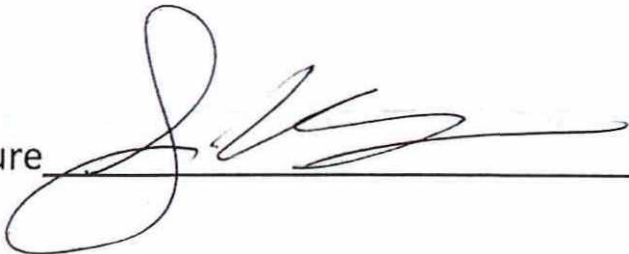
We are asking for your support in this.

If you would be so kind to sign this petition that you support the Variance Permit DVP01487.

This would be very helpful and much appreciated.

Name Steve + Krista Brandsmg

Address 42420 Keith Wilson Rd.

Signature 

Thanks so much

Pete DeVrij 604-316-6512

Date Received: Feb. 15 + 21, 2025
Received From: Pieter de Vrij
Folder Number: DVP01487
Subject Property: 42522 Keith Wilson Rd.
Council Date: March 11, 2025
pg. 6 of 8

Hello neighbor,

We are applying for a variance so we can build our greenhouse 25 feet (7.5 meters) away from the road rather than 42 feet (12.5 meter)

We are asking for your support in this.

If you would be so kind to sign this petition that you support the Variance Permit DVP01487.

This would be very helpful and much appreciated.

Name Mike Stasse

Address 42470 Keith Wilson Rd

Signature 

Thanks so much

Pete DeVrij 604-316-6512

Date Received: Feb. 15 + 21, 2025
Received From: Pieter de Vrij
Folder Number: DVP01487
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Council Date: March 11, 2025
pg. 7 of 8

Hello neighbor,

We are applying for a variance so we can build our greenhouse 25 feet (7.5 meters) away from the road rather than 42 feet (12.5 meter)

We are asking for your support in this.

If you would be so kind to sign this petition that you support the Variance Permit DVP01487.

This would be very helpful and much appreciated.

Name Francois Charrriere

Address 5668, Sumner Prairie Rd.

Signature 

Thanks so much

Pete DeVrij

604-316-6512

Date Received: Feb. 15 + 21, 2025
Received From: Pieter de Vrij
Folder Number: DVP01487
Subject Property: 42522 Keith Wilson Rd.
Council Date: March 11, 2025
pg. 8 of 8

Hello neighbor,

We are applying for a variance so we can build our greenhouse 25 feet (7.5 meters) away from the road rather than 42 feet (12.5 meter)

We are asking for your support in this.

If you would be so kind to sign this petition that you support the Variance Permit DVP01487.

This would be very helpful and much appreciated.

Name ROSEBOOM FARM INC. (STEVE ROSEBOOM)

Address 42712 KEITH WILSON Rd.

Signature 

Thanks so much

Pete DeVrij 604-316-6512



SCHEDULE "A"

CITY OF CHILLIWACK
DEVELOPMENT VARIANCE PERMIT NO. DVP01487

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 the construction of a greenhouse, and, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No. 002-397-625
Legal Description: LOT 1 EXCEPT: PARCEL "A" (REFERENCE PLAN 16107);
SECTION 4 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN
7533
Address: 42522 Keith Wilson Road

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

Section 6.01(7)(f) within the AL (Agricultural Lowland) Zone is varied by reducing the minimum required front lot line (FLL) setback from 7.5m to 2.6m to accommodate the 4.9m supplementary setback required for future road widening along Keith Wilson Road. As a result, the total front lot line setback reduction will be from 12.4m (7.5m FLL + 4.9m supplementary) to 7.5m (2.6m FLL + 4.9m supplementary).

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. The following condition applies:
 - a) that the development be in accordance with the plans found in Schedule "A".
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.

