

PUBLIC NOTICE

OCP and Zoning Bylaw Amendment



NOTICE OF PUBLIC HEARING AMENDMENT BYLAWS 1508.19 AND 1692 6066 Lougheed Highway

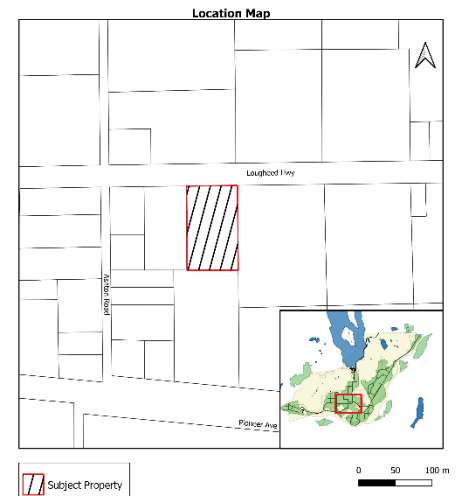
Location Map Subject Land

Council of the District of Kent will be holding a public hearing for:

- *Official Community Plan Amendment Bylaw No. 1508.19, 2022.*
- *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1692, 2022.*

If Bylaw 1508.19 is adopted, the Official Community Plan land use designation of the subject properties will be changed from Residential – Rural to Commercial – Highway.

Bylaw 1692 is written to rezone the subject properties from Rural Residential 2 (RR2) to Tourist Recreation Commercial (CS3).



District Council will hold a public hearing for
the proposed amendment bylaws on:

April 25, 2022 at 7:00 pm

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

For More Information

Please contact Lisa Beaulieu,
Director of Development
Services, at (604) 796-2235 or
mlbeaulieu@kentbc.ca

View Draft Bylaws

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 8, 2022 to April 25, 2022 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 25, 2022.

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 bylaw 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

BACKGROUND:

Applicants: Jen Powers, OTG Developments

Owners: Arthur and Susan Schnurr

Summary: The applicant has requested amendments to the *Official Community Plan* and *Zoning Bylaw* to expand the existing campground at 6110 Lougheed Highway onto the subject property.

Civic Address: 6066 Lougheed Highway

Legal Description: Lot "A" Except: Part on SRW Plan 40124 District Lot 37 Group 1 Yale Division Yale District Plan 8245

Current OCP: Residential – Rural

Proposed OCP: Commercial - Highway

Current DPA: None

Proposed DPA: DPA4 – Downtown Revitalization

Current Zoning: Rural Residential 2 (RR2)

Proposed Zoning: Tourist Recreation Commercial (CS3)

Current Lot Size: 0.76 ha (1.9 acres)

ALR: Exempt - under 2.0 acres

Site Description: The subject property is a rural residential lot fronting the Lougheed Highway. The site is surrounded by a variety of uses including an existing campground and other rural residential properties.

Surrounding Uses: North: Medium sized agricultural land (zoned Agricultural [A])
South: Rural Residential (zoned RR2)
East: Pathfinder Campground (zoned CS3)
West: Rural Residential (zoned RR2)

DISCUSSION:

Executive Summary and Development Information

The applicants are proposing to amend the *Official Community Plan* land use designation from Residential – Rural to Commercial – Highway and zoning from Rural Residential 2 (RR2) to Tourist Recreation Commercial (CS3) to expand the existing campground at 6110 Loughheed Highway onto the subject property.

As detailed on the Appendix C site plan, the proposed development consists of 24 RV sites with hookups. These sites will be oriented diagonally and measure between 18-19 m in depth and 11 m in width. A 6 m wide one-way access lane is proposed and will tie into the existing campgrounds access lane at two points on the east property line.

The applicants are proposing to provide a dog run and a 1.5 m wide walking path. The walking path will connect with the exiting campground at 6110 Loughheed Highway and will provide pedestrian access between sites.

The development will be managed by a live-in onsite caretaker to ensure that campground rules are being followed.

OCP Policies

Staff performed a plan and policy review related to the proposed land use changes. Below are OCP policies in support of the proposed development as justifications for their inclusion.

- a) *General Commercial Policy 3 – the District supports and promotes new and innovative forms of commercial businesses and activities toward growing recreation/tourism. This would include enhancements and improvements to agri-tourism and existing initiatives and attractions including the Kilby Historic Site, the Circle Farm Tour, the Farmers Market and the Museum.*

Expanding the existing Pathfinder campground would create more tourist recreation opportunities in the District in an area with an already established recreational campground.

