

**City of Chilliwack**  
**Regular Meeting Minutes**

April 4, 2023, 2:00 pm  
8550 Young Road  
Chilliwack, BC V2P 8A4

Present: All members of Council. Councillors Lum and Westeringh attended electronically.

Staff Present: C. Crosman, Chief Administrative Officer  
D. Blain, Deputy Chief Administrative Officer/Director of Recreation and Culture  
J. Hahn, Director of Corporate Services/Acting Corporate Officer  
G. Savard, Director of Finance  
J. Leggatt, Director of Communications  
E. Leidekker, Director of Information Technology  
I. Josephson, Fire Chief  
K. Stanton, Director of Public Safety and Social Development  
G. Schipper, Deputy Director of Development and Regulatory Enforcement Services  
K. Jefford, Director of Engineering  
T. Friesen, Manager of Environmental Services  
H. Ferris, Manager of Social Development  
C. Wickham, Manager of Land Development  
R. Goertzen, Manager of Building and Inspections  
D. Mossey, Manager of Transportation and Drainage  
S. Hamilton, Manager of Utility Operations  
D. Lindhout, Superintendent of Civic Facilities  
E. Schulz, Superintendent of Recreation Facilities  
L. Knutson, Assistant Property Manager  
K. Spice, Social Development Specialist  
G. Palaniuk, Manager of Business Solutions  
C. Wilkinson, Recording Secretary

---

**Call to Order**

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.

Mayor Popove was Chair and called the meeting to order at 2:00 pm.

### **Adoption of Minutes**

**Moved** / Mercer

**Seconded** / Read

That the Minutes of the Regular Meeting of Council held March 21, 2023, be adopted as circulated.

Carried unanimously

### **Consent Agenda**

**Moved** / Westeringh

**Seconded** / Shields

That the following bylaws be adopted:

“Sanitary Sewer System Regulation Bylaw Amendment Bylaw 2023, No. 5285”; and,  
“Waterworks Regulation Bylaw Amendment Bylaw 2023, No. 5286”;

and further, that the Minutes of the following Committee meetings be received for information:

Affordable Housing and Development Advisory Committee meeting held February 22, 2023;

Transportation Advisory Committee meeting held February 23, 2023;

Heritage Advisory Committee meeting held March 2, 2023; and,

Agricultural and Rural Advisory Committee meeting held March 8, 2023.

Carried unanimously

### **Departmental Reports**

#### **Engineering - Chilliwack Creek Pump Station Preliminary Design - RFP Proponent Selection**

**Moved** / Kloot

**Seconded** / Westeringh

That Council authorize Staff to forward Request for Proposal documents for the "Chilliwack Creek Pump Station Preliminary Design" project to the following selected proponents:

1. Urban Systems Ltd.;
2. McElhanney Ltd; and,
3. Stantec Consulting Ltd.

Carried unanimously

**Engineering - 2023 Chilliwack Pavement Quality Survey - RFP Award**

**Moved** / Westeringh

**Seconded** / Read

That Council accept the Request for Proposal for the "2023 Chilliwack Pavement Quality Survey" from the lead proponent, Stantec Consulting Ltd., in the amount of \$98,026.00 (plus applicable taxes); and further, that the Mayor and Corporate Officer be authorized to sign any necessary documentation.

Carried unanimously

**Finance - Reserve Fund Establishment Bylaw**

**Moved** / Read

**Seconded** / Westeringh

That "Growing Communities Fund Reserve Fund Bylaw 2023, No. 5298" be given first and second reading.

Carried unanimously

**Moved** / Shields

**Seconded** / Read

That "Growing Communities Fund Reserve Fund Bylaw 2023, No. 5298" be given third reading.

Carried unanimously

**Corporate Services - Workplace Impairment Policy**

**Moved** / Kloot

**Seconded** / Read

That Council approve Policy Directive No. D-24 "Workplace Impairment Policy", as contained within the Staff Report dated March 28, 2023.

