



JCR DESIGN Ltd. EST. 2003

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

April 24, 2023

Dear Homeowner,

We are proposing a rezoning application at 45223 Watson Rd from R1-A to R1-B to allow for a future duplex. A council date has not been set yet.

We are holding an open house at our office on Wednesday, May 10, 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, 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 Stella Xiao with the City of Chilliwack, xiao@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,


Jesse Rayner
Owner

LEGAL DESCRIPTION

LOT 372 SECTION 12 TOWNSHIP 23 NEW
WESTMINSTER DISTRICT PLAN 51772

CIVIC ADDRESS

45223 WATSON ROAD, CHILLIWACK, B.C.

SITE RECONCILIATION

EXISTING SITE AREA: 752.72 sqm OR 8,102.16 sqft.

EXISTING ZONING: R1-A

PROPOSED SITE AREA: 744.09 sqm OR 8,009.30 sqft.

PROPOSED ZONING: R1-B

OCF DESIGNATION: RL

LOT WIDTH: MINIMUM: 20.00m OR 65.62'
PROPOSED: 20.64m OR 67.70'

LOT DEPTH: MINIMUM: 25.00m OR 82.02'
PROPOSED: 36.11m OR 118.47'

RESIDENCE A
BUILDING ENVELOPE: 205.59 sqm OR 2,212.97 sqft.
PRIVATE AMENITY AREA: 77.45 sqm OR 833.67 sqft.

RESIDENCE B
BUILDING ENVELOPE: 205.59 sqm OR 2,212.97 sqft.
PRIVATE AMENITY AREA: 77.45 sqm OR 833.67 sqft.

