

AGENDA ITEM NO: 7.16

MEETING DATE: June 17, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Wedler Engineering LLP  
Rezoning / 7715 Nixon Road DATE: June 6, 2025

DEPARTMENT: Planning Department  
RZ001723 PREPARED BY: Stacy Johnson / rk

**1. SUMMARY OF ISSUE:**

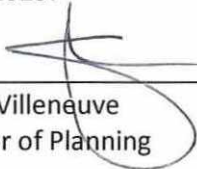
The applicant wishes to amend the text of the Eastern Hillside Comprehensive Area Plan to expand Development Cell 6 to include a portion of the subject property and to amend the 2040 Official Community Plan designation of a portion of the subject property from "Rural Hillside" to "Residential – Low Density" as per the Eastern Hillside Comprehensive Area Plan.

Once the Bylaws have been to Public Hearing, staff recommend the rezoning application be held at 3<sup>rd</sup> reading pending registration of a highway reservation agreement to the title of the subject property.

**2. RECOMMENDATION:**

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494", which proposes to add a portion of the subject property located at 7715 Nixon Road to Development Cell 6 and add a notation to the Cell 6 Subdivision Development Concepts map within the Eastern Hillside Comprehensive Area Plan, be given first and second reading; and further, that a Public Hearing be called for July 2, 2025.

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495", which proposes to redesignate a portion of the property located at 7715 Nixon Road from "Rural Hillside" to "Residential - Low Density" as per the Eastern Hillside Comprehensive Area Plan, be given first and second reading; and further, that a Public Hearing be called for July 2, 2025.

  
Gillian Villeneuve  
Director of Planning

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

Supports recommendation.

  
David Blain  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001723

PREPARED BY: Stacy Johnson DATE: June 6, 2025

POSITION: Senior Planner DEPARTMENT: Planning Department

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### 1. PROPOSAL/BACKGROUND:

The proposal is to amend the text of the Eastern Hillside Comprehensive Area Plan (EHCAP) to expand Development Cell 6 to include a portion of the subject property and redesignate that portion to “Residential – Low Density” to support the construction of up to 27 residential units in the future. The remainder of the property will retain the current designation of “Environmental Conservation”. The applicant does not intend to subdivide and/or develop at this time and as such, a rezoning application will be required at a future date to pursue the proposed residential development which will be subject to Council consideration and approval. Although preliminary geotechnical and environmental reports have been provided to ensure the property is suitable for future residential development, a comprehensive review of technical considerations including provision of servicing (water, sanitary sewer), drainage/stormwater management, road upgrades and geotechnical/environmental considerations will be required at time of rezoning.

Currently, the EHCAP envisions a portion of Nixon Road, between Falls Boulevard and Ruddock Road, to be abandoned as this section is narrow and has steep inclines both uphill and downhill of the roadway. Due to this, upgrading Nixon Road to urban standards to support the existing residents and future development of Development Cell 6 would require significant retaining structures and modifications to the hillside. Constructing Falls Boulevard to connect to Ruddock Road instead of maintaining the existing Nixon Road alignment provides a route that is less impactful to the hillside with the added benefit of having lower future maintenance costs and geohazard risks.

As per the EHCAP, the original location of the proposed Nixon Road alignment was intended to pass through the Falls Golf Course and reconnect to Nixon Road through the property at 7775 Nixon Road. As a house was recently constructed on this lot, the planned alignment is no longer viable. As an alternative to the previously contemplated alignment and to support the proposal, the applicant has agreed to register a highway reservation agreement on title to secure the future realignment of Nixon Road through the subject property, as shown on the attached conceptual plan. As the proposed OCP amendment and expansion of Development Cell 6 includes a specific, defined benefit to the City through the relocation of a portion of Nixon Road, the inclusion of a portion of the subject property into Development Cell 6 and allocation of 27 residential units from the existing 960 units assigned to Cell 6 as proposed is considered appropriate in this instance.

In addition to the above, based on the conceptual site plan which illustrates the proposed road alignment, in order to construct the proposed road, an existing single detached dwelling will likely be required to be removed. The house was constructed in 1912 and is identified on the City’s Heritage Interest Inventory List as the *Nixon Log House*. As such, in support of the Chilliwack Heritage Strategic Action Plan, staff recommend that the applicant explore options for the house be moved and

preserved at the time of development; though, as the house is not officially protected through a heritage designation bylaw there is no obligation for the property owner to preserve the house at the time of development.

## **2. FACTORS:**

### **2.1 2040 Official Community Plan (OCP) / Land Use / OCP Pre-consultation / Public Consultation**

Official Community Plan: “Environmental Conservation” and “Rural Hillside” as specified in the Eastern Hillside Comprehensive Area Plan.

The proposal includes an amendment to the OCP designation of a portion of the property from “Rural Hillside” to “Residential – Low Density”. Further information regarding the OCP amendment is provided in Section 1 of this report.

Land Use: Single detached dwelling, a detached shop and a secondary residence (*Nixon Log House*), operating as a short-term rental with an approved Business Licence.

OCP Pre-consultation: As considered appropriate under Section 475 of the *Local Government Act* and at the direction of Council, OCP pre-consultation with outside agencies was not deemed to be necessary as the proposal is not anticipated to directly impact those agencies due to the location of the property.

Public Consultation: The applicant sent letters to property owners within 30m of the subject property detailing the proposal and inviting feedback. A copy of the engagement summary has been included as part of the official record.

### **2.2 Neighbourhood Character**

The property is located within the Eastern Hillside, adjacent to the Falls Golf Course and residential development within the CD-25 (Comprehensive Development - 25) Zone to the northwest. Vacant lots within the RS-CWA (Community Water Supply Area) Zone are located to the south and west and large rural residential lots within the RH (Rural Hillside) and RR (Rural Residential) Zones are located to the northeast.

The future proposed development will fit into the vision for the ultimate build out of Development Cell 6 of approximately 960 residential units, including development pockets along Falls Boulevard to the new Nixon Road connection. The site is expected to develop comprehensively and be included within the master planning process for Cell 6 at the time of rezoning.

