



JCR DESIGN Ltd. EST. 2003

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

January 12, 2023

Rezoning Application RZ 1666 – 5800 Jinkerson Rd

January 2, 2023 – Letters mailed out to neighboring homes

- 5788 Jinkerson Rd
- 1 – 5792 Jinkerson Rd
- 2 – 5792 Jinkerson Rd
- 5806 Jinkerson Rd
- 5805 Jinkerson Rd
- 5655 Thom Creek Drive – park
- 47092 Peregrine Ave - park

JCR Design Ltd. held an open house on January 11, 2023, from 9:00 am to 3:00 pm.

We received no phone calls, emails or walk-ins.

Date Received: Jan 12, 2023
Received From: Shelley Ross
Folder Number: RZ 1666
Subject Property: 5800 JINKERSON ROAD
Council Date: Feb 7, 2023
1 of 8

REZONING APPLICATION: PUBLIC ENGAGEMENT SUMMARY

Property Address(es): 5800 Jinkerson Rd, Chilliwack, BC

Application Contact Information: JCR Design Ltd, 201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1 (604) 858-0031 jesse@jcrdesign.ca

Purpose: The purpose of this application to allow for a future 2 lot subdivision. Public Engagement Letters Mailed – Jan 2, 2023

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.

Name	Address	Method of Contact	Comments/Responses
Homeowner	5788 Jinkerson Rd	Mail	No response
Homeowner	1 – 5792 Jinkerson Rd	Mail	No response
Homeowner	2 – 5792 Jinkerson Rd	Mail	No response
Homeowner	5806 Jinkerson Rd	Mail	No response
Homeowner	5805 Jinkerson Rd	Mail	No response
Park	5655 Thom Creek Drive	N/A	N/A
Park	47092 Peregrine Ave	N/A	N/A

The public engagement summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document, you are providing your consent to permit all information provided therein to be viewed by the public.

Date Received: JAN 12, 2023
 Received From: Shelley Ross
 Folder Number: RZ 1666
 Subject Property: 5800 JINKERSON RD
 Council Date: FEB 7, 2023
2 of 8



JCR DESIGN Ltd. EST. 2003

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

December 12, 2022

Dear Homeowner,

We are proposing a rezoning application at 5800 Jinkerson Rd from SR to R3 to allow for a future 2 lot subdivision. A date hasn't been set yet for this application to go to 1st and 2nd reading with the City of Chilliwack.

We are holding an open house at our office on Wednesday, January 11, 2023 from 9:00 am to 3:00 pm. Please feel free to come by and we will answer any questions that you may have regarding the rezoning application. **If you wish to book an appointment for us to come meet with you outside of the open house date, please call the office at the number below.**

Attached is a site plan showing the proposed rezoning and a Public Engagement Petition. Please feel free to fill out the petition and send directly to Seamus McConville with the City of Chilliwack, mcconville@chilliwack.com and to clerks@chilliwack.com.

If you have any questions regarding the rezoning application, please call my office at (604) 858-0031.

Thank you,

Sor/ S. Ross
Jesse Rayner
Owner

Date Received: JAN 12, 2023
Received From: Shelley Ross
Folder Number: R21666
Subject Property: 5800 JINKERSON RD
Council Date: FEB 7, 2023
3 of 8

LEGAL DESCRIPTION
 PARCEL 74 PREVIOUS PLAN 100000000 2 SHEETS, PART PLAN 140450000
 SECTION 6 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN 6254

CIVIC ADDRESS
 5800 JINKERSON RD, CHELSEA, B.C.

