

# PUBLIC NOTICE

## OCP and Zoning Bylaw Amendment



### NOTICE OF PUBLIC HEARING: AMENDMENT BYLAWS 1508.21 AND 1704

**Date & Time:** October 12, 2022 at 7:00 pm

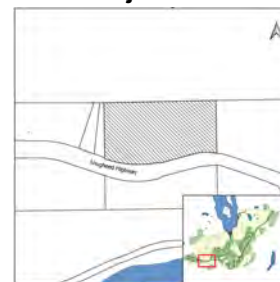
**Location:** 7170 Cheam Avenue, Agassiz, BC  
or [kentbc.ca](http://kentbc.ca) (registration for live stream required)

To amend the OCP land use designation from Agriculture/Resource Management to Institutional and zoning from Rural Residential 1 to a new Institutional Assembly to facilitate the development of a monastery with associated accessory uses.

#### For More Information

Contact Lisa Beaulieu, Director of Development Services  
Phone: (604) 796-2235 | Email: [mlbeaulieu@kentbc.ca](mailto:mlbeaulieu@kentbc.ca)

#### Subject Land



#### View Draft Bylaw

Copies of the draft bylaw and all background materials will be available for viewing on-line at [kentbc.ca](http://kentbc.ca) and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from September 30, 2022 to October 12, 2022 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

#### Send Your Comments

**Email:** [mlbeaulieu@kentbc.ca](mailto: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, October 12, 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](http://Kentbc.ca)

---

---

**REPORT TO COUNCIL**

---

---

**DATE:** August 31, 2022 **FILE:** OCP22-01/R22-05  
**FROM:** Lisa Beaulieu, Director of Development Services  
**SUBJECT:** OCP Bylaw 1508.21 and Zoning Bylaw 1704, 2721 Lougheed Highway

---

**RECOMMENDATION:**

**THAT** Council considers:

1. Giving first and second readings to the *Official Community Plan Amendment Bylaw No. 1508.21, 2022.*
2. Giving first and second readings to the *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1704, 2022.*
3. Setting a public hearing for October 12, 2022 for *Official Community Plan Amendment Bylaw No. 1508.21, 2022* and *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1704, 2022.*
4. Approving the following consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
  - a. Hold a public hearing and provide notice as prescribed in LGA, Section 466 (1):
    - i. Publish (2) consecutive issues of the local newspaper requesting written comments; and,
    - ii. Send letters of notice to property owners within 100 metres of the property.

**PROPERTY DESCRIPTION:**

**Civic:** 2721 Lougheed Highway  
**Applicant:** Slade Dyer, Slade Dyer and Associates Inc.  
**Owners:** Bilingual Buddhist Association

CAO  
 Regular  Agenda Date \_\_\_\_\_  
 In Camera  Agenda Place \_\_\_\_\_  
 Public Hearing  Other \_\_\_\_\_

Proposal:	To re-designate and rezone the property to facilitate the development of a monastery with associated accessory uses.
Current OCP:	Agriculture / Resource Management
Proposed OCP:	Institutional
DPA:	DPA1 – Hillside and DPA5 – Mount Woodside
Current Zoning:	Rural Residential 1 (RR1)
Proposed Zoning:	New Institutional Assembly Zone (P3)
Site Size:	9.06 Hectares (22.391 Acres)
Legal Description:	Legal Subdivision 9 Section 19 Township 3 Range 29 West The 6th Meridian New Westminster District Except: Part Subdivided by Plan 87204
Site Description:	<p>The property is situated on the lower slope of Mount Woodside and upslope of Lougheed Highway (Highway 7) from the Fraser River. There is a main residence on site located near the centre of the future development area. The developed area surrounding the main residence and to the immediate south of the future development is artificially terraced with clearings and gardens. A second residence is located on the south boundary of the property.</p> <p>North and east of the developed area is a significant tree stand. There are several watercourses on the subject property though none are located within the future development area. The most significant watercourse is located near the eastern property boundary and follows a ravine.</p>
Neighbourhood Character:	The subject property is situated on the northeast edge of the Mount Woodside Neighbourhood Plan. The plan area is bounded by the Fraser River to the south and the Agricultural Land Reserve boundary to the west, steep topography to the north and a significant creek to the east. Lougheed Highway (Highway 7) runs through the plan area and the CPR mainline rail traverses the southern boundary of the plan area. Land uses consist of low density mixed-use residential uses (Harrison Highlands development), rural residential, recreation, limited agricultural uses, and natural forest.