### 2.3 Technical Issues

Floodplain:	The subject property is not located within the floodplain.
Watercourses:	<i>Elk Creek</i> , a Class “A” primary drainage watercourse, is located along the southern property line. Any proposed future development will be outside the minimum required setbacks. Further, the area surrounding the watercourse will remain within the “Environmental Conservation” designation within the Eastern Hillside Comprehensive Area Plan to reinforce the riparian area protections.
Geotechnical:	<p>The subject property is within the geotechnical “potential” and “significant” areas indicating a moderate and/or significant hazard from steep slopes. The subject property is located within Development Permit Areas No. 2 (Hillside and Upland Areas) and No. 8 (Hillside Development) and, as such, Development Permits for both areas will be required at time of rezoning.</p> <p>A preliminary geohazard site assessment report has been prepared by <i>GeoWest Engineering</i> including a review of the proposed residential lots, approximately 300m of road, and the relocated driveway for the existing house. The report has been reviewed by the Land Development Department and it indicates that the site is suitable for residential development. The final lot layout and building envelopes will be determined at time of subdivision once a subsurface investigation and slope stability analysis is completed though a comprehensive geotechnical review.</p>
Environmental:	The southeast portion of property has mapped critical habitat for Coastal Giant Salamander and northwest corner has proposed critical habitat for Oregon Forest Snail. The applicant has submitted an environmental assessment prepared by <i>Redcedar Environmental Consulting</i> which details the critical habitat for coastal giant salamander is below the top of bank of the watercourse, thus no impacts are expected to this species. The Land Development Department has reviewed the report and determined that as no development is currently proposed and additional environmental review will be required at the time of rezoning, there is no concern with the proposal at this time.

### 3. RECOMMENDATION & SUBSTANTIATION:

#### Recommendation:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494”, which proposes to add a portion of the subject property located at 7715 Nixon Road to Development Cell 6 and add a notation to the Cell 6 Subdivision Development Concepts map within the Eastern Hillside Comprehensive Area Plan, be given first and second reading; and further, that a Public Hearing be called for July 2, 2025.

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495”, which proposes to redesignate a portion of the property located at 7715 Nixon Road from “Rural Hillside” to “Residential - Low Density” as per the Eastern Hillside Comprehensive Area Plan, be given first and second reading; and further, that a Public Hearing be called for July 2, 2025.

**Substantiation:**

The requested OCP amendment to expand Development Cell 6 to include a portion of the subject property and to amend the designation of a portion of the property to “Residential – Low Density” is consistent with future development within Cell 6 as envisioned by the EHCAP and will secure a viable location for the future relocation of Nixon Road. As the applicant does not intend to commence development imminently and a rezoning application, subject to Council’s consideration and approval as part of a master planning process for Cell 6 will be submitted along with a conceptual site plan and complete technical review at a later date, the preliminary technical reports provided for the purposes of this application support the intended development.

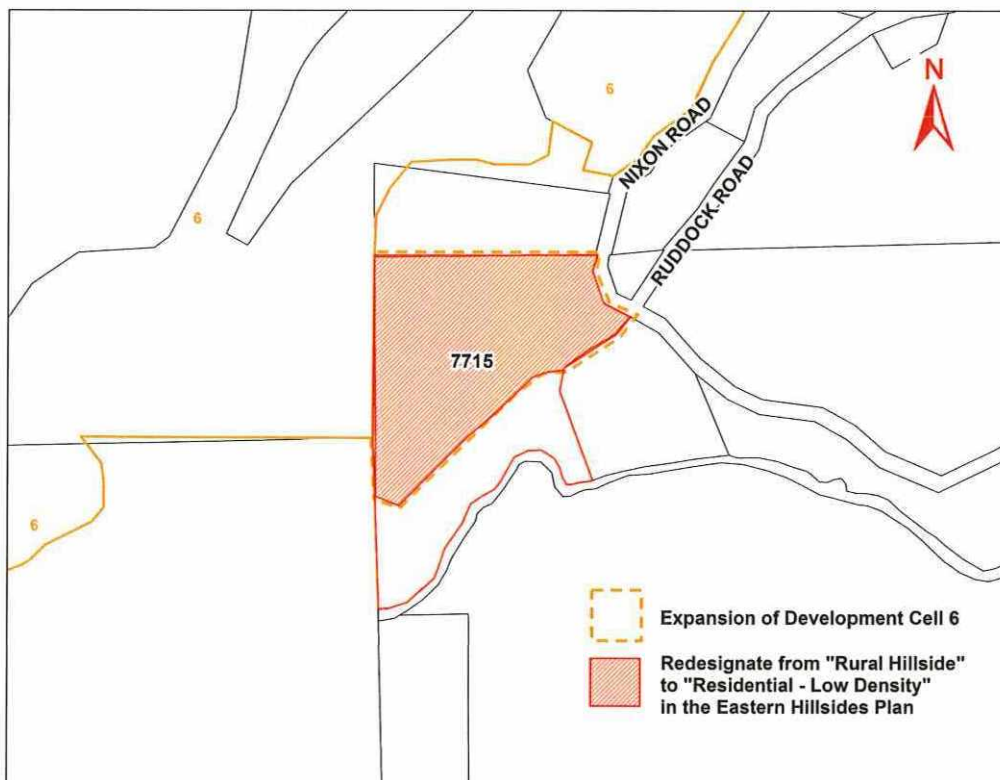
**4. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001723) – July 4, 2023
- Development Application Review Team (DART) Minutes – October 31, 2024
- Preliminary Geohazard Site Assessment Report, GeoWest Engineering – March 27, 2023
- Preliminary Environmental Assessment, RedCedar Environmental Consulting – April 13, 2023