Carried unanimously

**Planning - RZ001669 - 45935 Reece Avenue**

**Moved** / Mercer

**Seconded** / Read

That "Zoning Bylaw Amendment Bylaw 2023, No. 5292", which proposes to rezone property located at 45935 Reece Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for April 18, 2023.

Carried unanimously

**Planning - RZ001675 - 10140 Woods Road**

**Moved** / Kloot

**Seconded** / Westeringh

That "Zoning Bylaw Amendment Bylaw 2023, No. 5293", which proposes to rezone property located at 10140 Woods Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for April 18, 2023.

Carried unanimously

**Planning - DP001674 - 42704 Prairie Avenue**

**Moved** / Mercer

**Seconded** / Shields

That Council approve the issuance of Development Permit DP001674 with respect to property located at 42704 Prairie Avenue, subject to the conditions as stipulated within the draft Development Permit.

Carried unanimously

**Planning - ALR00398 - 10650 Bustin Road**

Councillor Westeringh withdrew from the meeting at 2:07 pm, declaring a potential conflict of interest as the applicant is a family member.

Councillor Westeringh returned to the meeting at 2:09 pm.

**Moved** / Read

**Seconded** / Mercer

That application ALR00398 for a "Non-Adhering Residential Use" within the Agricultural Land Reserve, with respect to property located at 10650 Bustin Road, be forwarded to the Agricultural Land Commission with support.

Carried unanimously

### **Mayor and Councillors' Reports**

Councillor Lum was in Victoria, BC, on behalf of the Fraser Valley Regional District meeting with Mayors and CAO's of Regional Districts across the Province; with the Municipal Finance Authority; and, the Housing Summit, where he presented on homelessness.

Councillor Kloot attended meetings of Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board; and, he was present at the Graduation Ceremonies for the Chilliwack "Paid On-Call" Firefighters.

Councillor Shields planted trees at Corbould Park with the Friends of Hope and Camp Sloughs; he attended the first meeting of the Accessibility and Inclusion Advisory Committee; Chilliwack Cultural Centre Board meeting; and, was present at the Graduation Ceremonies for the Chilliwack "Paid On-Call" Firefighters.

Councillor Read attended the Chilliwack Healthier Community Partnership Meeting; the Toward Collaborative Governance and Shared Innovations Sessions; she participated in the Careers Path Networking Event hosted by Archway Community Services; attended the WorkBC Job Fair, thanking City Staff for their work at the event; and, she visited the "Honour House" at Fire Hall No. 1.

Councillor Mercer visited the "Honour House" at Fire Hall No. 1, which brings awareness of a treatment facility available to first responders who are "wounded" in the line of duty.

Mayor Popove attended the Pacific Coast Masters Curling Association Opening Ceremony; he was present at the Graduation Ceremonies for the Chilliwack "Paid On-Call" Firefighters; a Tractor Plowing Match; and, the first Salmon Ceremony and Luncheon at Shxw'ha:y Village. He attended meetings of the Fraser Valley Regional District Board and Fraser Valley Regional District Hospital Board; and, he visited the "Honour House" and Fire Hall No. 1.

### **Motion to Adjourn to a Closed Session – Regular Meeting to Reconvene at 6:30 pm**

**Moved** / Mercer

**Seconded** / Kloot

That, in accordance with Section 90(1)(e), (k) and (l) of the *Community Charter*, Council hold a Closed Meeting to discuss property matters, proposed municipal services and objectives and measures.

Carried unanimously

### **Meeting Reconvened**

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.

The Regular Meeting adjourned at 2:20 pm and reconvened at 6:30 pm.

Present: All members of Council with the exception of Councillor Lum. Councillor Westeringh attended electronically.