- b) *Commercial – Highway Policy 1 – Maintain Lands for Commercial – Highway development within Kent to accommodate commercial land uses which depend largely upon highway traffic and tourism and are more service oriented than product oriented.*

The proposed campground use is principally a tourist driven service-oriented land use.

- c) *Commercial – Highway Policy 5 – all new commercial construction and renovations in the Commercial – Highway designation shall be required to conform to the design principles set out in the Downtown Revitalization Development Permit Area Guidelines.*

Bylaw 1508.19 would see 6066 Lougheed Highway included in DPA4 – Downtown revitalization meaning a form and character Development Permit would be required prior to building permits being issued.

Utilities

Commercial – Highway Policy 4 notes that new developments within the designation shall be connected to the municipal water and sewer systems or to an approved community water and sewer system.

The applicant's have requested flexibility in regard to this policy instead relying on on-site services as District services are currently unavailable at the subject property.

Any proposed on-site services will need to meet the requirements of the *Subdivision and Development Bylaw*.

Fire Department

The Agassiz Fire Department noted the developer should be encouraged to use the most recent "Fire Smart" information to reduce the fuel load on their property including the replacement of cedar hedges with non-combustible vegetation and installing a non-combustible or fire-resistant type fence on the property line.

These recommendations will be forwarded to the applicant and considered during the Development Permit review process.

Traffic and Highway Access

The proposed development will be accessed from the Lougheed Highway. The applicants have contacted Ministry of Transportation and Infrastructure (MOTI) staff in regards to obtaining a highway access permit.

COMMUNITY NEED CONSIDERATIONS:

Currently, the District of Kent has relatively limited tourist accommodations available. In 2021, the District of Kent issued twenty-six Business Licences for the short-term rental market:

- Short-term Rental – Guest Unit (14)
- Short-term Rental – Principal Residence (6)
- Resort Lodge (2)
- Motel (1)
- Motel and RV Park (1)
- Campground (2)

Increasing the amount of local tourist accommodations could provide economic benefit to local businesses.

ENVIRONMENTAL CONSIDERATIONS:

Intensification of land uses outside of the Agassiz townsite can complicate drainage as the increase in impermeable surfaces will increase run-off. As part of the Development Permit, a stormwater management plan will be required to address these concerns.

BUDGETARY CONSIDERATIONS:

The applicants have paid the required OCP and Zoning Map amendment fees and are responsible for the cost of the notification sign.

POLICY CONSIDERATIONS:

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

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: Site Plan
- 4) Appendix D: Official Community Plan Amendment Bylaw No. 1508.19
- 5) Appendix E: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1692, 2022

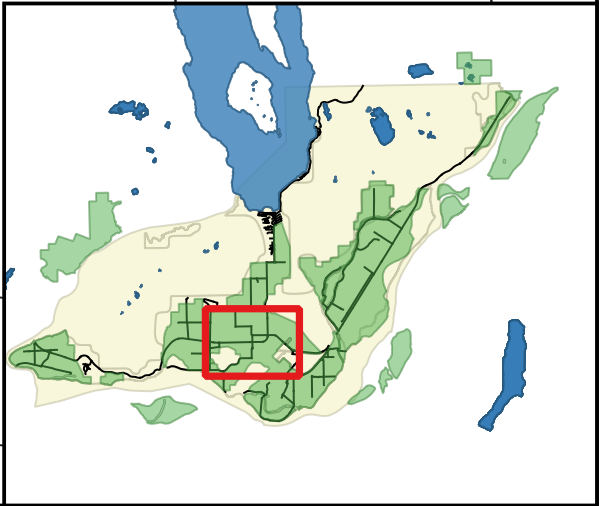
Submitted for consideration by


Approved for Submission by

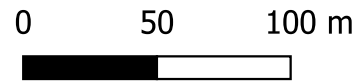
M. Lisa Beaulieu,
Director of Development Services