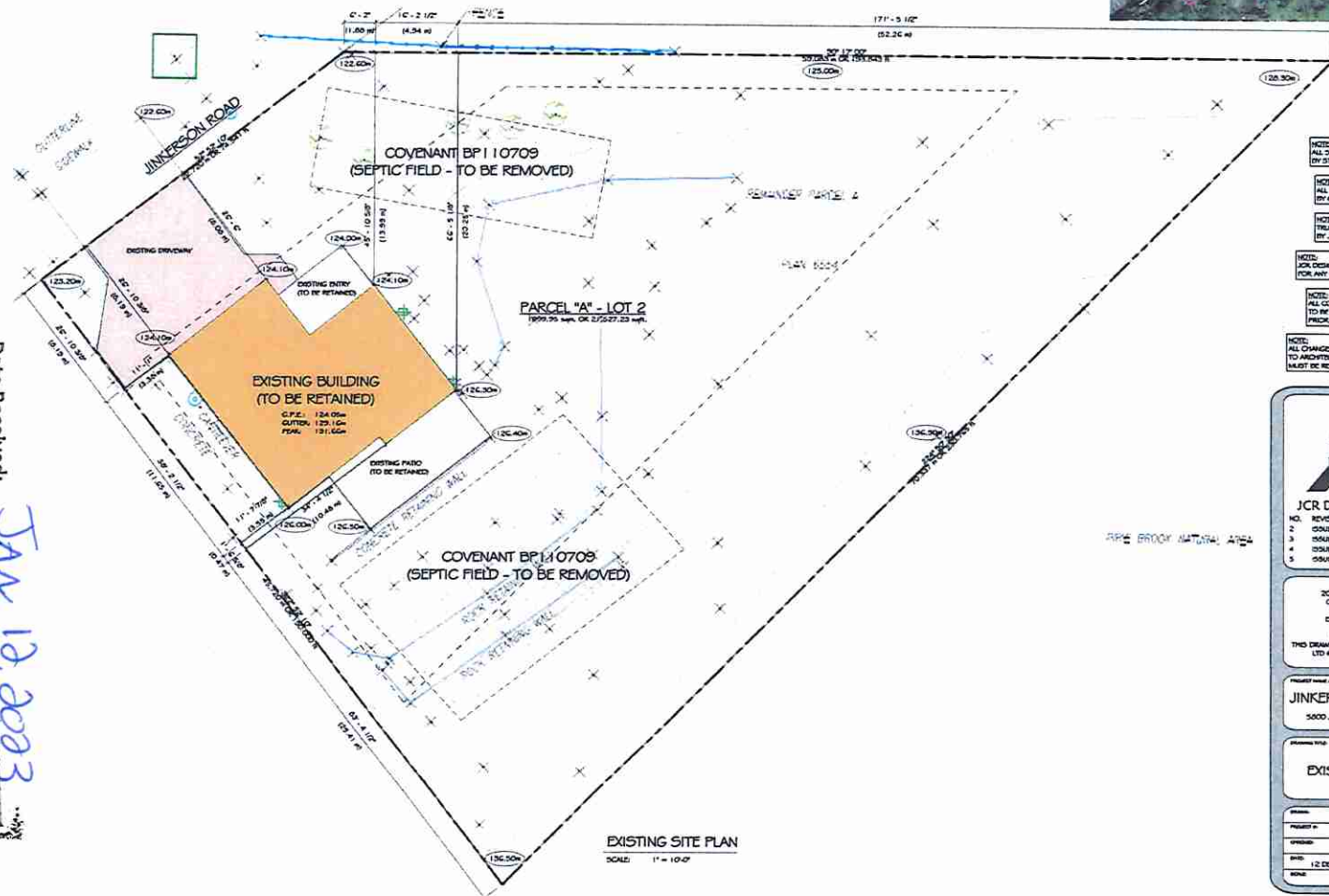
SITE RECONCILIATION

SITE AREA:	1,899.36 sqm OR 21,527.23 sqft.
ZONING:	OK
LOT WIDTH:	MINIMUM: 17.50M OR 57'-11" DISTING: 22.72M OR 74.54'
LOT DEPTH:	MINIMUM: 30.00M OR 98'-07" DISTING: 45.72M OR 150'-00"
LOT COVERAGE:	N/A
FDR:	N/A
BUILDING HEIGHT:	MINIMUM: 10.00M OR 32'-81" DISTING: 6.30M OR 20'-67"
SETBACKS:	
FRONT:	MINIMUM: 7.50M OR 24'-61" DISTING: 0.00M OR 0'-00"
REAR:	MINIMUM: 12.00M OR 39'-37" DISTING: 25.41M OR 83'-37"
RIGHT:	MINIMUM: 2.00M OR 6'-50" DISTING: 3.30M OR 11'-00"
LEFT:	MINIMUM: 2.00M OR 6'-50" DISTING: 13.39M OR 43'-93"
FLOODPLAIN:	NO
10 MINUTE FIRE RESPONSE:	NO
SECONDARY SUITE:	NO

