

Application requirements

2. All applications are required to comply with applicable bylaws and requirements such as the Development Approval Information Bylaw and Public Hearing / Public Information Meeting Procedural Bylaw, among others.
3. All applications are required to include the information set out in Appendix A with the rezoning application, as established or amended by the Director of Planning, including:
 - i. relevant Zone Compliance Tables for the proposed new R1-C (Urban Infill) lots and any remainder of the parent property; and,
 - ii. a complete Application Checklist with required plans prepared by a Professional.

Rezoning considerations

4. Applicants must undertake all of the standard processes required for a rezoning application, including neighbourhood engagement.
5. Proposals must align with the Official Community Plan's growth management approach and Infill Development Policy.
6. Proposals to enable future subdivisions that result in the following conditions will not be supported:
 - i. lot widths greater than 12m; and,
 - ii. variances below the minimum lot width requirement of 10m.
7. A Section 219 covenant may be registered on title to demonstrate and secure an applicant's commitment to the demolition of any pre-existing structures on the properties.
8. Proposals that do not meet this policy would be brought to Council for consideration with a staff recommendation to deny the application.
9. Following rezoning adoption, future subdivision applications that align with the subdivision plans submitted at the time of rezoning would not require a second DART review. Any proposed changes may require additional information or a second DART review.

Chief Administrative Officer

APPENDIX A

R1-C Rezoning – Zone Compliance Table for the R1-C (Urban Infill) lot(s)

	Proposed Urban Infill Lot – project information	Zoning Standard for the Urban Infill Lot (see R1-C Zone)	Calculate Variance (if required)
Zoning		R1-C	NA
Lot Area		300m ² (interior) 360m ² (corner)	Not supported
Lot Width		10m (interior) 12m (corner)	Not supported
Lot Depth		30m	
Density		1 Structure for Principal Use	NA
Lot Coverage of Urban Ancillary Uses (m ²)		45m ²	
Setbacks (Residential Use): Front Lot Line Rear Lot Line Interior Side Lot Line Exterior Side Lot Line		6m (garage) 4.5m (building) 6m (garage) 5m (building) 1.2m 4.5m	
Setbacks (Urban Ancillary Uses): Front Lot Line Rear Lot Line Interior Side Lot Line Exterior Side Lot Line		6m 1m 1m 4.5m	
Building Height (Residential Use)		8.5m	Not supported
Building Height (Urban Ancillary Uses)		4m	
Accessory Dwelling Unit (circle)	Yes No	Secondary Suite	NA

Note: all information in the table must include metric (imperial system may also be provided).

Refer to the City’s Zoning Bylaw (www.chilliwack.com/zoning) for definitions of terms listed in this Table.

APPENDIX A

R1-C Rezoning – Zone Compliance Table for the Parent Property (Existing Parcel Remainder) – if applicable

	Parent Property / Existing Parcel Remainder	Zoning*	Calculate Variance (if required)
Zoning			NA
Lot Area			NA
Lot Width			
Lot Depth			
Density			NA
Lot Coverage of Urban Ancillary Uses (m ²)			
Setbacks (Residential Use): Front Lot Line Rear Lot Line Interior Side Lot Line Exterior Side Lot Line			
Setbacks (Urban Ancillary Uses): Front Lot Line Rear Lot Line Interior Side Lot Line Exterior Side Lot Line			
Building Height (Residential Use)			
Building Height (Urban Ancillary Uses)			
Accessory Dwelling Unit			NA

Note: all information in the table must include metric (imperial system may also be provided).

**Specify if parent property/existing parcel remainder will remain in the current zone or if this is a request to rezone to another zone.*

Refer to the City’s Zoning Bylaw (www.chilliwack.com/zoning) for definitions of terms listed in this Table.

APPENDIX A

R1-C Rezoning – Application Submission Requirements

The applicant is required to use this as a checklist and submit with the application package

1. General requirements

The Concept Plan, Detailed Plan, and Site Assessment Plan must:

- Be prepared by a Professional and certified in compliance with any applicable professional association standards;
- Be scaled to 1:200 or 1:100, with metric dimensions, and include a North arrow;
- Include a legend and title block that identifies the project name (if any), civic address, applicant and contact information, date of plans, and plan revisions; and,
- Include measurements based on definitions and standards of the City's Zoning Bylaw.

2. Specific requirements

The Concept Plan must include:

- Parcel size and dimensions showing all property lines;
- Road dedication requirements (easement, statutory right of way or dedication);
- Size and location of all proposed buildings and structures, clearly showing proposed variances (if any); and,
- Proposed driveway locations and vehicular access, showing dimensions and grades.

The Detailed Plan must include:

- Parcel size and dimensions showing all property lines;
- Road dedication requirements (easement, statutory right of way or dedication);
- Size and location of all proposed and retained buildings and structures, clearly showing proposed variances (if any);
- Proposed driveway locations and vehicular access, showing dimensions and grades;
- Proposed parking layout, showing dimensioned depth and width of parking stalls;
- Location, size, and species of existing and new/proposed trees, and any measures to protect existing trees;
- Location of buildings on adjacent parcels; and,
- Any easements and utility corridors on the parcel.

The Site Assessment Plan must include:

- Site assessment of any existing natural features (rock outcrops, watercourses, grades, environmental areas, etc.);
- Size and location of all existing buildings and structures on the property, clearly dimensioned and labeled;
- Existing driveway locations and vehicular access, showing dimensions and grades; and,
- All existing or proposed infrastructure (utility pipes and poles, fire hydrants, etc.) on the subject property and in the adjacent City right-of-way.