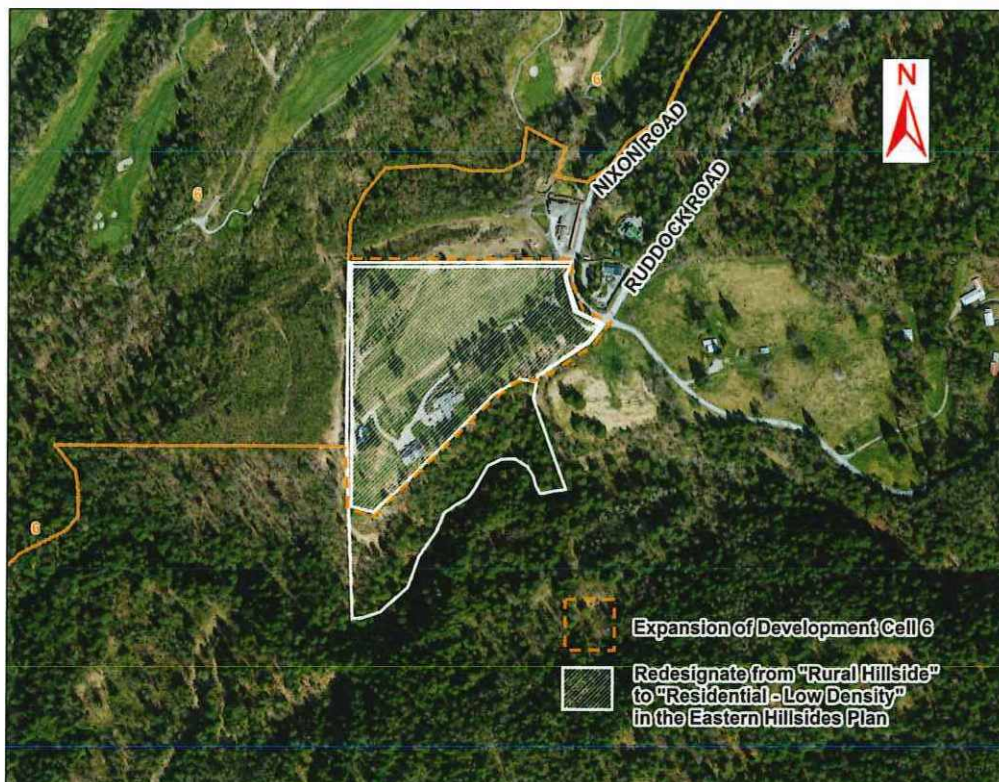
**Attachment**

- Applicant Public Engagement Summary

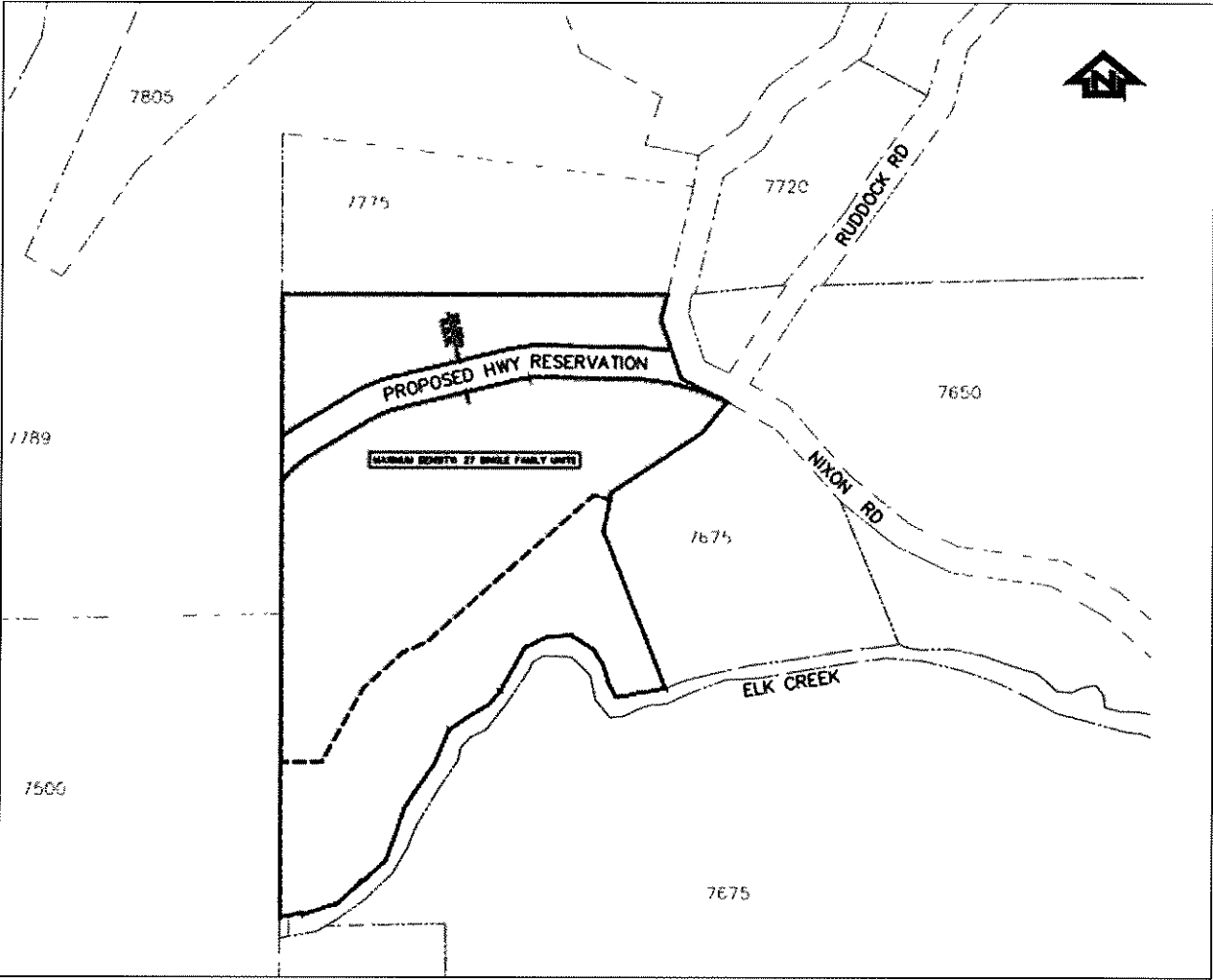
### Location Map



### Ortho Photo



**Proposed Highway Reservation Location**



Applicant Engagement Summary**7715 Nixon Road, Chilliwack****Rezoning Application to Amend the Eastern Hillside Comprehensive Area Plan (EHCAP) and Official Community Plan (OCP)**