North: Resource Management zoned properties (Crown Lands)  
 South: Lougheed Highway, Agricultural zoned properties, and CPR  
 East: Resource Management zoned property (outside Mount Woodside Neighbourhood Plan)  
 West: Resource Management zoned property

**DISCUSSION:**

**Executive Summary**

Project Overview

The applicant is proposing to develop the subject property into a monastery including assembly spaces, dormitories, education facilities, continued light agriculture, hospice services, and other associated accessory uses. The development would occur in three phases.

The applicant has submitted an information package (see Appendix C) providing details about the Bilingual Buddhist Association (BBA), what brought the BBA to Kent, and an overall project vision and Master Plan.

Figure 1 shows the development master plan and Figure 2 shows a corresponding table outlining details such as building capacity, usage frequency, and areas open to the public as provided by the applicant.

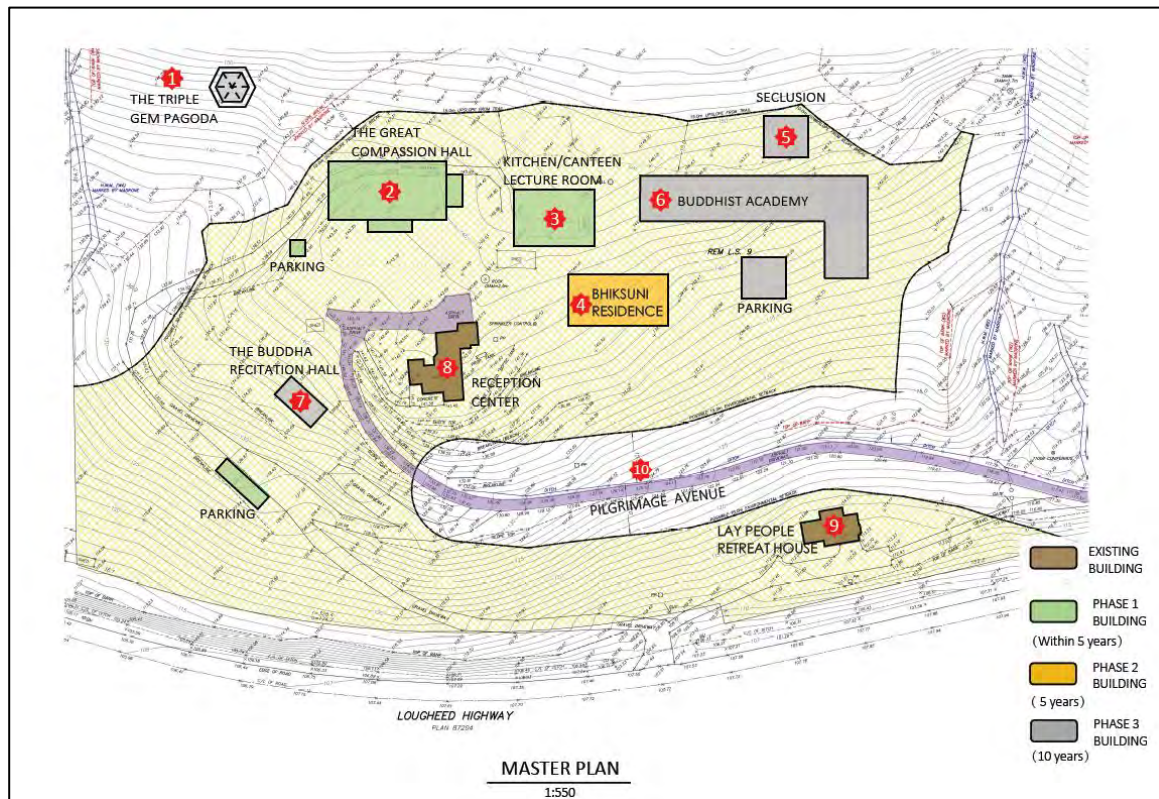


Figure 1. Master Plan for 2721 Lougheed Highway

Title	Phase	Usage Frequency	Convocation Meeting	Permanent Residents Included	Capacity	Open to Public	Parking	Remarks
① The Triple Gem Pagoda	3	Daily		Yes	N/A	Yes	Required	
② The Great Compassion Hall	1	Daily	Yes	Yes	150	Yes	Required	
③ Kitchen Canteen/Lecture Room	1	Daily	Yes	Yes	50	Yes	Required	There are courses open to public from time to time.
④ Bhiksuni Residence	2	Daily		Yes	50			
⑤ Seclusion	3	Depend on Necessity		Yes	2			
⑥ Buddhist Academy	3	Daily	Yes	Yes	50		Required	
⑦ The Buddha Recitation Hall	3	1/Month	Yes	Yes	20	Yes	Required	
⑧ Reception Center	Existing Building	Daily		Yes	20	Yes	Required	
⑨ Lay People Retreat House	Existing Building	Daily		Yes	8		Required	
⑩ Pilgrimage Avenue	Existing Road	Daily or By Event	Yes	Yes	100	Yes	Required	Provided daily. A pilgrimage convocation is also held once a year.

Figure 2. Building Information Overview

Potential benefits provided by the applicant:

- May become a local landmark, a window for cultural exchanges.
- Contributions to the local economy (e.g., increased visitors to temple and surrounding area economies – farm stops, accommodations, Agassiz Townsite businesses).
- Promotion of social harmony and development by providing a quiet place for those who want to meditate and improve their spiritual energy.
- Protection of the natural environment, its ecosystems and biological diversity through complex architectural design that is harmoniously integrated between humans and the natural environment.

### Land Use Requirements

For the proposed development to occur, the following land use applications are required:

1. Official Community Plan (OCP) Map Amendment to amend the land use designation from Agriculture/Resource Management to Institutional.
2. Zoning Bylaw Text and Map Amendment to amend the zoning from Rural Residential 1 zone to a new Institutional Assembly zone.
3. Development Permit to ensure DPA1 – Hillside and DPA5 – Mount Woodside guidelines are met.

For ease of reference and discussion purposes, the report has been split into four parts:

**Part A:** Official Community Plan Bylaw Amendment

**Part B:** Zoning Bylaw Amendment

**Part C:** Development Permit

**Part D:** Referrals

## **PART A – Official Community Plan Bylaw Amendment**

The development proposal requires an OCP map amendment to amend the land use designation from Agriculture/Resource Management to Institutional.