Wallace Mah,
Chief Administrative Officer

Location Map



 Subject Property



Aerial Photo



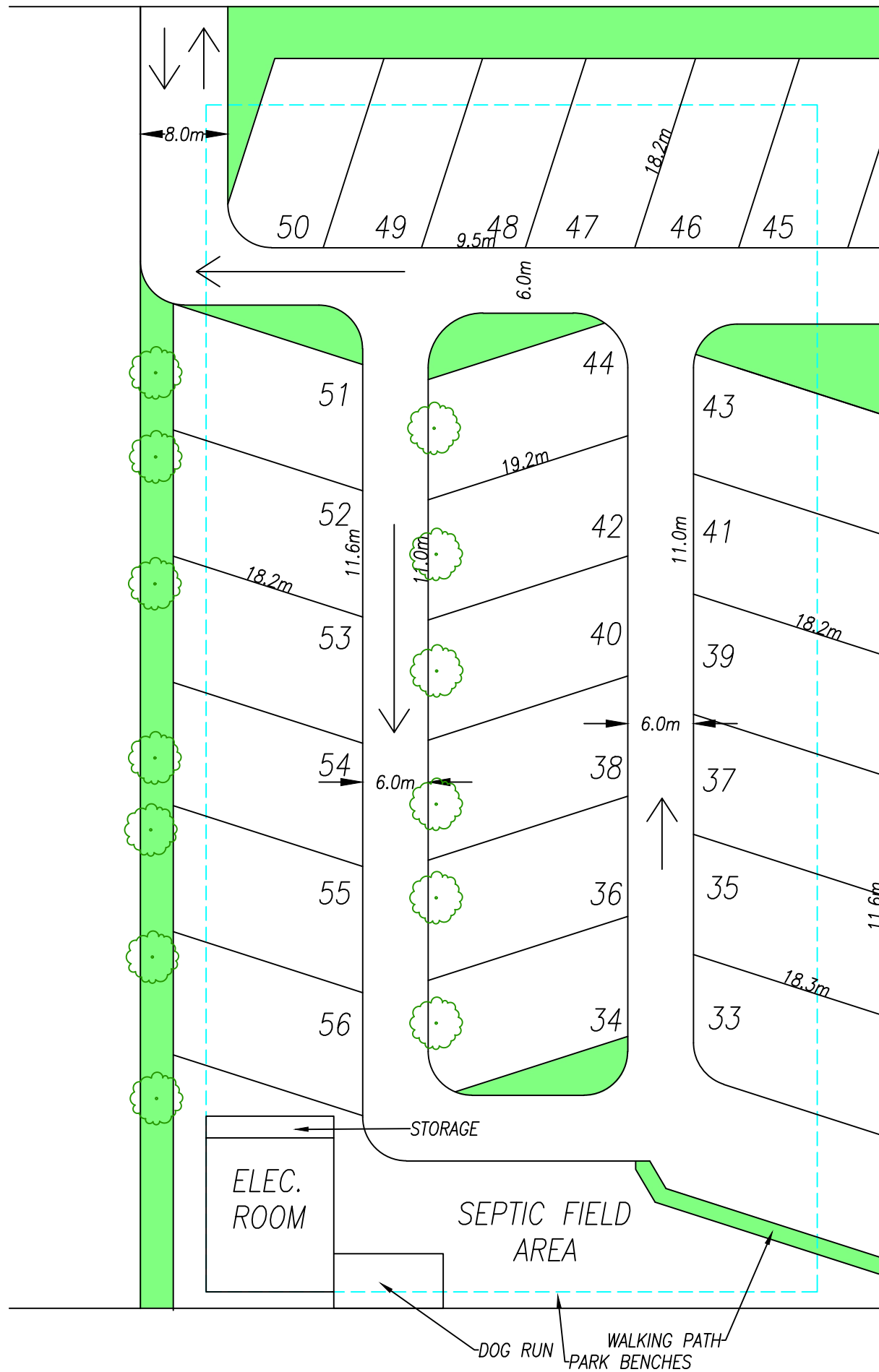
Lougheed Hwy



Subject Lands

0 15 30 m

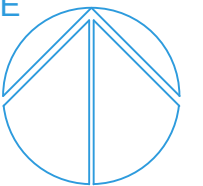




LEGEND:

- EXISTING PROPERTY LINE
- - - BUILDING ENVELOPE

ZONING: CS3



CTG DEVELOPMENTS LTD.
LAND USE CONSULTING & DEVELOPMENT

PROJECT LOCATION
6066 LOUGHEED HIGHWAY
PATHFINDER CAMP RESORTS
AGASSIZ-HARRISON

PROJECT NUMBER
21-351

DRAWN BY:
CASSIDY SILBERNAGEL

DATE:
January 26 2022

SCALE:
NTS

SHEET:

1

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1508.19

“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. 1508.19, 2022”.

2. MAP AMENDMENTS

That OCP Reference Map Schedule B, and B-8 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:

Lot “A” Except: Part on SRW Plan 40124 District Lot 37 Group 1 Yale Division
Yale District Plan 8245

Commonly known as:

6066 Lougheed Highway, Agassiz, BC

As outlined in black diagonal lines on Official Community Plan Amendment Map Schedule 1508.19-01 attached hereto by redesignating the above legally described lands from Residential – Rural to Commercial – Highway and including the lands within Development Permit Area 4 – Downtown Revitalization.