Attention: Homeowner

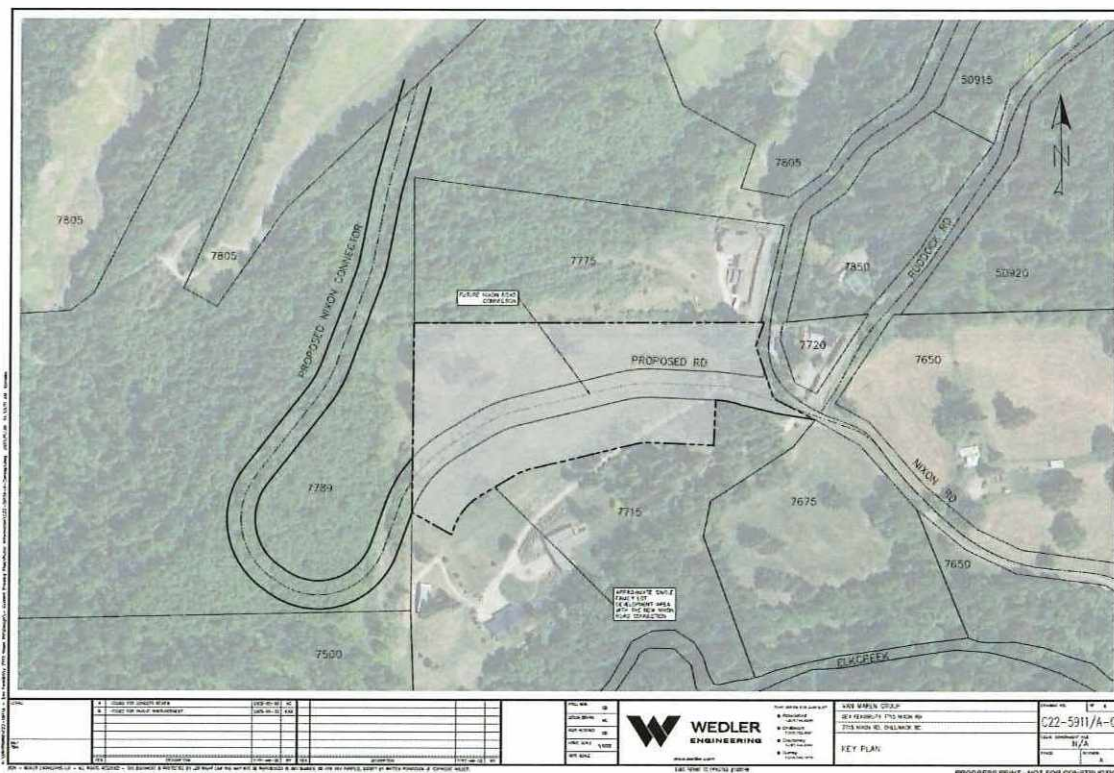
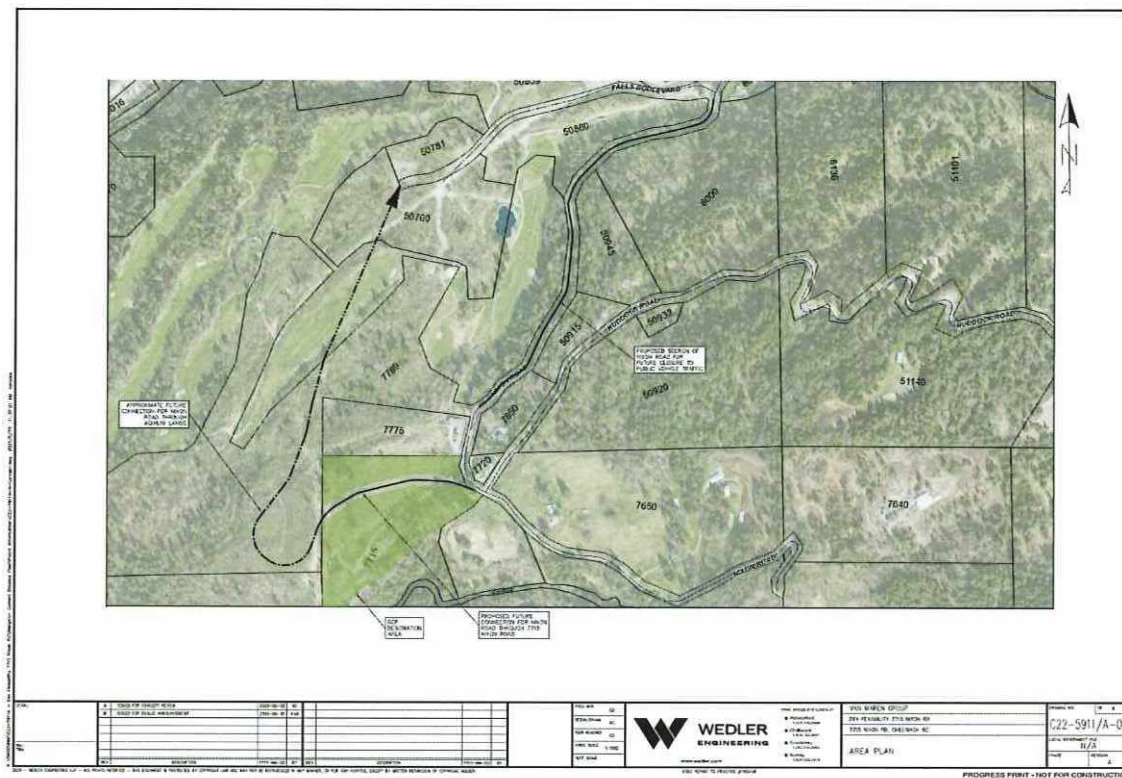
This application is to designate the above property from Rural Hillside to Residential – Low Density. This will allow for 27 single family lots along the future connection for Nixon Road. The balance of the lands with the existing house and shop will remain undeveloped. The application is for the land use amendment only; the actual road and development are subject to future development applications with the timing dependent (*likely many years in the future*) on the road being completed to the property at the west end from the Aquilini Falls Development Lands. Cell 6 in the EHCAP has limited development due to City sewer, water and road capacity in this area. See attached information plans.

The significant community benefit will be a safe municipal standard road to access the upper Nixon and Ruddock Road area. The existing narrow and rather unsafe section of Nixon Road would be closed to public vehicle access once the new connection road is complete. This new connection road, once constructed, will allow for a paved municipal road (curb, sidewalk, pavement, streetlights) from the intersection of Ruddock Road all the way to where the pavement presently ends (at Boulder Springs).

Please call Bernie VanMaren 604-847-0701 or Andre Gagne at Wedler Engineering LLP 604-792-0651 with any questions.