Staff present: D. Blain, Deputy Chief Administrative Officer/Director of Recreation and Culture  
 J. Hahn, Director of Corporate Services/Acting Corporate Officer  
 E. Leary, Manager of Development Planning  
 R. Koole, Manager of Long Range Planning  
 G. Palaniuk, Manager of Business Solutions  
 C. Wilkinson, Recording Secretary

### **Public Hearing**

#### **"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287"**

Public Hearing on "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287" which proposes amendments to the text and maps of the "2040 Official Community Plan", to improve clarity and ease of use.

There were no representations with respect to Bylaw No. 5287.

**Moved** / Kloot

**Seconded** / Read

That "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

#### **"Zoning Bylaw Amendment Bylaw 2023, No. 5288"**

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5288" which proposes text amendments related to pedestrian pathways, tradespersons, parking standards and cannabis consumption spaces.

There were no representations with respect to Bylaw No. 5288.

**Moved** / Shields

**Seconded** / Mercer

That "Zoning Bylaw Amendment Bylaw 2023, No. 5288" be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**"Temporary Use Permit TUP00210"**

Public Hearing on Temporary Use Permit TUP00210 with respect to property located at 7442 Allison Place to permit the operation of a group home.

Letters/emails of support received from:

- Victoria Flack, Licensed Property Manager, Homelife Advantage Realty Ltd., 8387 Young Road, dated March 24, 2023; and,
- Albert and Jannette Loosdrecht, 7458 Allison Place, dated March 28, 2023.

Sharon Holburn, 49918 Ridgeview Place, Applicant, provided Council with a brief overview of the group home operations; and, the children currently in care.

**Moved** / Kloot

**Seconded** / Mercer

That the representations with respect to Temporary Use Permit TUP00210 be received for information; and further, that Temporary Use Permit TUP00210 be referred for Council's further consideration following the close of the Public Hearing.

Carried unanimously

**Public Information Meeting**

**"Development Variance Permit DVP01295"**

Public Information Meeting on Development Variance Permit DVP01295 with respect to property located at 9540 Woodbine Street, which proposes to vary the following standards within the Zoning Bylaw:

- to reduce the minimum interior side lot line setback within the R5 (Low Rise Apartment) Zone, from 6.75m to 6.0m, for the 4<sup>th</sup> storey;
- to reduce the minimum interior side lot line setback within the R5 (Low Rise Apartment) Zone, from 7.5m to 6.0m, for the 5<sup>th</sup> storey; and,
- to permit 3 storage lockers to be provided within the individual apartment units rather than in a centralized location;

to facilitate the construction of an apartment.

Public engagement package received from:

- Alex Moshenkov, 1265513 BC Ltd., Owner, 5528 - 189A Street, Surrey BC, received March 20, 2023.

Brent Sutton, 9524 Woodbine Street, asked if parking will be underground and clarification of what the variance is for the underground parking; what upgrades to Woodbine Street with respect to sidewalks and wider lanes; building timelines; and, the demolition process. He requested more design information on the proposed development from the developer.

Mr. Lemna, 5-9574 Woodbine Street, asked if there is a requirement for electrical charging stations and how many would be installed; and, he expressed concerns with sight lines.

**Moved** / Westeringh

**Seconded** / Shields

That the representations with respect to Development Variance Permit DVP01295 be received for information; and further, that Development Variance Permit DVP01295 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **"Development Variance Permit DVP01307"**

Public Information Meeting on Development Variance Permit DVP01307 with respect to property located at 5865 Vedder Road, which proposes to reduce the minimum front lot line (FLL) setback and accommodate the 5m supplementary setback required for future road widening along Vedder Road. As a result, the total proposed setback reduction will be from 15m (10m FLL setback and 5m supplementary setback) to 5.8m (0.8m FLL setback and 5m supplementary setback);

to facilitate the construction of an addition to enclose the patio of the existing commercial building.

Graeme Elliot, 108-20339 96 Avenue, Langley, BC, Applicant, was available to answer any questions from Council.