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 , 2022.

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:

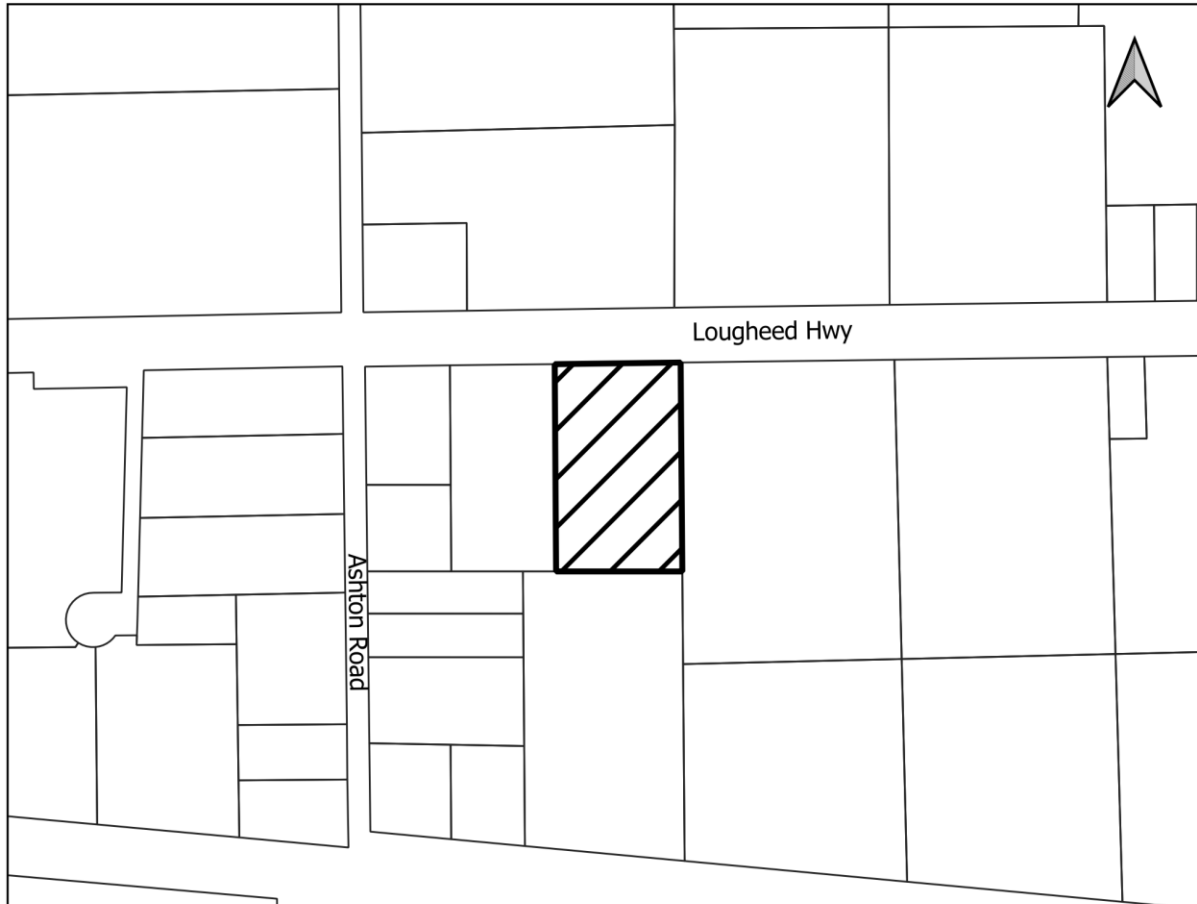
Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE AND CORRECT COPY
of "Official Community Plan Amendment Bylaw
No.1508.19, 2022" adopted on this day of.

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1508.19
OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT MAP
SCHEDULE 1508.19-1



Land District: NWD
Land Title Office: New Westminster

 FROM: RESIDENTIAL - RURAL
TO: COMMERCIAL - HIGHWAY

This is Map Amendment Schedule 1508.19-1 to and forming part of "Official Community Plan Amendment Bylaw No. 1508.19, 2022"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1692

“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. 1692, 2022”.

2. MAP AMENDMENT

That Zoning Reference Map 10 of Schedule A, Zoning Reference Map Key of the District of Kent Zoning Bylaw No. 1219, 2001 be amended for the lands:

Currently legally described as:

Lot “A” Except: Part on SRW Plan 40124 District Lot 37 Group 1 Yale Division
Yale District Plan 8245

Commonly known as:

6066 Lougheed Highway, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1692-1 attached hereto by rezoning the above-described land from Rural Residential 2 (RR2) to Tourist Recreation Commercial (CS3).

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

MINISTRY OF TRANSPORTATION APPROVAL this day of

READ A THIRD TIME day of

FINALLY PASSED AND ADOPTED day of

CERTIFIED CORRECT:

Sylvia Pranger, Mayor

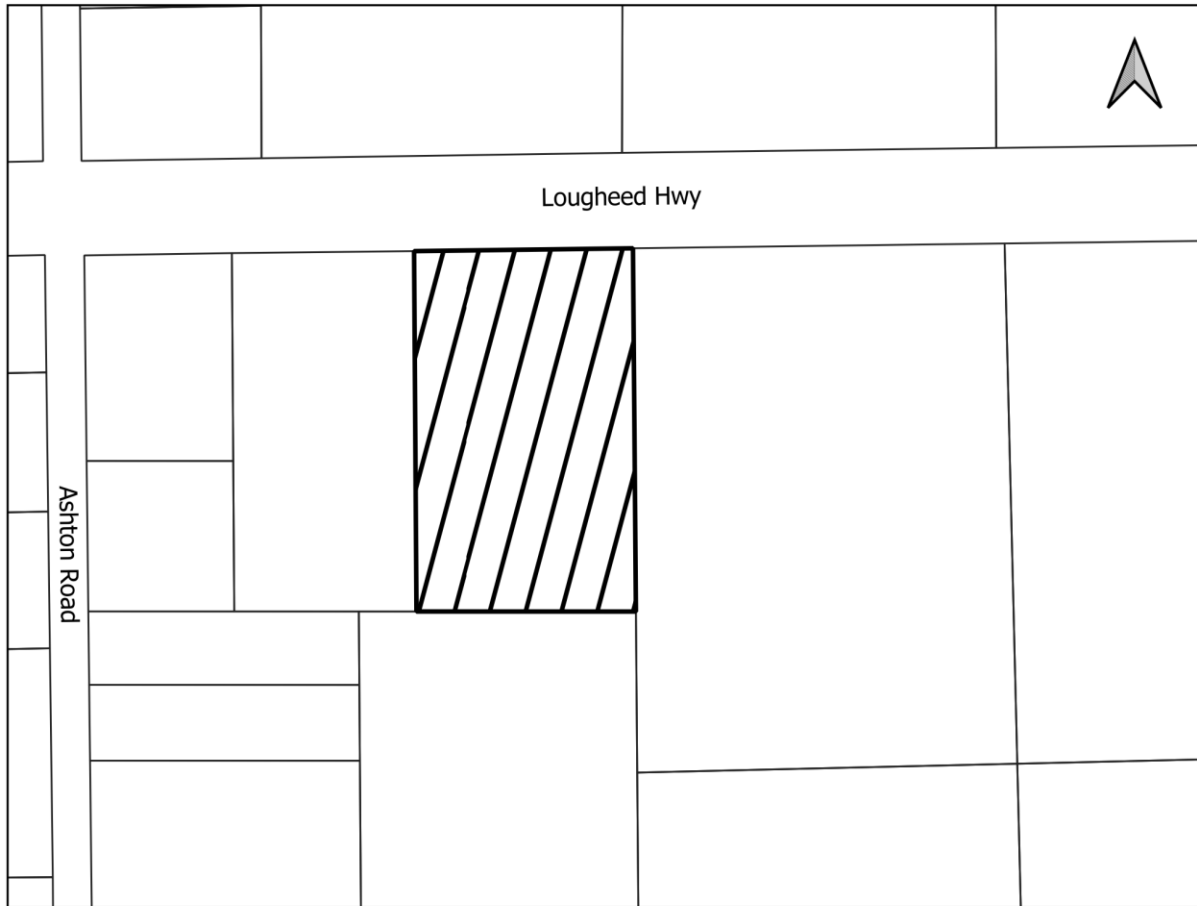
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No. 1692, 2022"
adopted on this day of


Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1692

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1692-1



Land District: YDYD
Land Title Office: New Westminster


FROM: RURAL RESIDENTIAL 2 (RR2)
TO: TOURIST RECREATION COMMERCIAL (CS3)

This is Map Amendment Schedule 1692-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1692, 2022"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer