

SUB: REZONING AND VARIANCE FOR **45470 BERNARD AVE**

Dear Property Owner:

In Accordance with the requirements for neighbourhood engagement, specifically with regards to planning and development applications to the Chilliwack rezoning process, please be informed that applicants as undersigned have submitted application for Rezoning and Variance to above address property.

The applicant intends to use corner property for developing the Duplex Building to allow on existing **45470 BERNARD AVE** (Attaching Conceptual Plan for understanding). The rezoning/Variance would allow the development of a duplex on the property with less setbacks. Owner is looking for the rear yard setback to 5M in place of the regular 7.5 M due to the shorter depth of the lot.

Please note that the applicant is not seeking to alter any other property other than this property. The applicant is required by law to send this notice because you own property within 30 meters of the property to be rezoned.

For your support or concern please contact Applicants details as below:



GeoSpace Consulting Inc.
www.geospaceinc.net

Parveen Aggarwal

Date Received:	September 11, 2023
Received From:	Parveen Aggarwal
Folder Number:	RZ1684 + NPIB17
Subject Property:	45470 Bernard Avenue
Council Date:	October 24, 2023

page 1 of 6

If you are in Support, please fill the attached letter and send the signed scanned copy on above email. THANKS

To the City of Chilliwack
Development and Planning Department
Chilliwack BC

Ithe neighbor at property), would like to express my support for rezoning (Duplex) & Variance for big size Corner property at **45470 Bernard Ave, Chilliwack BC.**

I attest and have no objection to the Duplex Rezoning & Variance, the above neighbourhood property for higher density development. The increase in density is necessary component of our city's continued success to make it a better place for new residents.

Signed:

Address

Owner Name:

For your support or concern please contact Applicants details as below:

