

PUBLIC NOTICE



OCP Bylaw Amendment & Zoning Bylaw Amendment

NOTICE OF PUBLIC HEARING: AMENDMENT BYLAWS 1508.25 & 1727

Date & Time: April 22, 2024 at 7:00 pm

Location: 7170 Cheam Avenue, Agassiz, BC
or kentbc.ca (registration for live-stream required)

Council of the District of Kent will be holding a Public Hearing for Official Community Plan Amendment Bylaw No. 1508.25, 2024 and District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1727, 2024.

If adopted:

- The amendment bylaws would redesignate the property from Agriculture and Resource Management to Institutional and rezone the property from Agricultural (A) and Resource Management (MR) Zone to Institutional Assembly (P3) Zone to facilitate a mixed use facility (that may include assembly use, dormitory use for a cultural campus, and education facility).

Bylaws 1508.25 & 1727: Subject Land



For More Information

Contact Bronwen Verigan, Planner II

Phone: (604) 796-2235 | Email: planning@kentbc.ca

View Draft Bylaw

Copies of the draft bylaw and all background materials will be available for viewing on-line at kentbc.ca and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from April 5 to 22, 2024 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

Send Your Comments

Email: mlbeaulieu@kentbc.ca

Mail: Director of Development Services

District of Kent
PO Box 70
Agassiz, BC V0M 1A0

All comments will be distributed to Council. Comments must be received by 12:30 pm, April 22, 2024.

Attend and Speak

Anyone is welcome to attend the Public Hearing. At the meeting, you will be given the opportunity to present your views on the proposed bylaws directly to Council.

In addition to attending in-person, the Public Hearing will be streamed via Microsoft Teams. Registration for the live-stream is available on kentbc.ca.



REPORT TO COUNCIL

DATE: February 12, 2024 **FILE:** R23-05
FROM: M. Lisa Beaulieu, A-Director of Development Services
PREPARED BY: Bronwen Verigan, Planner II
SUBJECT: OCP and Zoning Amendment – 12499 Lougheed Highway

RECOMMENDATION:

THAT Council considers granting *Official Community Plan Amendment Bylaw No. 1508.25, 2024* and *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1727, 2024* first and second reading; and

THAT Council approves the following consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:

1. Two (2) consecutive issues of the local newspaper requesting written comments; and
2. Letters of notice to property owners within 100 metres of the property; and

THAT Council considers setting a Public Hearing date for the *Official Community Plan Amendment Bylaw No. 1508.25, 2024* and *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1727, 2024* on March 25, 2024.

PROPERTY DESCRIPTION:

Applicant: Seabird Island Holdings Ltd.

Proposal: To convert an existing house to a mixed-use facility (with uses that may include assembly use, dormitory use for a cultural campus, and education facility).

Subject Property: 12499 Lougheed Highway

PID: 015-060-551

Site Size: 1,324 m² (14,251 ft²)

CAO
 Regular
 In Camera
 Public Hearing
 Agenda Date _____
 Agenda Place _____
 Other _____

Legal: Portion South East Quarter Section 6 Township 5 Range 27 West of the sixth Meridian Which is Not Included within the Limits of Yale Indian Reserve No. 9 Lukseetsissum, New Westminster District Except: Part Dedicated Road on Reference Plan 81372

OCP Land Use Designation

Current: Agriculture and Resource Management (project area is within Agriculture), within Hillside Development Permit Area 1 (DPA1)

Proposed: Institutional, within DPA1

Zoning:

Current: Agricultural (A) and Resource Management (MR) Zone (project area is within Agricultural Zoning)

Proposed: Institutional Assembly (P3) Zone

Site Description: Large, forested hillside lot with a small, relatively flat portion on the southeast corner. There is an existing SFD in the flat portion.

Surrounding Uses: North: Crown Land (Hillside)
South: Agricultural / Resource Management
East: IR No. 9 Lukseetsissum
West: Crown Land (Hillside)

DISCUSSION:

1. Seabird Island Holdings Ltd. applied to amend the Official Community Plan designation from Agriculture and Resource Management to Institutional and rezone the property from Agricultural and Resource Management to Institutional Assembly.
2. The current proposal is to convert an existing house to a mixed-use facility (with uses that may include assembly use, dormitory use for a cultural campus, and education facility). Based on discussion with the applicant, traditional agriculture and food practices will be incorporated into the proposed development.
3. The Agricultural Land Commission has confirmed that a non-farm use application is not required if the renovated existing residence does not exceed ALC's maximum floor area.
4. It is unlikely DPA1 guidelines 1 to 6 apply to the current proposal, therefore a Development Permit may not be required if a site specific geotechnical report determines that the site may be used safely for the use intended.

