

Application Number: RZ001675

Development Application: Public Engagement Summary

Page 1 of 11

Property Address(es): 10140 WOODS RD CHILLIWACK V2P 6G7

Applicant Contact Information: COASTAL VALLEY DEVELOPMENT LTD.

EMAIL: INFO@COASTALVALLEY.CA

Purpose: The purpose of this application is to REZONE PROPERTY FROM R1-A to R1-C TO ACCOMMODATE FOR A 2-LOT SUBDIVISION

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	Support	Oppose	Comments/Responses
ROBERT BROWN & CARILEE ROSE	10120 WOODS ROAD CHILLIWACK, BC V2P 6G7	HAND DELIVERED INFORMATION LETTER WITH CONCEPTUAL SITE PLAN.	<input type="checkbox"/>	<input type="checkbox"/>	LETTER WAS HAND DELIVERED TO ROBERT BROWN. ROBERT HAD NO COMMENTS AT THIS TIME.
BYRON WALTERS	10130 WOODS ROAD CHILLIWACK, BC V2P 6G7	MAILED THE INFORMATION LETTER WITH CONCEPTUAL SITE PLAN.	<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER RESIDES ON 42522 KEITH WILSON ROAD CHILLIWACK, BC. HOUSE WAS VACANT, LETTER WAS MAILED TO PROPERTY OWNER'S RESIDENCE
THOMAS & BRENDA CRABTREE	10150 WOODS ROAD CHILLIWACK, BC V2P 6G7 AND 10160 WOODS ROAD CHILLIWACK, BC V2P 6G7	PERSONALLY DELIVERED INFORMATION LETTER WITH CONCEPTUAL SITE PLAN INTO THEIR MAILBOX	<input type="checkbox"/>	<input type="checkbox"/>	RANG DOOR BELL TWICE, NO ONE WAS HOME. LEFT LETTER IN THEIR MAIL BOX.
TRAVIS & JULIE SWANBERG	10175 BRENTWOOD DRIVE CHILLIWACK, BC V2P 6G5	HAND DELIVERED INFORMATION LETTER WITH CONCEPTUAL SITE PLAN.	<input type="checkbox"/>	<input type="checkbox"/>	LETTER WAS HAND DELIVERED TO JULIE SWANBERG. JULIE HAD NO COMMENTS AT THIS TIME.
PETER & JANINE RONDA	46885 ERIC DRIVE CHILLIWACK, BC V2P 3M5	HAND DELIVERED INFORMATION LETTER WITH CONCEPTUAL SITE PLAN.	<input type="checkbox"/>	<input type="checkbox"/>	LETTER WAS HAND DELIVERED TO JANINE RONDA. JANINE HAD NO COMMENTS AT THIS TIME.

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.

Robert Brown & Carilee Rose
Property Owners of 10120 Woods Road
10120 Woods Rd.
Chilliwack, BC V2P 6G7

January 8th, 2023

Attn: Robert Brown & Carilee Rose,

RE: Rezoning Notification Letter for 10140 Woods Rd, Chilliwack, BC V2P 6G7

Coastal Valley Development Ltd. has been contracted to proceed in the submission of a rezoning application for 10140 Woods Rd, Chilliwack, BC V2P 6G7.

This rezoning application will update the current zoning from R1-A (Urban Residential) to R1-C (Urban Infill) and will accommodate for a 2-lot subdivision. This application meets all requirements outlined in the "Zoning Bylaw 2020, No. 5000", complies with the City of Chilliwack's Infill Development Policy, and does not require any variances. This application also aligns with The City's Official Community Plan (OCP) objectives.

The purpose of this letter is to reach out to neighbouring properties and share the details of our application. If you require any additional information or wish to submit a query, please contact our office via email at info@coastalvalley.ca or call us directly at

Sincerely,
Coastal Valley Development Ltd.



Ravi Khunkhun, CIM, BBA Hons.
Project Manager
info@coastalvalley.ca

Date Received: January 8, 2023
Received From: Coastal Valley
Development
Folder Number: RZ001675
Subject Property: 10140 Woods Road
Council Date: April 4, 2023
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Attachment: [Conceptual Site Plan]

Byron Walters
Property Owner of 10130 Woods Road
42522 Keith Wilson Rd.
Chilliwack, BC V2R 4B3

January 8th, 2023

Attn: Byron Walters,

RE: Rezoning Notification Letter for 10140 Woods Rd, Chilliwack, BC V2P 6G7

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Project Manager
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Attachment: [Conceptual Site Plan]

Thomas & Brenda Crabtree
Property Owners of 10150 & 10160 Woods Road
10160 Woods Rd.
Chilliwack, BC V2P 6G7

January 8th, 2023

Attn: Thomas & Brenda Crabtree,

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Attachment: [Conceptual Site Plan]

Travis & Julie Swanberg
Property Owners of 10175 Brentwood Drive
10175 Brentwood Drive
Chilliwack, BC V2P 6G5

January 8th, 2023

Attn: Travis & Julie Swanberg,

RE: Rezoning Notification Letter for 10140 Woods Rd, Chilliwack, BC V2P 6G7

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Attachment: [Conceptual Site Plan]

Peter & Janine Ronda
Property Owners of 46885 Eric Drive
46885 Eric Drive
Chilliwack, BC V2P 3M5

January 8th, 2023

Attn: Peter & Janine Ronda,

RE: Rezoning Notification Letter for 10140 Woods Rd, Chilliwack, BC V2P 6G7

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Attachment: [Conceptual Site Plan]

CIVIC ADDRESS:
10140 WOODS RD, CHILLIWACK, BC V2P 6G7

LEGAL DESCRIPTION:
LOT 80 DISTRICT LOT 458 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 47617

EXISTING ZONING: R1-A
PROPOSED ZONING: R1-C

EXISTING LOT AREA: 880.22 M2
LOT AREA AFTER 0.74 M ROAD DEDICATION: 863.50 M2

MIN. LOT AREA: 300 M2
PROPOSED LOT#1 AREA: 430.71 M2

MIN. LOT AREA: 300 M2
PROPOSED LOT #2 AREA: 432.79 M2

MIN. DRIVEWAY WIDTH FOR LOT #1 & #2: 4.0 M
MIN. DRIVEWAY LENGTH FOR LOT #1 & #2: 12 M

BUILDING AREA SETBACKS FOR LOT #1 & #2:
REQUIRED
INTERIOR LOT LINE: 1.2 M
EXTERIOR LOT LINE: 4.5 M
REAR LOT LINE: 5.0 M
FRONT LOT LINE: 4.5 M

PROPOSED
INTERIOR LOT LINE: 1.2 M
EXTERIOR LOT LINE: N/A
REAR LOT LINE: 5.0 M
FRONT LOT LINE: 4.5 M

MINIMUM LOT DIMENSIONS FOR LOT #1:
REQUIRED
LOT WIDTH: 10 M
LOT DEPTH: 30 M

PROPOSED
LOT WIDTH: 11.05 M
LOT DEPTH: 41.56 M

MINIMUM LOT DIMENSIONS FOR LOT #2:
REQUIRED
LOT WIDTH: 10 M
LOT DEPTH: 30 M

PROPOSED
LOT WIDTH: 11.05 M
LOT DEPTH: 41.76 M

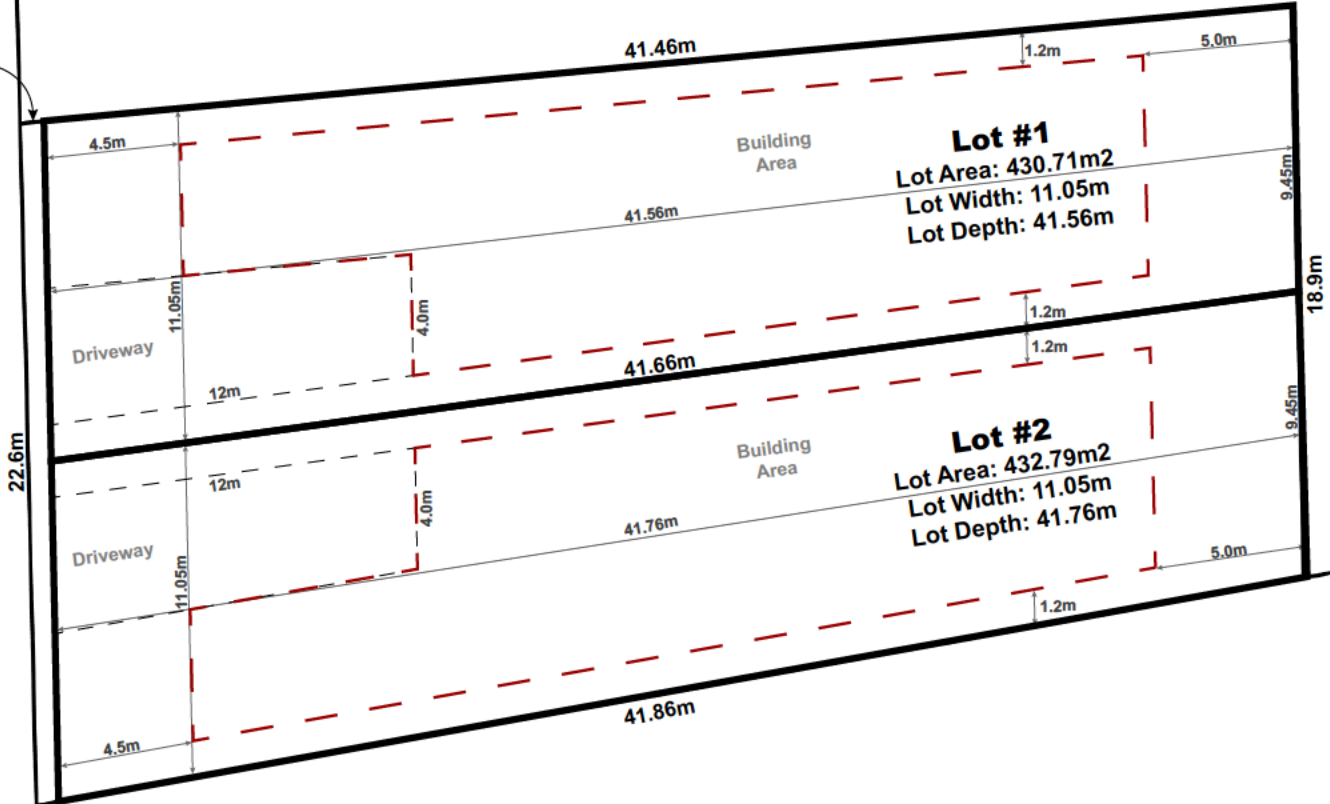
*LOT DEPTH SET AT MID-POINT OF EACH PROPOSED LOT

*LOT WIDTH SET AT 4.5 M FROM REVISED FRONT LOT LINE
AFTER FACTORING IN THE 0.74 M ROAD DEDICATION

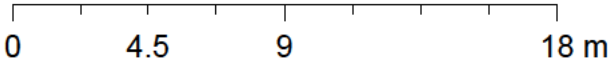
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0.74m Road Dedication

Woods Rd



Scale: 1:250



Conceptual Site Plan: 10140 WOODS RD CHILLIWACK V2P 6G7

Coastal Valley Development Ltd.
2329 Queen St.
Abbotsford, BC V2T 6J6

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ROBERT BROWN &
CARILEE ROSE
10120 WOODS RD
CHILLIWACK, BC V2P 6G7

Coastal Valley Development Ltd.
2329 Queen St.
Abbotsford, BC V2T 6J6

BYRON WALTERS
42522 KEITH WILSON RD
CHILLIWACK, BC V2R 4B3

Coastal Valley Development Ltd.
2329 Queen St.
Abbotsford, BC V2T 6J6

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THOMAS & BRENDA CRABTREE
10160 WOODS ROAD
CHILLIWACK, BC V2P 6G7

Coastal Valley Development Ltd.
2329 Queen St.
Abbotsford, BC V2T 6J6

TRAVIS & JULIE SWANBERG
10175 BRENTWOOD DRIVE
CHILLIWACK, BC V2P 6G5

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PETER & JANINE RONDA
46885 ERIC DRIVE
CHILLIWACK, BC V2P 3M5

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2329 Queen St.
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