**NIXON/PATTERSON ROAD MAILING LIST**

<b>Property Address</b>	<b>Owner's Name</b>	<b>Mailing Address</b>
7500 Patterson Road	1135183 B.C. Ltd.	Suite 4 – 6631 Main Street Vancouver, B.C. V5X 3H3
<del>7450 Nixon Road</del>	No legal description or title search available for this property	
7650 Nixon Road	Rosevale Farms Ltd.	8301 Gibson Road, Chilliwack, B.C. V2P 6H3
7675 Nixon Road	Hyland Commercial Inc.	110 – 33973 Gladys Avenue Abbotsford, B.C. V2S 2E8
7715 Nixon Road	Stonewater Ventures (No. 249) Ltd. (this is Bernie and Eric Peter's property)	202- 45793 Luckakuck Way Chilliwack, B.C. V2R 5S3
7720 Nixon Road	Josep Joe Cable and Catherine Marie Legere	7720 Nixon Road Chilliwack, B.C. V4Z 1L3
7775 Nixon Road	Brian Dale Arabsky and Deborah Lynn Arabsky	7775 Nixon Road Chilliwack, B.C. V4Z 1L3
7789 Nixon Road	Blackburn Developments Ltd.	2800 – 666 Burrard Street Vancouver, B.C. V6C 2Z7
7850 Nixon Road	Scott Warren Mitchell and Karol Lee Mitchell	7850 Nixon Road, Chilliwack, B.C. V4Z 1L3





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

**When:** Wednesday, July 2, 2025 at 4:00 PM

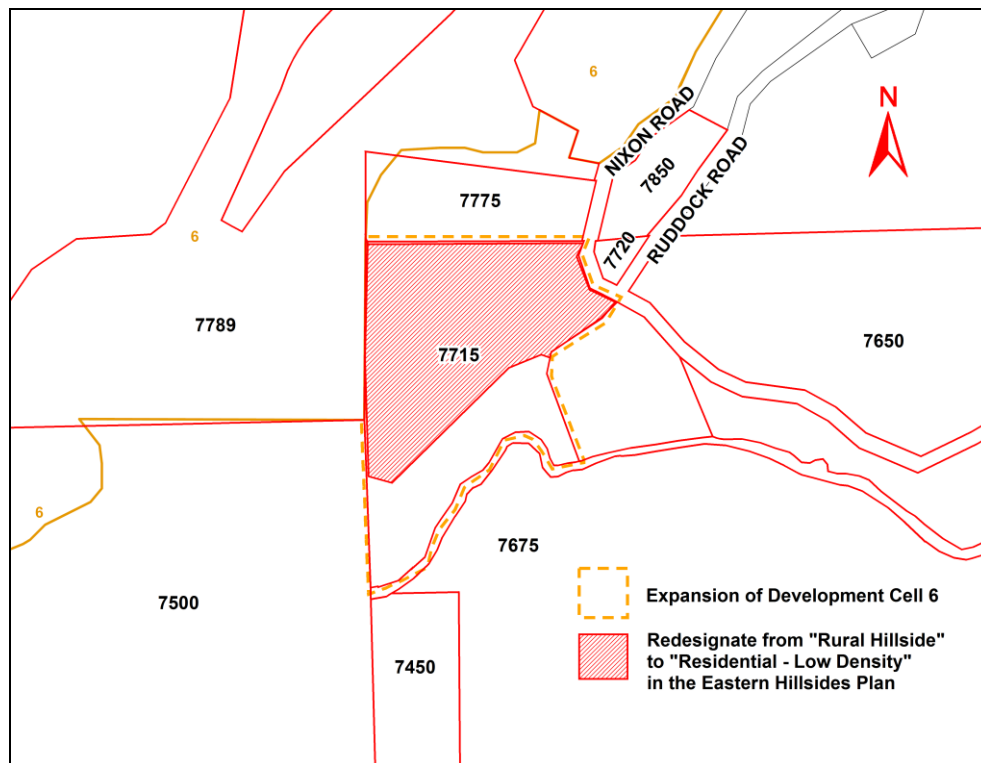
**Watch:** The live council meeting broadcast at [chilliwack.com/live](https://chilliwack.com/live)

**Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494**  
**Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495 (RZ001723)**

**Location:** 7715 Nixon Road (a portion of)

**Applicant:** Wedler Engineering LLP

**Purpose:** To amend the text of the Eastern Hillside Comprehensive Area Plan to expand Development Cell 6 to include a portion of the subject property; and, to amend the 2040 Official Community Plan designation for a portion of the property from “Rural Hillside” to “Residential – Low Density” as per the Eastern Hillside Comprehensive Area Plan, 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 July 1, 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, June 18 and Wednesday, July 2, 2025 for a copy of the proposed bylaws at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer

## Kandasamy, Rachel

**From:** Johnson, Stacy  
**Sent:** June 4, 2025 1:10 PM  
**To:** Benz, Melissa; Kandasamy, Rachel  
**Subject:** FW: Support for Rezoning and Road Improvements – 7715 Nixon Road - RZ001723 [EXTERNAL]

Hello,

Please forward to clerks in support of RZ1723.

Thanks,



Stacy Johnson (she/her) | Senior Planner | Planning Department  
P: 604.793.2783 | F: 604.793.2285 | E: [sjohnson@chilliwack.com](mailto:sjohnson@chilliwack.com)  
City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | [www.chilliwack.com](http://www.chilliwack.com)

*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.*

*We're updating our Official Community Plan!*

*Sign up for project updates: [engagechilliwack.com/chwk2050](https://engagechilliwack.com/chwk2050)*



**From:** Brian Arabsky

**Sent:** June 4, 2025 12:34 PM  
**To:** Planning Dept <[planning@chilliwack.com](mailto:planning@chilliwack.com)>; Johnson, Stacy <[sjohnson@chilliwack.com](mailto:sjohnson@chilliwack.com)>  
**Subject:** Support for Rezoning and Road Improvements – 7715 Nixon Road - RZ001723 [EXTERNAL]

Dear Stacy Johnson,

My name is Brian Arabsky, and my family lives at 7775 Nixon Road, directly adjacent to the proposed rezoning at 7715 Nixon Road.

I'm writing to express my support for the redevelopment in this area. I believe it's an excellent use of the property. More importantly, I want to emphasize the urgent need to replace the existing gravel portion of Nixon Road. The current one-lane gravel section is extremely unsafe and poses a serious hazard. Personally, I have thought of moving because of that road. In the five years I've lived here, I've already witnessed two vehicles over the steep hillside embankment.

It feels like only a matter of time before a tragedy occurs. Any steps you can take to help expedite the construction of the newly proposed road would be greatly appreciated.

Thank you for your efforts on this important matter.

Date Received: JUNE 4, 2025  
Received From: BRIAN ARABSKY  
Folder Number: RZ001723  
Subject Property: 7715 NIXON ROAD  
Council Date: JUNE 17, 2025  
Page 1 of 2

Sincerely,

Brian Arabsky

Page 2 of 2

## Kandasamy, Rachel

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**From:** Johnson, Stacy  
**Sent:** June 9, 2025 8:50 AM  
**To:** Kandasamy, Rachel; Benz, Melissa  
**Subject:** FW: Van Maren OCP Amendment [EXTERNAL]

Hello,

Please forward to clerks to form part of the public record for RZ1723.

Thanks,

Stacy Johnson (she/her) | Senior Planner | Planning Department  
P: 604.793.2783 | F: 604.793.2285 | E: [sjohnson@chilliwack.com](mailto:sjohnson@chilliwack.com) City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | [www.chilliwack.com](http://www.chilliwack.com) 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.

We're updating our Official Community Plan!  
Sign up for project updates: [engagechilliwack.com/chwk2050](https://engagechilliwack.com/chwk2050)

-----Original Message-----

**From:** Bill Dickey  
**Sent:** June 9, 2025 7:44 AM  
**To:** Johnson, Stacy <[sjohnson@chilliwack.com](mailto:sjohnson@chilliwack.com)>  
**Subject:** Van Maren OCP Amendment [EXTERNAL]

Dear Ms Johnson,

I am the longstanding owner of the property at 50920 Ruddock Road. I would like to express my strong support for the OCP amendment of the Van Maren property at 7715 Nixon Road. The relocation of Nixon Road through the Van Maren property would be a great improvement to our area. The existing road is seriously substandard and a danger to anyone using it. I believe this change would be beneficial to the local residents and the City of Chilliwack.  
Thank you for considering my submission,

Bill Dickey

Date Received: JUNE 9, 2025  
Received From: BILL DICKEY  
Folder Number: RZ001723  
Subject Property: 7715 NIXON ROAD  
Council Date: JUNE 17, 2025

**City of Chilliwack**

**Bylaw No. 5494**

**A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby amended by deleting Figure 6 Development Cells (For Potential Development Considerations) in its entirety, and substituting with a new Figure 6 Development Cells (For Potential Development Considerations), as attached.
3. Said Bylaw is hereby further amended by deleting Cell 6 Subdivision Development Concept in its entirety, and substituting with a new Cell 6 Subdivision Development Concept, as attached.

Received first and second reading on the 17<sup>th</sup> day of June, 2025.

Public hearing held on the

Received third reading on the

Consultation Process considered by Council on the 3<sup>rd</sup> day of June, 2025.

Received adoption on the

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Mayor

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Corporate Officer

***DRAFT***

# Figure 6 Development Cells (For Potential Development Considerations)

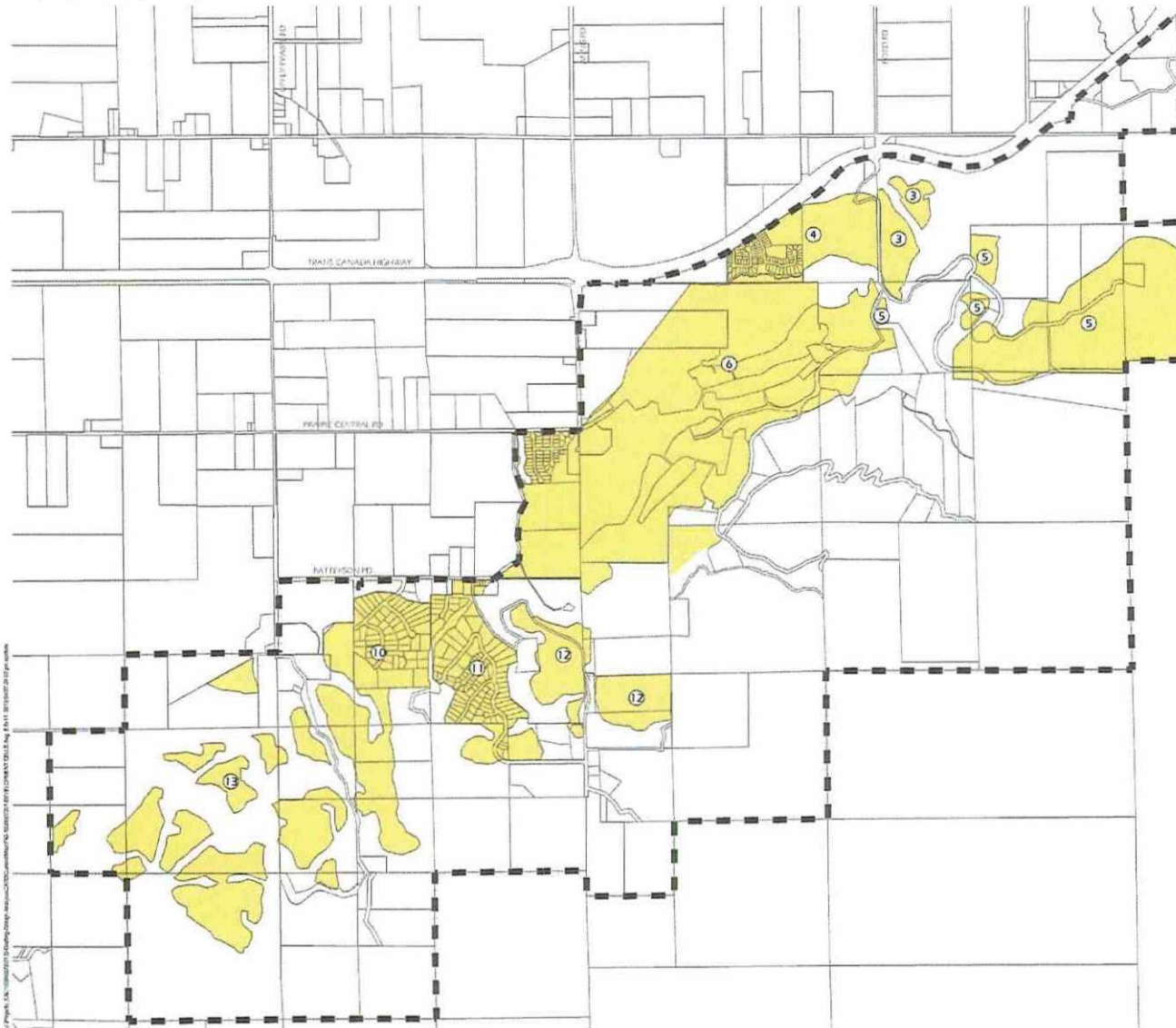
URBANSYSTEMS.