Staff reviewed Kent's OCP and Mount Woodside Neighbourhood Plan (MWN Plan) policies related to the proposed land use changes. Policies from each plan are highlighted in this section followed by a synopsis.

In addition, this section highlights the findings from the Archaeological Overview Assessment (required by the MWN Plan) and discusses the consultation considerations as per section 475 of the *Local Government Act* in relation to OCP amendment bylaws.

### **1. Official Community Plan (OCP)**

#### Land Use Designations and Related Policies

- a. The subject property holds a dual land use designation of Agriculture and Resource Management.
- b. The proposed development requires an OCP map amendment to change the land use designation to Institutional.
- c. Table 1. outlines the OCP policies relevant to the proposed development.

**Table 1.**

<b>Official Community Plan Policies</b>		
<b>Policy Section</b>	<b>#</b>	<b>Policy</b>
Agricultural	1	Lands designated as Agriculture on Schedule B are intended to be used for agricultural production purposes.
Institutional	4	Institutional uses at Mount Woodside have been identified on the south side of Lougheed Highway and are intended to accommodate a small fire hall and public works facilities. If additional community uses are required on the north side of Lougheed Highway in the future, this will be explored and will be generally in accordance with the directions of the Mount Woodside Neighbourhood Plan.
Residential - Single Family	8	New development in Mount Woodside must meet the objectives stated in the Mount Woodside Neighbourhood Plan which forms part of this OCP, and the approved development phasing plan.  These objectives include creating a self-sustained community that protects adjacent agricultural activities, protects environmental and natural features, and mitigates commercial influences on Agassiz businesses and the Scowlitz Nation.
Parks, Recreation and Open Space	23	Through the development process, acquire lands to protect environmentally sensitive areas in addition to the parks.
	24	Explore other methods for acquiring land for parks and trails through the development process, such as density bonus, purchase, negotiation, donation and statutory right-of way.
Resource Management	1	All areas designated as Resource Management shall be restricted to resource and related rural development only in order to allow managed resource extraction and to minimize detrimental impacts on land and water.
	7	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.
GHG and Energy Reduction	3	Incorporate climate change, its potential impact, and mitigation measures when reviewing new development applications and undertaking long-term planning projects and initiatives.
	5	Encourage the development of more compact and complete communities through the concentration of density, services, and amenities primarily within Agassiz.
Geotechnical Hazards and Steep Slopes	4	Development on steep slopes will be carefully managed through land use designations, development guidelines and other restrictions.
	5	Impacts of upland development on low land drainage will be carefully considered and mitigated where required.
	6	Rainwater management standards will be updated for Mount Woodside.
Social Well-Being	5	Educational opportunities shall be expanded as a way of improving the quality of life for the residents of Kent.

## Synopsis

- a. OCP policies for Agriculture states that lands with this designation are intended to be used for agricultural production purposes.
- b. OCP policies for Resource Management states that all areas with this designation "...shall be restricted to resource and related rural development only in order to allow managed resource extraction and to minimize detrimental impacts on land and water."
- c. However, OCP policies for Resource Management states that, "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."
- d. While the OCP does not have specific policies for monasteries, the policies generally support more institutional uses in the Mount Woodside area, protection of environmentally sensitive areas, and educational opportunities that may improve the quality of life for Kent's residents.

## 2. Mount Woodside Neighbourhood Plan (MWN Plan)

### MWN Plan Overview

- a. The subject property is at the northeast edge of Phase 1 of the MWN Plan (see Figure 3). The MWN Plan designates the land for strata development and envisions a 6 m wide walking trail that runs parallel to the subject property's northern boundary and crosses part of the property in general.

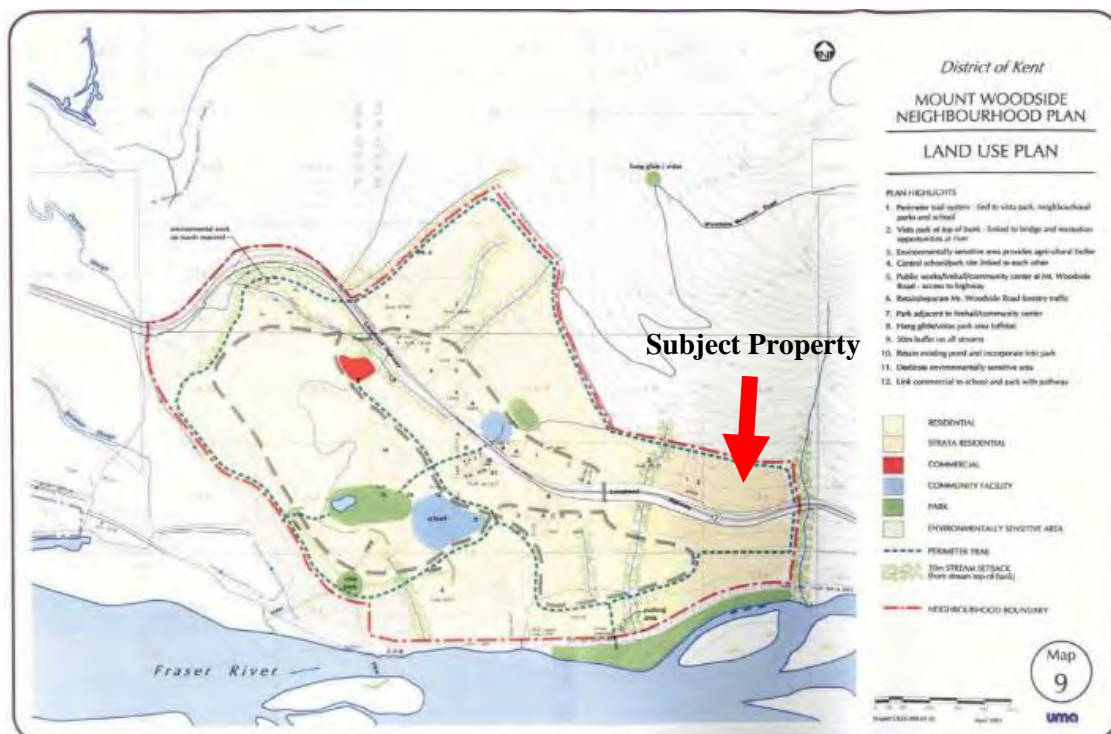


Figure 3. Land Use Plan, MWNP

- b. The MWN Plan lists the following planning objectives when considering rezoning and subdivision plans:
- Create a self-sustained community;
  - Create a planned community, rather than advancing individual land owner interests;
  - Plan for future development applications;
  - Protect adjacent existing and future agricultural activities;
  - Mitigate commercial influences on Agassiz businesses, and the Scowlitz Nation;
  - Create a framework for securing public amenities in the long-term;
  - Protect environmental and natural features, including the existing pond;
  - Protect and accommodate existing forestry practices;
  - Recognize existing transportation corridors, and limitations for access to a controlled access highway and a CPR crossing;
  - Develop strategies to finance infrastructure; and
  - Protect significant views.
- c. Table 2. outlines the MWN Plan guides and policies relevant to the proposed development.

**Table 2.**

<b>Mount Woodside Neighbourhood Plan</b>		
<b>Plan Section</b>	<b>#</b>	<b>Guide / Policy</b>
Topographical Conditions	3.1	Properties with slopes 20% or greater, a geotechnical review shall be submitted in conjunction with rezoning applications. Zoning boundaries will be determined through geotechnical analysis of slope stability.
Archaeological Information	3.4	An archaeological assessment shall be prepared in conjunction with subdivision and development applications.
Summary of Development Influences	3.6	The District shall discourage piecemeal development applications in order to phase infrastructure improvements and provide for public amenities.