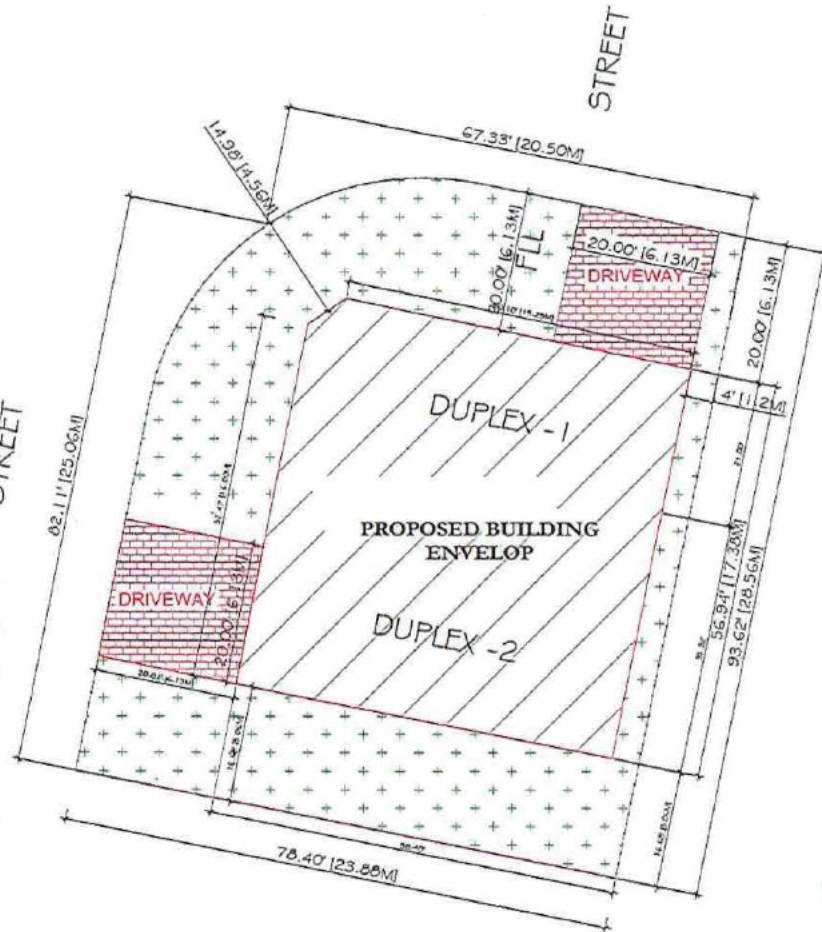


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page 2 of 6

CONCEPTUAL SITE PLAN



EXISTING ZONING R1-A

PROPOSED DUPLEX ZONING R1-B

Address: 45470 BERNARD AVE CHILLIWACK V2P 1H7

Legal description and parcel ID

Lot 81 Plan NWP26887 District Lot 27 Land District 36

PID: 002-378-281

Received From: Parveen Approval

Date Received: September 11, 2023

Folder Number: PZ21684 + SWP1317

Subject Property: 45470 Bernard Avenue

Council Date: October 24, 2023

page 3 of 6

GENERAL NOTES

THESE PLANS CONFORM TO REQUIREMENTS
IN THE B. C. BUILDING CODE

PROJECT NAME AND ADDRESS

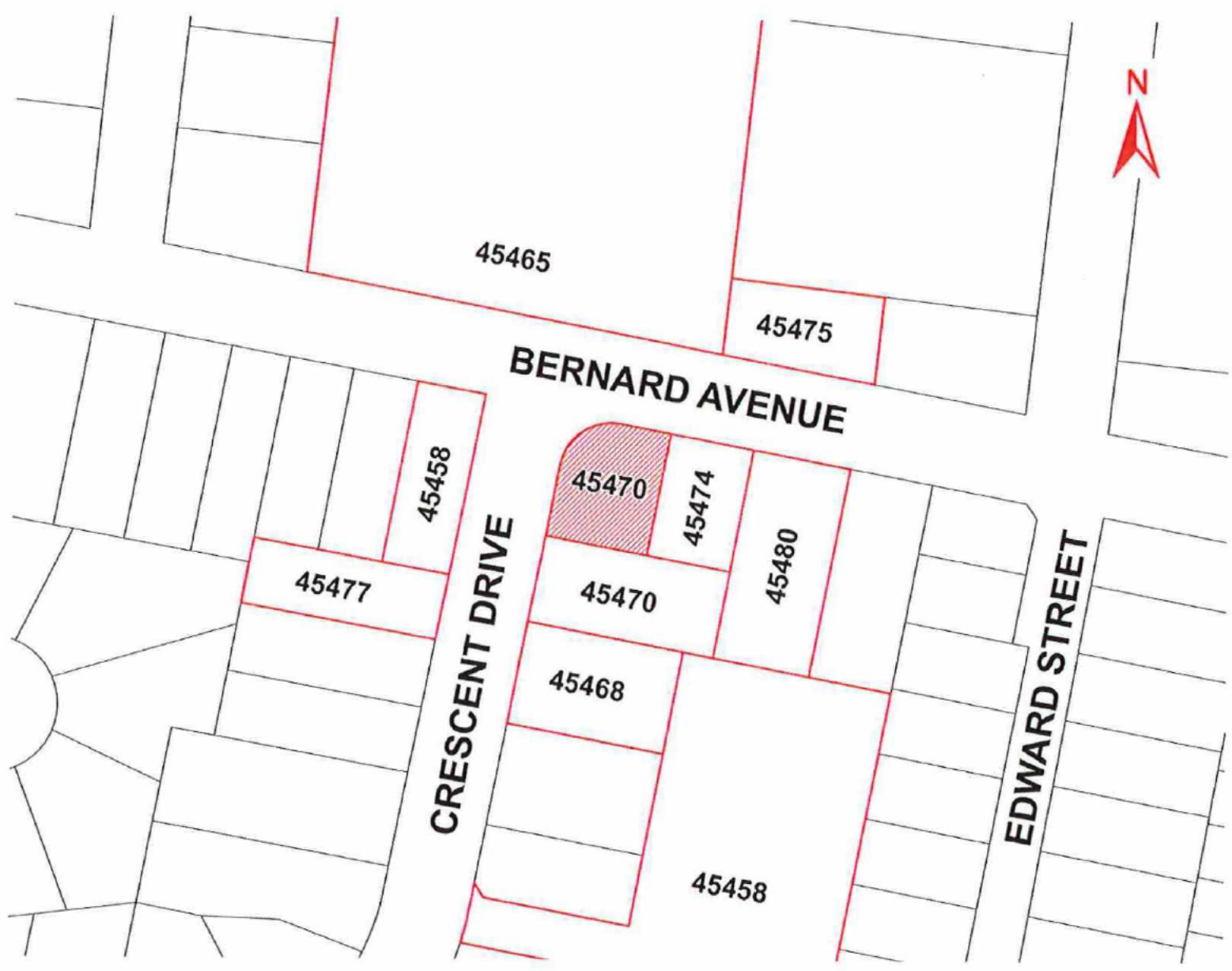
PROPOSED DUPLEX ZONING (CORNER LOT)

PROPOSED DETACHED GARDEN SUITE FOR LOT
45470 BERNARD AVE CHILLIWACK B.C.

TITLE	Conceptual Site Plan
DATE	FEB 2023
SCALE	1" = 1'-0"
DRAWN BY	DESIGNER
A-1	PARVEEN

GeoSpace
Consulting

TEL: (604) 783-6296
EMAIL: geospace@geospace.com
ADDRESS: 208, 834 128 Avenue
SURREY, B.C.



Date Received: September 11, 2023
Received From: Parveen Aggarwal
Folder Number: P21684 + DVP1317
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CS Scanned with CamScanner

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 page 5 of 6

Application Number: _____

Development Application: Public Engagement Summary

Property Address(es): 45470 BERNARD AVE CHILLIWACK

Applicant Contact Information: GEOSPACE CONSULTING INC.

Purpose: The purpose of this application is to REZONING INFORMATION TO NEIGHBOURS

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
✓ OWNER	1-45458 Crescent Dr	Reg. Post			
✓ OWNER	2-45458 Crescent Dr	Reg. Post			
✓ OWNER	3-45458 Crescent Dr	Reg. Post			
✓ OWNER	4-45458 Crescent Dr	Reg. Post			
✓ OWNER	5-45458 Crescent Dr	Reg. Post			
✓ OWNER	6-45458 Crescent Dr	Reg. Post			
✓ OWNER	7-45458 Crescent Dr	Reg. Post			
✓ OWNER	8-45458 Crescent Dr	Reg. Post			
✓ OWNER	9-45458 Crescent Dr	Reg. Post			

This 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.



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 page 6 of 6