DRAWING INDEX	
SHEET	DRAWING TITLE
A1.1	DISTING SITE PLAN
A1.2	PROPOSED SITE PLAN BUILDING ENVELOPE
A1.3	PROPOSED SITE PLAN WITH BUILDING LOCATED



ARIAL IMAGE



- NOTE: ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- NOTE: ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
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Date Received: JAN 13 2003
 Received From: Shelley Ross
 Folder Number: R21666
 Subject Property: 5800 Jinkerson Rd
 Council Date: FEB 7, 2003
4 of 8

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NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	09-10-2002
2	ISSUED FOR REVIEW	26-10-2002
3	ISSUED FOR REVIEW	02-11-2002
4	ISSUED FOR REVIEW	12-12-2002
5	ISSUED FOR REVIEW	12-12-2002

301-45203 10TH WILSON RD
 CHELSEA, B.C. V2P 6S1
 PHONE: 604-666-0031
 EMAIL: INFO@JCRDESIGN.COM

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JINKERSON SUBDIVISION
 5800 JINKERSON RD, CHELSEA, B.C.

EXISTING SITE PLAN

DESIGNER:	J.C.R.
DATE:	12 DECEMBER 2002
SCALE:	AS NOTED

A1.1

Date Received: JAN 12, 2003
 Received From: Shelley Ross
 Folder Number: RZ 1666
 Subject Property: 5800 JINKERSON
 Council Date: FEB 7, 2003
5078

LEGAL DESCRIPTION

PARCELS "K" REFERENCE PLAN 100289 LOT 2 (SCEPT. PART PLAN LMP455222)
 SECTION 8 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN 6254

CIVIC ADDRESS

5800 JINKERSON RD, CHELSEA, B.C.

SITE RECONCILIATION

DISTING SITE AREA: 1,209.95 sqm, OR 271,227.23 sqft.
 DISTING ZONING: R1-A

LOT A:

SITE AREA	MINIMUM: 500.00 sqm, OR 5,381.95 sqft. WITH COMMUNITY WATER & SEWERAGE (S10784) PROPOSED: 200.07 sqm, OR 2,090.01 sqft.
ZONING	R1-A
LOT WIDTH	MINIMUM: 15.00m OR 49.21' PROPOSED: 14.72m OR 54.86'
LOT DEPTH	MINIMUM: 30.00m OR 98.42' DISTING: 45.72m OR 150.00'
LOT COVERAGE	NA
FSR	MINIMUM: 0.22 - 484.74 sqm, OR 5,218.80 sqft. DISTING: 0.22 - 140.42 sqm, OR 1,542.00 sqft.
BUILDING HEIGHT	MINIMUM: 10.00m OR 32.81' DISTING: 6.30m OR 20.67'
SETBACKS: FRONT	MINIMUM: 6.00m OR 19.69' DISTING: 4.00m OR 13.12'
REAR	MINIMUM: 7.50m OR 24.61' DISTING: 25.41m OR 83.37'
RIGHT	MINIMUM: 1.20m OR 3.94' DISTING: 3.30m OR 11.00'
LEFT	MINIMUM: 1.20m OR 3.94' PROPOSED: 2.40m OR 7.87'
SECONDARY SUITE	DISTING: NO PROPOSED: YES
PARKING	MINIMUM: 3 SPACES (2 PRIMARY RESIDENCE + 1 SECONDARY SUITE) PROPOSED: 3 SPACES (1 PROVIDED IN GARAGE, 2 PROVIDED FROM DRIVEWAY)

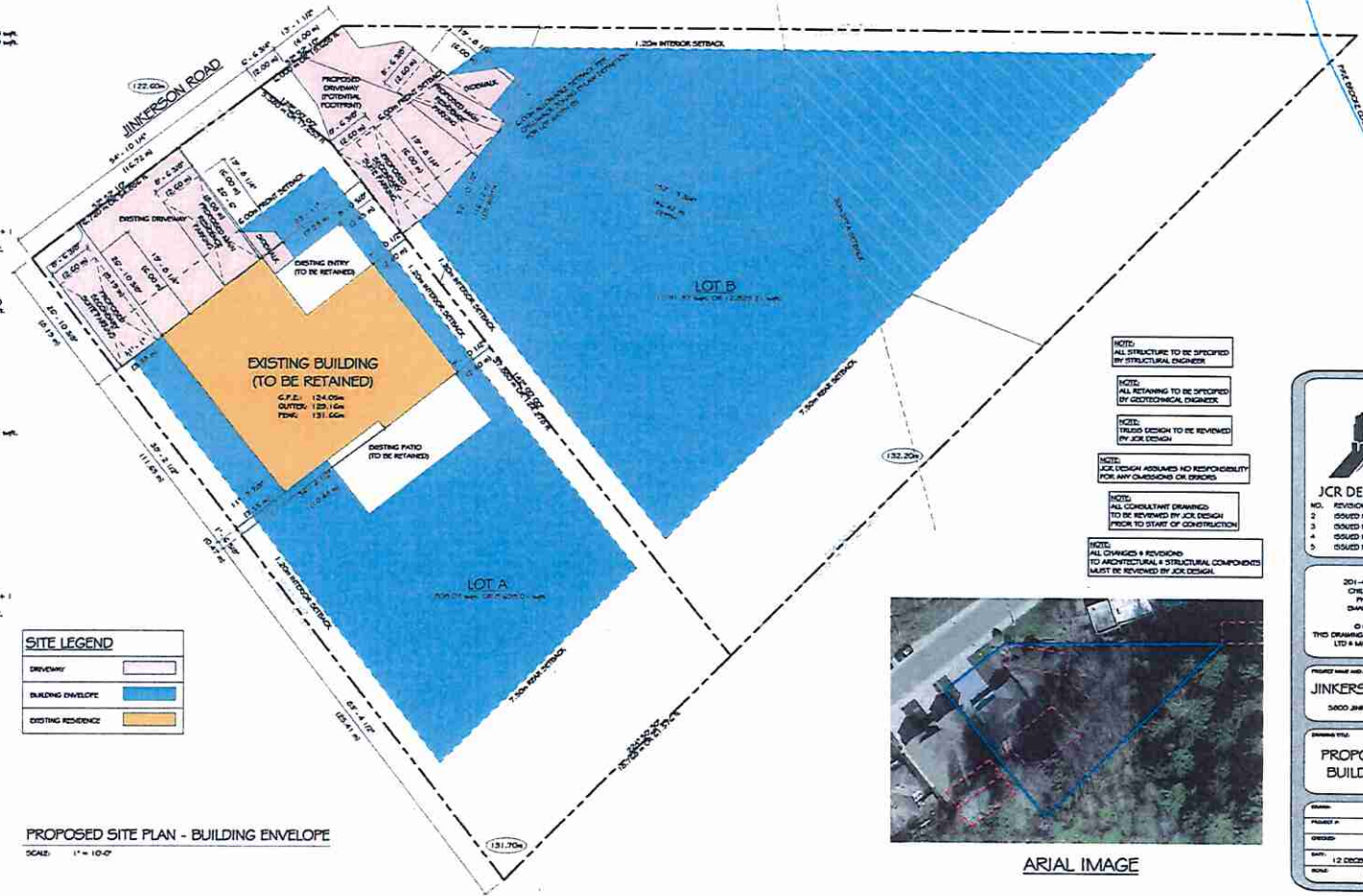
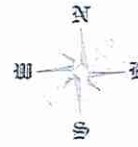
LOT B:

SITE AREA	MINIMUM: 500.00 sqm, OR 5,381.95 sqft. WITH COMMUNITY WATER & SEWERAGE (S10784) PROPOSED: 1,131.87 sqm, OR 12,202.21 sqft. PROPOSED WITHOUT REPAIRS AREA: 762.35 sqm, OR 8,203.22 sqft.
ZONING	R1-A
LOT WIDTH	MINIMUM: 15.00m OR 49.21' PROPOSED: 14.12m OR 52.89'
LOT DEPTH	MINIMUM: 30.00m OR 98.42' PROPOSED: 46.40m OR 152.30'
LOT COVERAGE	NA
FSR	MINIMUM: 0.62 - 715.12 sqm, OR 7,697.51 sqft. PROPOSED: TO BE DETERMINED
BUILDING HEIGHT	MINIMUM: 10.00m OR 32.81' PROPOSED: TO BE DETERMINED
SETBACKS: FRONT	MINIMUM: 6.00m OR 19.69' PROPOSED: TO BE DETERMINED
REAR	MINIMUM: 7.50m OR 24.61' PROPOSED: TO BE DETERMINED
RIGHT	MINIMUM: 1.20m OR 3.94' PROPOSED: TO BE DETERMINED
LEFT	MINIMUM: 1.20m OR 3.94' PROPOSED: TO BE DETERMINED
PARKING	MINIMUM: 3 SPACES (2 PRIMARY RESIDENCE + 1 SECONDARY SUITE) PROPOSED: 3 SPACES (1 PROVIDED IN GARAGE, 2 PROVIDED FROM DRIVEWAY)

DRAWING INDEX

SHEET	DRAWING TITLE
A1.1	DISTING SITE PLAN
A1.2	PROPOSED SITE PLAN BUILDING ENVELOPE
A1.3	PROPOSED SITE PLAN WITH BUILDINGS LOCATED

LOT WIDTH DEFINITION FOR GEOMETRICAL ZONING DISPLAY
 (A) IN THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE REQUIRED SETBACK DISTANCE FROM THE FRONT LOT LINE AND MEASURED PERPENDICULAR TO THE AXIS OF LOT DEPTH, OR
 (B) IN THE CASE WHERE A LOT EXCEEDS THE MINIMUM REQUIRED LOT DEPTH, THE LOT WIDTH MAY BE MEASURED AT A DISTANCE FROM THE FRONT LINE EQUAL TO THE MINIMUM SETBACK PLUS THE LOT DEPTH EXCESS TO A MINIMUM OF 5m



SITE LEGEND


DRIVEWAY	[Pink shaded area]
BUILDING ENVELOPE	[Blue shaded area]
DISTING RESIDENCE	[Orange shaded area]

PROPOSED SITE PLAN - BUILDING ENVELOPE
 SCALE: 1" = 10'-0"

- NOTE: ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER
- NOTE: ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER
- NOTE: TRUSS DESIGN TO BE REVIEWED BY JCR DESIGN
- NOTE: JCR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS
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- NOTE: ALL CHANGES & REVISIONS TO ARCHITECTURAL & STRUCTURAL COMPONENTS MUST BE REVIEWED BY JCR DESIGN



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JCR DESIGN Ltd. EST. 2003

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	05-10-2022
2	ISSUED FOR REVIEW	26-10-2022
3	ISSUED FOR REVIEW	02-11-2022
4	ISSUED FOR REVIEW	12-12-2022

301-452229 KETH WATSON RD
 CHELSEA, B.C. V0R 5S1
 PHONE: 604-666-0033
 FAX: 604-666-0034

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JINKERSON SUBDIVISION
 5800 JINKERSON RD, CHELSEA, B.C.

PROPOSED SITE PLAN BUILDING ENVELOPE

DESIGNER	Z.W.	SHEET
DRAWN	221 99	
CHECKED	J.C.K.	
DATE	12 DECEMBER, 2022	
SCALE	1/8" = 1'-0"	

A1.2

Date Received: JAN 12, 2003
 Received From: Shelley Ross
 Folder Number: BZ 1666
 Subject Property: 5800 JINERSON
 Council Date: FEB 7, 2003
6078

LEGAL DESCRIPTION
 PARCEL "K" REFERENCE PLAN 10000 LOT 2 (EXCEPT PART PLAN 4465600)
 SECTION 6 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN 6554

CIVIC ADDRESS
 5800 JINERSON RD, CHELSEA, B.C.

SITE RECONCILIATION
 EXISTING SITE AREA: 1,209.25 sq. ft. OR 21,327.23 sq. ft.
 EXISTING ZONING: R1-A

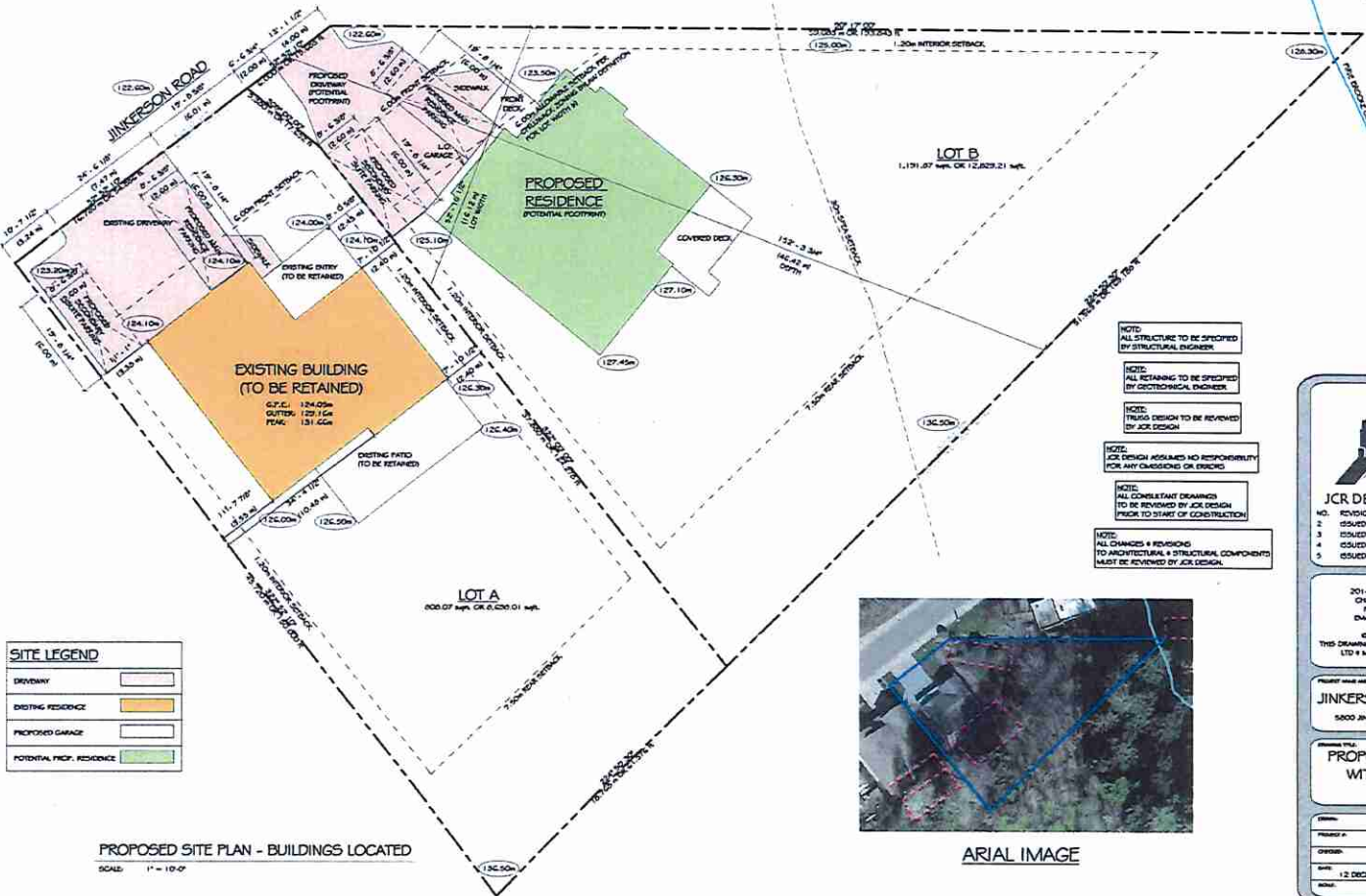
LOT A
 SITE AREA: MINIMUM: 300.00 sq. ft. OR 5,301.35 sq. ft. WITH COMMUNITY WATER & SANITARY DISTRICTS PROPOSED: 808.07 sq. ft. OR 8,030.01 sq. ft.
 ZONING: R1-A
 LOT WIDTH: MINIMUM: 15.00m OR 49.21' PROPOSED: 14.72m OR 54.66'
 LOT DEPTH: MINIMUM: 30.00m OR 98.43' DISTING: 45.73m OR 150.00'
 LOT COVERAGE: NA
 FSR: MINIMUM: 0.02 - 404.24 sq. ft. OR 5,210.80 sq. ft. DISTING: 0.22 - 100.42 sq. ft. OR 1,242.00 sq. ft.
 BUILDING HEIGHT: MINIMUM: 10.00m OR 32.81' DISTING: 6.30m OR 20.67'
 SETBACKS (FRONT): MINIMUM: 6.00m OR 19.69' DISTING: 8.00m OR 26.25'
 REAR: MINIMUM: 7.50m OR 24.61' DISTING: 25.41m OR 83.35'
 RIGHT: MINIMUM: 1.20m OR 3.94' DISTING: 3.30m OR 11.00'
 LEFT: MINIMUM: 1.20m OR 3.94' DISTING: 2.40m OR 7.87'
 SECONDARY SUITE: DISTING: NO PROPOSED: YES
 PARKING: MINIMUM: 3 SPACES (2 PRIMARY RESIDENCE + 1 SECONDARY SUITE) PROPOSED: 3 SPACES (1 PROVIDED IN GARAGE, 2 PROVIDED FROM DRIVEWAY)

LOT B
 SITE AREA: MINIMUM: 300.00 sq. ft. OR 5,301.35 sq. ft. WITH COMMUNITY WATER & SANITARY DISTRICTS PROPOSED WITHOUT REPAIRS AREA: 1,191.87 sq. ft. OR 12,829.21 sq. ft.
 ZONING: R1-A
 LOT WIDTH: MINIMUM: 15.00m OR 49.21' PROPOSED: 14.72m OR 52.89'
 LOT DEPTH: MINIMUM: 30.00m OR 98.43' PROPOSED: 46.40m OR 152.32'
 LOT COVERAGE: NA
 FSR: MINIMUM: 0.02 - 715.12 sq. ft. OR 7,097.51 sq. ft. PROPOSED: TO BE DETERMINED
 BUILDING HEIGHT: MINIMUM: 10.00m OR 32.81' PROPOSED: TO BE DETERMINED
 SETBACKS (FRONT): MINIMUM: 6.00m OR 19.69' TO BE DETERMINED
 REAR: MINIMUM: 7.50m OR 24.61' TO BE DETERMINED
 RIGHT: MINIMUM: 1.20m OR 3.94' TO BE DETERMINED
 LEFT: MINIMUM: 1.20m OR 3.94' TO BE DETERMINED
 PARKING: MINIMUM: 3 SPACES (2 PRIMARY RESIDENCE + 1 SECONDARY SUITE) PROPOSED: 3 SPACES (1 PROVIDED IN GARAGE, 2 PROVIDED FROM DRIVEWAY)

DRAWING INDEX

SHEET	DRAWING TITLE
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN BUILDING ENVELOPE
A1.3	PROPOSED SITE PLAN WITH BUILDINGS LOCATED

LOT WIDTH DEFINITION FOR CHLANNING ZONING BYLAW
 (A) THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE REQUIRED SETBACK DISTANCE FROM THE FRONT LOT LINE AND MEASURED PERPENDICULAR TO THE AXIS OF LOT DEPTH, OR
 (B) IN THE CASE WHERE A LOT EXCEEDS THE MINIMUM REQUIRED LOT DEPTH, THE LOT WIDTH MAY BE MEASURED AT A DISTANCE FROM THE FRONT LINE EQUAL TO THE MINIMUM SETBACK PLUS THE LOT DEPTH EXCESS TO A MINIMUM OF 6m



SITE LEGEND

DRIVEWAY	[Line with double dashes]
EXISTING RESIDENCE	[Orange fill]
PROPOSED GARAGE	[White fill with black outline]
POTENTIAL PROP. RESIDENCE	[Green fill]

- NOTE: ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- NOTE: ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
- NOTE: TRUSS DESIGN TO BE REVIEWED BY JCR DESIGN.
- NOTE: JCR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DIMENSIONS OR ERRORS.
- NOTE: ALL COMPLEMENTARY DRAWINGS TO BE REVIEWED BY JCR DESIGN PRIOR TO START OF CONSTRUCTION.
- NOTE: ALL CHANGES & REVISIONS TO ARCHITECTURAL & STRUCTURAL COMPONENTS MUST BE REVIEWED BY JCR DESIGN.



ARIAL IMAGE

PROPOSED SITE PLAN - BUILDINGS LOCATED
 SCALE: 1" = 10'-0"

JCR DESIGN Ltd. EST. 2003

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	09-10-2022
2	ISSUED FOR REVIEW	26-10-2022
4	ISSUED FOR REVIEW	02-11-2022
5	ISSUED FOR REVIEW	12-12-2022

301-HESSON RD, CHELSEA, B.C. V0E 5H1
 PHONE: 604-954-0031
 EMAIL: INFO@JCRDESIGN.COM

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PROJECT NAME: JINERSON SUBDIVISION
 5800 JINERSON RD, CHELSEA, B.C.

PROPOSED SITE PLAN WITH BUILDINGS LOCATED

DATE	Z.W.	SHEET
22/1/03	J.C.K.	A1.3

DATE: 12 DECEMBER 2022
 SCALE: 1/8" = 1'-0"

Application Number (required): RZ11666

Please drop off at the City or email to:
clerk@chilliwack.com
or
mconville@chilliwack.com

Development Application: Public Engagement Petition

Property Address (required): 5800 Jinkerson Rd

Applicant contact information (required): JCR Design Ltd, 201-45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1

Purpose (required): The purpose of this application is to: Rezone from SR to R3 to allow for a future 2 lot subdivision.

The above-required application number, property address, applicant contact information, and purpose statement must be included on "each page" that contains signatures to ensure the signatories are fully informed of the application proposal.

Name	Address	Signature	Support	Oppose	Comments/Concerns
					Date Received: <u>JAN 12, 2023</u>
					Received From: <u>Shelley Ross</u>
					Folder Number: <u>RZ11666</u>
					Subject Property: <u>5800 JINKERSON</u>
					Council Date: <u>FEB 7, 2023</u>
					<u>7 of 8</u>

This petition will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.



JCR DESIGN Ltd. EST. 2003

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

December 5, 2022

5800 Jinkerson Rd
Maintenance Plan

I spoke with our client and the maintenance plan is as follows:

The homeowner is living on site and currently maintains all the yard work, snow removal, etc. Once a PLA is issued, shortly before excavation is to begin, a fence will be put in place to secure the area being worked on. Any work will be done Monday to Saturday between the hours of 7:00 am and 9:00 pm. The fence will remain in place until the foundation is poured. The property and sidewalks will be kept clean of all rubbish and snow. There will be a rubbish container on site at all times. Any weeds/grass/trees that require maintenance will be done on a regular basis. The contractor will ensure that there will be minimal smoke and dust emissions.

Date Received: JAN 12, 2003
Received From: Shelley Ross
Folder Number: RZ 1666
Subject Property: 5800 JINKERSON
Council Date: FEB 7, 2003
8098