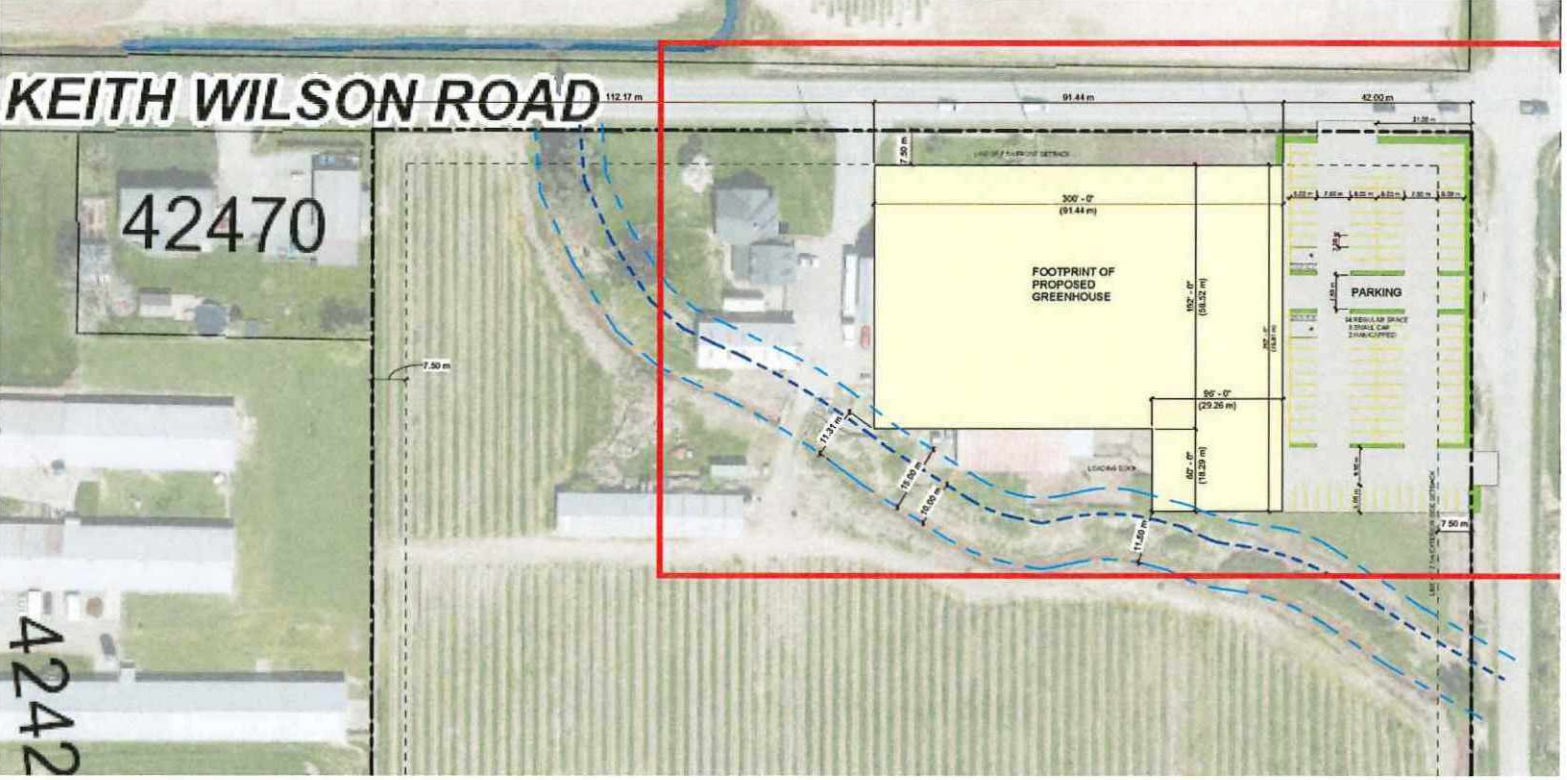
APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025.

CORPORATE OFFICER

DRAFT

Site Plan (as provided by the applicant)



Reduce FLL setback from 7.5m to 2.6m, resulting in a 7.5m total FLL setback, including a 4.9m supplementary setback