LOT COVERAGE: N/A

FSR: MAXIMUM: 0.6
PROPOSED: T80

BUILDING HEIGHT: MAXIMUM: 10.00m OR 32.81'
PROPOSED: T80

SETBACKS:
FRONT (SOUTH): MINIMUM: 6.00m OR 19.69'
PROPOSED: T80

REAR (NORTH): MINIMUM: 7.50m OR 24.61'
PROPOSED: T80

RIGHT (EAST): MINIMUM: 1.20m OR 3.94'
PROPOSED: T80

LEFT (WEST): MINIMUM: 1.20m OR 3.94'
PROPOSED: T80

FLOODPLAIN: NO

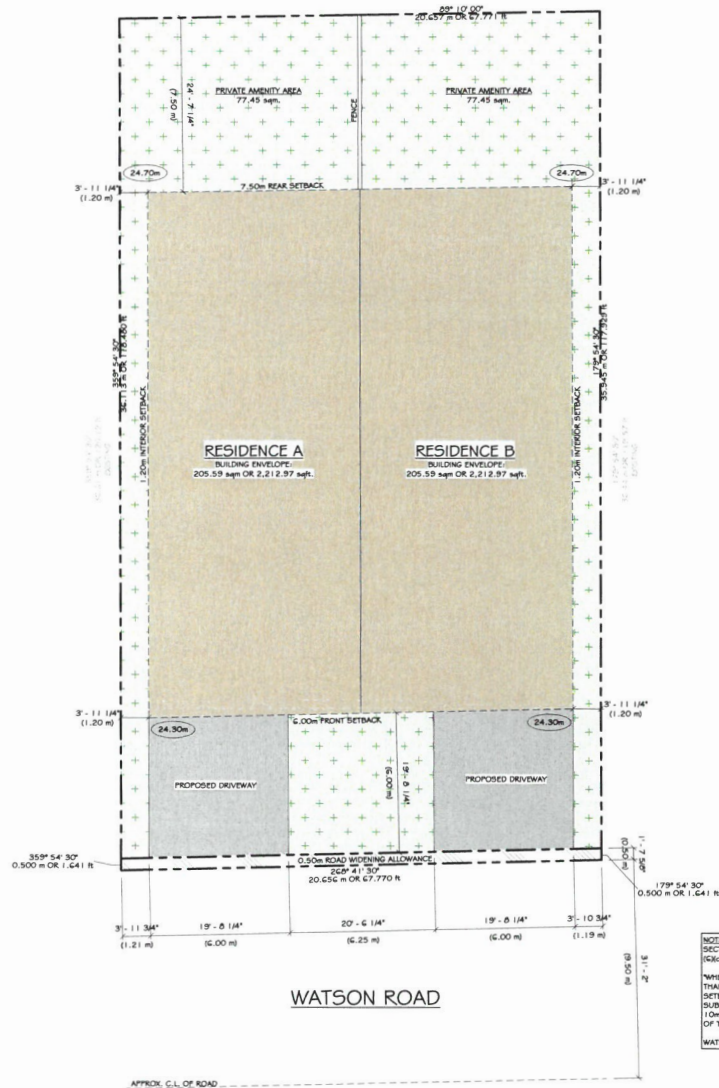
10 MINUTE FIRE RESPONSE: YES

CITY WATER & SEWER: YES

EASEMENTS & E.O.W.S.: NO

AIR: NO

LOT 372
752.72 sqm OR 8,102.16 sqft.



AERIAL VIEW

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

NOTE:
ALL CONSULTANT 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

NOTE:
SECTION 4 - GENERAL PROVISIONS
(O/C) SUPPLEMENTARY SETBACK REGULATIONS
WHERE MAJOR AND MINOR COLLECTOR ROADS ARE LESS
THAN 20m IN WIDTH, THE FRONT AND/OR EXTERIOR SIDE
SETBACK IS REQUIRED FOR USE WITHIN A ZONE SHALL BE
SUBJECT TO AN INCREASE OF THE DIFFERENCE BETWEEN
10m AND THE DISTANCE LINE FROM T81 DESIGN CENTER LINE
OF THE HIGHWAY ROW AND ADJOINING LOT LINE.
WATSON ROAD AS PER CHILLIWACK WEDMAP IS 41.19.50m.



JCR DESIGN Ltd. EST. 2003
NO. REVISION/ISSUE DATE
1 ISSUED FOR REZONING 01-06-2023

201-452-629 KEITH WALSON RD.
CHILLIWACK, B.C. V2R 5S1
PHONE: 604-858-0031
EMAIL: INFO@JCRDESIGN.CA

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PROJECT NAME AND ADDRESS:
WATSON ROAD REZONING
45223 WATSON ROAD, CHILLIWACK, B.C.

DRAWING TITLE:
SITE PLAN & NOTES

DRAWN: Z.W. SHEET:
PROJECT #: 22335
DESIGNED: JCR
DATE: 6 JANUARY 2023
SCALE: 1/8" = 1'-0" A1.0

Rezoning Application Number: RZ1694

Please drop off at City Hall
or email to:

Rezoning Application: Public Engagement Petition

Property Address: 45223 Watson Rd

clerks@chilliwack.com
or
xiao@chilliwack.com

Purpose: Rezone from R1-A to R1-B to allow for a future duplex.

Applicant contact information: Jesse Rayner
201-45269 Keith Wilson Rd, Chilliwack, BC V2K5S1

Name	Address	Signature	Support	Oppose	Comments/Concerns

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.

REZONING: PUBLIC ENGAGEMENT SUMMARY**Property Address(es):** 45223 Watson Rd**Application Contact Information:** JCR Design Ltd, 201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1**Purpose:** The purpose of this application to rezone from R1-A to R1-B to allow for a future duplex.Public Engagement Letters Mailed – April 25, 2023Open House held May 10, 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	45198 Oliver Cres	Mail	No response
Homeowner	45212 Oliver Cres	Mail	No response
Cindy Pelletier	45224 Oliver Cres	Mail	Cindy wanted the contact for the developer of the property. Shelley spoke to Randy Dhaliwal and he said to forward his contact information to her. Shelley emailed to Cindy cc' Randy & Jesse.
Homeowner	45224 Oliver Cres	Mail	No response
Homeowner	45232 Oliver Cres	Mail	No response
Homeowner	45197 Watson Rd	Mail	No response
Homeowner	45209 Watson Rd	Mail	No response
Homeowner	45223 Watson Rd	Mail	No response
Homeowner	45210 Watson Rd	Mail	No response
Homeowner	45216 Watson Rd	Mail	No response
Homeowner	6033 Arlington Dr	Mail	No response
Homeowner	6021 Arlington Dr	Mail	No response
Homeowner	6009 Arlington Dr	Mail	No response

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.

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Name	Address	Method of Contact	Comments/Responses
Homeowner	101 – 45222 Watson Rd	Mail	No response
Homeowner	102 – 45222 Watson Rd	Mail	No response
Homeowner	103 – 45222 Watson Rd	Mail	No response
Homeowner	104 – 45222 Watson Rd	Mail	No response
Homeowner	105 – 45222 Watson Rd	Mail	No response
Homeowner	106 – 45222 Watson Rd	Mail	No response
Homeowner	107 – 45222 Watson Rd	Mail	No response
Homeowner	108 – 45222 Watson Rd	Mail	No response
Homeowner	109 – 45222 Watson Rd	Mail	No response
Homeowner	110 – 45222 Watson Rd	Mail	No response
Homeowner	111 – 45222 Watson Rd	Mail	No response
Homeowner	1 – 45234 Watson Rd	Mail	No response
Homeowner	2 – 45234 Watson Rd	Mail	No response

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Name	Address	Method of Contact	Comments/Responses
Homeowner	3 – 45234 Watson Rd	Mail	No response
Homeowner	4 – 45234 Watson Rd	Mail	No response
Homeowner	5 – 45234 Watson Rd	Mail	No response
Homeowner	6 – 45234 Watson Rd	Mail	No response
Homeowner	7 – 45234 Watson Rd	Mail	No response
Homeowner	8 – 45234 Watson Rd	Mail	No response
Homeowner	9 – 45234 Watson Rd	Mail	No response
Homeowner	10 – 45234 Watson Rd	Mail	No response
Homeowner	201 – 45222 Watson Rd	Mail	No response
Homeowner	202 – 45222 Watson Rd	Mail	No response
Homeowner	203 – 45222 Watson Rd	Mail	No response
Homeowner	204 – 45222 Watson Rd	Mail	No response
Homeowner	205 – 45222 Watson Rd	Mail	No response

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Name	Address	Method of Contact	Comments/Responses
Homeowner	206 – 45222 Watson Rd	Mail	No response
Homeowner	207 – 45222 Watson Rd	Mail	No response
Homeowner	208 – 45222 Watson Rd	Mail	No response
Homeowner	209 – 45222 Watson Rd	Mail	No response
Homeowner	210 – 45222 Watson Rd	Mail	No response
Homeowner	211 – 45222 Watson Rd	Mail	No response
Homeowner	212 – 45222 Watson Rd	Mail	No response
Homeowner	213 – 45222 Watson Rd	Mail	No response
Homeowner	301 – 45222 Watson Rd	Mail	No response
Homeowner	302 – 45222 Watson Rd	Mail	No response
Homeowner	303 – 45222 Watson Rd	Mail	No response
Homeowner	304 – 45222 Watson Rd	Mail	No response
Homeowner	305 – 45222 Watson Rd	Mail	No response

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Name	Address	Method of Contact	Comments/Responses
Homeowner	306 – 45222 Watson Rd	Mail	No response
Homeowner	307 – 45222 Watson Rd	Mail	No response
Homeowner	308 – 45222 Watson Rd	Mail	No response
Homeowner	309 – 45222 Watson Rd	Mail	No response
Homeowner	310 – 45222 Watson Rd	Mail	No response
Homeowner	311 – 45222 Watson Rd	Mail	No response
Homeowner	312 – 45222 Watson Rd	Mail	No response
Homeowner	313 – 45222 Watson Rd	Mail	No response

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