DATE: APRIL 2012  
SOURCE INFO: CITY OF CHILLIWACK

DEVELOPMENT CELLS



CITY OF CHILLIWACK



- KEY**
- SITE BOUNDARY
  - DEVELOPMENT CELLS
  - ③ CELL IDENTIFIER

**Note:**  
Although 13 "potential development cells" were investigated in the Servicing Update Report (Appendix 2), only 7 cells (namely, 3, 4, 5, 6, 11, 12, and 13) have been designated for residential development within this Plan, taking into account the location of existing development and infrastructure, ease of access, developable areas (in accordance with the City's hillside guidelines), full development costs, market absorption analysis, and the viability of development financing.

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# Cell 6 Subdivision Development Concepts

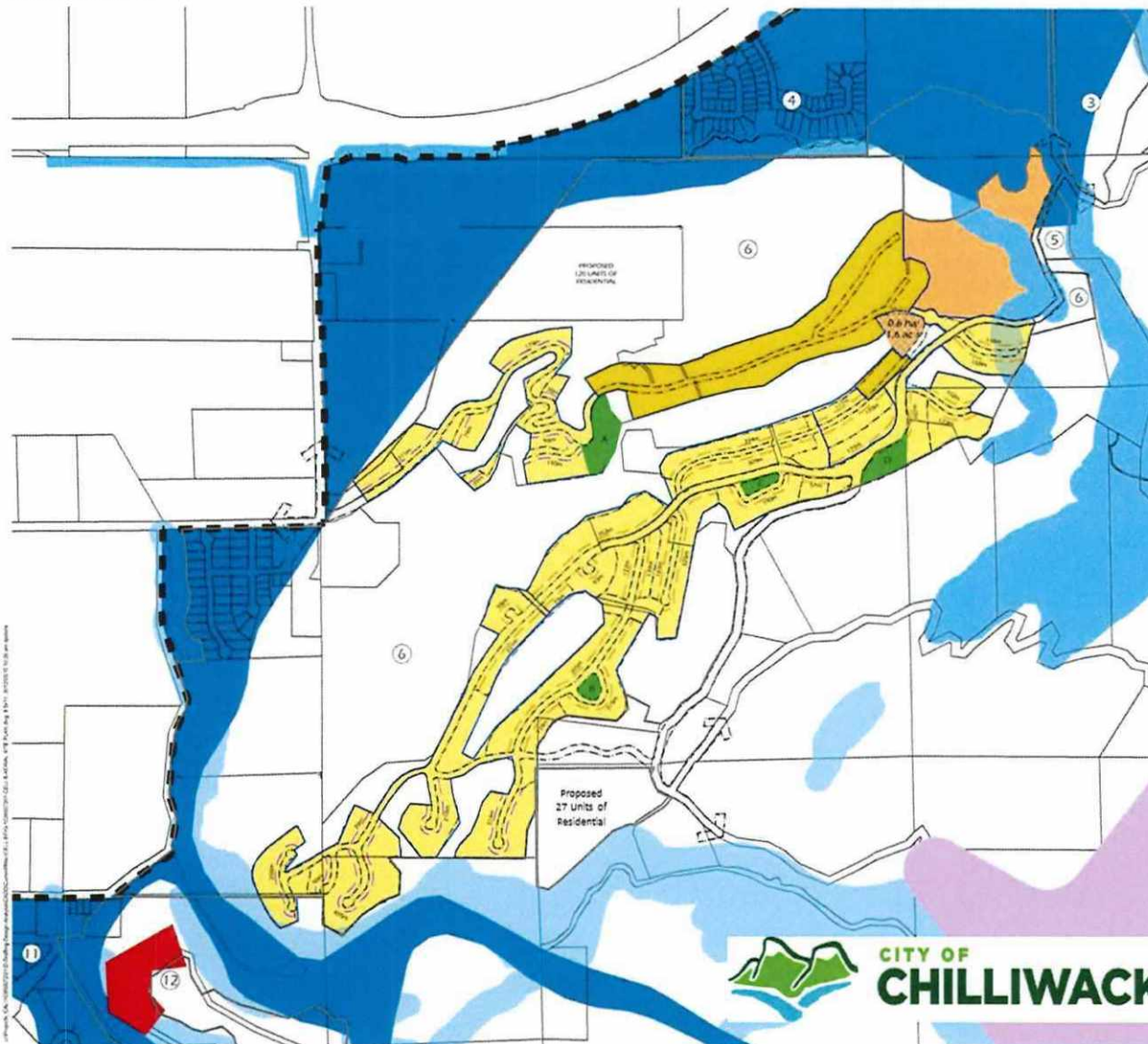
URBANSYSTEMS.

DATE: APRIL 2012  
SOURCE: PUD / CITY OF CHILLIWACK

CELL 6 CONCEPT



CITY OF CHILLIWACK



## KEY

- RIPARIAN CORRIDOR
- ALLUVIAL FAN
- LANDSLIDE RUN-OUT LIMITS
- NO BUILD ZONE
- EXISTING RESIDENTIAL AREA
- PROPOSED RESIDENTIAL AREA
- PROPOSED RESORT COMMERCIAL AREA
- PROPOSED RESORT COMMERCIAL AREA - HOTEL
- POTENTIAL PARK
- LARGE LOTS
- SMALL LOTS

## Cell 6 Assumptions:

- Directed development to lands with < 30% slope & outside any riparian & alluvial fan areas.
- Located larger lots on lands with slopes generally > 20%.
- Adjacent land owners cooperate to provide logical development areas.
- Preserved vegetation wherever possible.
- Directed smaller lots to lands where site disturbance (including clearing) had already occurred.
- Aligned residential units with the slope condition wherever possible.
- Identified potential park spaces.
- Typical lot depths range from 30 m to 50 m.

## Cell 6 Frontage & Area Calculations & Anticipated Yield

- Total Frontage = 6689 m
- Small lot frontage = 4560 m @ 17.5 m = 262 units
- Larger lot frontage = 2109 m @ 22.5 m = 93 units
- Hotel Area = 0.6 ha at 133 uph = 80 units
- Townhouse Units = 208 units

## Total anticipated yield =

- +/- 355 single family residential units
- +/- 208 townhouse units
- +/- 80 hotel units

## Developable Area

- Existing Residential Area = 9.4 ha / 23.2 ac +/-
- Proposed Residential Area = 44.8 ha / 110.7 ac +/-

## Park Space

- Park A Area = 0.87 ha / 2.16 ac +/- (132m x 58m)
- Park B Area = 0.20 ha / 0.50 ac +/- (52m x 50m)
- Park C Area = 0.22 ha / 0.54 ac +/- (83m x 26m)
- Park D Area = 0.54 ha / 1.33 ac +/- (111m x 55m)

## Note:

The attached preliminary concept has been developed based on available mapping and in accordance with the City of Chilliwack Hillside Development Guidelines, and is subject to further refinement and detailed design.



CITY OF CHILLIWACK

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**City of Chilliwack**

**Bylaw No. 5495**

**A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

- 1.** This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495”**.
- 2.** “Official Community Plan Bylaw 2014, No. 4025”, is hereby further amended by redesignating a portion of property described as PID: 008-692-246, Lot 2 Section 21 Township 2 Range 29 West of the Sixth Meridian New Westminster District Plan 26491, as shown on Schedule “A” attached hereto and forming part of this bylaw, from “Rural Hillside” to “Residential – Low Density”.

Received first and second reading on the 17<sup>th</sup> day of June, 2025.

Public hearing held on the

Received third reading on the

Consultation Process considered by Council on the 3<sup>rd</sup> day of June, 2025.

Received adoption on the

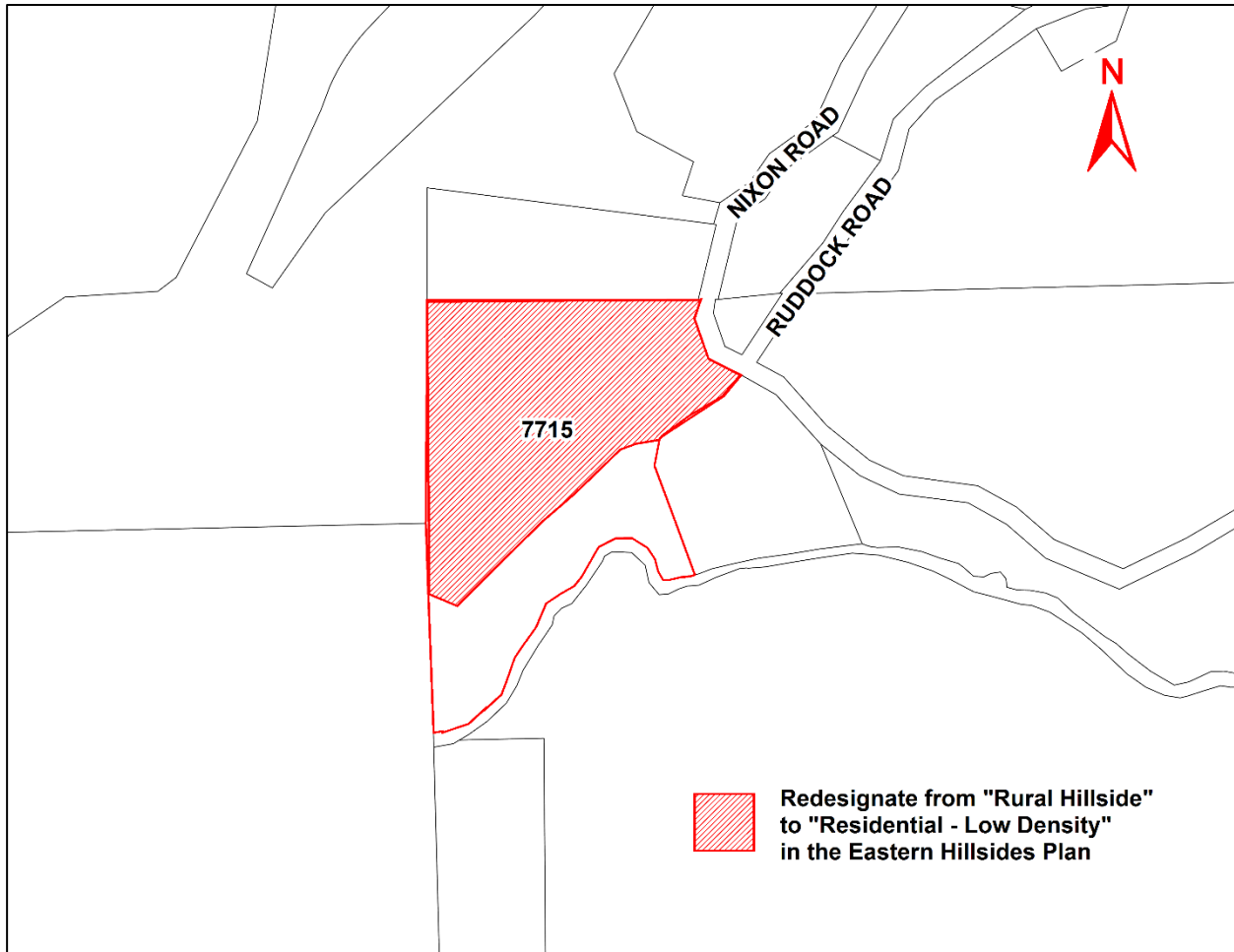
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

NOTE: This bylaw refers to a portion of property located at 7715 Nixon Road.

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**“Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495”  
Schedule “A”**



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