Land Use Plan	5.2	<i>Community facilities:</i> consider opportunities for places of worship.
		<i>Parks &amp; perimeter trails:</i> Perimeter trails which may not be wheelchair accessible, shall surround the neighbourhood feeding into the existing bridge over the CPR tracks. Parking shall be provided on the north side of the tracks.
		<i>Environmentally Sensitive Areas:</i> <ul style="list-style-type: none"> <li>• require detailed environmental reviews with each subdivision or development application where appropriate.</li> <li>• endeavour to retain the existing escarpment and steep slopes in public ownership through the development process.</li> </ul>
Interface with adjacent land uses	5.4	Provision is required for a suitable buffer to agricultural and forestry lands and activities in the neighborhood.
		Covenants are suggested over lots to notify owners of potential nuisances, where appropriate.
Infrastructure & Servicing Plan	6.0	Mount Woodside shall conform to the Subdivision and Development Bylaw standards and each lot shall provide full urban services.

- d. Given the attributes and the environmental characteristics of area within the MWN Plan, the plan suggests a low-density community is most appropriate for the area. A range of densities, but low in an overall context, and associated population projections were developed for the MWN to guide long-term infrastructure and servicing needs for the community (see Figure 4).

**Table 1 – Development Densities**

	Size (hectares)	Units(1)	Units (2)	Population(3)	Population(4)
Phase 1 (excluding ALR)	184	1,290	1,840	3,350	5,890
Phase 1 (including ALR)	230	1,610	2,300	4,186	7,360
Phase 2	70	490	700	1,270	2,240
Totals (excluding ALR)	254	1,780	2,540	4,620	8,130
Totals (including ALR)	300	2,100	3,000	5,460	9,600

- (1) based on 7 units per gross hectare
- (2) based on 10 units per gross hectare
- (3) based on 2.6 persons per unit and 7 units per hectare (minimum population)
- (4) based on 3.2 persons per unit and 10 units per hectare (maximum population)

Figure 4. MWN Plan Development Densities Guide

**Synopsis**

- a. The applicant has submitted a Development Permit application for phase 1 of their development proposal along with the necessary reports: Geo-Hazard Assessment, Environmental Impact Study and Riparian Areas Protection Regulation – Assessment Report. Policies within the MWN Plan related to the protection of development from hazardous conditions, protection of the natural environment, its ecosystems and biological diversity will be addressed within the Development Permit process.
- b. Preliminary review of the reports listed above indicate the property contains several geological and environmental implications that will limit the developable area of the property (Figure 5).

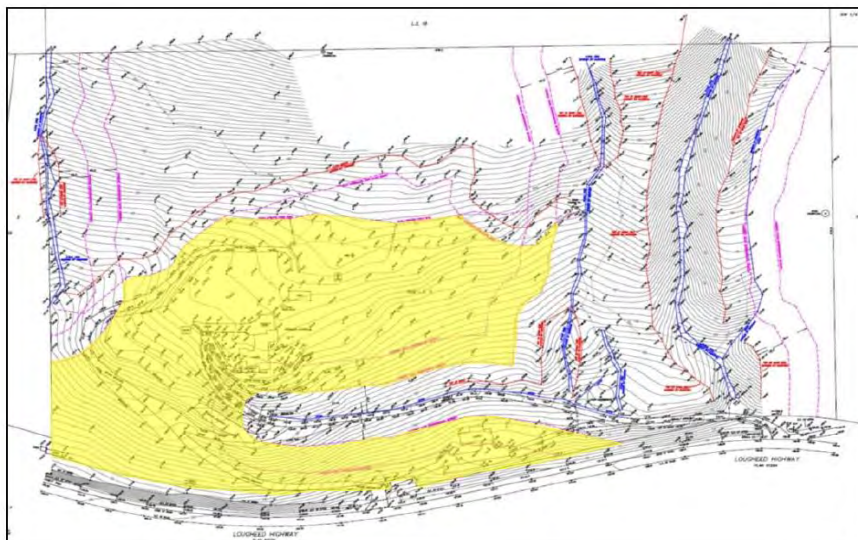


Figure 5. Approximate building envelope as per geotechnical hazard recommendations

- c. The MWN Plan envisions a 6 m wide walking trail that runs parallel to the subject property's northern boundary and crosses part of the property in general.
- The Geo-Hazard Report prepared by Madrone Environmental Services Ltd. and submitted with the Development Permit application found that due to the evidence of past instability on the slope above the property during the forest service road installation, and the changes in the drainage regime by a cross slope feature, the probability of a landslide occurring up slope of the development will increase if the trail is developed.
  - However, the Geo-Hazard Report also notes that this may be mitigated depending on the planned development upslope and under supervision of a qualified professional.
  - The Environmental Impact Study (EIS), also prepared by Madrone Environment Services and submitted with the Development Permit application, found that the proposed location of the trail borders the 30 m top of bank setback of the mapped watercourse on site. Additionally, the proposed location of the trail crosses the entirety of the streamside setback areas and the wetted widths of all three watercourses on site making the current location of the 6 m wide walking trail contrary to this desire to maintain a minimum 15 m non-development buffer.
  - Further the EIS notes the trail may require the removal of significant vegetation along its proposed route and will increase pedestrian access.
  - The EIS recommends the findings of the EIS should be taken into consideration and that the overall impact of this increased access on wildlife and environmentally valuable resources should be assessed prior to detailed trail plans.
  - Based on these findings and internal referral response from the Director of Community Services and Projects, Director of Engineering Services, and Director of Public Works, staff is not recommending the District pursue a trail in this location.
- d. An Archaeological Overview Assessment (AOA) was submitted with the OCP and Zoning amendment applications. A summary of the AOA findings is discussed next section.

If this proposal is supported, it is unlikely that this area will ever be developed as a strata development as envisioned by the OCP and MWN Plan which means the loss of residential dwelling units and park land dedication. Based on the information provided, District building data, and the MWN Plan, staff estimates the loss of:

- **44 dwelling units**

As of the date of this report, approximately 32.5 hectares within the MWN plan has been developed with a total of 286 dwellings. That means the District is around the middle of the two density estimates (7 unit per ha or 10 units per ha) with about 8.8 units per hectare (see Figure 4).

The building envelope for the property is approximately 5.0 ha. If the same average density of 8.8 units was carried forward to the monastery, the District could expect around 44 dwelling units on the site.