5. Staff reviewed Official Community Plan policies and found no concerns to redesignating the land from Agriculture and Resource Management to Institutional.
6. OCP Resource Management, Policy 7 states, "If future studies show that an area with a Resource Management designation can accommodate a broader range of uses with safe access and without environmental damage, the area may be redesignated through an OCP amendment."
7. The intention of Kent's Institutional Land Use in the OCP is for places that provide a foundation for community life and meet many needs such as educational, spiritual and safety as they contribute to the overall well-being of the community.
8. Kent's Institutional Assembly Zone permits light agriculture.

ENVIRONMENTAL CONSIDERATIONS:

The current proposal is to renovate the existing residence on the property. As the subject property is within DPA1, any future development will be required to meet DPA1 guidelines which may include an environmental impact assessment.

BUDGETARY CONSIDERATIONS:

The applicant is responsible for all cost associated with the Zoning Bylaw and Official Community Plan amendment processes.

POLICY CONSIDERATIONS:

Official Community Plan and Zoning Bylaw amendments will be conducted in accordance with Section 464 of the *Local Government Act* and *District of Kent Development Procedures Bylaw No. 1194, 2001*.

Notices will be mailed to property owners within 100 m of the property no later than 10 days prior to the date of public hearing.

ALTERNATIVES/OPTIONS:

- 1) Staff's recommendation.
- 2) Do not support recommendation.
- 3) Request further information.

ATTACHMENTS:

1. Appendix A: Location Map
2. Appendix B: Aerial Photo
3. Appendix C: Official Community Plan Amendment Bylaw No. 1508.25, 2024
4. Appendix D: District of Kent Zoning Bylaw, Amendment Bylaw No. 1727, 2024

Respectfully submitted for your
consideration


Approved for submission by

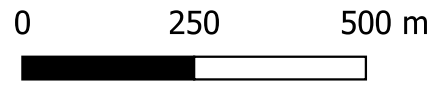
M. Lisa Beaulieu
Director of Development
Services