**Moved** / Kloot

**Seconded** / Read

That the representation with respect to Development Variance Permit DVP01307 be received for information; and further, that Development Variance Permit DVP01307 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **"Development Variance Permit DVP01325"**



Public Information Meeting on Development Variance Permit DVP01325 with respect to property located at 45910 Rowat Avenue, which proposes to reduce the minimum required height of screening for open storage from 2.5m to 2.1m, to bring an open storage compound into compliance with Zoning Bylaw requirements.

Public engagement package received from:

- Ryan Budinski, EMCO Corporation, Applicant, 107-45910 Rowat Avenue, received March 28, 2023.

Ryan Budinski, 5-45712 Watson Road, Applicant, discussed the public engagement with his neighbours; he stated that the neighbours have no issues with the proposed variance.

**Moved / Shields**

**Seconded / Kloot**

That the representations with respect to Development Variance Permit DVP01325 be received for information; and further, that Development Variance Permit DVP01325 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **"Development Variance Permit DVP01342"**

Public Information Meeting on Development Variance Permit DVP01342 with respect to property located at 3410 Boundary Road, which proposes to increase the maximum rear lot line arm home plate setback from 50m to 100m, with the AL (Agricultural Lowland) Zone, to facilitate the construction of a new single detached dwelling at the rear of the property.

Nathan Timmermans, 3410 Boundary Road, Applicant, was available to answer any questions from Council.

**Moved / Shields**

**Seconded / Kloot**

That the representation with respect to Development Variance Permit DVP01342 be received for information; and further, that Development Variance Permit DVP01342 be referred for Council's further consideration following the close of the Public Information Meeting.

Carried unanimously

### **Clerk's Reports**

### **"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287"**

**Moved / Shields**

**Seconded / Read**

That “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287,” which proposes to update the text of the “2040 Official Community Plan”, be given third reading. (OCP00044)

Carried unanimously

**Moved / Westeringh**

**Seconded / Read**

That “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287”, which proposes to update the text of the “2040 Official Community Plan”, be adopted. (OCP00044)

Carried unanimously

**"Zoning Bylaw Amendment Bylaw 2023, No. 5288"**

**Moved / Westeringh**

**Seconded / Shields**

That “Zoning Bylaw Amendment Bylaw 2023, No. 5288”, which proposes text amendments, be given third reading. (RZ001700)

Carried unanimously

**Application Reports**

**"Temporary Use Permit TUP00210"**

**Moved / Shields**

**Seconded / Mercer**

That Council approve the issuance of Temporary Use Permit TUP00210, with respect to property located at 7442 Allison Place, subject to the recommendations as stipulated within the draft Temporary Use Permit.

Carried unanimously

**"Development Variance Permit DVP01295" and "Development Permit DP001548"**

**Moved / Mercer**

**Seconded / Westeringh**

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01295 with respect to property located at 9540 Woodbine Street, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Moved** / Mercer

**Seconded** / Shields

That Council approve the issuance of Development Permit DP001548, with respect to property located at 9540 Woodbine Street, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

**"Development Variance Permit DVP01307" and "Development Permit DP001631"**

**Moved** / Read

**Seconded** / Kloot

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01307 with respect to property located at 5865 Vedder Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Moved** / Read

**Seconded** / Mercer

That Council approve the issuance of Development Permit DP001631, with respect to property located at 5865 Vedder Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Carried unanimously

**"Development Variance Permit DVP01325"**

**Moved** / Westeringh

**Seconded** / Kloot

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01325 with respect to property located at 45910 Rowat Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**"Development Variance Permit DVP01342"**

**Moved** / Mercer

**Seconded** / Westeringh

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01342 with respect to property located at 3410 Boundary Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Carried unanimously

**Public Questions**

Mayor Popove called for questions from the public. None were received.

**Adjournment**

**Moved** / Shields

**Seconded** / Read

On a motion of Councillor Shields, and seconded by Councillor Read, the meeting adjourned at 7:09 pm.

Carried unanimously

\_\_\_\_\_  
Mayor

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