

AGENDA ITEM NO: \_\_\_\_\_ 7-1-1

MEETING DATE: \_\_\_\_\_ June 7, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: OCP Amendment /  
Yarrow Neighbourhood Plan DATE: May 27, 2022

DEPARTMENT: Planning & Strategic Initiatives  
OCP00043 PREPARED BY: Madelaine Peters / tr

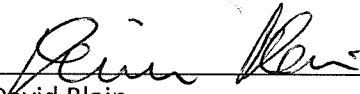
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**1. SUMMARY OF ISSUE:**

After a comprehensive planning and community engagement process, an Official Community Plan (OCP) Amendment is now proposed to incorporate the Yarrow Neighbourhood Plan as a schedule in the OCP. The Yarrow Neighbourhood Plan (“the Plan”) provides clear expectations with respect to new development and guides future land use decision-making, taking into account resident concerns and aspirations, and fine-tuning the 2040 OCP vision for this area. In addition, corresponding amendments to the OCP mapping and select text changes have been developed to bring the Yarrow Neighbourhood Plan into the OCP.

**2. RECOMMENDATION:**

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2022, No. 5215”, a proposed text amendment to include the “Yarrow Neighbourhood Plan” as a new Schedule D-8 in the “2040 Official Community Plan”, including relevant text and map changes, be given first and second reading; and further, that a Public Hearing be called for June 21, 2022. (OCP00043)

  
\_\_\_\_\_  
David Blain  
Director of Planning & Engineering

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
Peter Monteith  
Chief Administrative Officer

## STAFF REPORT ON OCP00043 / YARROW NEIGHBOURHOOD PLAN

PREPARED BY:           Madelaine Peters                DATE:           May 27, 2022          

POSITION:           Planner III                DEPARTMENT:           Planning & Strategic Initiatives          

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### 1. DEFINITION OF ISSUE:

After a comprehensive planning and community engagement process, an Official Community Plan (OCP) Amendment is now proposed to incorporate the Yarrow Neighbourhood Plan as a schedule in the OCP. The Yarrow Neighbourhood Plan (“the Plan”) provides clear expectations with respect to new development and guides future land use decision-making, taking into account resident concerns and aspirations, and fine-tuning the 2040 OCP vision for this area. In addition, corresponding amendments to the OCP mapping and select text changes have been developed to bring the Yarrow Neighbourhood Plan into the OCP.

### 2. BACKGROUND/PURPOSE:

- 2.1 The City’s 2040 OCP defines Yarrow as a rural community that is expected to see limited future growth. Future growth in Chilliwack will instead be directed to other neighbourhoods located within the City’s Urban Growth Boundary.
- 2.2 The neighbourhood planning process for Yarrow was initiated in response to a requested lot width variance to facilitate a panhandle subdivision, which raised questions and concerns relating to density, privacy, impact on rural character, and servicing.
- 2.3 The Plan process explored and determined how and where limited growth could be accommodated while maintaining the community’s rural character and natural setting.

### 3. DISCUSSION:

#### Plan Engagement and Analysis

- 3.1. With the launch of the neighbourhood planning process in spring 2021, the City shared information online and through various social media channels to inform residents, property owners, businesses, and stakeholders about the project and invite them to participate. A project webpage was created on Engage Chilliwack to serve as a central forum for all project-related communications and materials. The webpage included background information on the project, Frequently Asked Questions, outlined opportunities for engagement and offered the option for the public to ask questions and submit feedback about the project. Key engagement opportunities for the draft Yarrow Neighbourhood Plan included:
  - online community survey (August 12 to September 30, 2021);
  - two virtual community meetings (October 4th and 6th, 2021);
  - open house (April 6, 2022);
  - staff attendance at Yarrow Ratepayers Association Annual General Meeting (April 12, 2022);

- a presentation to the Affordable Housing and Development Advisory Committee (April 27, 2022); and,
- a final community survey (May 4th to 20th, 2022).

More detail on the public engagement results can be found on the City's website and on Engage Chilliwack at [www.engagechilliwack.com/yarrowplan](http://www.engagechilliwack.com/yarrowplan).

3.2. On May 3<sup>rd</sup>, 2022, Council received a presentation on the draft Plan, after which final community engagement and pre-consultation referrals were undertaken.

- From May 4<sup>th</sup> to 20<sup>th</sup> 2022, a public survey was available online. Recognizing the majority of community feedback was obtained during the open house held at the Yarrow Community Centre on April 6<sup>th</sup>, 2022, where over 110 people attended, the online survey gathered input as a final check-in. The survey also gave those who could not attend the open house a final opportunity to participate. In addition to the 130 responses received during the open house, a total of 18 additional responses were submitted during this final survey period (May 4-20) and feedback generally aligned with what City Staff heard throughout the planning process.
- Referrals of the draft Plan were sent to First Nations (People of the River Referrals Office, Stó:lō Tribal Council, Semá:th - Sumas First Nation), ALC, and the Chilliwack School District #33, in accordance with the Local Government Act, regarding the proposed OCP amendment. Those referrals have been made, and comments have been requested to be submitted prior to the Public Hearing.

3.3. To ensure a comprehensive understanding of how Yarrow functions, various aspects of the neighbourhood were analyzed. Key components such as servicing, subdivision, mobility and transportation were assessed to determine potential opportunities and challenges associated with future development and neighbourhood priorities in Yarrow. Regular inter-departmental working group sessions with City Staff brought together critical input and collaborative solutions from various departments.

- *Servicing:* The servicing assessment included a technical review to develop a better understanding of the cumulative impact of subdivision and increased residential development on existing infrastructure. Dependence on septic system disposal and Yarrow Water Works service limits the capacity for growth in the neighbourhood.
- *Subdivision:* The subdivision assessment included a review of the number of residential properties in Yarrow that have the potential to subdivide based on existing lot sizes. There are approximately 60 properties in Yarrow zoned for residential use with a lot size exceeding 0.4 hectares (1 acre), connected to community water, with the potential to subdivide. In some instances, panhandle subdivision may be the only viable way to facilitate subdivision on lots that are large enough to subdivide but are narrow in width.

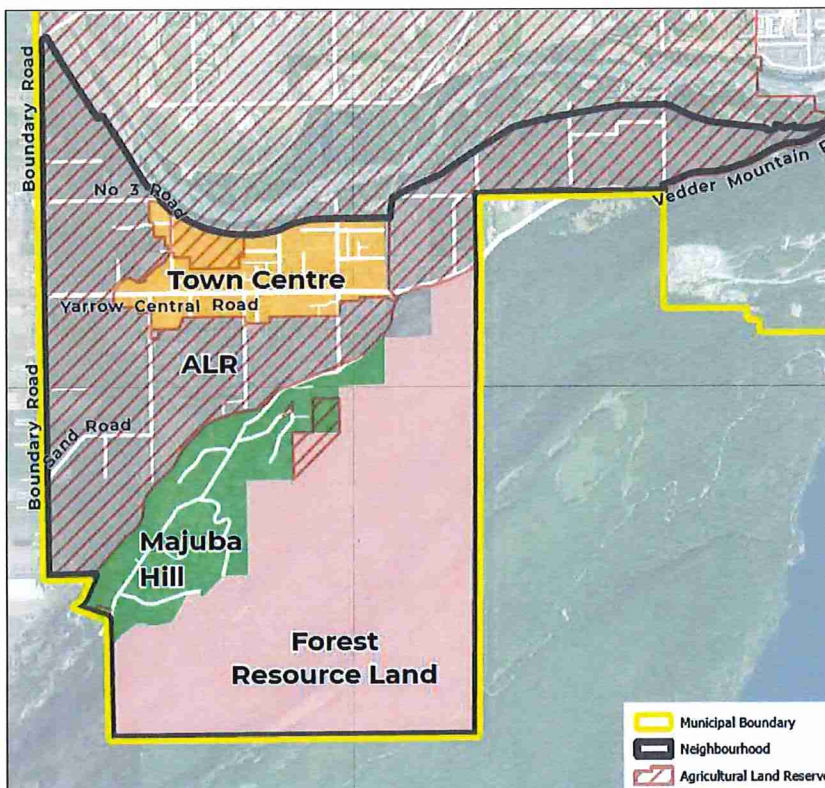
- Mobility & Transportation:* The mobility and transportation assessment indicate there are potential opportunities to safely accommodate and integrate pedestrians, cyclists, and motor vehicles. Conceptual road cross-sections have been prepared to illustrate various design scenarios, which suggest a long-range vision for the potential design of Yarrow Central Road and local roads to improve the overall comfort, accessibility, character and functionality of the streets in the neighbourhood.

**Plan Direction and Content**

- The Plan presents an appropriate and unified vision for the neighbourhood and provides clear direction for future decision-making regarding limited subdivision and associated residential development in Yarrow, with an emphasis on promoting complete and healthy community development.

*Yarrow will remain a close-knit community characterized by its rural lifestyle. Minimal growth will balance this rural character while allowing residents to age in place, accommodate multiple generations, welcome newcomers, and support neighbourhood businesses. Yarrow’s natural amenities, such as parks, trails, and rivers, will be protected. Pedestrian and cycling infrastructure, such as sidewalks and bike lanes, will be created where feasible.*

- Responding to community feedback, Yarrow’s boundaries were expanded and include two sub areas – Town Centre and Majuba Hill – surrounded by the Agricultural Land Reserve and Forest Resource Land.



3.6 The Plan vision is supported by six overarching principles that inform the land use, policy direction, and future decision making and investment in Yarrow:

1. Maintain the rural character;
2. Manage growth within existing servicing capacity;
3. Establish a compact and distinct commercial core;
4. Protect natural assets;
5. Improve comfort, safety and functionality of Yarrow Central Road; and,
6. Continue to build and enhance resident participation in planning processes.

3.7 The Future Land Use Plan provides a long-term perspective and illustrates where in Yarrow to accommodate various land uses in the neighbourhood. A key component of the Plan was the review of land use designations to ensure their alignment with the expectations for the future of Yarrow. This review led to the development of two Yarrow-specific land use designations.

Designation	Objective & Built Form
<p style="text-align: center;"><b>Yarrow Residential</b></p>	<ul style="list-style-type: none"> <li>• To support low density housing with large lots in established residential areas while maintaining the overall form and character of the neighbourhood.</li> <li>• Single detached dwellings and coach houses (minimum lot size 0.2 hectares and connected to Community Water System).</li> <li>• For properties that also have the “Yarrow Commercial Core” designation, commercial development fronting Yarrow Central Road is also permitted as a principal use.</li> </ul> <p>* New residential development will have maximum gross floor area limits that will be added to the R1-A (Urban Residential) Zone, with floor area increases demonstrated through substantiated engineering reports.</p>
<p style="text-align: center;"><b>Yarrow Commercial Core</b></p>	<ul style="list-style-type: none"> <li>• To support small-scale and locally serving commercial development along Yarrow Central Road that contributes to a compact, walkable, and pedestrian-friendly commercial core.</li> <li>• Small scale, ground-oriented commercial buildings, with street facing frontage to support “main street” style pedestrian-oriented development.</li> </ul> <p>* Use and density of new commercial development to be determined through an independent review with substantiating information to ensure: 1) soil capacity in the area and proposed septic system can support increased loading, and 2) adequate water can be supplied by Yarrow Water Works.</p>

3.8 The Plan also has several policies that respond to the servicing constraints identified in the neighbourhood through the planning analysis. These include not supporting communal wastewater treatment or septic disposal systems, and requiring applicants to demonstrate feasibility of uses on a case-by-case basis through an independent review of water and septic services.

## Plan Implementation

3.9 Implementation is the process that moves the Plan from strategy to action. The implementation objectives of the Plan acknowledge the following:

- The Plan is a living document whose implementation includes monitoring and amendments, as needed, over time to respond to emerging community needs and Council priorities, through established public processes.
- The Future Land Use Plan acknowledges that redevelopment timelines are dependent on the market and property owner interest, and that not all properties will be redeveloped.
- Redevelopment will occur as individual land owners determine the viability of redevelopment, in accordance with City policies, plans, and bylaws.

3.10 To support the development application process, applicants will be required to undertake early neighbourhood engagement and are expected to attend the Public Hearing or Public Information Meeting.

3.11 Other implementation tools and processes that support the Plan:

- *Zoning Bylaw:* Following the completion of the Yarrow Neighbourhood Plan, amendments are proposed for the Zoning Bylaw to add maximum gross floor area for residential buildings to ensure they reflect the servicing constraints in the neighbourhood.
- *Delegation Authority Bylaw:* Amendments are also proposed to the Delegation Authority Bylaw to establish a streamlined variance application process that considers variances to the maximum gross floor area for residential buildings, based on substantiated engineering reports.
- *Independent Review:* An independent review of servicing capacity will be required to determine feasibility of changes in the use and density of non-residential development (commercial, industrial, and institutional).
- *Development Variance Permit:* In instances where a standard residential subdivision layout is not feasible, a maximum of one panhandle subdivision may be considered through the issuance of a Development Variance Permit, while meeting standards as detailed in the Plan. In some cases, additional panhandle lots with a single shared access may be considered at the discretion of the City, in addition to meeting further conditions as detailed in the Plan.
- *Road Frontage Upgrades:* Typical road frontage upgrades will occur through subdivision and redevelopment, but additional City investment will be required outside of these areas to bridge gaps, prioritized where maximum overall community benefit can be achieved.

#### 4. FINAL PLAN ADJUSTMENTS

Based on comments made at the May 3<sup>rd</sup> Council meeting, AHDC meeting, as well as feedback from the public engagement, minor amendments have been made to the Plan.

- The Plan's Implementation Table (Section 8) has been finalized and is organized by general themes, summarizes the action items, and assigns a lead, a timeline, and potential partners for implementation. Timelines are based on short (0 – 3 years), medium (4 to 6 years) and long term (7+ years).
- An amendment has been made to the "Yarrow Residential" land use designation and Section 7.4 (Residential) to remove policy language relating to bareland strata development. Upon further review, City Staff determined regulating this form of development through land use was not appropriate, and further studies are required to understand and explore options for regulation through the Zoning Bylaw.
- Policy has been amended under Section 7.7 (Servicing) that outlines the substantiated engineering report requirements for non-residential (commercial, industrial, institutional) development proposals that reviews the servicing capacity to determine feasibility. This policy also outlines criteria to help guide City Staff in their review process.
- Minor spelling, formatting, mapping and image edits.

#### 5. RECOMMENDATION & SUBSTANTIATION:

##### Recommendation:

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2022, No. 5215", a proposed text amendment to include the "Yarrow Neighbourhood Plan" as a new Schedule D-8 in the "2040 Official Community Plan", including relevant text and map changes, be given first and second reading; and further, that a Public Hearing be called for June 21, 2022. (OCP00043)

##### Substantiation:

The Yarrow Neighbourhood Plan sets out planning principles and policies to guide land use and development decisions in the neighbourhood. This document is a resource for Staff, Council, development applicants, and residents alike. Taking into consideration the community values and concerns, the Plan establishes clear expectations with respect to land use and development in this rural neighbourhood. The corresponding text amendments to the overarching OCP have been developed to support the implementation of the Yarrow Neighbourhood Plan by ensuring consistent policy application/interpretation, mapping, and terminology usage.

# maps

ocp

Map 1	City Boundaries and Neighbourhoods
Map 2	First Nation Reserves
Map 3	Urban Growth Boundary
Map 4	ALR
Map 5	Geological Hazard Areas
Map 6	Wildlife Habitat Areas
Map 7	Floodplain
Map 8A	Watercourse Classification
Map 8B	Village West Riparian Setbacks
Map 9	Gravel Resource Areas
Map 10	Species at Risk
Map 11	School Sites
Map 12A	Proposed New Parks
Map 12B	Existing and Proposed Trails
Map 13	Road Network Existing and Proposed
Map 14	Community Water System Existing and Proposed
Map 15	Sewer System Existing and Proposed
Map 16	Storm Drainage System Existing and Proposed

## Land Use Designation Maps











Map 17A	Chilliwack Proper
Map 17B	Proposed Land Use (2040) Sardis-Vedder
<del>Map 17C</del>	<del>Proposed Land Use (2040) Yarrow</del>
Map 17BC	Proposed Land Use (2040) Rosedale
Map 17ED	Proposed Land Use (2040) Greendale
Map 17FE	Proposed Land Use (2040) Rural Areas





City of Chilliwack

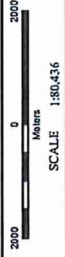
**Legend**

-  CHILLIWACK
-  CHILLIWACK MOUNTAIN
-  EASTERN HILLSIDES
-  GREENDALE
-  PROMONTORY
-  CATTERMOLE
-  ROSEDALE
-  RYDER LAKE
-  SARDIS - VEDDER
-  VILLAGE WEST
-  YARROW

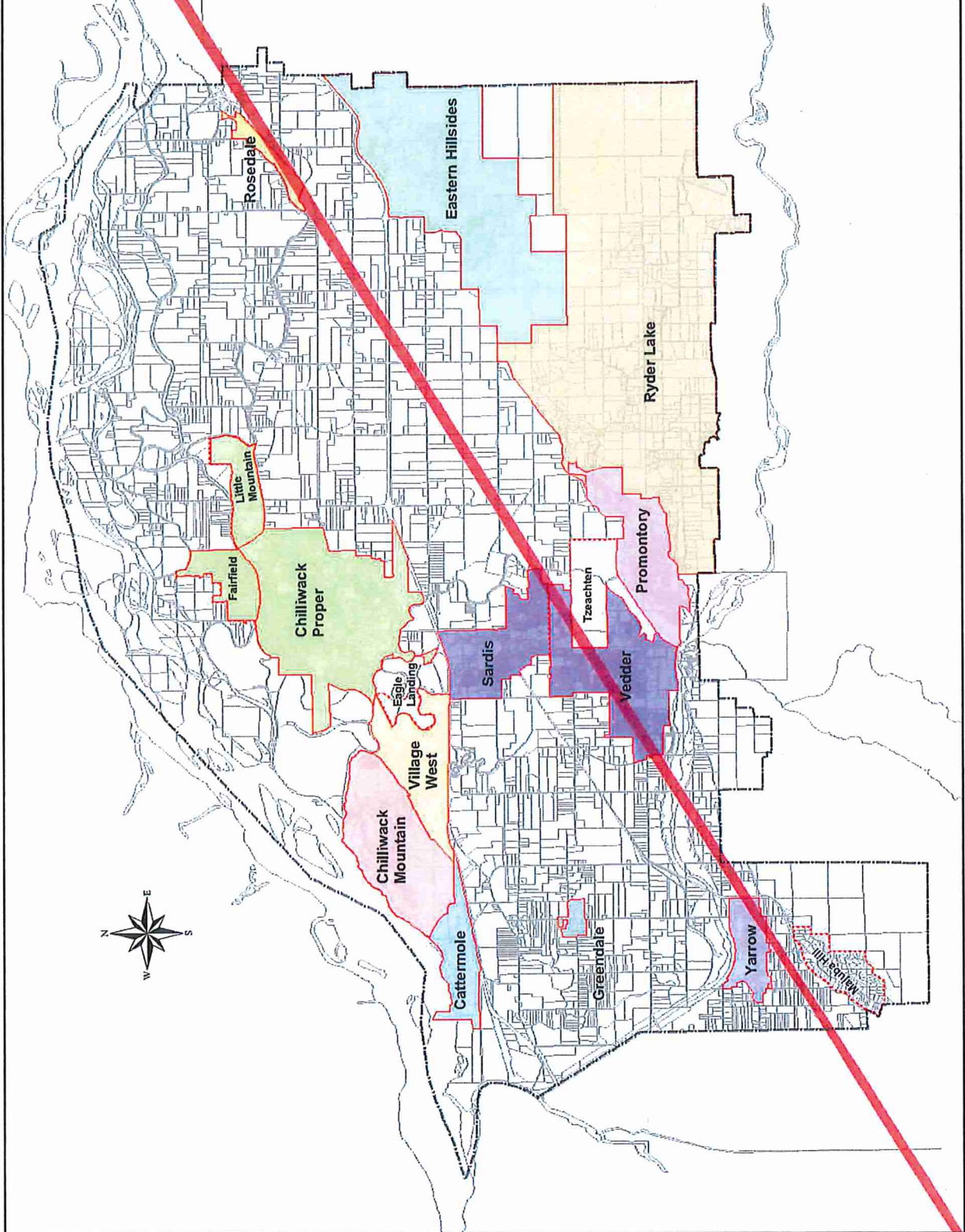
OFFICIAL COMMUNITY PLAN

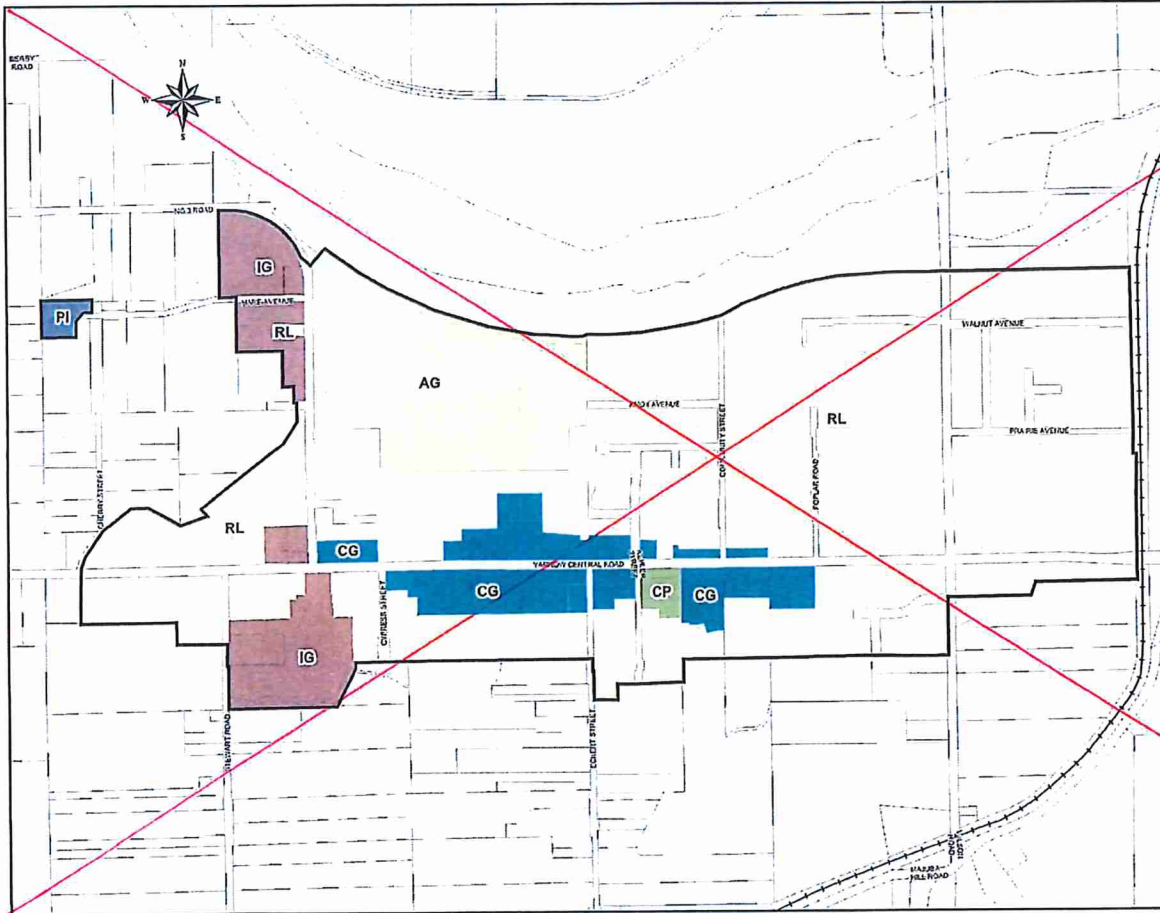
# Neighbourhoods

## MAP 1



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City of Chilliwack

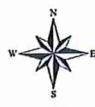
- Legend**
- RL Low Density Residential
  - CP Community Park
  - CG General Commercial
  - IG General Industrial
  - PI Institutional and Civic Use
  - AG Agricultural

**OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Yarrow**

**MAP 17C**



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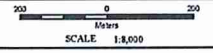


City of Chilliwack

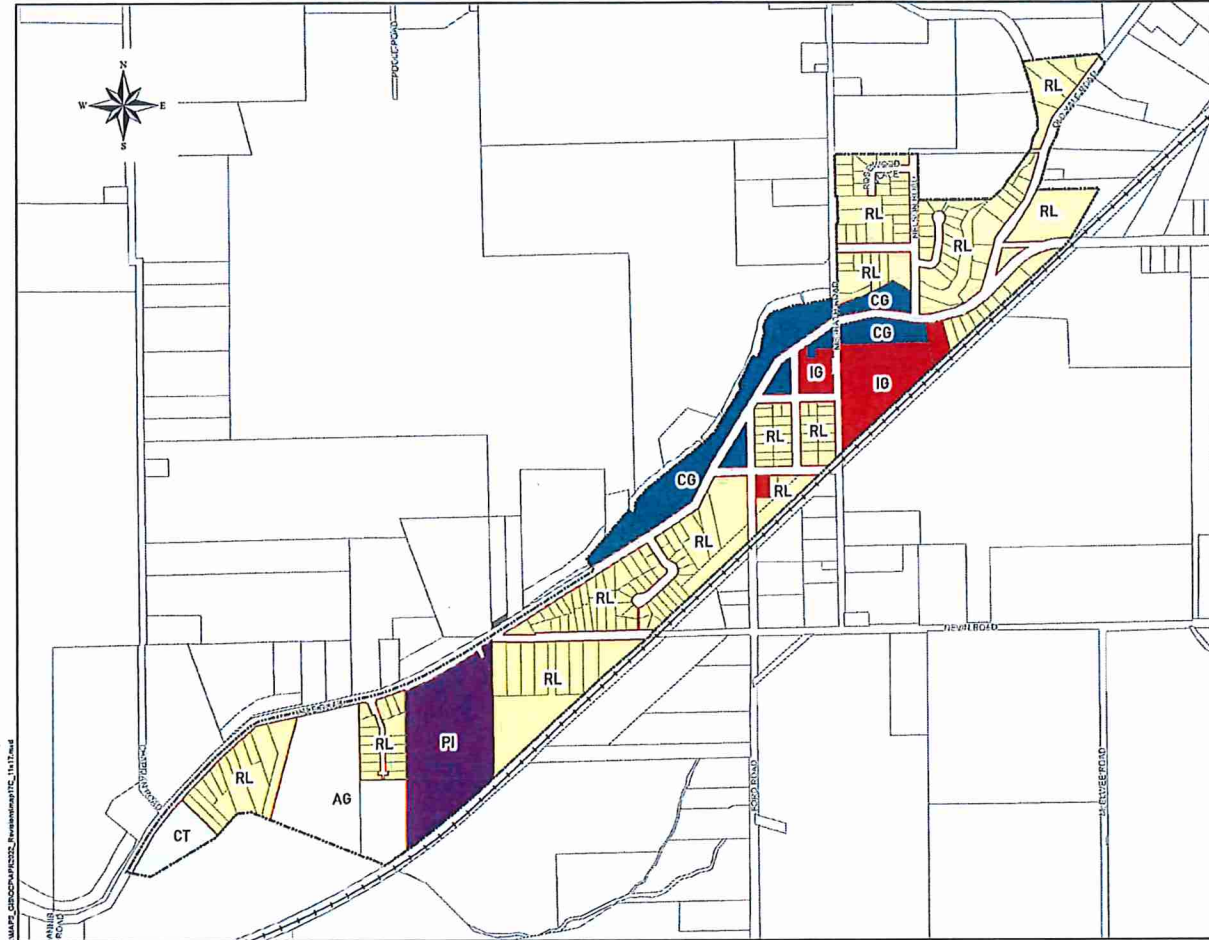
- AG Agricultural
- CG General Commercial
- CT Thoroughfare Commercial
- IG General Industrial
- PI Institutional and Civic Use
- RL Low Density Residential

OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Rosedale

MAP 17BC



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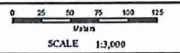


City of Chilliwack

- AG Agricultural
- CG General Commercial
- PI Institutional and Civic Use
- RL Low Density Residential

OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Greendale

MAP 17-ED



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MAPS\_GEOCOMMUNITY\_PlanCommMap17\_1417.mxd



City of Chilliwack

Legend

- RL Low Density Residential
- CT Thoroughfare Commercial
- IG General Industrial
- IGR Gravel & Related Industry
- CDA Comprehensive Development Area
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- R Rural
- FR Forest Resource
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nation Reserve
- WL Water Lots & Islands in the River
- OCF Schedule D Map Boundary

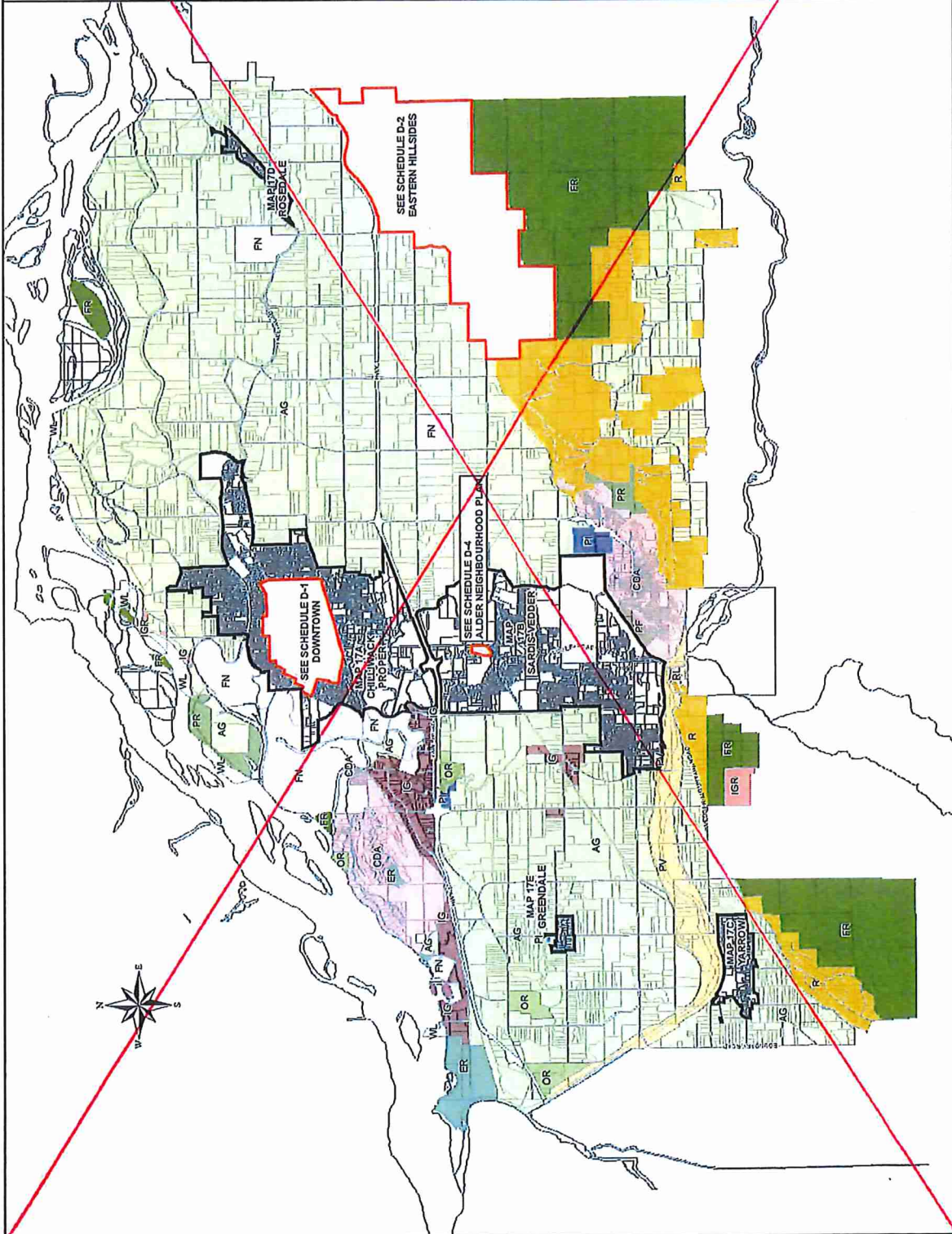
OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Rural Areas

MAP 17F



SCALE 1:80,000

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# schedules **ocp** les

Schedule A - Regional Context Statement

Schedule B - Downtown Design Guidelines

Schedule C - Design Guidelines, Multi-Family Infill Development

Schedule D - Neighbourhood Plans

1. Downtown Land Use and Development Plan
2. Eastern Hillside Comprehensive Area Plan
3. Agricultural Area Plan
4. Alder Neighbourhood Plan
5. Chilliwack Proper and Fairfield Island Neighbourhoods Plan
6. Sardis Neighbourhood Plan
7. South Vedder Neighbourhood Plan
8. **Yarrow Neighbourhood Plan**

Schedule E - Growth Projection Tables

**(All Schedules are located at the end of the report.)**

- Reduce the intensity of densification from the core toward the urban fringe to minimize potential conflict with agricultural uses along the Urban Growth Boundary.
  - Enhance livability and urban design through Design Guidelines pertaining to “form and character” for residential and commercial developments, Complete Community principles and Healthier Community recommendations.
  - Through best practice manuals, neighbourhood plans and community workshops, inform the public and development industry about the attributes and advantages of well-designed densification projects.
  - Research and monitor densification, and promote quality design, while addressing affordability and neighbourhood concerns.
3. Comprehensively Plan Hillside Development
- a. Direct defined growth to designated hillsides that are supported by municipal services and governed by Comprehensive Development Area Plans, including: Promontory, Eastern Hillsides, Chilliwack Mountain and Little Mountain. (in accordance with Schedule E - Growth Projection Tables)
  - b. Through the implementation of the City’s *Hillsides Standards Policy* and the development permit process, ensure that future hillside development respects the unique terrains of the hillsides, remains sensitive to special environmental features, and complies with adopted environmental planning principles, methods and best practices.
  - c. Protect sensitive environmental features through the design guidelines of Development Permit Area 2.
4. Limit Growth in Rural Settlements
- a. Retain the existing Rural Settlement boundaries of Greendale, Rosedale and Yarrow **Town Centre**, and limit future growth to existing development areas.
  - b. Give consideration to mixed use development in designated commercial areas where servicing requirements can be met.
5. Comprehensively plan major community developments
- a. Adopt comprehensive plans for all major community developments to ensure efficient use of land and alignment with OCP and/or neighbourhood planning goals.
  - b. Define development boundaries and overall capacity, and follow **complete community** development principles.
6. Co-ordinate with First Nations
- Work with First Nations to co-ordinate future developments in the City and on First Nation Reserves that share common boundaries, or otherwise affect each other in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, or social/economic/cultural activities.
7. Maintain Ryder Lake as a medium to long term development reserve
- a. Maintain the current rural estate density of Ryder Lake in support of the urban corridor focus growth strategy of this Plan, while preserving this upland area for development prospect consideration beyond 2040.
  - b. Limit small acreage rural and suburban residential development to the current zoning designations and discourage rezoning for a higher density.
  - c. Support appropriate agricultural activities on ALR parcels to maintain agricultural production and preserve the integrity of the uplands as a very long term land reserve.
  - d. Notwithstanding (b) and subject to the conditions in Section 946 of the Local Government Act, give consideration to residential subdivision for the construction of a home for relatives of the concerned property owner.

Inside the centre of Sardis the designations underscore the importance of regional shopping centres to the City's retail trade and economic growth; they intend to accommodate some major scale commercial densification for future growth capacity. Meanwhile, the traditional core of Sardis, whose densification began in the 1990s, will redevelop - both commercially and residentially - in accordance with the Alder Neighbourhood Plan that forms Schedule D-4 of this OCP. The focus of redevelopment is to support core businesses with a strong local population base through higher density residential development, and to ensure safe traffic movement to/from Vedder Road and within the neighbourhood. It will harmonize with the City's vision for Vedder Road and address amenity and urban design issues.

Designations for the Vedder centre aim to support the continuous development of Garrison Crossing and the sizable vacant sites in Vedder East and Vedder West under the guidance of a comprehensive development area or site plan.

These designations reflect the urban corridor concept that is framed by the three main north-south traffic routes, Vedder Road, Evans Road and Chilliwack River Road. This framework, however, has to adjust to the strong presence of the First Nations whose developments are growing in scale, density and servicing needs: they have to be part of the Sardis-Vedder community and within the Urban Growth Boundary. Also within the urban corridor are some ALR parcels. While many of these parcels will continue to be agricultural in use and designation, those on the west side of Sardis and surrounded on three sides by residential subdivision have been a subject of discussion between the City and the Agricultural Land Commission. From a servicing perspective, they have been limiting

Sardis' north-south road connection to the main arterial routes and the servicing mains along Vedder Road and a parallel street. Long term designations for these parcels are pending the outcome of an ongoing dialogue among all stakeholders, including the ALC. In the meantime, they are acknowledged as agricultural land within the Urban Growth Boundary.

### **Yarrow (Map 17C)**

~~With its Eco-Village development, pioneer history, and free-spirited lifestyle, Yarrow has demonstrated another facet of healthy community living. Its settlement boundary is well defined by the ALR and future growth becomes a decision on density and servicing. As the public dialogue on sanitary sewers and density is ongoing, Map 17C primarily upholds the current development situation until a community consensus or preference emerges. At that time, detailed neighbourhood planning would proceed toward the agreed community future.~~

~~The OCP designations as shown on Map 17C represent a refinement of the current community structure and character. They are intended to promote a more focused commercial district, emphasizing its role as a community centre, a market place for local residents and visitors, and a pedestrian friendly and cultural environment. Ultimately, they work toward a healthy community: realizing Yarrow's tourism potential, building a robust local economic base, and enhancing the community's livability with a greater diversity of services, amenities and activities.~~

### **Yarrow (Schedule D-8)**

~~With its Eco-Village development, pioneer history, and free-spirited lifestyle, Yarrow has demonstrated another facet of healthy community living. Its settlement boundary is well defined by~~



the ALR. Minimal growth is envisioned in Yarrow given its rural setting, location outside of the Urban Growth Boundary, and servicing and floodplain constraints. The land use designations of the Yarrow Neighbourhood are presented in the Yarrow Neighbourhood Plan, OCP Schedule D-8.

These OCP designations represent a refinement of the current and future community structure and character. They are intended to promote a more focused commercial district, emphasizing its role as a community centre, a market place for local residents and visitors, and a pedestrian friendly and cultural environment. Ultimately, they work toward a healthy community: realizing Yarrow's tourism potential, building a robust local economic base, and enhancing the community's livability with a greater diversity of services, amenities and activities.

### **Rosedale (Map 17~~DC~~) and Greendale (Map 17~~ED~~)**

Like Yarrow, both the development limits of Rosedale and Greendale are defined by the ALR and their own community vision. As most residents are content with the current development situation and servicing level, the designations in Maps 17~~DC~~ and 17~~ED~~ primarily reflect the status quo – a rural healthy community with an appropriate level of servicing.

### **Agricultural and Rural Areas (Map 17~~FE~~)**

The ALR parcels are subject to the ALC Act and remain designated as Agricultural; this applies to the valley floor and upland ALR lands. The only exceptions would be parcels on which the ALC and the City have agreed for their exclusion in due course. Rural areas refer to locations that lie outside the urban corridors, Yarrow, Rosedale and Greendale; they are not part of the ALR or forest areas, and are predominantly large rural residential

estates and vacant acreages in a natural state.

Except for the downtown core and neighbourhoods whose designations (in particular the high density residential designations) are provided in the Downtown Land Use and Development Plan (Schedule D-1), the land use designations that apply to Maps 17A, 17B, 17C, 17D, and 17E and ~~17F~~ are defined in detail as follows:

**City of Chilliwack**

**Bylaw No. 5215**

**A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2022, No. 5215”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby further amended in OCP Maps cover sheet, Land Use Designation Maps, by deleting the words “Map 17C Proposed Land Use (2040) Yarrow” in its entirety, and renumbering the existing Land Use Designation Maps accordingly, wherever they may appear.
3. Said Bylaw is hereby further amended in OCP Maps by deleting Map 1 Neighbourhoods, attached thereto in its entirety, and substituting with a new Map 1 Neighbourhoods, attached hereto and forming part of this Bylaw; and further, by deleting Map 17C Proposed Land Use (2040) Yarrow, in its entirety, and renumbering the existing Land Use Designation Maps accordingly.
4. Said Bylaw is hereby further amended in OCP Maps, Land Use Designation Maps, by deleting Map 17F attached thereto in its entirety, and substituting with a new Map 17E Proposed Land Use (2040) Rural Areas, attached hereto and forming part of this Bylaw.
5. Said Bylaw is hereby further amended in OCP Schedules, Schedule D – Neighbourhood Plans Cover sheet by adding a new Subsection, as follows:

“8. Yarrow Neighbourhood Plan”

6. Said Bylaw is hereby further amended in Section 4 GOALS, OBJECTIVES AND POLICIES, Subsection GOAL 1 – MANAGE GROWTH RESPONSIBLY, Paragraph 4 POLICIES, Subparagraph a. “Limit Growth in Rural Settlements”, Clause a., by adding the words “Town Centre” after the word “Yarrow” and before the words “, and limit”.
7. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Subsection LAND USE DESIGNATION STRATEGY OVER-VIEW BY AREAS, by deleting Paragraph Yarrow (Map 17C) in its entirety and substituting with the following:

“Yarrow (Schedule D-8)

With its Eco-Village development, pioneer history, and free-spirited lifestyle, Yarrow has demonstrated another facet of healthy community living. Its settlement boundary is well defined by the ALR. Minimal growth is envisioned in Yarrow given its rural setting, location outside of the Urban Growth Boundary, and servicing and floodplain constraints, The land use designations of the Yarrow Neighbourhood Plan are presented in the Yarrow Neighbourhood Plan, OCP Schedule D-8.

These OCP designations represent a refinement of the current and future community structure and character. They are intended to promote a more focused commercial district, emphasizing its role as a community centre, a market place for local residents and visitors, and a pedestrian friendly and cultural environment. Ultimately, they work toward a healthy community: realizing Yarrow’s tourism potential, building a robust local economic base, and enhancing the community’s livability with a greater diversity of services, amenities and activities.”

8. Said Bylaw is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Subsection LAND USE DESIGNATION STRATEGY OVER-VIEW BY AREAS, Paragraph Agricultural and Rural Areas (Map 17F), by inserting the word “, and” after the figure “17D” and before the figure “17E”; and further, by deleting the words “and 17F” after the figure “17E” and before the words “are defined”.
9. Said Bylaw is hereby further amended in OCP Schedules, Schedule D – Neighbourhood Plans, by adding the “Yarrow Neighbourhood Plan”, attached hereto as Schedule “A” and forming part of this Bylaw.

Received first and second reading on the  
Public hearing held on the  
Received third reading on the

Consultation Process considered by Council on the 3<sup>rd</sup> day of May, 2022.

Received adoption on the

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Mayor

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Corporate Officer



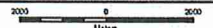
City of Chilliwack

- CATTERMOLE
- CHILLIWACK MOUNTAIN
- CHILLIWACK PROPER
- EASTERN HILLSIDES
- FAIRFIELD
- GREENDALE
- LITTLE MOUNTAIN
- PROMONTORY
- ROSEDALE
- RYDER LAKE
- SARDIS
- VEDDER
- VILLAGE WEST
- YARROW

OFFICIAL COMMUNITY PLAN

Neighbourhoods

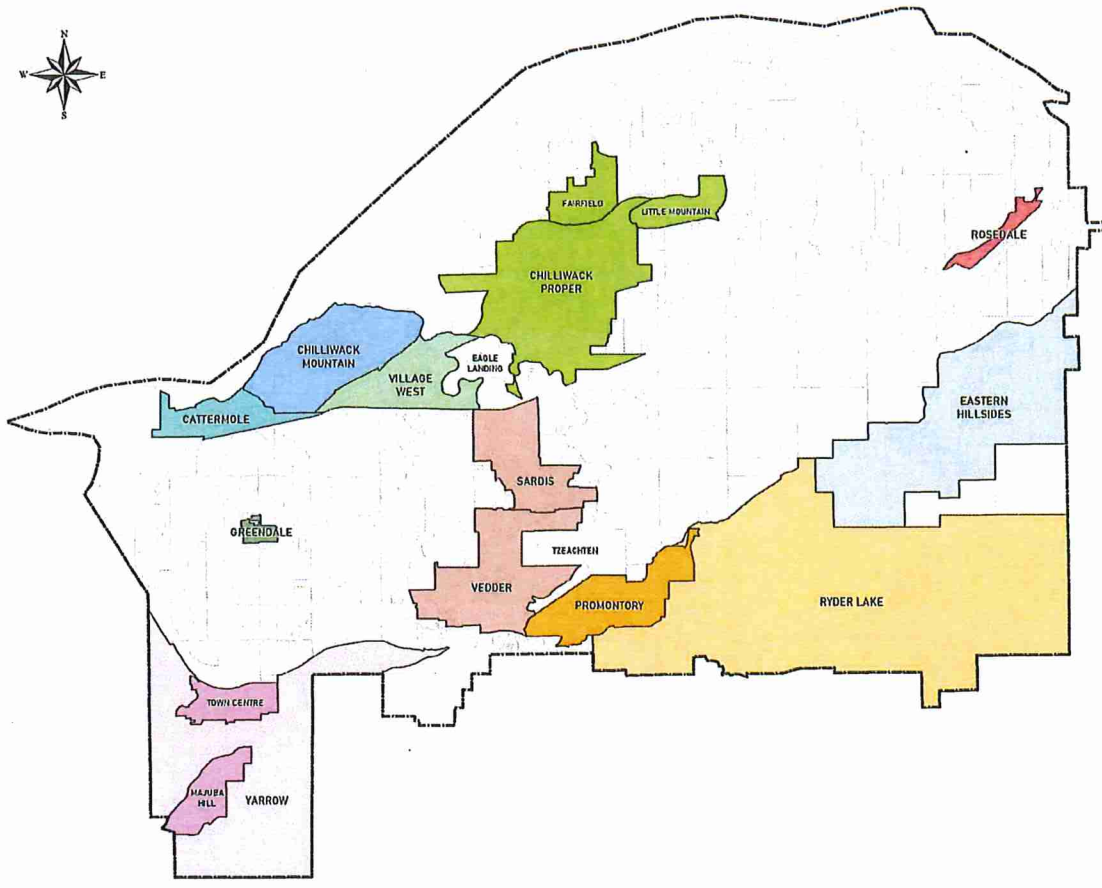
MAP 1

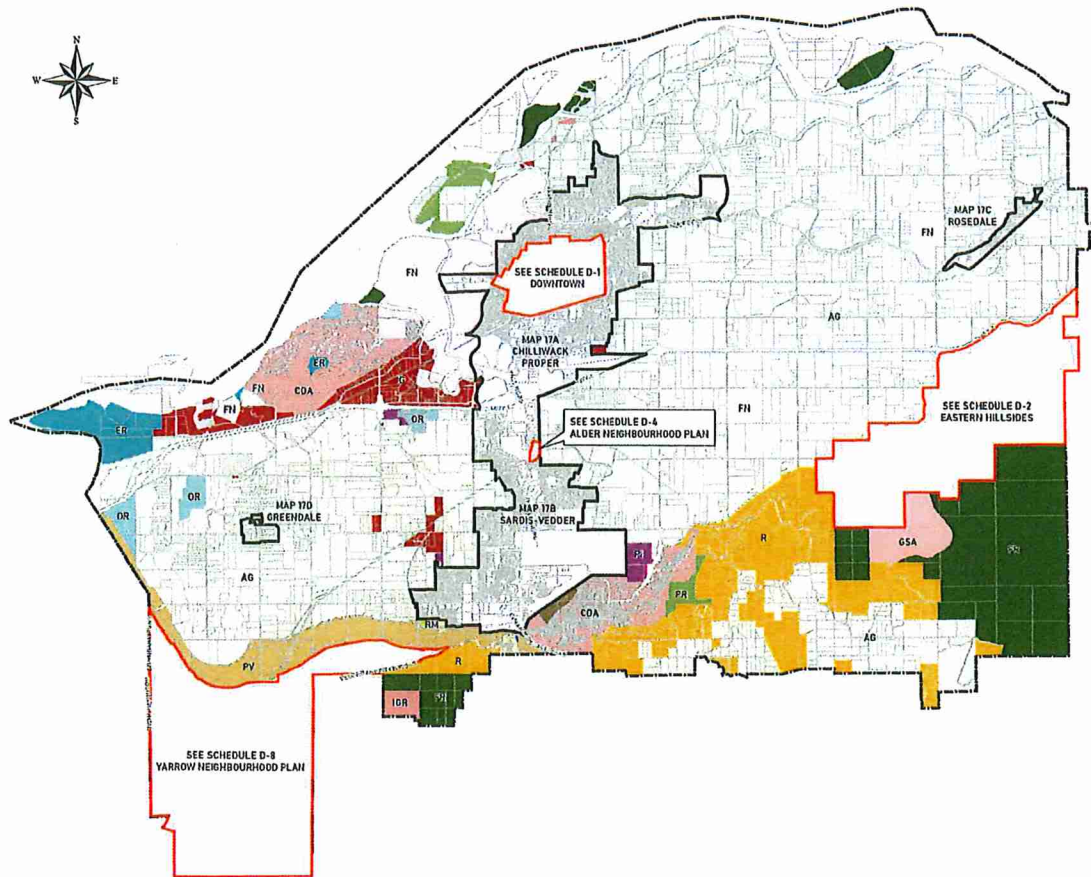


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City of Chilliwack

- No Build Area
- Geologically Sensitive Area
- IGR Gravel and Related Industry
- WL Water Loos and Islands
- RM Medium Density Residential
- RL Low Density Residential
- CG General Commercial
- CT Thoroughfare Commercial
- IG General Industrial
- CDA Comprehensive Development Area
- PA Airport
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- R Rural
- FR Forest Resource
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nations
- CCP Schedule D Map Boundary

OFFICIAL COMMUNITY PLAN  
Proposed Land Use (2040)  
Rural Areas

MAP 17E

2 0 2  
Kilometers  
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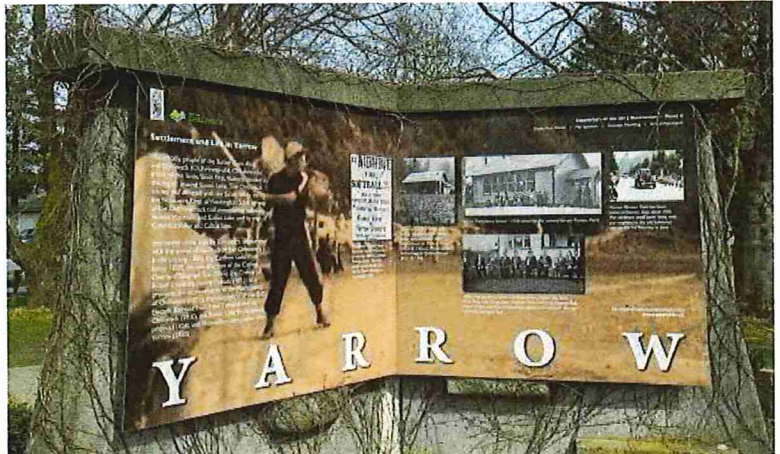
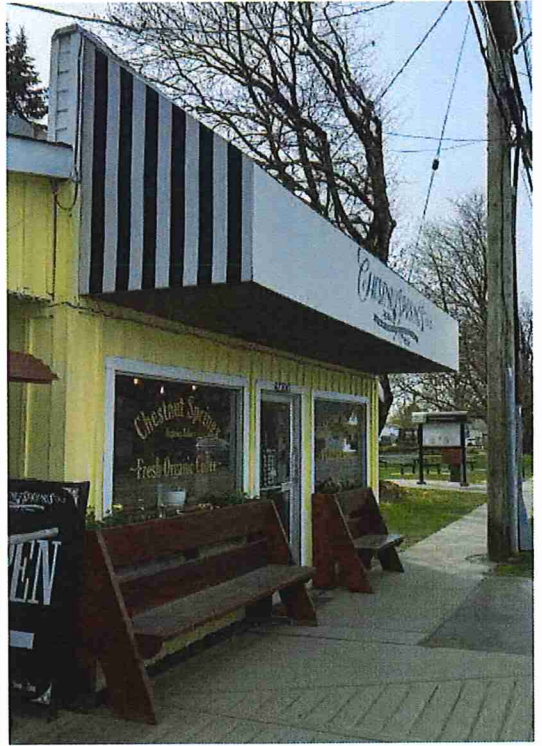
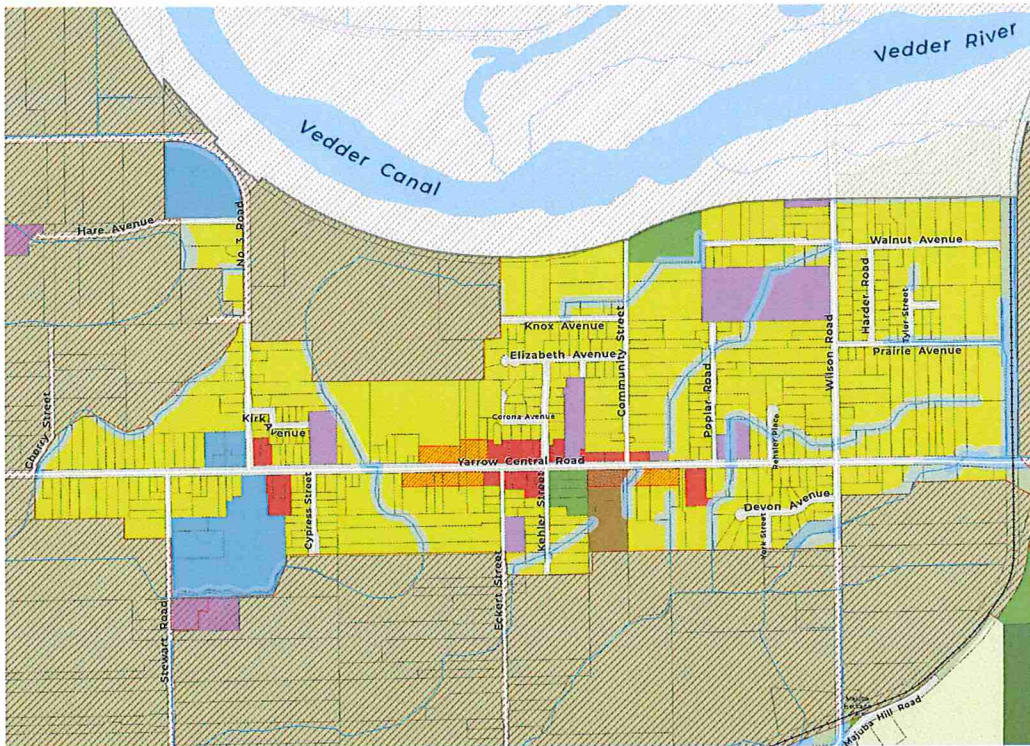
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CITY OF CHILLIWACK

# YARROW NEIGHBOURHOOD PLAN

JUNE 2022



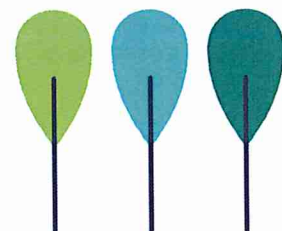
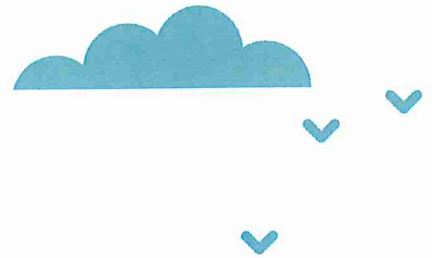
# YARROW NEIGHBOURHOOD PLAN

JUNE 2022

PREPARED BY

**URBAN**  
SYSTEMS

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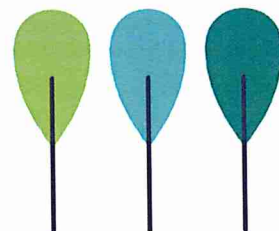




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# 01.

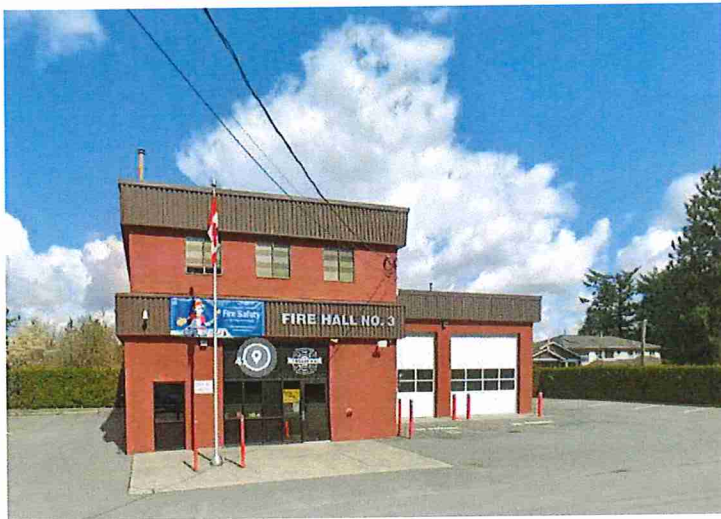
## INTRODUCTION

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The City of Chilliwack's long-range growth management strategy for all areas of the municipality is documented in the 2040 Official Community Plan (OCP). The OCP provides key objectives and policy direction for different land uses at a City-wide scale. Neighbourhood planning is the process of achieving the overarching City-wide objectives and policy direction at a local scale through the development of neighbourhood-specific land use strategies. Neighbourhood planning creates more livable communities by incorporating the local knowledge of the neighbourhood to address broader community needs.

## INTRODUCTION

The OCP defines Yarrow as a rural community that is expected to see limited future growth. Future growth in Chilliwack will instead be directed to other neighbourhoods located within the City's Urban Growth Boundary. The purpose of the Yarrow Neighbourhood Plan is to explore and determine how and where limited growth can be accommodated while reinforcing the community's rural character and natural setting. The Plan presents an appropriate, unified vision for the neighbourhood and provides clear direction for future decision-making regarding limited subdivision and associated residential development in Yarrow, with a strong emphasis on promoting complete and healthy community development.





The Yarrow Neighbourhood Plan outlines planning principles and policies to guide decisions on land use and development in Yarrow. This document serves as a framework for City staff, Council, industry professionals and residents to refer to when considering the future of the neighbourhood. Other City plans, bylaws, and policies that inform decision-making and have supported the development of the Yarrow Neighbourhood Plan include:



The Plan is the product of a comprehensive planning process and is intended to be a living document that is monitored throughout implementation and amended, as needed, to reflect emerging community needs and opportunities.

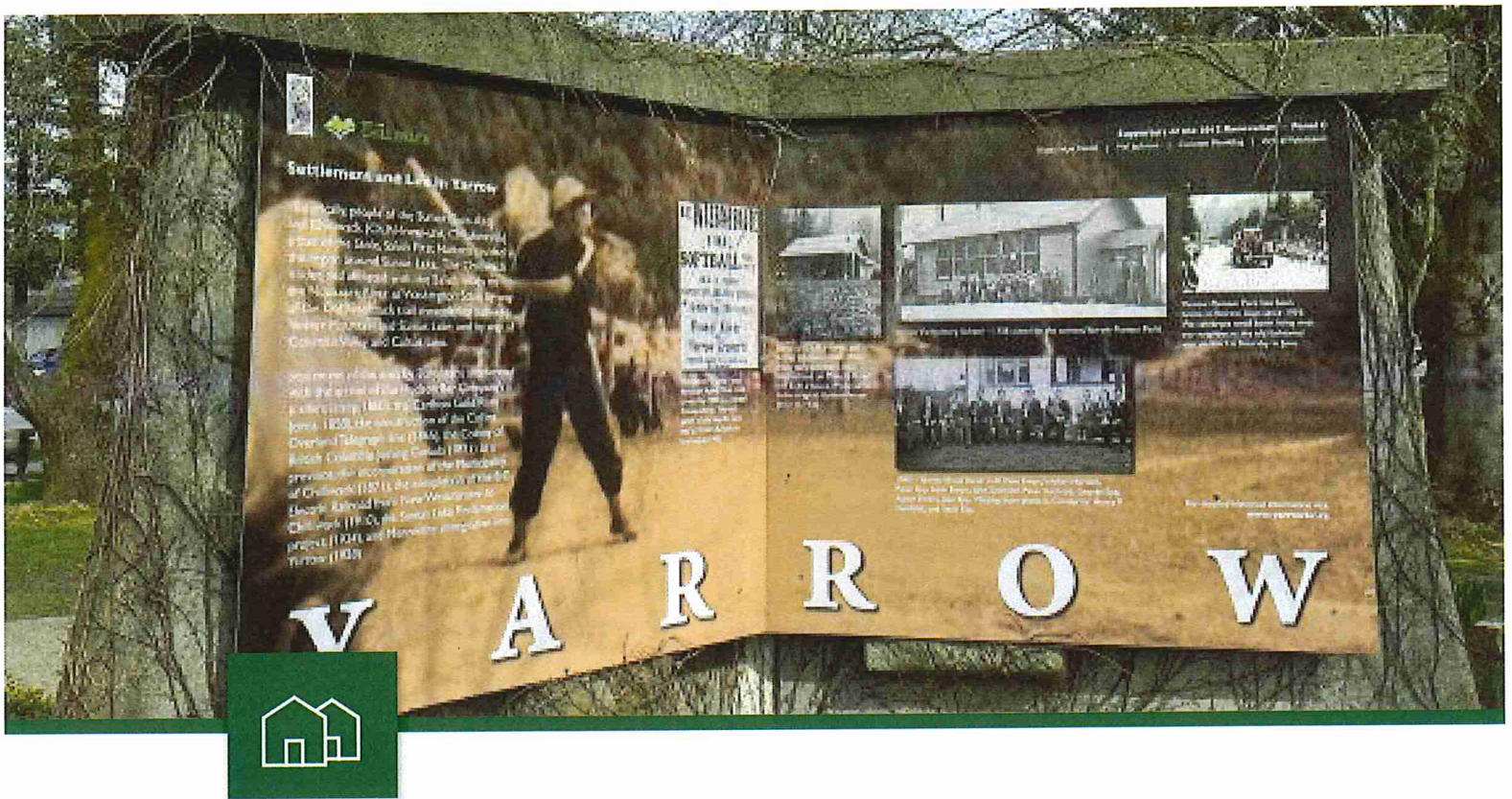
## 1.1 WHY ARE NEIGHBOURHOODS IMPORTANT?

Neighbourhoods are the hearts of the city. They are the places where we live, gather with family and friends, and enjoy activities that connect us to our community and surroundings. Broader community health and well-being is highly dependent upon what happens in our neighbourhood.

Each neighbourhood is unique, and its residents have diverse values and priorities. Planning at a neighbourhood scale allows for the completion of detailed analyses to ensure that local needs are met through appropriate, localized initiatives, and that the Plan's neighbourhood vision accurately reflects community sentiment.

Despite their differences, neighbourhoods do not function in isolation. Neighbourhoods are components of a much broader network of settlements that form our cities. The streets, sidewalks, and pathways extend beyond the borders of the Neighbourhood Plan area and connect to adjacent communities. It is integral to consider the broader community context when planning for the future of the Yarrow Neighbourhood.





## 02.

# NEIGHBOURHOOD CONTEXT

Located on the traditional and unceded lands of the Stó:lō (stah-lo) people, the neighbourhood now known as Yarrow was first home to the peoples of the Ts’elxwéyeqw (Ch-ihl-kway-uhk) Tribe. The Stó:lō people maintain contemporary connections to the ancestral lands and waters of the area for ongoing cultural, ceremonial, and livelihood purposes.

The Yarrow Neighbourhood is located in southwestern Chilliwack. The neighbourhood boundary is defined by the municipal boundary to the south, east and west. To the north, Yarrow’s boundary is defined by the Vedder River. The Great Blue Heron Nature Reserve, Browne Creek Wetlands, and Vedder Mountain create a dramatic natural setting that adds to Yarrow’s character.

Yarrow is comprised of two sub areas (Yarrow Town Centre and Majuba Hill) surrounded by Agricultural Land Reserve (ALR) and Forest Resource Land. Yarrow Town Centre is the basis of this Plan and the focus of all planning analyses. The policies and land use designations outlined in this Plan apply specifically to Yarrow Town Centre. Policies and land use designations that apply to Majuba Hill and surrounding lands are guided by the policies and designations outlined in the overarching OCP.



## 2.1 SUB AREAS IN THE YARROW NEIGHBOURHOOD

The sub areas in Yarrow are boundaries created to help characterize the different areas of the neighbourhood, differentiate between their distinct land uses and development patterns, and to understand how they function.



### YARROW TOWN CENTRE

Yarrow Town Centre forms the core of the Yarrow Neighbourhood. The Town Centre contains most of the residential, commercial, institutional, and industrial and some agricultural uses in Yarrow that serve residents of the neighbourhood. The Town Centre is located on the northern periphery of the neighbourhood boundary, immediately south of the Vedder River, and surrounded by ALR land on all sides.



### MAJUBA HILL

Majuba Hill is located in the City of Chilliwack's rural hillsides. The sub area is characterized by residential uses on large, rural properties and serves as a gateway to recreational trails on Vedder Mountain. Given Majuba Hill's lack of commercial and institutional uses, residents of Majuba Hill rely on access to the Yarrow Town Centre and other neighbourhoods in the City of Chilliwack to meet their day-to-day needs.

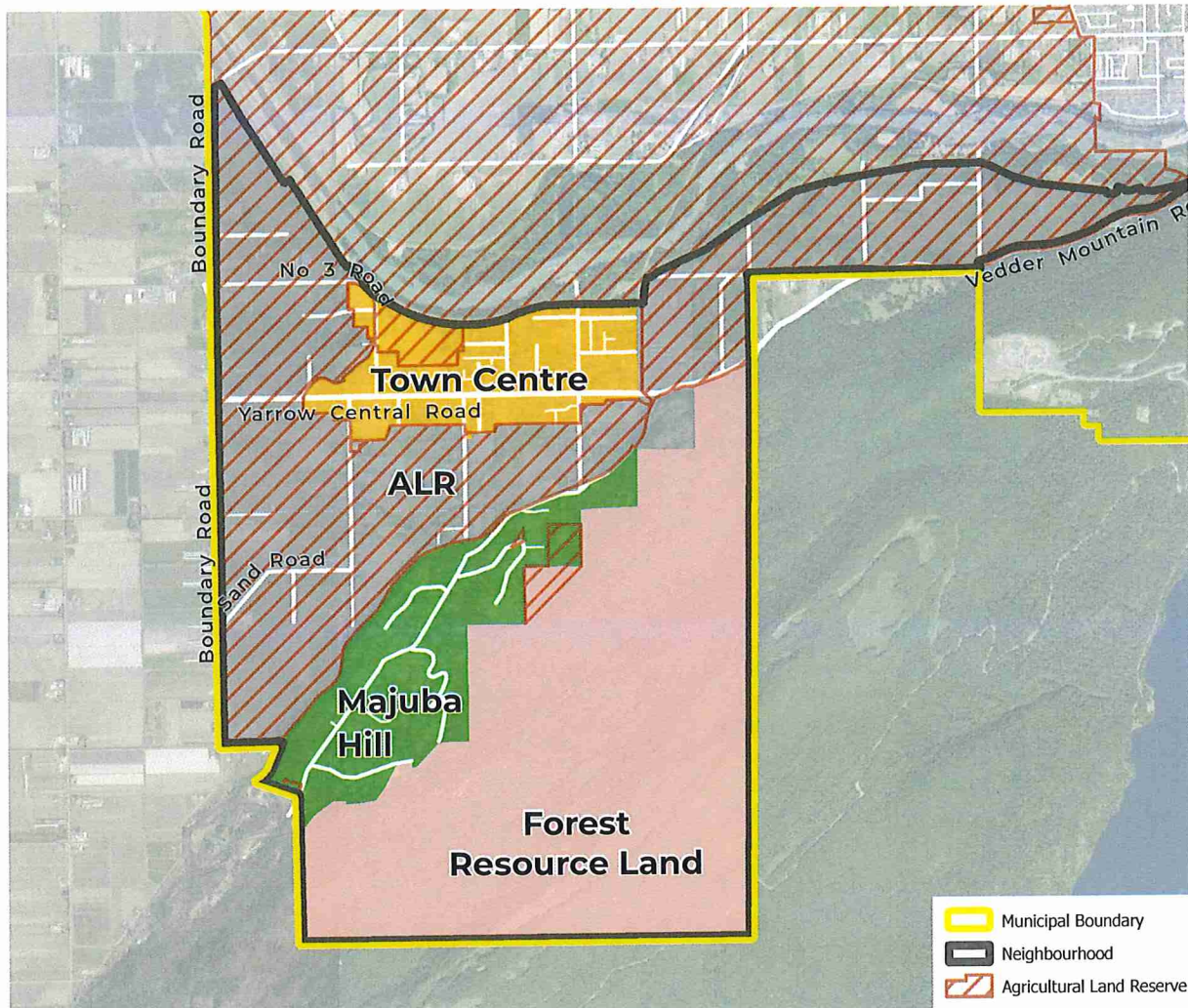


### AGRICULTURAL LAND RESERVE (ALR) & FOREST RESOURCE

Lands that lie outside of the Yarrow Town Centre and Majuba Hill are designated as Agricultural and Forest Resource lands. Agricultural lands lie to the north and west of Majuba Hill and are located within the ALR. Forest Resource lands lie to the south and east of Majuba Hill and are part of Vedder Mountain.



## YARROW NEIGHBOURHOOD



Yarrow's rural character is defined by its small-town feel, access to nature, and close-knit community. Many residents of Yarrow have long ties to the neighbourhood. The neighbourhood's location is well suited to accessing nearby trails, waterways, and other opportunities for outdoor recreation. Yarrow Central Road forms the main corridor within Yarrow Town Centre and serves as a key connector for movement in and out and through Yarrow.

The OCP anticipates overall growth in Chilliwack and provides a framework for growth management to guide densification along urban corridors and the accommodation of existing and new residents through infill and redevelopment. While this growth is anticipated in most neighbourhoods, minimal growth is envisioned in Yarrow given its rural setting outside of the Urban Growth Boundary, and servicing and floodplain constraints.





## NEIGHBOURHOOD CONTEXT

As a rural community, Yarrow is currently serviced by Yarrow Water Works (YWW), a community-based water system, and private lot-by-lot based septic systems. As community water services to the area are not provided through the municipal network, the quantity of water available in the neighbourhood for commercial and industrial fire-protection purposes is limited to what YWW can provide.

There are no plans to extend municipal services to Yarrow. In 2015, the City's Sanitary Sewer Bylaw was amended to allow lots of 0.2 hectares when connected to community water, to be created in areas not connected to sanitary sewer. (Previously, the minimum lot size for properties not connected to sanitary sewer was 1 hectare). This bylaw change has been the catalyst for several subdivisions in Yarrow.

Yarrow is situated within the floodplains for the Fraser River and Vedder River. To minimize the risk to the community from floods on these river systems, there is an extensive diking system in place, which is managed by the City.

Rural communities such as Yarrow are at highest risk of flooding; should there ever be a flood and the dike fails, an average flood depth of 4 metres is projected in this area. This limits the form of development and typically pushes new development to the maximum 10 metre height limit within residential zones; whereas, the height of past development (pre-floodplain requirements) was much lower.

Groundwater levels are high on a year-round basis due to the low lying, flat nature of the area, and its proximity to the Vedder River and several fish bearing streams. The soil and high water table cannot support a significant increase in septic system loading, which can also introduce nutrients and pathogens to groundwater and nearby streams.





## 2.2 A RURAL COMMUNITY

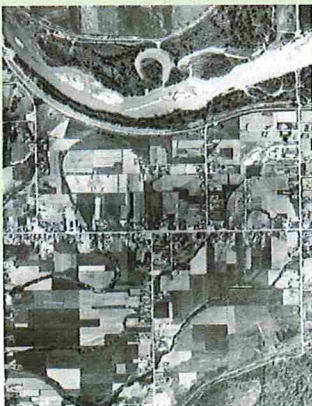
Yarrow is a small neighbourhood with a population of approximately 3,300 people. With its Ecovillage development, pioneering history, and free-spirited lifestyle, Yarrow is a unique neighbourhood with a longstanding history that brings civic pride.

Yarrow was once adjacent to Sumas Lake, which encompassed an area of approximately 36 km<sup>2</sup> (8,896 acres). Sumas Lake was eventually drained in 1924, effectively supporting agricultural production and human settlement. This resulted in a complete transformation of the area. A community water system, supplied by Yarrow Water Works (an Improvement District), was eventually brought to the neighbourhood in 1944. Yarrow Central Road was eventually paved in 1946, with sidewalks constructed on the south-side two years later.

The provincial Agricultural Land Reserve (ALR) was established across B.C. between 1973 and 1976 to protect agricultural land from urban growth. The presence of ALR Land, including servicing limitations, continues to impact the neighbourhood's development patterns by containing development largely along Yarrow Central Road and branching off onto nearby local roads. Further to the south on the hillside of Vedder Mountain, lies another small rural settlement, known as Majuba Hill. With limited services available in Yarrow, the aerial photos demonstrate the slow growth and change over time.

### EVOLUTION OF YARROW TOWN CENTRE

1954



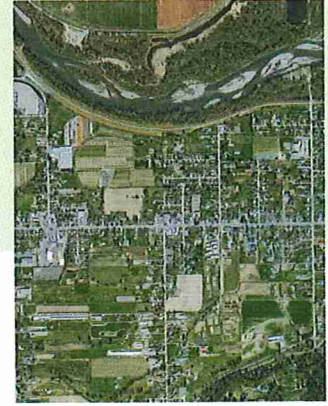
1983



2000

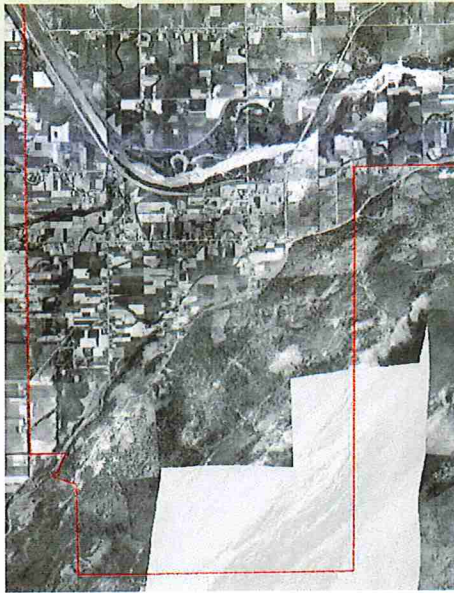


2021





### 1954 YARROW



### 2021 YARROW



## EVOLUTION OF YARROW

2010.031.001 - View of Yarrow  
Central Road [ca.1950s]

Current development includes single detached dwellings, some mobile homes and accessory dwelling units sited on small to large properties in the Town Centre and Majuba Hill. Exclusive to the neighbourhood is Yarrow Ecovillage, which is a cohousing and organic farming operation that is comprised of townhouses, duplexes, and single detached homes. Retail, restaurants, and vehicle-oriented commercial uses front onto Yarrow Central Road. Large industrial developments also front onto Yarrow Central Road as well as No. 3 Road.

Notable individuals and landmarks in the history of Yarrow include:

- Volkert Vedder, who pre-empted land adjacent to Sumas Lake in 1862
- B.C. Electric Railway (now known as the B.C. Hydro Railway, Southern Railway of B.C.), built in 1910 and established a vital transport link between Chilliwack and Vancouver
- Old Yale Wagon Road (est. 1865), declared a municipal heritage site in 1983
- Majuba Hill Post Office (est. 1900), declared a municipal heritage site in 1983
- Siddall home and store
- Yarrow Pioneer Park
- Mennonite Brethren Church
- Yarrow Community Centre





## 03.

# PLANNING ANALYSIS

---

To ensure a comprehensive understanding of how Yarrow functions, various aspects of the neighbourhood were analyzed. Key components such as servicing, subdivision, mobility and transportation, and land use were assessed to determine potential opportunities and challenges associated with future development and neighbourhood priorities in Yarrow.

The planning analysis was supported by regular inter-departmental working group sessions with City of Chilliwack staff to build a common understanding of the issues related to land use and policy direction. The sessions with City staff brought together critical input from various departments, providing an opportunity to work through challenges collaboratively and to determine appropriate solutions to guide neighbourhood growth.



### 3.1 SERVICING CONSTRAINTS

The Yarrow Neighbourhood is serviced by a lot-based septic system and a community water supply that is managed by Yarrow Water Works (YWW). There are no plans for municipal sewer and water services to be extended to Yarrow in the future. Dependence on the existing sewer and water infrastructure limits the capacity for growth in the neighbourhood.

Additionally, the fire flow capacity of the existing water supply is not sufficient to service higher density and certain forms of development, such as large-scale commercial properties or vertical mixed-used development. While significant growth is not anticipated in Yarrow, understanding servicing constraints and their limitations on growth, density and land use is a key aspect of this Plan.

Any new development (residential or non-residential) is dependent upon the existing capacity of the water supply and the ability to accommodate the addition of a private septic system on the lot. The density limit of any non-residential development will need to be determined on a case-by-case basis that considers the intended land use and appropriate servicing requirements for that use. The ability to accommodate future residential development will be based on lot area and the corresponding servicing capacity of that lot as informed by the City's Engineering Department's technical review and where established in the Zoning Bylaw.

The analysis of servicing constraints included a technical review completed by the City to develop a better understanding of the cumulative impact of subdivision and increased residential development on existing infrastructure.



#### KEY TAKEAWAYS

---

- The gross floor area of future residential development will be based on a graduated scale associated with lot area to manage servicing requirements.
- Form and density of non-residential development (commercial, industrial, and institutional) will be established on a case-by-case basis to ensure it can be accommodated within existing servicing constraints.



## 3.2 SUBDIVISION

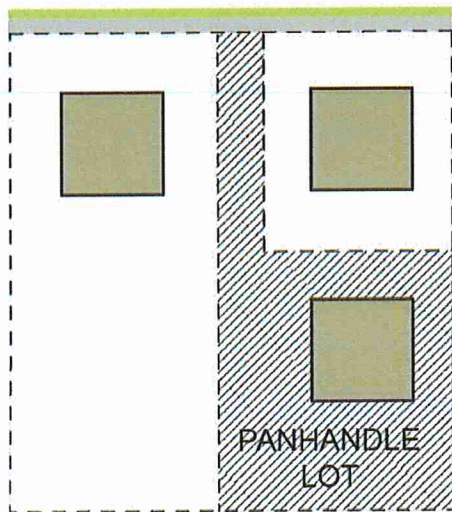
The City's Sanitary Sewer System Regulation Bylaw update in 2015 and corresponding changes to minimum lot area requirements in the Zoning Bylaw have enabled some residential subdivision and property redevelopment throughout Yarrow. These subdivisions have been occurring in an organic fashion, resulting in varied lot configurations and development patterns. Without guidance, continued subdivision could negatively impact the relationship between old and new development (i.e., building siting), access to new residential development, and the overall rural character of the neighbourhood.

The subdivision assessment included a review of the number of residential properties in Yarrow that have the potential to subdivide based on existing lot sizes. Recent development applications were also reviewed to understand how subdivisions are occurring in the neighbourhood and to identify potential opportunities to create more cohesive and consistent lot patterns and configurations.



## PLANNING ANALYSIS

Panhandle subdivisions are one of the few ways to accommodate additional residential development. A panhandle lot is created when a large property is subdivided to include a separate property/development behind the existing development that is accessed by a narrow strip of land. Many property owners wish to keep the existing home and construct a second home, on a separate lot, for family members or to sell off entirely. In many cases, panhandle subdivision is the best way to achieve this type of development. However, panhandle subdivisions have also presented the neighbourhood with some challenges and raised concerns from residents regarding:



- Impact on density, rural character, and potential loss of privacy in adjacent rear yards
- Access to multiple driveways, especially if blocked by the placement of waste receptacles
- Impact on waste collection
- Reduced visibility and potential vehicle conflict where narrow access strips are located next to existing driveways

These challenges are amplified when more than one lot is accessed off a panhandle.

The key intent of the Plan is to clarify expectations for subdivision through the provision of policies related to location and density.



## KEY TAKEAWAYS

- At the time of writing this Plan, there are approximately 60 properties in Yarrow zoned for residential use with a lot size exceeding 0.4 hectares, connected to community water, and the potential to subdivide, which typically requires a Development Variance Permit process to vary minimum lot dimensions.
- Panhandle development may be the only viable way to facilitate some subdivisions and achieve a standard lot width (outside of the access strip) on lots that are large enough to subdivide but are narrow in width.



### 3.3 MOBILITY & TRANSPORTATION

Yarrow's current road network is disconnected and can prove challenging to navigate with many roads terminating in cul-de-sacs or dead ends. The assessment of future subdivision in Yarrow also explored the potential for provision of infrastructure and improved connectivity through more comprehensive development patterns. This includes identifying viable locations for infrastructure improvements to support safe pedestrian, cyclist, and vehicle mobility.

Yarrow Central Road and several local roads were assessed to determine potential infrastructure upgrades or re-imagined cross-sections. Yarrow Central Road functions as the primary thoroughfare for movement in and out of Yarrow, supporting vehicles, cyclists and pedestrians and is used both by residents and visitors. Local roads that provide access to community destinations (such as schools and parks) or that present circulation issues (i.e., dead-end streets) were also assessed.





## PLANNING ANALYSIS

Community feedback identified a desire to improve pedestrian and cyclist comfort and safety along Yarrow Central Road and certain local roads. Currently road frontage upgrades occur on a lot-by-lot basis, when improvements are required as properties develop. To support the analysis, conceptual designs of appropriate cross-sections for Yarrow Central Road and local roads were prepared (see Section 7.3).

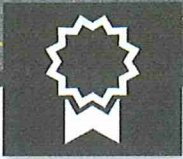
Feedback also included concerns over summer traffic volumes accessing Cultus Lake through Yarrow Town Centre. Vedder Road through Sardis-Vedder, and Yarrow Central Road through Yarrow, will continue to be the access routes to Cultus Lake. The summer traffic may provide businesses with the ability to draw on visitor spending.



### KEY TAKEAWAYS

---

- New development helps to pay for and maintain the infrastructure systems that support community growth through financial tools such as Development Cost Charges and School Acquisition Charges. These contributions assist the City with the capital costs of providing, constructing, altering, or expanding services (i.e. roads), directly or indirectly, impacted by new development. The limited potential for new development in Yarrow greatly reduces the opportunity and financial viability to gain new road connections through redevelopment. In some cases, the acquisition of a city road at standard lane width would reduce lot area and preclude some parcels from subdivision.
- Mobility and transportation improvements need to demonstrate a high overall community benefit and future financial resources.



## 04.

# CURRENT NEIGHBOURHOOD PERSPECTIVES & VALUES

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The development of a comprehensive neighbourhood plan requires input from residents and stakeholders. Throughout the planning process, multiple forms of engagement were conducted to understand the current perspectives and values of Yarrow community members. This feedback shaped the vision for the future of Yarrow and guided the development of appropriate policies and land uses.

With the launch of the neighbourhood planning process in Spring 2021, the City shared information online and through various social media channels to inform all residents, property owners, businesses, and other stakeholders about the project and invite them to participate. A project webpage was created on Engage Chilliwack to serve as a central forum for all project-related communications and materials. The site included background information on the project, Frequently Asked Questions, outlined opportunities for engagement and offered the option for the public to ask questions about the project and submit feedback.

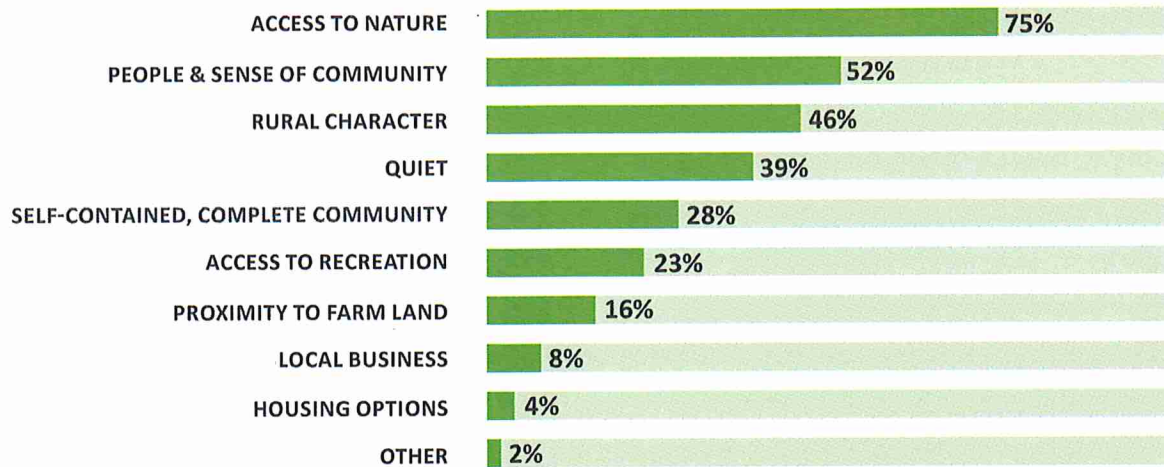


Key engagement opportunities for the Yarrow Neighbourhood Plan included an online community survey, two virtual community meetings, and a final open house. City of Chilliwack staff also attended the Yarrow Annual General Meeting (AGM) on April 12, 2022, and were on hand to respond to questions on the Yarrow Neighbourhood Plan project.

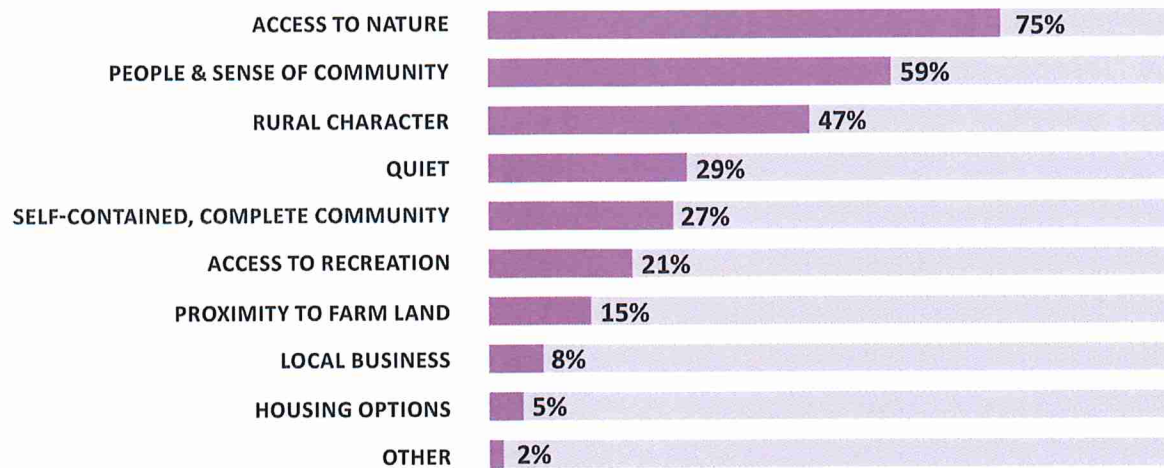
## 4.1 COMMUNITY SURVEY

A community survey was launched in Summer 2021 to provide community members with an opportunity to share their vision and goals for the future of the neighbourhood. A total of 196 respondents completed the survey.

### WHAT DO YOU VALUE MOST ABOUT YOUR NEIGHBOURHOOD?



### WHAT DO YOU THINK ARE THE MOST IMPORTANT PRIORITIES FOR YARROW?





## 4.2 VIRTUAL COMMUNITY MEETINGS

Two virtual community meetings were held in Fall 2021. These events provided participants with the opportunity to learn about the project and to discuss the following key themes: Residential Development, Commercial and Industrial Development, Yarrow Central Road, Mobility, and Environmental Protection, Recreation and Community Amenities. A total of 19 participants attended the community meetings.

Feedback from the community meetings was carefully reviewed and summarized according to the following overarching themes and sub themes:



### RESIDENTIAL DEVELOPMENT

- Servicing constraints and capacity
- Zoning, density and new development
- Rural character



### COMMERCIAL & INDUSTRIAL DEVELOPMENT

- Conflicting land uses and general disturbance
- Local business and business diversity



### YARROW CENTRAL ROAD & MOBILITY

- Connectivity and safety
- Traffic and parking
- Active transportation
- Urban design improvements



### ENVIRONMENTAL PROTECTION, RECREATION & COMMUNITY AMENITIES

- Waterways and natural habitat
- Recreation and facilities
- Neighbourhood maintenance and upkeep

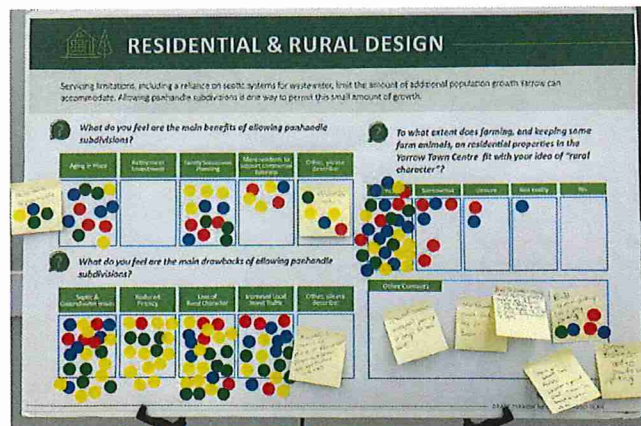


### 4.3 COMMUNITY OPEN HOUSE

The community open house for the draft Yarrow Neighbourhood Plan was held on April 6, 2022, at Yarrow Community Hall. The open house offered an opportunity to share the draft Plan with residents and collect their input and feedback on Plan elements including the vision and guiding principles, land use designations, and policy direction. In total, 112 community members were in attendance.

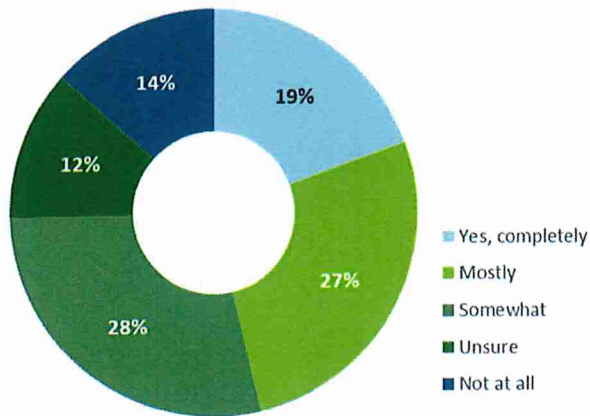
Following the open house, the draft Plan was also shared online through Engage Chilliwack, with a survey that asked the same questions available at the open house.

Through the open house and survey, approximately 130 participants provided input on the draft Plan.

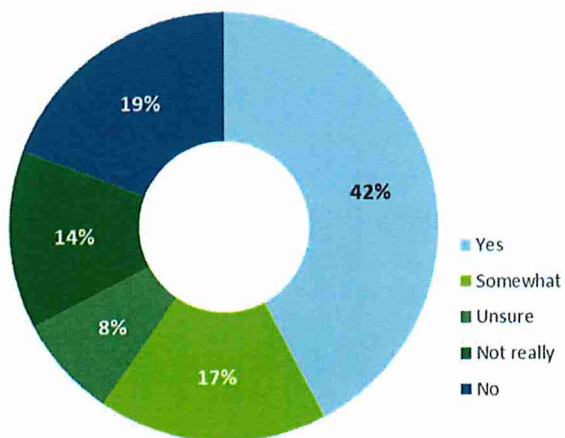




*Building on the guiding principles, and honouring community values expressed by residents and stakeholders, a vision for the future has been prepared. Do you support this vision?*

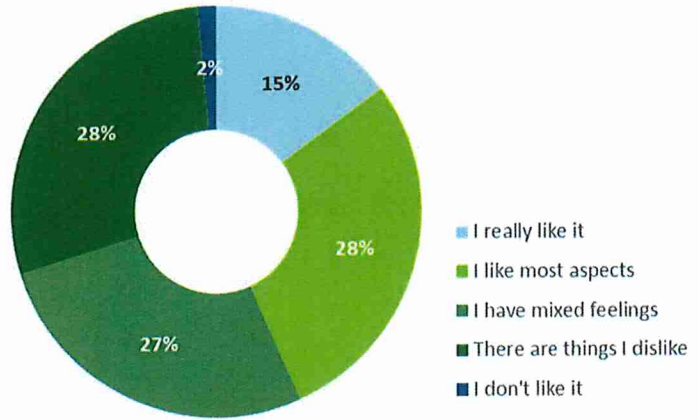


*Do you feel the proposed Yarrow Central Road street elements (wider sidewalks, bike lanes, on-street parking, vehicle travel lanes) meet local business and resident mobility needs?*

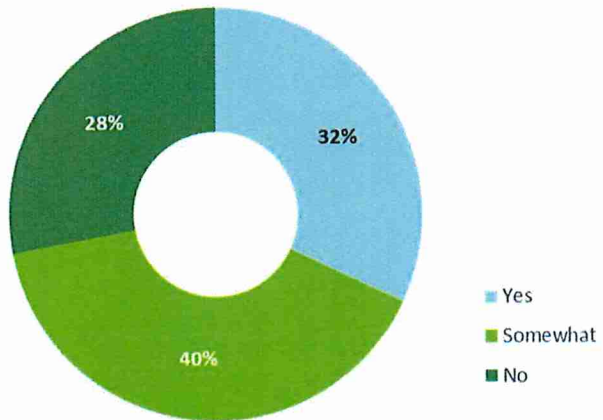


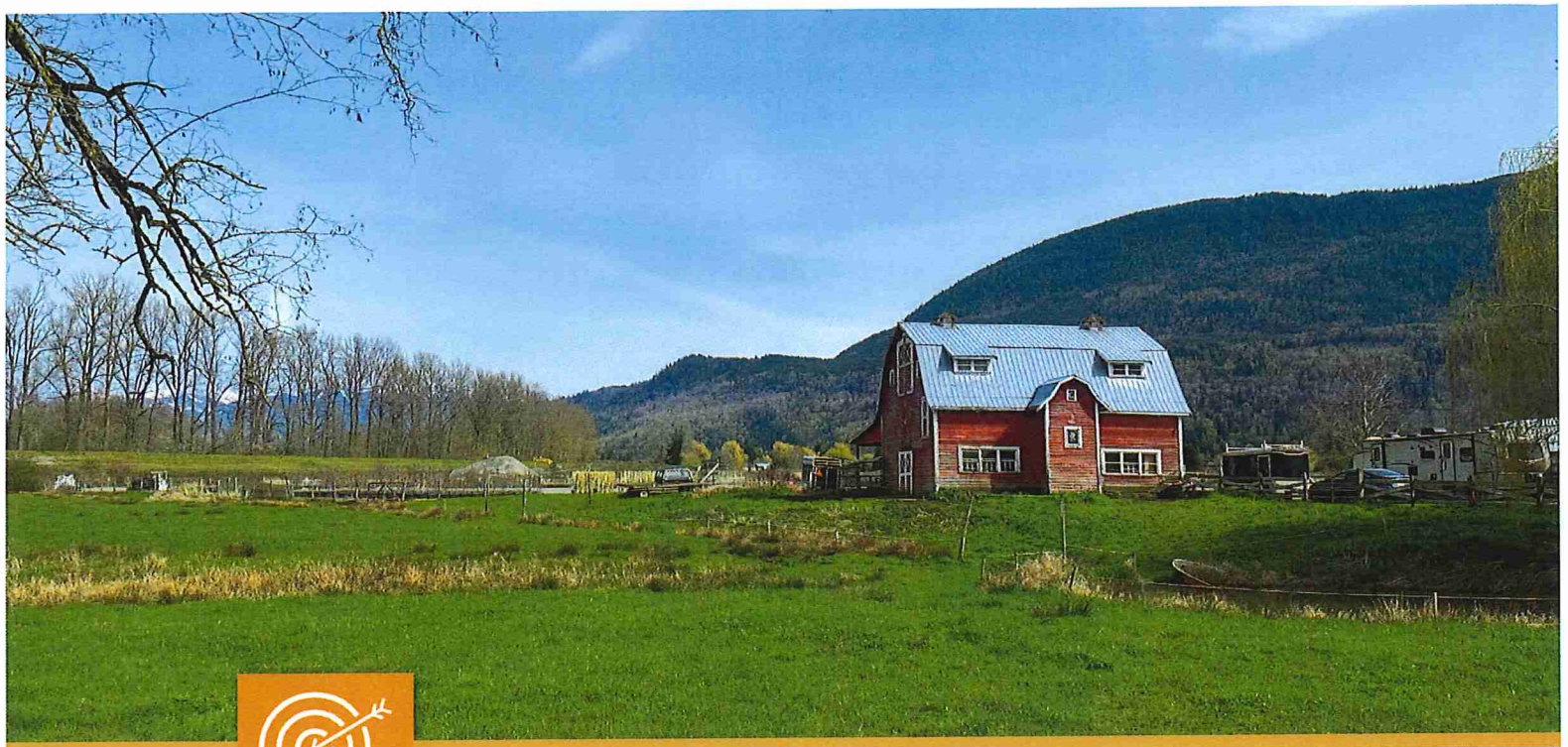


**How do you feel about the Plan overall?**



**Do you feel the draft Plan acknowledges the needs of the neighbourhood today and into the future?**





# 05.

## VISION & PRINCIPLES

---

### 5.1 A VISION FOR THE FUTURE

*Yarrow will remain a close-knit community characterized by its rural lifestyle. Minimal growth will balance this rural character while allowing residents to age in place, accommodate multiple generations, welcome newcomers, and support neighbourhood businesses.*

*Yarrow's natural amenities, such as parks, trails, and rivers, will be protected. Pedestrian and cycling infrastructure, such as sidewalks and bike lanes, will be created where feasible.*

The Vision is supported by six overarching principles that form the foundation of the Plan and inform policy direction, future decision-making and investment in Yarrow. The principles reflect community values, city-wide Official Community Plan goals, Council priorities and best planning practices.





## 5.2 GUIDING PRINCIPLES



### 1. MAINTAIN THE RURAL CHARACTER

Ensure the rural nature of Yarrow is retained for current and future residents by limiting residential density and form, maintaining larger lot sizes, preserving ALR land, and protecting the community's farming practices.



### 2. MANAGE GROWTH WITHIN EXISTING SERVICING CAPACITY

Manage future growth within existing service capacity limits of Yarrow Water Works and septic systems. Municipal water and sewer are not planned to be extended to Yarrow, and future development will demonstrate their ability to service buildings and uses within these limits.



### 3. ESTABLISH A COMPACT & DISTINCT COMMERCIAL CORE

Focus Yarrow's commercial land base to reinforce Yarrow's commercial core as a pedestrian-oriented "main street" that supports small-scale, local commercial development. Ensure high-quality design of new commercial development that respects the neighbourhood context and enhances the rural character of Yarrow.



### 4. PROTECT NATURAL ASSETS

Preserve and protect Yarrow's parks, waterways and natural habitats that conserve biodiversity and contribute to the community identity and character. Ensure new development respects the flood construction level requirements and that the loading from new septic systems can be accommodated.



### 5. IMPROVE COMFORT, SAFETY & FUNCTIONALITY OF YARROW CENTRAL ROAD

Invest in improvements along the Yarrow Central Road corridor that support non-vehicular movement and enhance connections to key community destinations such as schools, trails, and parks. Improvements include connected sidewalks, separated bike lanes, landscaping, and street furniture. Support and encourage active commercial spaces, such as street patios and outdoor display areas.



### 6. CONTINUE TO BUILD & ENHANCE RESIDENT PARTICIPATION IN PLANNING

Ensure informative and collaborative engagement processes where residents have meaningful opportunities to build understanding and provide input into the continued evolution of the neighbourhood.



## 06. LAND USE

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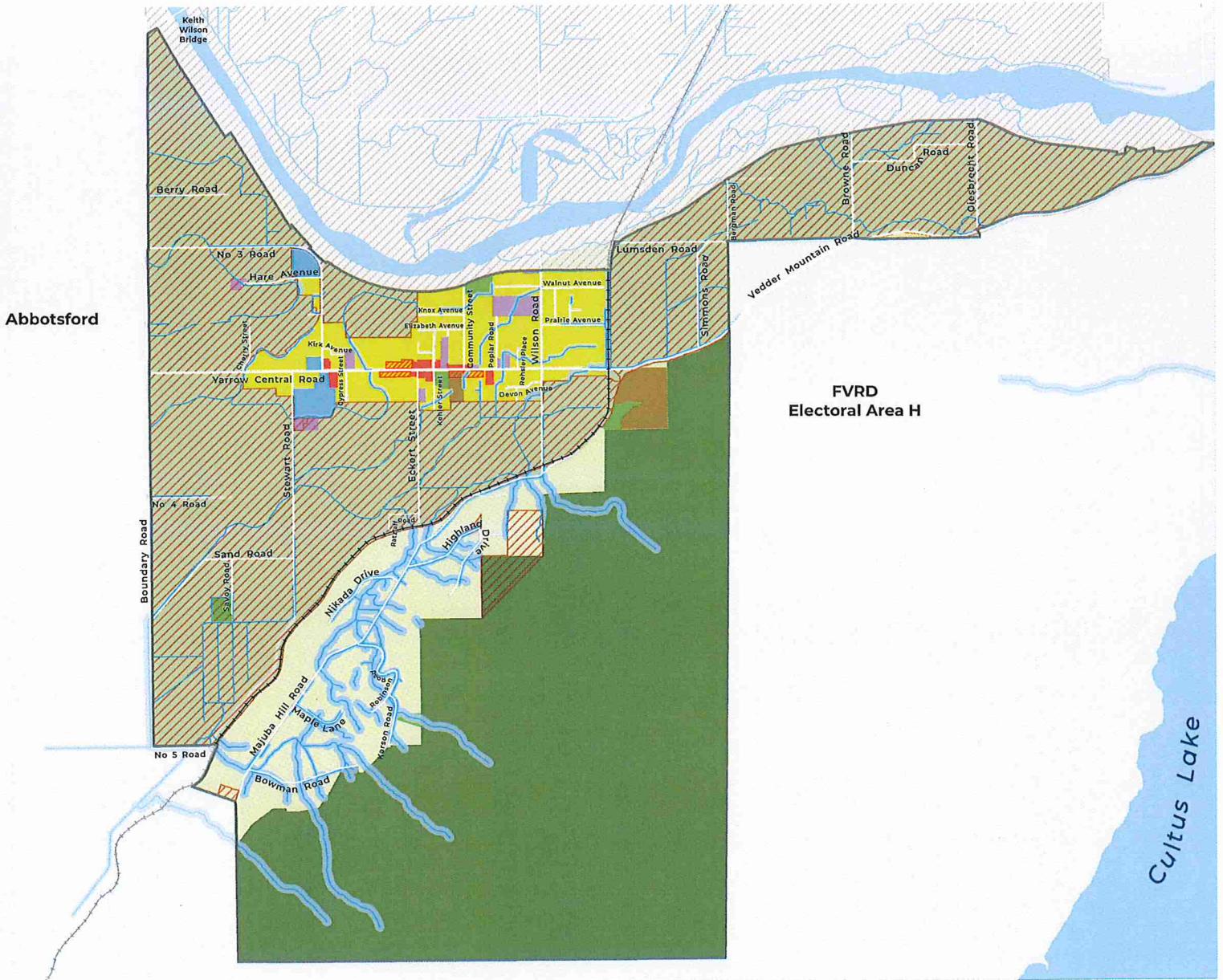
The Land Use Plan provides a long-term perspective of Yarrow and illustrates where various land uses (residential, commercial, industrial, institutional, parks, etc.) currently exist or are planned to be in the neighbourhood. The Land Use Plan is supported by the City's Zoning Bylaw which describes the permitted uses and detailed development requirements that govern how land can be used in present day. Together, the Land Use Plan and Zoning Bylaw guide Council decisions related to growth and the use of land. These decisions are also based on the associated policies that are outlined in the Neighbourhood Policies section of this Plan.

A key component of the Yarrow Neighbourhood Plan was the review of land use designations as outlined in the OCP to ensure their alignment with the expectations for the future of Yarrow. This review led to the development of two Yarrow-specific land use designations: Yarrow Residential and Yarrow Commercial Core.

This section provides the future Land Use Plan for Yarrow with complete descriptions of each land use designation and their associated policies.



# 6.1 FUTURE LAND USE PLAN

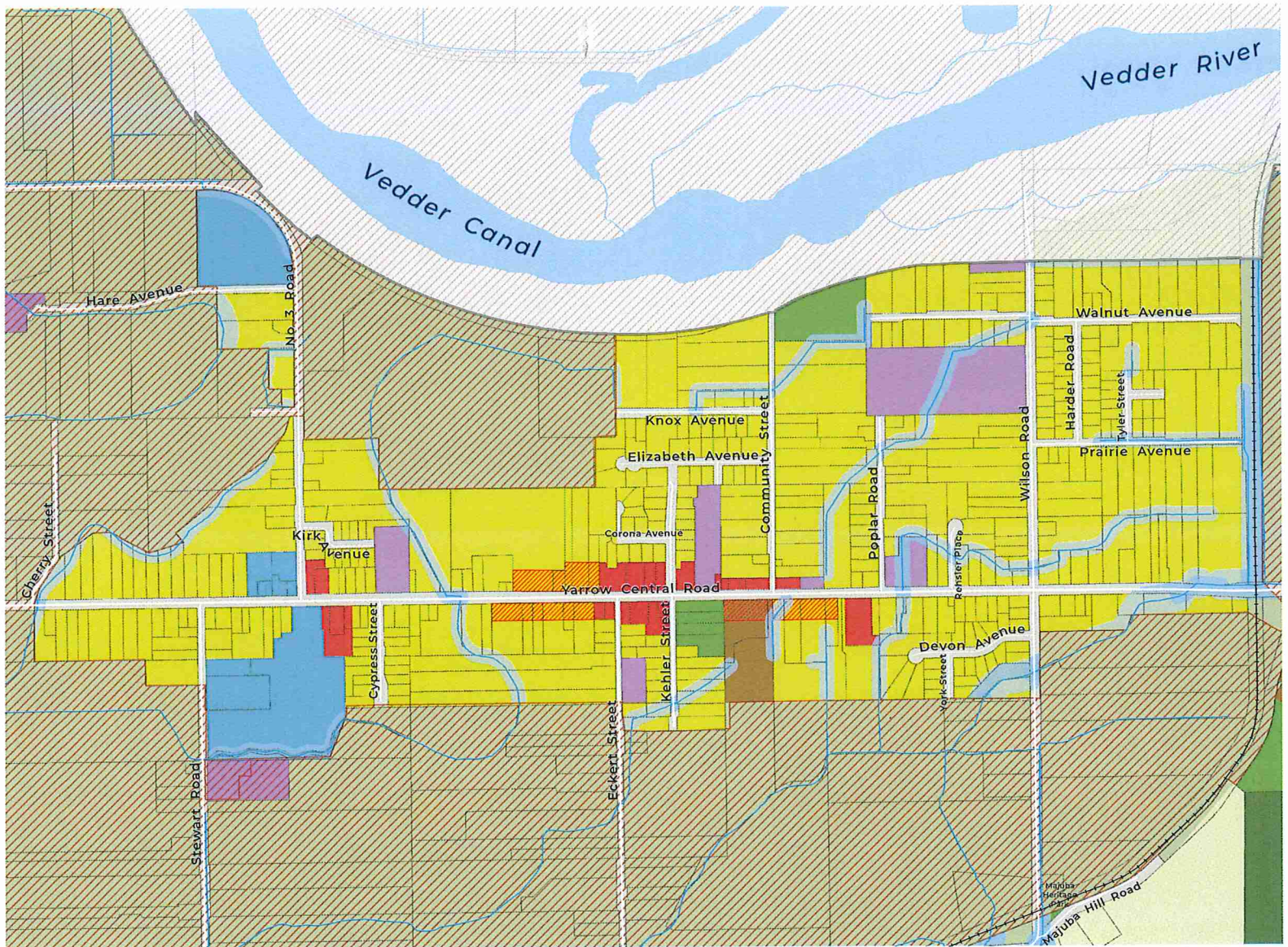


## LAND USE PLAN

- |  |  |   |
|--|--|---|
|  Yarrow Residential             |  Community Park & Recreation    |  Agricultural Land Reserve |
|  Yarrow Commercial Core         |  Rural                          |  Neighbourhood & Sub Areas |
|  Yarrow Commercial Core Overlay |  Agricultural                   |  Natural & Riparian Area   |
|  Industrial                     |  Comprehensive Development Area |  Watercourse               |
|  Institutional                  |  Forest Resource                |  Rail                      |



**FUTURE LAND USE PLAN: TOWN CENTRE**



**DRAFT LAND USE PLAN**

- |  |  |   |
|--|--|---|
|  Yarrow Residential             |  Community Park & Recreation    |  Agricultural Land Reserve |
|  Yarrow Commercial Core         |  Rural                          |  Neighbourhood & Sub Areas |
|  Yarrow Commercial Core Overlay |  Agricultural                   |  Natural & Riparian Area   |
|  Industrial                     |  Comprehensive Development Area |  Watercourse               |
|  Institutional                  |  Forest Resource                |  Rail                      |



## 6.2 LAND USE DESIGNATIONS



### YARROW RESIDENTIAL

To support low density housing with large lots in established residential areas while maintaining the overall form and character of the neighbourhood.

#### APPROPRIATE BUILT FORM

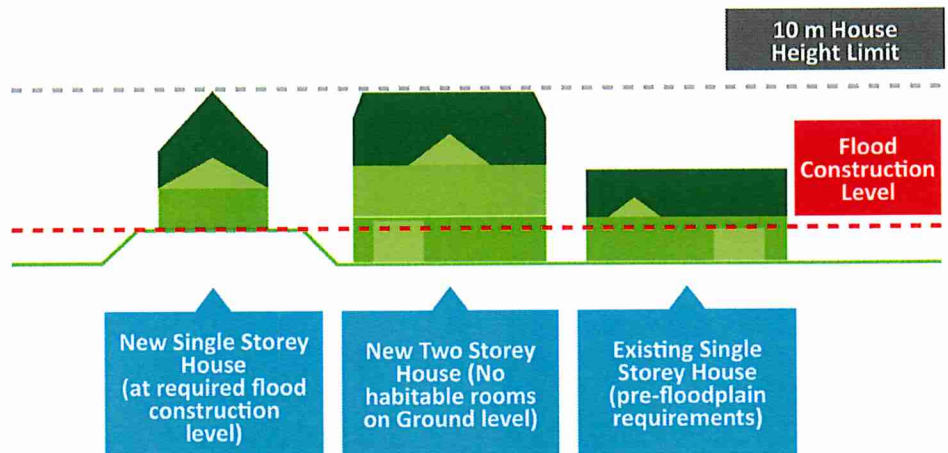
- Single Detached Dwellings on large rural lots with a minimum size of 0.2 hectares.
- Coach Houses
- For properties that also have the Yarrow Commercial Core designation, residential development is the principal use; however, commercial development is also permitted as a principal use, fronting Yarrow Central Road. Commercial development within this overlay will be subject to the Yarrow Commercial Core designation and associated commercial policies in Section 7.5.

#### MAXIMUM BUILDING HEIGHT

10 m

#### BUILDING FORMS & HEIGHTS

See Zoning Bylaw for building height definition



#### REFERENCE: ADDITIONAL DESIGN GUIDANCE

- Consult the City's Zoning Bylaw for further regulation on how gross floor area is tied to lot area.
- Consult the City's *Design Guidelines for Coach Houses and Garden Suites* for further design guidance on proposed development.



## YARROW RESIDENTIAL



### RURAL STREETSCAPE

Residential homes are generally setback from the street, lining the local roads with front yards and landscaping.



### COACH HOUSES

Coach Houses reflect the scale, form, and character of the primary residence.



## YARROW COMMERCIAL CORE

*To support small-scale and locally serving commercial development along Yarrow Central Road that contributes to a compact, walkable, and pedestrian-friendly commercial core.*

### APPROPRIATE BUILT FORM

- Ground-oriented commercial buildings
- Small-scale commercial development with street facing frontage to support “main street” style, pedestrian-oriented development
- Use and density of new commercial development to be determined through an independent review with substantiating information to ensure:
  - Soil capacity in the area and proposed septic system can support increased loading; and
  - Adequate water can be supplied by Yarrow Water Works.

### MAXIMUM BUILDING HEIGHT

10 m

### DESIGN INTENT

Commercial uses to be located parallel to the front lot line with minimal setbacks, oriented towards Yarrow Central Road to encourage “main street” development and a pleasant pedestrian environment. Frequent doors and windows facing the street will encourage window shopping and increase pedestrian safety and visual interest. Outdoor seating, overhead weather protection, lighting and landscaping provide a comfortable, inviting, and vibrant environment for pedestrians.



### REFERENCE: ADDITIONAL DESIGN GUIDANCE

Consult the City’s *Design Guidelines for Multi-family, Commercial, and Mixed-Use Development* for further design guidance on proposed development.



**YARROW COMMERCIAL CORE**



**OUTDOOR SEATING & DISPLAYS**

Outdoor seating and display areas help to animate the streetscape.



**WINDOWS**

Substantial and frequent windows create visual interest, facilitates window shopping, and allows for occupants to observe activity of passers-by.



**WEATHER PROTECTION**

Overhead weather protection creates a comfortable environment for pedestrians and helps to frame the street.



**UNIQUE DESIGN ELEMENTS**

Unique design elements add visual interest, attract attention, and add to the rural community character.





## INDUSTRIAL

*To support diverse industrial uses that contribute to the local economic base and create employment opportunities.*

### APPROPRIATE BUILT FORM

- Use and density of new industrial development to be determined through independent review with substantiating information to ensure:
  - Soil capacity in the area and proposed septic system can support increased loading; and
  - Adequate water can be supplied by Yarrow Water Works.

### MAXIMUM BUILDING HEIGHT

10 m

### DESIGN INTENT

New industrial development is to be oriented towards the street. Facades should strive to visually enhance the streetscape by orientating doors and windows to the street, accommodating any outdoor seating or staff amenity space adjacent to the street and use other building articulation design elements. Landscaping and screening will be provided where industrial development or outdoor storage is adjacent to properties zoned for non-industrial use (residential, commercial, institutional, agricultural, etc.) to maintain an orderly appearance from public view



### REFERENCE: ADDITIONAL DESIGN GUIDANCE

Consult the City's *Design Guidelines for Industrial Area Form and Character* for further design guidance on proposed development.



## INSTITUTIONAL

*To accommodate a variety of institutional uses that serve the residents of Yarrow and broader community.*

### APPROPRIATE BUILT FORM

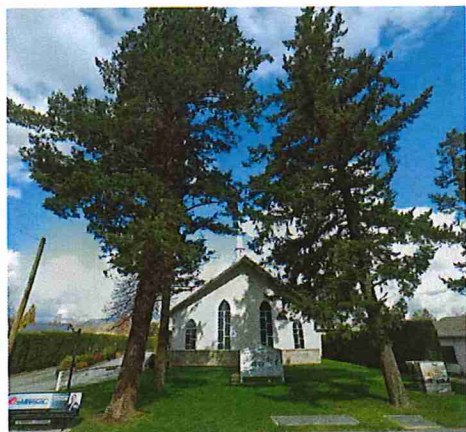
- Institutional buildings such as schools, churches, and community facilities
- Use and density of new institutional development to be determined through independent review with substantiating information to ensure:
  - Soil capacity in the area and proposed septic system can support increased loading, and
  - Adequate water can be supplied by Yarrow Water Works.

### MAXIMUM BUILDING HEIGHT

15 m

## DESIGN INTENT

Buildings are visually diverse and interesting, are located close to and oriented to the street and include active frontage with frequent doors, windows, and outdoor amenity areas to engage pedestrians and enhance the streetscape.





## COMMUNITY PARK & RECREATION

*To recognize regional, city and community parks, sports fields, and recreational facilities.*

### APPROPRIATE BUILT FORM

N/A

### DESIGN INTENT

Continue to develop a universally accessible system of neighbourhood parks and green connections of varying distances to accommodate daily trips, passive enjoyment, and multiple exercise options that support active and healthy living.



## RURAL

*Defined rural areas where municipal services are limited and development density is maintained at a low level to not exceed the natural capacity of the land.*

### APPROPRIATE BUILT FORM

- Rural residential subdivision: limited to existing rural residential subdivision areas.
- Rural acreage: residential uses based on semi-serviced or unserviced standards and where geological issues permit and the environmental impact is minimal (as determined by geotechnical and environmental impact assessments).

### MAXIMUM BUILDING HEIGHT

10 m

### DENSITY

- Rural residential subdivision: 1 hectare minimum where permitted
- Rural acreage subdivision: 4 hectare where permitted



## AGRICULTURAL

*Farmland located within the Provincial Agricultural Land Reserve subject to land use regulations as established by the Agricultural Land Commission.*



### REFERENCE: ADDITIONAL DESIGN GUIDANCE

Consult the City's Zoning Bylaw, *Development Permit Area for Farm Home Plate*, and Agricultural Area Plan for further design guidance on residential development within the ALR.



## COMPREHENSIVE DEVELOPMENT AREA

*Existing comprehensive development sites within the Yarrow Neighbourhood that are subject to the specific land use regulations as set out in the Zoning Bylaw.*

### APPROPRIATE BUILT FORM

For properties within the EV (Ecovillage) Zone and CD-23 (Comprehensive Development-23) Zone, refer to the Zoning Bylaw.



### FOREST RESOURCE

*To recognize and preserve forest resources as part of prudent practices in management, and safeguard the aesthetic value of forests that is vital to the City’s hillside landscape and green identity.*

#### APPROPRIATE BUILT FORM

N/A

#### DESIGN INTENT

Continue to protect and enhance forest resource areas in accordance with all municipal, provincial and federal guidelines and regulations.

#### PERMITTED USES

Forestry use as approved by the Ministry of Forests and representing a balanced practice in light of the City’s hillside landscape.



### NATURAL/RIPARIAN AREA

*To protect and enhance natural resources, including watercourses and riparian corridors, which are critical to conserve biodiversity and support fish and wildlife populations such as salmon and other species at risk.*

#### APPROPRIATE BUILT FORM

Development activities are not permitted within natural/riparian areas.

#### DESIGN INTENT

Continue to protect and enhance natural areas in accordance with all municipal, provincial and federal guidelines and regulations.



## 07. NEIGHBOURHOOD POLICIES

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The Yarrow Neighbourhood Plan policies are organized into eight themes, representing integral components of how the neighbourhood functions:

1. Natural Environment
2. Parks, Trails and Open Space
3. Mobility and Transportation
4. Residential
5. Commercial
6. Industrial
7. Servicing
8. Climate Change

These individual components do not function in isolation; they are interconnected pieces that together create a livable, desirable, and functional neighbourhood. To understand how each of these components serves the neighbourhood, they have been examined independently. Each theme includes neighbourhood objectives and actionable policies that will help to achieve the overall vision for the Yarrow Neighbourhood.



## 7.1 NATURAL ENVIRONMENT

There are many natural features within and adjacent to the Yarrow Neighbourhood. The Vedder River, Great Blue Heron Nature Reserve, Browne Creek Wetlands, numerous other watercourses, and Vedder Mountain provide vital habitat for fish and wildlife and serve as local recreational amenities. These natural areas support pacific salmon as well as species at risk including Salish Sucker, Great Blue Heron, Western Painted Turtle, Coastal Giant Salamander and Tall Bugbane. The natural environment is an important resource that contributes to community health and well-being. As Yarrow evolves, strategic and deliberate protection and enhancement of these natural features will ensure the long-term health and continued enjoyment of the ecosystems.



### WHAT WE HEARD

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- Important to protect greenspaces, waterways, and natural habitat
- Concern over introduction of invasive species
- Concern over septic system capacity and impact on soil and water table



### OBJECTIVES

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1. Improve biodiversity through the protection, enhancement, and restoration of natural habitat for fish and wildlife.
2. Encourage the incorporation of native vegetation and pollinators in landscaping, and the exclusion or removal of invasive plants.
3. Ensure stewardship of trees and greenspaces to achieve mature tree canopy, carbon sequestration and habitat benefits.



## POLICY / ACTION

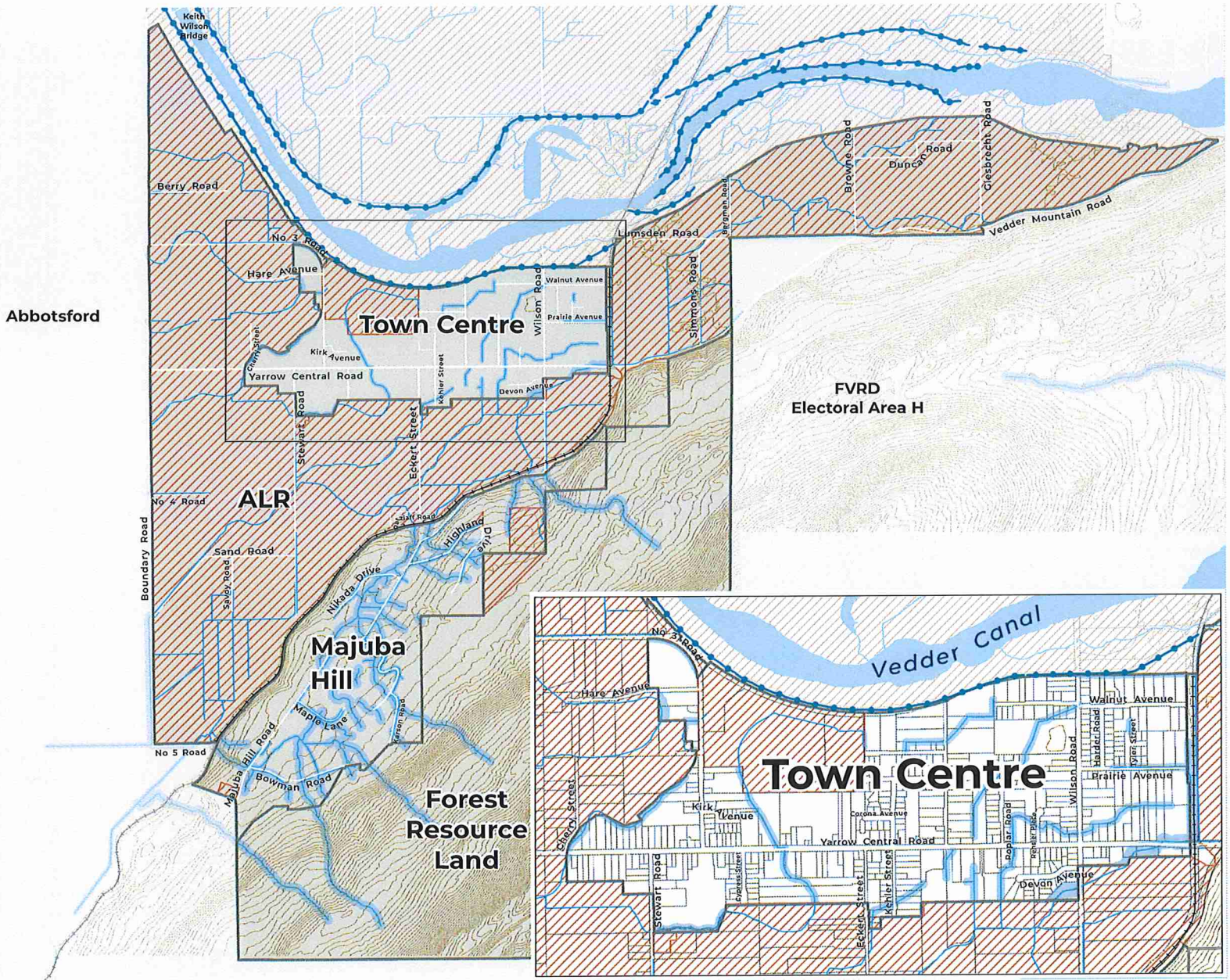
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1. Protect riparian areas along watercourses to provide habitat for aquatic and terrestrial species, facilitate stormwater management, and contribute to the neighbourhood's greenspace and tree resources.
2. Prohibit development within the natural/riparian area (Streamside Protection and Enhancement Area) of any watercourse, as established by the Official Community Plan or approved development permit in accordance with provincial and federal legislation.
3. Develop a strategy and public education process to address and prevent residential encroachments into natural areas, and work with property owners to restore adjacent natural areas and eliminate invasive species.
4. Opportunities to protect and improve fish and wildlife access and habitat and improve stormwater management will be pursued through the redevelopment process and in accordance with local, provincial, and federal requirements, including:
  - a. Avoiding or minimizing the need for new watercourse crossings when planning accesses.
  - b. Decommissioning watercourse crossings and removing culverts, where possible.
  - c. Restoring sections of watercourse that have previously been piped, where possible.
  - d. Ensuring new watercourse crossings are fish-passable to allow access for fish and wildlife (i.e., amphibians).
  - e. Upgrading existing watercourse crossings that cannot be decommissioned to provide access for fish and wildlife (i.e., amphibians).
5. Preserve ALR Lands through appropriate land use designation, ongoing implementation of the Agricultural Area Plan, and policies and procedures established by the Agricultural Land Commission and Province.
6. Pursue opportunities as part of ongoing road improvement projects to add street trees and additional greening along street frontages to provide shade for pedestrians and improve connections between habitat corridors.
7. Encourage rain gardens, landscaped bump outs, and similar features within the road right of way as part of road improvements in accordance with established stormwater management policies and best practices. Vegetation used in these features should be low maintenance and drought resistant.
8. Minimize impact of exterior lighting from commercial/industrial/residential developments on nearby habitat areas.








# ENVIRONMENTAL AREAS, WATERCOURSES & ALR LANDS



## LEGEND

-  Dyke or Levee
-  Natural & Riparian Area
-  Watercourse
-  Agricultural Land Reserve
-  Neighbourhood & Sub Areas
-  Rail
-  Contours (10m interval)



## 7.2 PARKS, TRAILS, & OPEN SPACE

Parks, trails, and open space are an essential part of the Yarrow Neighbourhood. These places allow residents to access nature, participate in recreational opportunities, and outdoor community gatherings. It is important to ensure that all Yarrow residents are well serviced by parks, trails, and open spaces. These outdoor amenities should be accessible to all residents and provide alternative options for recreation and play within the community.

The Yarrow Neighbourhood has two major parks (Yarrow Pioneer Park and Yarrow Sports field), three neighbourhood parks (Yarrow Community Park, Wilson Park, and Majuba Heritage Park), and two natural parks (Karson Park and Tempest Park). The Yarrow Neighbourhood is also part of a well-used corridor that connects pedestrians to the Vedder Greenway via the Vedder South Dyke Trail.



### WHAT WE HEARD

- Parks, trails, Vedder River, and recreational facilities are treasured and well-used by community members
- Important to preserve and maintain trails
- Interest in more recreation facilities for families with children
- Concern over littering and lack of waste disposal locations, especially on the Vedder South Dyke Trail
- Recycling options and locations are needed along key pedestrian corridors throughout the community



### OBJECTIVES

1. Ensure existing parks, trails and open spaces are well maintained with adequate access to waste disposal and recycling bin locations.
2. Encourage green connections throughout the neighbourhood. Green connections could include improvements such as sidewalks, street trees, wayfinding signage, directional paint markings, paint markings, or cycle infrastructure.



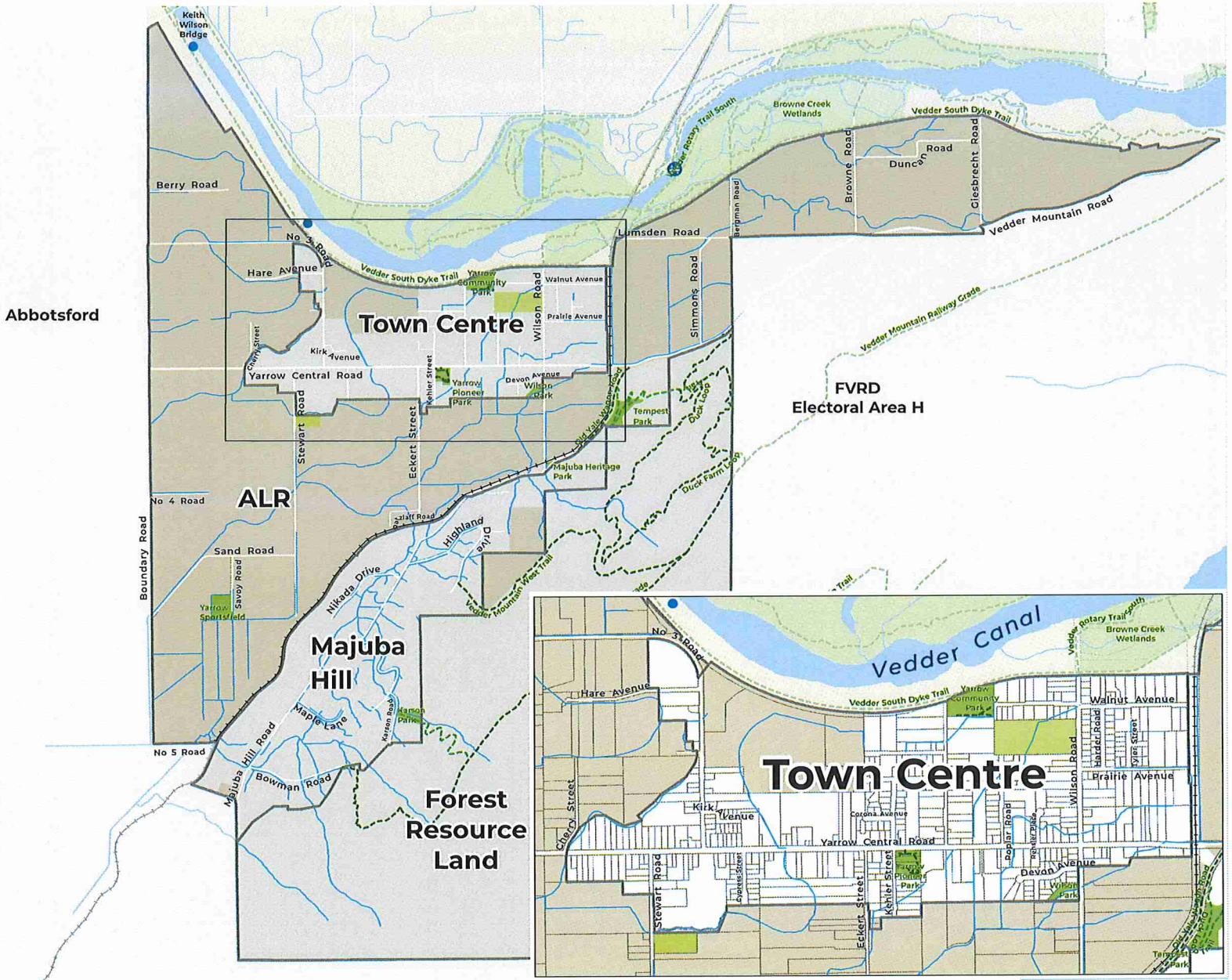
## POLICY / ACTION

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1. Provide and enhance existing connections to the Vedder South Dyke Trail, where feasible, to create recreation and greenway corridors that provide residents with access to nature. Include trails that are accessible for all residents, regardless of mobility.
2. Encourage improvements to support green connections throughout the neighbourhood. Improvements could include sidewalks, street trees, wayfinding signage, directional paint markings, paint markings, or cycle infrastructure.
3. Through the redevelopment process, consider securing rights of way to support development of trail extensions, where appropriate.
4. Facilitate trail connections from Yarrow Town Centre and the Vedder South Dyke Trail to the future multi-use crossing of the Vedder River. The final design and location of the crossing is subject to Provincial approval, and no additional crossings are planned within the Yarrow Neighbourhood boundary.
5. Review potential locations for additional waste and recycling bins to minimize litter.
6. Upgrade and maintain recreational infrastructure, such as playgrounds, to allow for safe and continued enjoyment of neighbourhood amenities.
7. Ensure public spaces, parks, sidewalks, and pathways are universally accessible, well lit, and visible from adjacent development, and include a variety of amenities to accommodate the diverse interests and abilities of Yarrow residents.



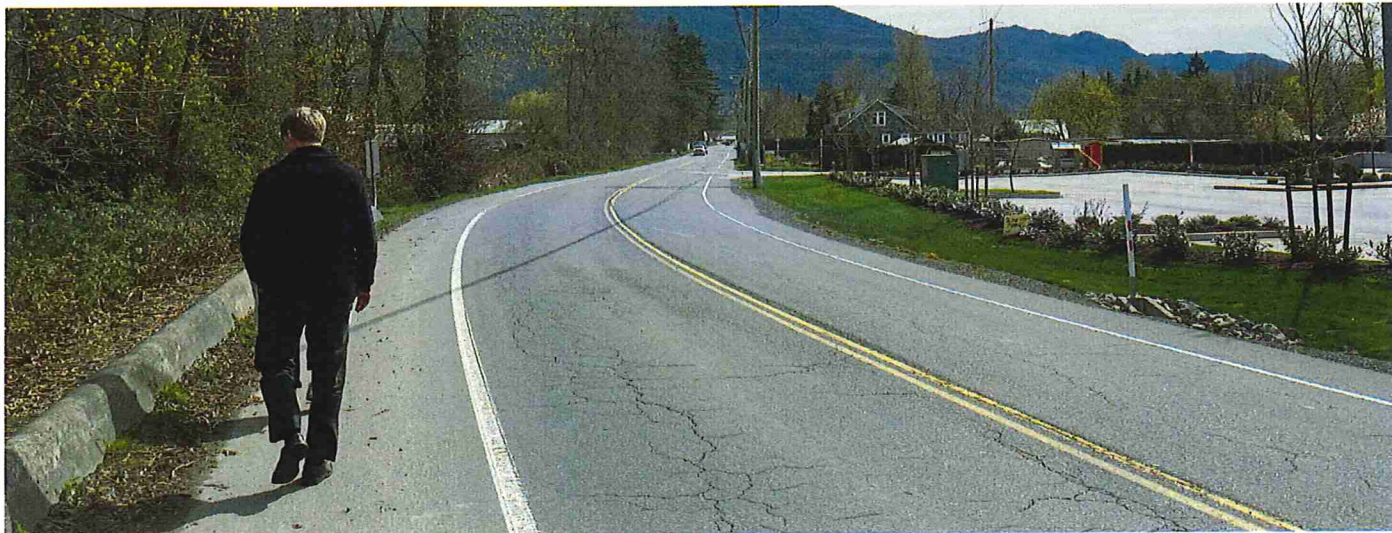
PARKS, TRAILS & OPEN SPACE PLAN



LEGEND

- Blueway Access
- Parks
- Watercourse
- - - Existing Trail
- - - School Park Space
- Neighbourhood & Sub Areas
- - - Future Trail\*
- Agricultural Land Reserve
- + + Rail

\*trails are conceptual only and the trail layout is subject to change



## 7.3 MOBILITY

Successful neighbourhoods provide accessible, reliable, and alternate transportation options for individuals to travel within and out of their neighbourhood. Within the Yarrow Neighbourhood, there are opportunities to safely accommodate and integrate pedestrians, cyclists, and other forms of active transportation.



### WHAT WE HEARD

---

- Improve pedestrian comfort and safety along Yarrow Central Road
- Improve existing pedestrian and cycling infrastructure
- Create connections to and between existing active transportation networks



### OBJECTIVES

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1. Improve pedestrian and cyclist comfort and safety along Yarrow Central Road as redevelopment occurs and through City initiatives.
2. Support a safe, accessible, and highly connected active transportation network to encourage healthy living and reduce vehicular dependence.



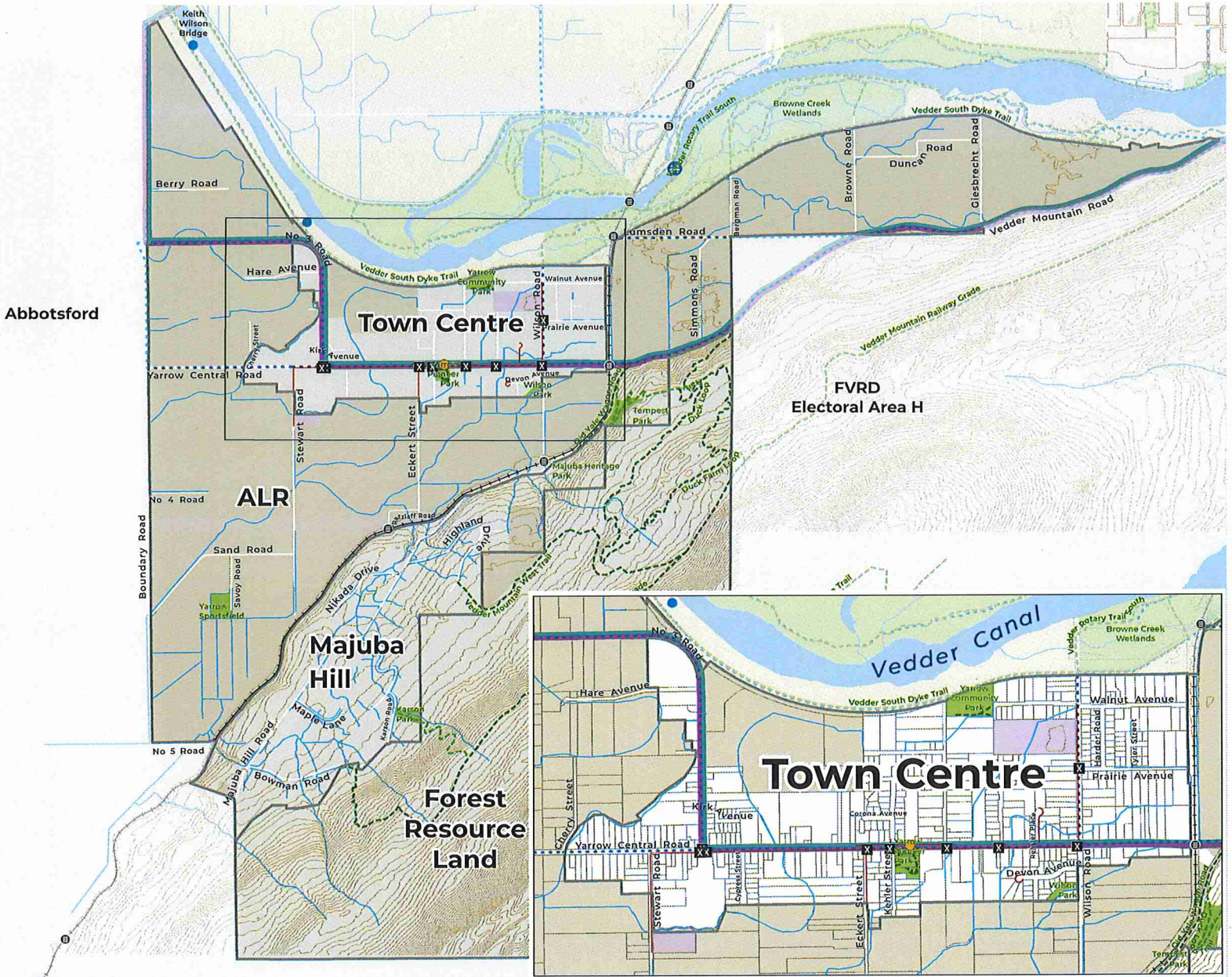
## POLICY / ACTION

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1. Improve pedestrian comfort and safety in the neighbourhood, based on the Active Transportation Plan, through the following:
  - a. Widen sidewalks within the Yarrow Commercial Core designation.
  - b. Extend and add sidewalks to connect commercial destinations, neighbourhood amenities, and schools along corridors with high pedestrian traffic. Consider crosswalk improvements as required.
  - c. Incorporate street lighting to create a safe, inviting and aesthetically pleasing nighttime environment, while minimizing glare into neighbouring buildings and light loss to the night sky.
  - d. Incorporate street trees and native planting to improve pedestrian comfort and interest at the street level, enhance streetscape character, and separate pedestrians from other forms of movement (i.e., bike lanes and cars).
  - e. Ensure improvements are universally accessible so everyone benefits, regardless of ability.
2. Improve bike infrastructure in the neighbourhood based on the Cycle Vision Plan, and in particular along Yarrow Central Road. Where feasible, and not constrained by driveway access, provide physical separation between the bike lane and vehicle travel lane.
3. Support improvements in pedestrian and cycling infrastructure along river trails and across railway tracks to build connections and to reduce dependency on vehicular travel.
4. Provide on-street parking on Yarrow Central Road, where feasible, within the Yarrow Commercial Core designation and consider opportunities for additional off-street public parking. New development shall ensure adequate on-site parking is provided.
5. Review the need for on-street parking on Yarrow Central Road outside of the Yarrow Commercial Core designation to make space for active transportation elements such as bike lanes and sidewalks.
6. Wherever possible, secure cul-de-sacs or hammerheads through development to facilitate safe turnaround for vehicles. Subdivision design that results in dead-end streets or half hammerheads will not be supported.
7. Upgrade Yarrow Central Road, addressing the need for wider sidewalks, bike lanes, street trees, on-street parking, and vehicle lanes. Conceptual cross sections for Yarrow Central Road and local streets illustrate these elements. Final street designs will be developed through more detailed technical review and consultation when the capital work is planned.
8. Road frontage upgrades will occur through subdivision and redevelopment. Additional City investment will be required to address gaps with priority placed on areas that achieve maximum overall community benefit.



# MOBILITY NETWORK PLAN



## LEGEND

- |   |                        |                            |                         |
|---|------------------------|----------------------------|-------------------------|
| Future Vedder Bridge Crossing - location to be determined | Existing Sidewalk      | Parks                      | Contours (10m interval) |
| Crosswalks  | Existing Trail         | Schools                    | Watercourse             |
| Railway Crossing  | Future Trail *         | Agricultural Land          | Rail                    |
| Blueway Access  | Existing Cycling Route | Reserve                    |                         |
| BC Transit Bus Stops                                      | Truck Route            | Neighbourhood and Subareas |                         |
|   | Bus Route              |                            |                         |

*\*trails are conceptual only and the trail layout is subject to change*



## CONCEPTUAL CROSS-SECTIONS

Conceptual cross-sections were prepared to illustrate design scenarios. These cross-sections suggest a long-range vision for the potential reconfiguration of Yarrow Central Road and local roads to improve pedestrian comfort and accessibility, and to enhance the character and functionality of the corridor. Final road cross-sections will be developed based on traffic modelling and stakeholder engagement.

### YARROW CENTRAL ROAD – COMMERCIAL CORE

Key components of the Yarrow Central Road cross-section in the Commercial Core include:

- Vehicle travel lanes
- On street parking
- Bike lanes, with buffering where feasible
- Wider sidewalks with landscaping, trees, and seating
- Commercial development with minimal setbacks and situated parallel to public sidewalks



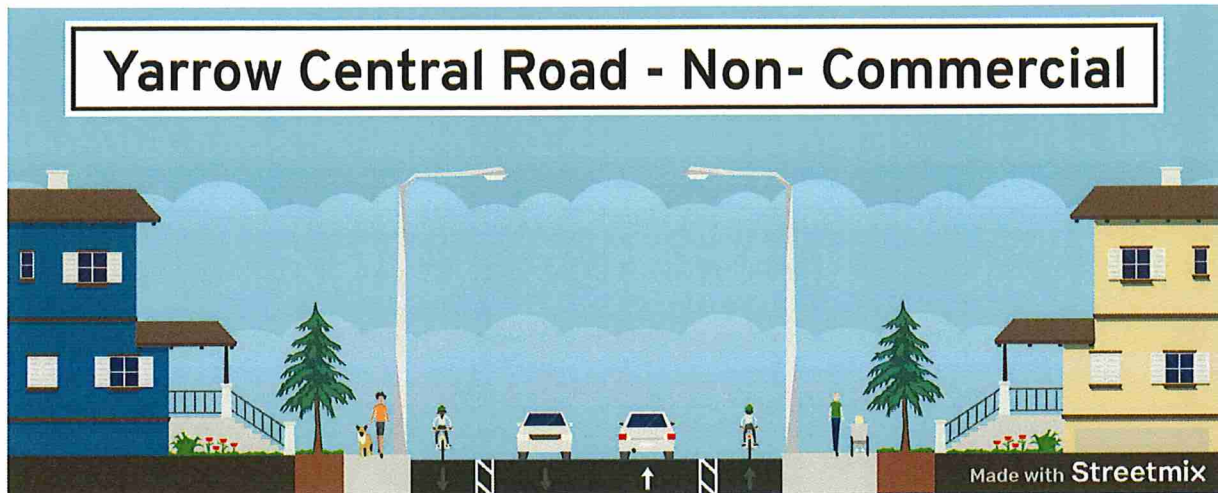




### YARROW CENTRAL ROAD – NON-COMMERCIAL AREA

Key components of the Yarrow Central Road cross-section outside of the Commercial Core include:

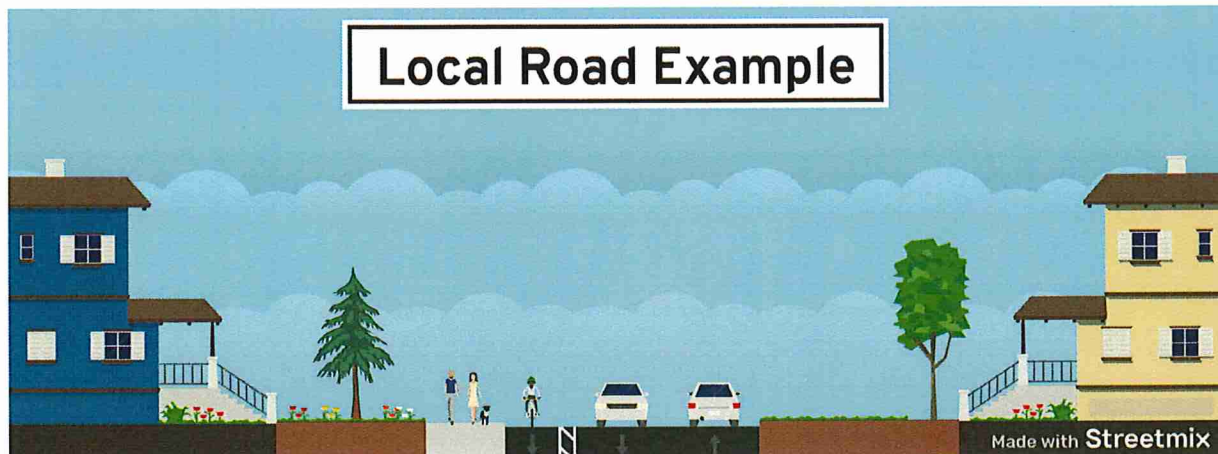
- Vehicle travel lanes
- Bike lanes, with buffering where feasible
- No on-street parking
- Sidewalks
- Residential development set back further from the street



### LOCAL ROAD

Key components of the cross-section for local roads in Yarrow to include:

- Vehicle traffic lanes
- Multi-use path or sidewalk on one or both sides of the street
- Residential development set back further from the street





## 7.4 RESIDENTIAL

The Yarrow Neighbourhood is defined predominantly by single-detached dwellings on large rural lots. As the neighbourhood evolves and opportunities for subdivision and redevelopment are pursued, it is important to ensure this development complements Yarrow's rural surroundings.



### WHAT WE HEARD

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- Important to maintain rural character and protect ALR and farmland
- Important to maintain larger lot sizes and limit subdivision development to retain existing character
- Concern over impact of more development on farming practices, septic loading, and floodplain considerations



### OBJECTIVES

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1. Retain Yarrow's existing rural character
2. Balance desire for some additional growth in Yarrow that respects servicing and floodplain limitations as well as residents' concerns around density



## POLICY / ACTION

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1. Limit the form of residential development to single detached dwellings and coach houses only. Other residential building forms such as duplexes, townhouses, and apartments will not be supported.
2. New residential development within the Plan area must meet the minimum lot area and dimension requirements, and graduated scale maximum gross floor area limits as regulated in the City's Zoning Bylaw.
3. Where a standard subdivision layout is not possible, a panhandle subdivision may be considered, through the issuance of a development variance permit, if the following requirements can be met:
  - a. Number of lots accessed from a panhandle is limited to one;
  - b. A minimum panhandle access width is established at 6m;
  - c. Curbside collection layout standards can be met; and
  - d. Where issues of privacy are of concern, consider applying siting requirements as a condition of the variance.
4. In some cases, additional panhandle lots with a single shared access will be considered at the discretion of the City. In addition to the requirements of Policy 7.4.3 above, applications for subdivision of more than one lot must be configured in a way that reduces overcrowding of residential uses, is sited and oriented to minimize potential negative impacts on adjacent residential properties, and may have coach house limitations. Engagement with adjacent residential neighbours is strongly encouraged prior to submission of an application.
5. Consider permitting hobby farm-type activities on residential properties, subject to future additional studies by the City.



## 7.5 COMMERCIAL

Commercial areas are the places where residents shop, work, obtain services and celebrate local events. Commercial areas may also function as an attraction to visitors and showcase local history and heritage. Commercial areas should have a pedestrian focus with storefronts oriented to the streetscape and accessible sidewalks that support a comfortable walking and rolling experience.

“

### WHAT WE HEARD

- Maintain and enhance existing commercial uses as they are important for retaining rural character and attracting visitors to the area
- Ensure businesses are local, small-scale, and appropriate in rural context
- Concern over lack of diversity of amenities and commercial services offered locally
- Opportunity for new commercial space on commercially zoned properties
- Revitalize vacant commercial properties along Yarrow Central Road

O

### OBJECTIVES

1. Promote a more focused commercial district, emphasizing its role as a community centre, a marketplace for residents and visitors, and a pedestrian friendly environment.
2. Enhance the community's livability with a greater diversity of commercial services, amenities, and activities.
3. Support a compact general commercial area where commercial activity is already occurring.



## **POLICY / ACTION**

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1. Maintain and enhance existing commercial uses and support the development of new local, small-scale business in the Yarrow Commercial Core to ensure access to local goods and services and support employment opportunities.
2. On lots subject to the Yarrow Commercial Core overlay, where there is a principal commercial use and a principal residential use, ensure sufficient screening is provided between the two principal uses to mitigate potential impacts on the residential use (privacy, noise, etc.).
3. A maximum of one driveway is permitted per lot fronting on Yarrow Central Road.
4. All proposed commercial development within the Plan area must meet the servicing requirements as outlined in the policies of Section 7.7 of this Plan.
5. Direct new commercial development to existing lots that are already commercially zoned/ designated to strengthen existing business environment.
6. Support the improvement of vacant and/or underutilized properties along Yarrow Central Road through maintenance, remediation, or redevelopment.
7. Encourage Child Care Facilities where supported by suitable amenity space.



## 7.6 INDUSTRIAL



### WHAT WE HEARD

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- Concern over proximity of industrial activity and commercial to residential areas, resulting in truck traffic, evening noise and road safety issues
- Concern over impact of industrial activity on farming practices (i.e., traffic and noise are causing animal stress)
- Concern over visual appearance and outdoor storage of industrial properties
- Industrial development is sufficient, no desire for additional industrial uses



### OBJECTIVES

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1. Limit industrial land uses to existing Industrial zoned/designated areas
2. Ensure appropriate design considerations for screening to minimize impact on adjacent properties



### POLICY / ACTION

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1. All proposed industrial development within the Plan area must meet the servicing requirements as outlined in the policies of Section 7.7 of this Plan.
2. Landscape buffers and screening is to be provided where new industrial development abuts a non-industrial-zoned property to help mitigate noise and light disturbance.
3. New industrial development will be limited to land already zoned/designated for industrial use. Expansion of industrial areas is not supported.



## 7.7 SERVICING

Proper servicing and infrastructure mean residents can move efficiently throughout their neighbourhood, have clean water to drink, appropriate sanitary services, and stormwater management, and the systems can function in times of high demand. Properly designed and constructed infrastructure are an integral part of neighbourhood planning.

Servicing in Yarrow is constrained by a high water table, underlying vulnerable aquifer, and generally poorly draining surface soils. These factors particularly impact the neighbourhood's reliance on property-based septic systems for sanitary disposal, which means limitations are required to mitigate potential impacts of neighbourhood-wide development. Mitigating these impacts will prevent cumulative degradation and continue to enable individual septic systems to function well. Developers should be aware that any proposed change in use or development will trigger further independent review of servicing capacity to determine feasibility.

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### WHAT WE HEARD

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- Concern over existing septic tank capacity to support construction of secondary dwellings
- High stormwater levels on heavy rain days and during winter months and need for appropriate drainage

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### OBJECTIVES

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1. Ensure future subdivision and development meet all applicable floodplain legislation requirements.
2. Ensure new development respects the limitations of Yarrow Water Works infrastructure.
3. Support development that is appropriate to the neighbourhood context given servicing constraints and water supply capacity.
4. Ensure clear understanding of servicing capacity and water supply prior to approval of development.



## POLICY / ACTION

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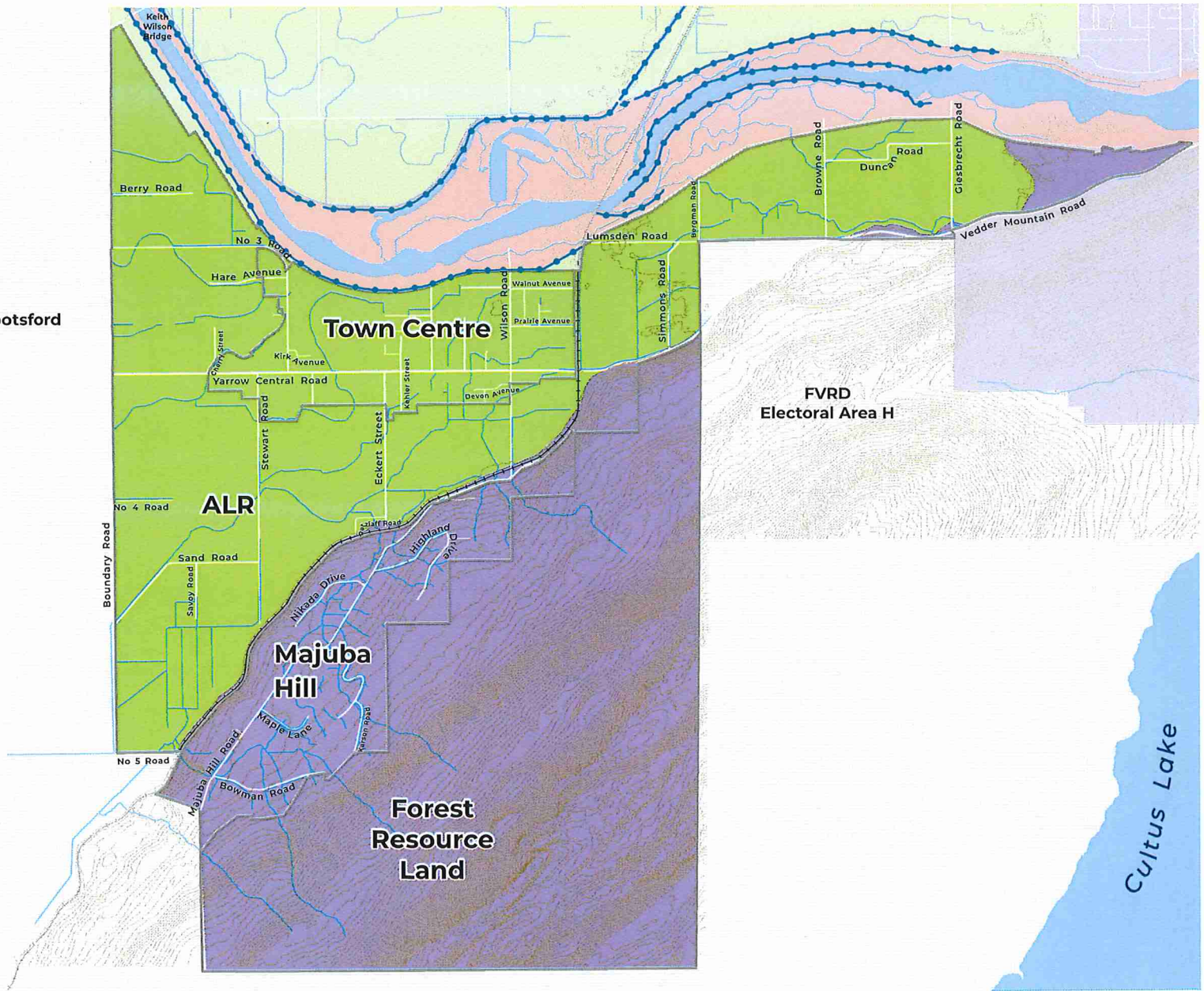
1. All sewerage systems must comply with all applicable legislation including, but not limited to, the Sewerage System Regulation pursuant to the Public Health Act.
2. The use, minimum lot area, and maximum gross floor area of all buildings and structures for Commercial (including Accessory Dwelling Units or Apartments above Commercial), Industrial, and Institutional zoned properties depends on the specifics of each particular proposal. For all applications, including change of uses or building expansions triggered by business licence or building permit, applicants must submit:
  - a. A concurrent report, completed by an Authorized Person, providing details of the design flows and characteristics assessment carried out on an existing system, or the design criteria used to develop a new system.
  - b. The City may, at the City Engineer's discretion, require the applicant to provide written advice from a Professional that confirms the soil capacity in the area and proposed septic system design supports the increased loading caused by the proposed development without causing an environmental or public health hazard, and without causing positive groundwater mounding at the property line.
3. Non-residential development applications will require written approval from Yarrow Water Works to demonstrate development feasibility based on fire flow capacity and sprinkler requirements. New non-residential buildings will need to be sprinklered.
4. New communal wastewater treatment/septic disposal system will not be supported.
5. Retain open drainage channels and minimize the installation of piped systems and culverts, which also supports rural character of the neighbourhood.
6. New residential development must meet Provincial floodplain requirements and the City's Flood Construction Bylaw.













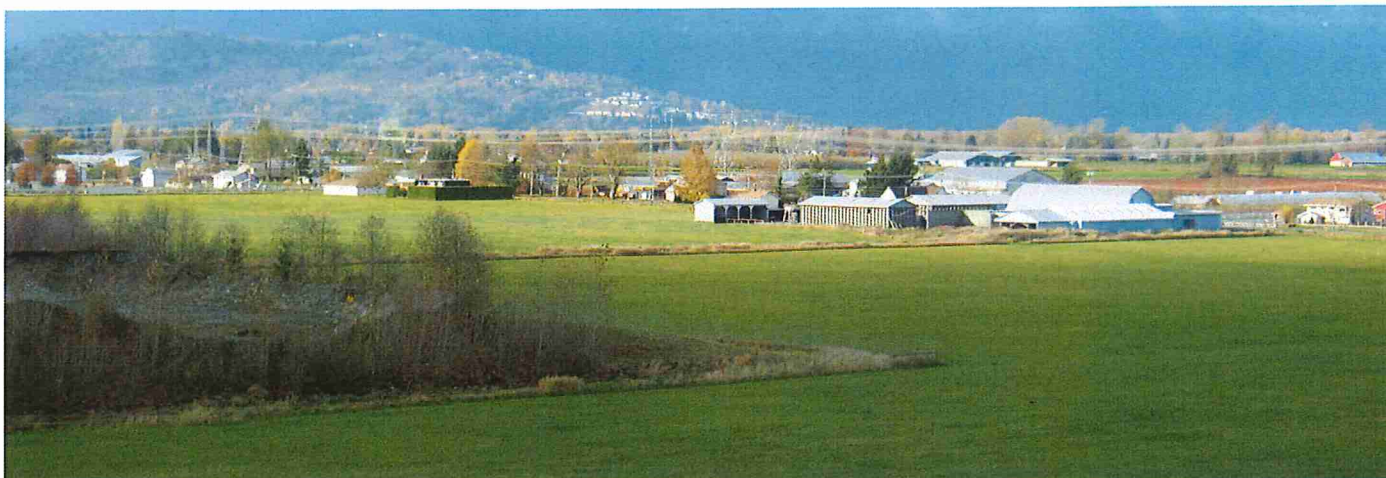
# FLOODPLAIN MAP

Abbotsford



### LEGEND

-  Dyke or Levee
-  Non-Floodplain
-  Protected
-  Unprotected
-  Neighbourhood & Sub Areas
-  Rail
-  Contours (10m interval)
-  Watercourse



## 7.8 CLIMATE CHANGE

The impacts of climate change affect all residents and the neighbourhoods in which they live. Climate change is expected to make our region hotter and drier in the summer and wetter in the winter, with more frequent and intense rainfall and wind events. Action is needed to reduce our contribution to climate change, as well as to mitigate and adapt to its effects.

The City's Integrated Air Quality, Energy and Greenhouse Gas Action Plan is being updated in 2022 to prepare new Air Quality and Climate Action Plans for the community. Many of the policies and actions contained in other sections of the Yarrow Neighbourhood Plan have climate change mitigation or adaptation benefits, such as protecting and enhancing natural areas and natural drainage systems, encouraging the use of native species, limiting development, etc.



### WHAT WE HEARD

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- Protect greenspaces, waterways, and natural habitat
- Avoid introduction of invasive species
- Improve pedestrian and cycling infrastructure to reduce reliance on vehicle travel
- Improve access to garbage disposal and recycling facilities within the community, especially in parks and on trails



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## OBJECTIVES

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1. Ensure any potential development in the Yarrow Neighbourhood incorporates climate change mitigation and adaptation measures to reduce greenhouse gas emissions and create a livable community that can continue to provide a high quality of life for residents and protect important infrastructure as our climate changes.



## POLICY / ACTION

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1. Encourage sustainable building practices and support energy efficient buildings in accordance with the City's Climate Action Planning initiatives and provincial programs.
2. Require new commercial buildings to include electric vehicle charging capability in accordance with the City's Zoning Bylaw.
3. Explore opportunities to include an electric vehicle charging station(s) in Yarrow Town Centre.
4. Require floodproofing measures for buildings, as per the City's Floodplain Regulation Bylaw.
5. Minimize the landfilling of waste by having all businesses and residents divert recyclable and compostable materials from their garbage in accordance with regional waste sorting requirements and City's Solid Waste Management Bylaw.
6. Implement the natural environment, parks and open space, and sustainable transportation policies and actions identified in Sections 7.1 through 7.3 of this Plan.
7. Recognize that climate change mitigation and adaptation are evolving processes and, through the Climate Action Plan, continue to explore and implement climate change initiatives relating to land use, buildings, transportation, alternate energy, tree management, and waste diversion.



## 08.

# IMPLEMENTATION

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Implementation is the process that moves this Plan from strategy to action. Providing a clear way forward ensures the goals and policies outlined in this Plan are realized. There are various factors that contribute to implementation of the plan, including, but not limited to:

- Physical improvements paid for by the developer (i.e., road frontage improvements, on-site and off-site works) at time of development
- Market conditions that influence the time and type of development
- Annual review of the City's 10-year Comprehensive Municipal Plan (CMP) which identifies and plans for anticipated operational and capital needs well in advance. This allows Council to prioritize operational and capital budgetary items including maintenance and reinvestment in City infrastructure
- Updating of other City plans and policy documents that may affect this Plan, such as pedestrian planning, corridor planning, design guidelines



## 8.1 DEVELOPMENT PROCESS, PLAN AMENDMENTS, & PUBLIC ENGAGEMENT

- Applicants are required to enter into discussions with the adjacent property owners as early as possible to discuss plans for panhandle subdivision or application for a rezoning or development variance.
- Applicants should provide a summary of community and neighbour engagement, outlining the engagement and summary of resident concerns and how they will be addressed in advance of the Public Hearing or Public Information Meeting.
- The applicant, property owners, or their representative, are expected to attend the Public Hearing or Public Information Meeting held by Council to address their applications.

## 8.2 IMPLEMENTATION TIMELINES

The following table, organized by general themes, summarizes the action items, and assigns a lead, a timeline, and potential partners for implementation. Timelines are based on short (0 – 3 years), medium (4 to 6 years) and long term (7+ years). For the purposes of the implementation table, policies have been shortened to the most actionable phrase. Additionally, some policies have been consolidated where implementation actions are the same. Full policies can be referenced in the appropriate sections above.

POLICY / ACTION	TIMING
<b>SECTION 6.2 LAND USE DESIGNATIONS</b>	
Ensure new development applications meet the Design Criteria established in this Plan, and the City’s Infill Policy and Design Guidelines	Ongoing
<b>SECTION 7.1 NATURAL ENVIRONMENT</b>	
1. Develop a strategy and public education process to address and prevent residential encroachments into natural areas and work with property owners to restore adjacent natural areas. (7.1.3)	Short Term to Medium Term
2. Add street trees and additional greening along street frontages (7.1.6)	Ongoing
3. Protect and improve fish and wildlife access and habitat and improve stormwater management (7.1.4)	Ongoing
4. Encourage rain gardens, landscaped bump outs, and similar features within the road right of way (7.1.7)	Ongoing
<b>SECTION 7.2 PARKS, TRAILS AND OPEN SPACE</b>	
1. Provide and enhance existing connections to the Vedder South Dyke Trail. Ensure universal access (7.2.1)	Short to Medium Term
2. Encourage green connections that include sidewalks, street trees, wayfinding signage, directional paint markings, paint markings, or cycle infrastructure (7.2.2.)	Short to Medium Term
3. Consider securing rights of way to support development of trail extensions, where appropriate. (7.2.3.)	Medium Term
4. Facilitate trail connections from Yarrow Town Centre and the Vedder South Dyke Trail to the future Vedder Bridge Crossing (7.2.4)	Medium Term
5. Add waste and recycling bins in locations as identified in the Vedder Greenway Master Plan (7.2.5)	Short Term



POLICY / ACTION	TIMING
<b>SECTION 7.3 MOBILITY &amp; TRANSPORTATION</b>	
1. Improve pedestrian comfort and safety by widening and extending sidewalks, providing lighting, and incorporating street trees and native planting (7.3.1)	Medium Term
2. Improve bike infrastructure in the neighbourhood (7.3.2)	Medium Term
3. Upgrade Yarrow Central Road Cross-Section	Medium to Long Term
<b>SECTION 7.4 RESIDENTIAL</b>	
1. Ensure new development meets minimum lot area requirements and associated maximum gross floor area limits of Zoning Bylaw (7.4.2)	Ongoing
2. Ensure new subdivisions comply with the provisions of this Plan (7.3.3 to 7.3.5)	Ongoing
<b>SECTION 7.5 COMMERCIAL</b>	
1. Enhance existing commercial uses (7.5.1)	Ongoing
2. Ensure screening between commercial use and residential use, where applicable (7.5.2)	Ongoing
3. Support improvement of vacant / underutilized properties (7.5.6)	Ongoing
4. Encourage Child Care Facilities where supported by suitable amenity space (7.5.7)	Ongoing
<b>SECTION 7.6 INDUSTRIAL</b>	
1. Provide landscape buffers and screening where new industrial development abuts a non-industrial zoned property (7.6.2)	Ongoing
<b>SECTION 7.7 SERVICING</b>	
1. Ensure sewerage systems comply with applicable legislation (7.7.1)	Ongoing
1. Require written approval from Yarrow Water Works for all new non-residential development (7.7.3)	Ongoing
2. Retain open drainage channels where possible	Ongoing
<b>SECTION 7.9 CLIMATE CHANGE</b>	
1. Require new commercial development to include EV charging stations (7.8.3)	Ongoing
2. Require floodproofing measures for buildings (7.8.4)	Ongoing
3. Minimize the landfilling of waste (7.8.5)	Short to Medium Term