Wallace Mah,
Chief Administrative Officer

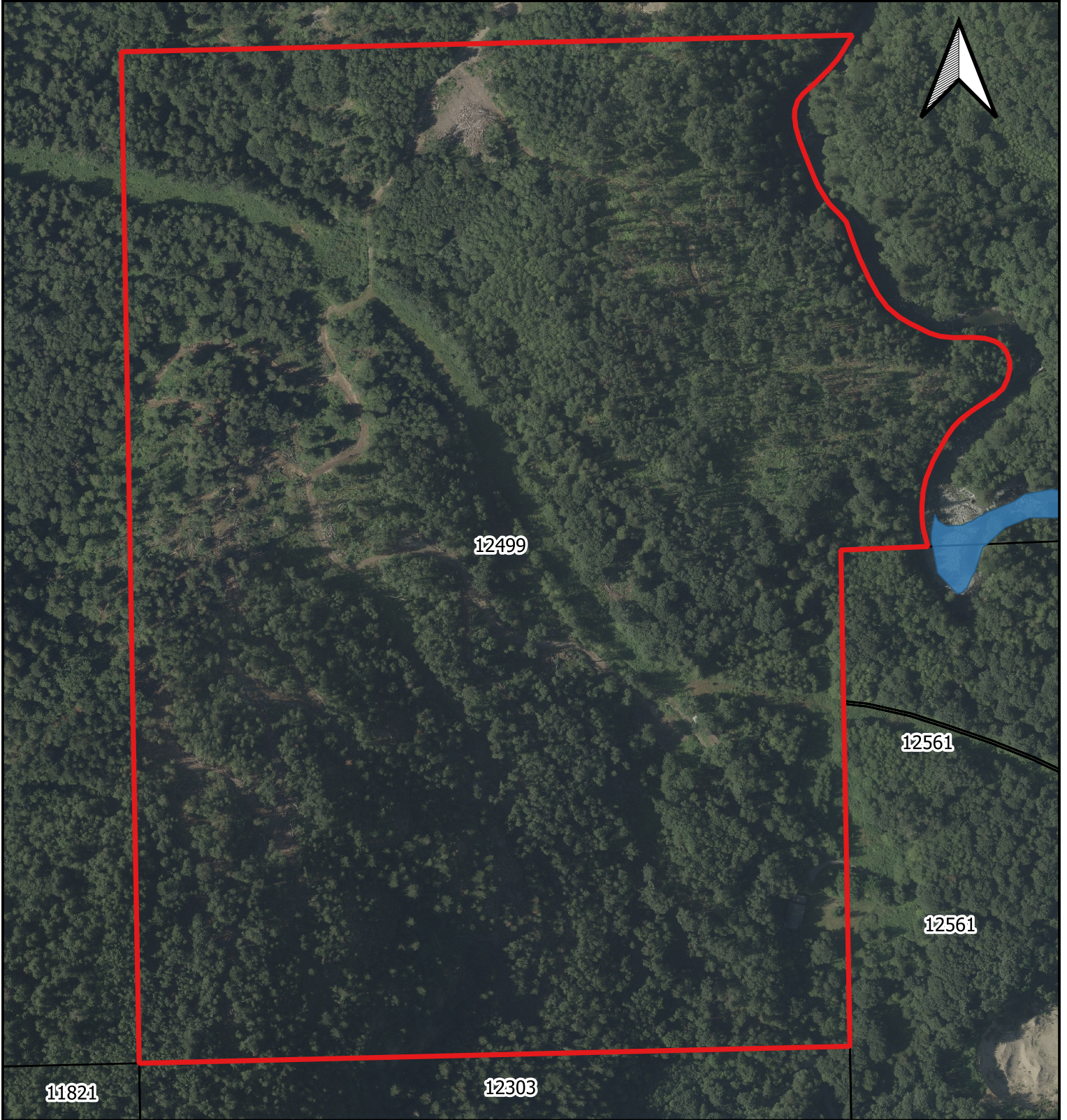
Location Map



 Subject Property



Aerial Photo



Subject Property

0 75 150 m



THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1508.25

“A bylaw to amend the District of Kent Official Community Plan Bylaw 1508, 2014”

WHEREAS the Council of the Corporation of the District of Kent has deemed it advisable to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the District of Kent, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw No. 1508.25, 2024”.

2. MAP AMENDMENTS

That OCP Reference Map Schedule B, Land Use Plans of the District of Kent Official Community Plan Bylaw No. 1508, 2014 be amended for the following properties:

Currently legally described as:

Portion South East Quarter Section 6 Township 5 Range 27 West of the sixth Meridian Which is Not Included within the Limits of Yale Indian Reserve No. 9 Lukseetsissum, New Westminster District Except: Part Dedicated Road on Reference Plan 81372

Commonly known as:

12499 Lougheed Highway, Kent, BC

As outlined in black diagonal lines on Official Community Plan Amendment Map Schedule 1508.25-01 attached hereto by redesignating the above legally described lands from Agriculture and Resource Management to Institutional.

3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

READ A FIRST TIME this day of

READ A SECOND TIME this day of

PUBLIC HEARING WAS HELD this day of

READ A THIRD TIME this day of

FINALLY PASSED AND ADOPTED this day of

CERTIFIED CORRECT:

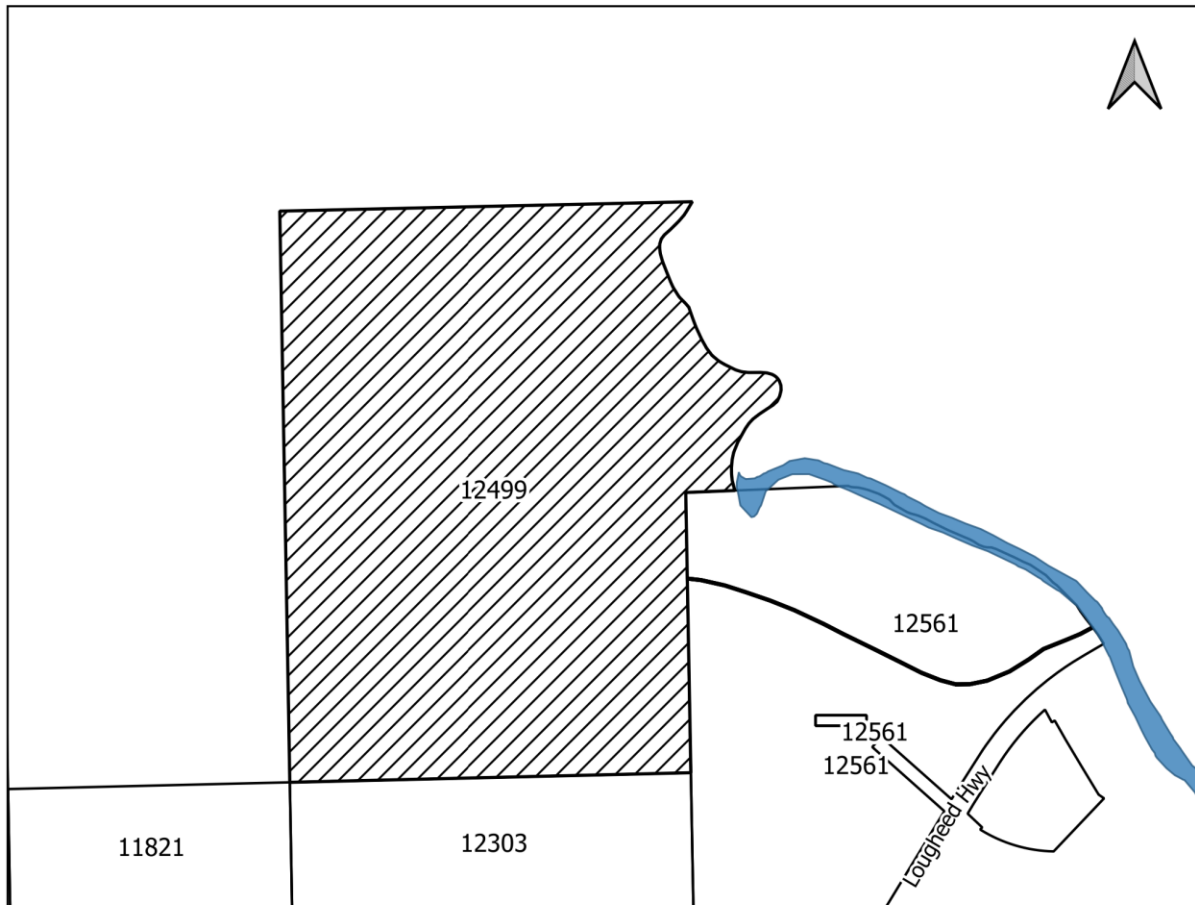
Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer


CERTIFIED A TRUE AND CORRECT COPY
of "Official Community Plan Amendment Bylaw
No.1508.25, 2024" adopted on this day
of

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1508.25
OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT MAP
SCHEDULE 1508.25-1



Land District: NWD
Land Title Office: New Westminster District

 FROM: RESOURCE MANAGEMENT AND AGRICULTURE
TO: INSTITUTIONAL

This is Map Amendment Schedule 1508.25-1 to and forming part of "Official Community Plan Amendment Bylaw No. 1508.25, 2024"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1727

“A bylaw to amend the District of Kent Zoning Bylaw 1219, 2001.”

WHEREAS the Council of the Corporation of the District of Kent has deemed it advisable to further amend Zoning Bylaw No. 1219, 2001;

NOW THEREFORE the Council of the Corporation of the District of Kent, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as “District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1727, 2024”.

2. MAP AMENDMENT

That Zoning Reference Map 35 of Schedule A, Zoning Reference Map Key of the District of Kent Zoning Bylaw No. 1219, 2001 be amended for portions of the lands:

Currently legally described as:

Portion South East Quarter Section 6 Township 5 Range 27 West of the sixth Meridian Which is Not Included within the Limits of Yale Indian Reserve No. 9 Lukseetsissum, New Westminster District Except: Part Dedicated Road on Reference Plan 81372

Commonly known as:

12499 Lougheed Highway, Kent, BC

By rezoning the portion shown in black vertical hatching from Agricultural (A) and Resource Management (MR) Zone to Institutional Assembly (P3) Zone as outlined on Zoning Bylaw Amendment Map Schedule 1727-1 attached.

3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

READ A FIRST TIME this day of

READ A SECOND TIME this day of

A PUBLIC HEARING WAS HELD this day of

READ A THIRD TIME day of

MINISTRY OF TRANSPORTATION APPROVAL this day of

FINALLY PASSED AND ADOPTED this day of

CERTIFIED CORRECT:

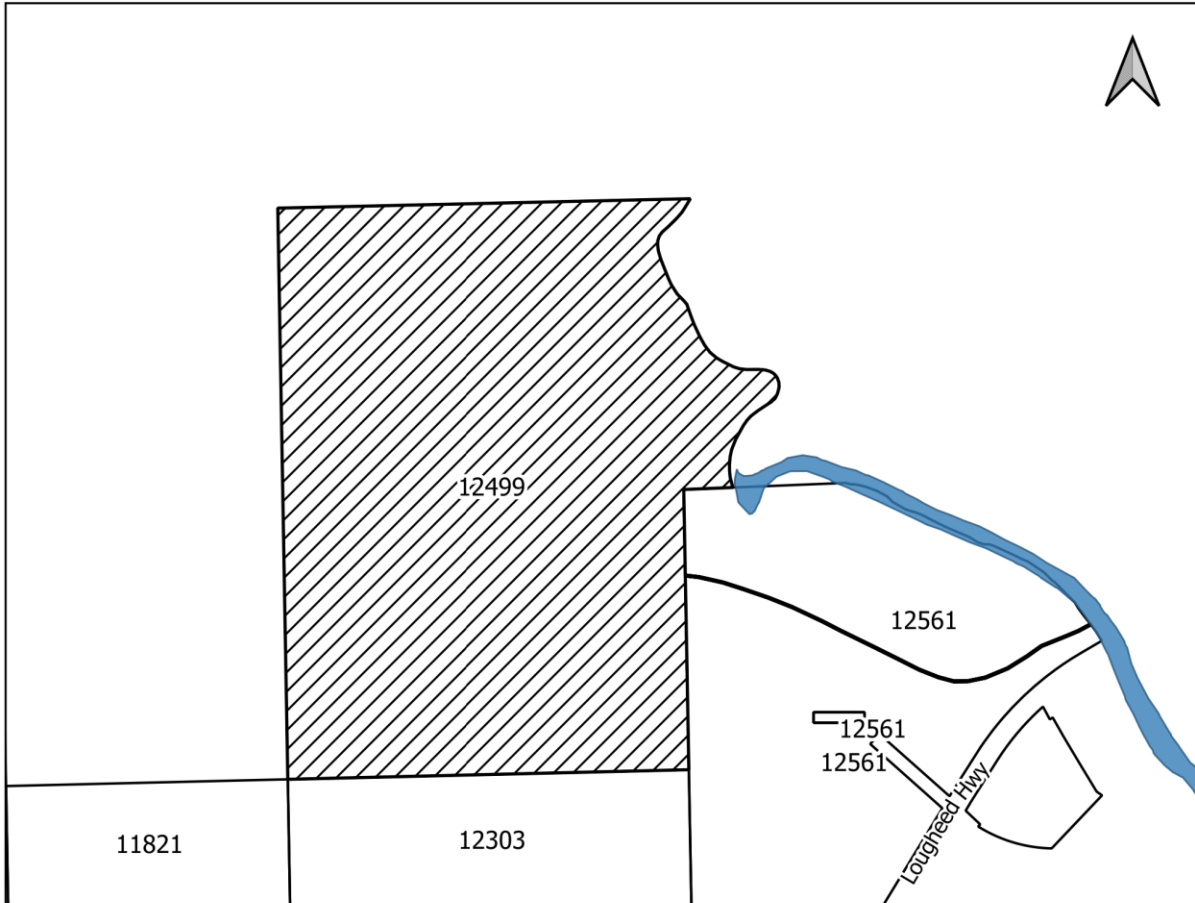
Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No.1727, 2024"
adopted on this day of

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1727
ZONING BYLAW AMENDMENT MAP
SCHEDULE 1727-1



Land District: NWD
Land Title Office: New Westminster District

 FROM: RESOURCE MANAGEMENT (MR) AND AGRICULTURAL (A)
TO: INSTITUTIONAL (P1)

This is Map Amendment Schedule 1727-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1727, 2024"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer