

City of Chilliwack

Bylaw No. 5287

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

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 2023, No. 5287”**.

2. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Paragraph 3, Subparagraph 4, by adding new Neighbourhood Plans, as follows:

“○ Alder Neighbourhood Plan

○ Chilliwack Proper and Fairfield Island Neighbourhoods Plan

○ Sardis Neighbourhood Plan

○ South Vedder Neighbourhood Plan

○ Yarrow Neighbourhood Plan”

3. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, by inserting a new Section, as follows:

“LAND USE DESIGNATIONS

The City is divided into land use designations in the land use maps of this bylaw. Following their adoption (including subsequent neighbourhood plans) land use boundary lines are maintained and available at the following link: <https://maps.chilliwack.com>.”

4. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 5 – Urban Corridor Form and Character, Guidelines, Subsection 3. Parking and Access, by adding a new paragraph, as follows:

“3.3 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.”

5. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, by deleting Paragraph 1, in its entirety, and substituting with a new Paragraph 1, as follows:

“The City of Chilliwack in its entirety forms Development Permit Area 10 under the *Local Government Act*, for the establishment of objectives and the provision of guidelines for the form and character of a coach house or garden suite.”

6. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, Paragraph 2, Section 1., by inserting the words “(including conversion)” after the words “garden suite” and before the word “and”; and further, by deleting the word “and” and substituting with the word “or,” after the words “garden suite”.

7. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, Paragraph 3, by deleting Section 1. in its entirety, and substituting with a new Section 1., as follows:

“1. A property in the Agricultural Land Reserve or Ryder Lake neighbourhood; or,”

8. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Description and Exemptions, Paragraph 3, Section 2., by deleting the word “structure” and substituting with the words “coach house or garden suite” after the word “existing” and before the word “which”.

9. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Paragraph 1, by deleting the word “shall” and substituting with the word “must” after the words “permits issued” and before the words “be in”.

10. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Design, by deleting Subsection 1.1 in its entirety, and substituting with a new Subsection 1.1, as follows:

“1.1 Coach house and garden suite design should match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour.”

11. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Design, by deleting Subsections 1.2 and 1.3, in their entirety, and substituting with new Subsections 1.2 and 1.3, as follows:
 - “1.2 Exterior staircases must meet setback requirements, and interior staircases must be located within an entrance foyer with a maximum area of 2m² in size designed for exterior access only (with no access into the ground floor).
 - 1.3 Coach house and garden suite windows should be oriented to the internal lot, the lane way, or flanking street (if on a corner lot), and must limit overlooking of adjacent lots. Windows facing yards should be modestly sized. The utilization of frosting on windows facing neighbouring yards is required, unless other view obstructing screening is provided.”
12. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Design, Subsection 1.4, by inserting the words “and clerestory windows” after the word “Skylights” and before the words “are encouraged”; and further, in Subsection 1.6, by deleting the word “only” after the words “decks are” and before the words “permitted on”.
13. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 1. Access, Subsection 3.3, by deleting the word “shall” and substituting with the word “must” after the words “Pedestrian access” and before the words “be provided”.
14. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, Section 6. Landscaping, Subsection 6.1, by deleting the word “shall” and substituting with the word “must” after the words “fencing but” and before the words “not impede”.

- 15.** Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Development Permit Area 10 – Coach Houses or Garden Suites, Guidelines, by deleting Paragraph “COMPREHENSIVE PLANS”, in its entirety, and substituting with a new Paragraph “COMPREHENSIVE PLANS”, as follows:

“COMPREHENSIVE PLANS

The following comprehensive plans are attached and form part of this bylaw (Schedule D - Neighbourhood Plans):

- Downtown Land Use and Development Plan
- Eastern Hillside Comprehensive Area Plan
- Agricultural Area Plan
- Alder Neighbourhood Plan
- Chilliwack Proper and Fairfield Island Neighbourhoods Plan
- Sardis Neighbourhood Plan
- South Vedder Neighbourhood Plan
- Yarrow Neighbourhood Plan”

- 16.** Said Bylaw is hereby further amended in OCP Maps cover sheet, Land Use Designation Maps, Map 17A, by inserting the words “Proposed Land Use (2040)” before the words “Chilliwack Proper”.
- 17.** Said Bylaw is hereby further amended in OCP Maps, by deleting Map 17A, 17B and 17E, attached thereto, and substituting with a new Map 17A Proposed Land Use (2040) Chilliwack Proper, Map 17B Proposed Land Use (2040) Sardis-Vedder, Map 17E Proposed Land Use (2040) Rural Areas, attached hereto and forming part of this Bylaw.
- 18.** Said Bylaw is hereby further amended in Schedule B – DOWNTOWN DESIGN GUIDELINES, Section 3.0 ACCESS & CIRCULATION, Subsection 3.1 Site Access, by adding a new Paragraph 3, as follows:
- “A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.”
- 19.** Said Bylaw is hereby further amended in Schedule C – DESIGN GUIDELINES, Subsection 6.1 Design Principle, Design Guidelines, by inserting a new Paragraph .2, as follows, and renumbering the existing subsections accordingly:
- “.2 A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing.”

- 20.** Said Bylaw is hereby further amended in Development Permit Area Maps cover sheet, by adding a new Development Permit Area, as follows:

“DPA Map 9 Farm Home Plate”

- 21.** Said Bylaw is hereby further amended in Development Permit Area Maps cover sheet, by deleting the word “and” after the figure “7” and before the figure “8”; and further, by inserting the words “and 10” after the figure “8” and before the words “cover the”.

Received first and second reading on the 21st day of March, 2023.

Public hearing held on the

Received third reading on the

Received adoption on the

Mayor

Corporate Officer