- **2,500 m<sup>2</sup> parkland**

The *Local Government Act* allows local governments to require a developer to dedicate up to 5% of land for parks during the subdivision process. By forgoing the subdivision process, park dedication would not be provided. Based on the developable area of approximately 5.0 hectares, the District would require 2,500 square metres of parkland if the property was subdivided.

e. With this loss, however, the development proposal aligns with other parts of the MWN plan such as:

- **A natural buffer.** The subject property is at the northeast edge of phase 1 of the MWN Plan. The location of buildable area identified for the subject property is surrounded by a significant tree stand area which will act as a natural buffer to properties outside of the MWN Plan.
- **A place of worship.** The MWN plan notes that the District should consider opportunities for places of worship within the MWN.

f. In addition, the applicants have identified the following potential benefits with the proposed development:

- May become a local landmark, a window for cultural exchanges.
- Contributions to the local economy (e.g., increased visitors to temple and surrounding area economies – farm stops, accommodations, Agassiz Townsite businesses).
- Promotion of social harmony and development by providing a quiet place for those who want to meditate and improve their spiritual energy.

- Protection of the natural environment, its ecosystems and biological diversity through complex architectural design that is harmoniously integrated between humans and the natural environment.

### **3. Archaeological Overview Assessment (AOA)**

The MWN Plan notes the status of Mount Woodside as an archeologically, culturally, and spiritually significant space for the Stó:lō and Sts'ailes Nations and requires an archaeological assessment to be prepared in conjunction with development applications.

The following highlights the AOA dated January 31, 2020, prepared by Madrone Environmental Services Ltd. for the subject property.

#### Purpose of the AOA

1. Confirm or refute the presence of known archaeological sites or areas of archaeological potential within the project area through a review of existing archaeological, ethnographic, and historical reports; and
2. Determine the most appropriate survey methods or techniques to be used if additional archaeological work is deemed to be necessary.

#### Findings

1. The report found that as the land form is continuously sloped with no significant level areas or break-in-slopes there is low potential to encounter the seven archaeological site types anticipated in this region with the exception of Culturally Modified Trees (CMTs).
2. The mature timber within the future development area was examined and no CMTs were observed. However, with the presence of mature cedars and Douglas fir there is potential for unobserved CMTs to be present north and east of the proposed development area.
3. All archaeological sites, disturbed or intact, previously recorded on newly found, are protected under the Heritage Conservation Act (HCA).
4. No further work is recommended for the future development area. However, in the event an archaeological find is made, all work must cease, and the Archaeology Branch must be contacted for direction.
5. Should future development plans include clearing the north and eastern portions of the property, a CMT inventory survey is recommended. This would require obtaining a Provincial heritage permit to allow for sampling and dating any identified CMTs.

#### 4. Consultation Considerations – LGA Section 475

With the amendment of an Official Community Plan, Section 475 of the *Local Government Act (LGA)* requires local governments to provide one or more opportunities for consultation with persons, organizations, and authorities it considers will be affected.

The local government must consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and should specifically consider whether consultation is required with regional districts, adjacent municipalities, first nations, boards of education and Provincial and federal governments.

Any consultation efforts by local government will be in addition to a public hearing.

Given report findings and the referral letters sent (see Part D of this report), staff recommends the following to fulfill the requirements of Section 475 of the *LGA*:

Hold a public hearing and provide notice as prescribed in LGA, Section 466 (1):

- a. Publish (2) consecutive issues of the local newspaper requesting written comments; and,
- b. Send letters of notice to property owners within 100 metres of the property.

#### PART B – Zoning Bylaw Text and Map Amendment

The development proposal requires a Zoning Bylaw map and text amendment to amend the zoning from a Rural Residential 1 (RR1) zone to a new Institutional Assembly (P3) zone.

##### 1. New Institutional Assembly (P3) Zone

The District of Kent has two institutional zones: Institutional Zone (P1) and Park, Recreation and Open Space Zone (P2); however, some of the proposed uses in the development plan (e.g., dormitories, overnight camps, lodge) are not permitted in either the P1 or P2 zones.

To give the District the opportunity to consider applications for comprehensive institutional development proposals, such as this application, staff has created a new Institutional Assembly (P3) zone.

To help inform the regulations proposed for the P3 zone, staff:

- reviewed the District's existing Institutional Zones; and
- performed a comparative analysis of similar institutional assembly types of zones from the Cities of Mission and Surrey, and Township of Langley.

If the P3 zone is adopted and the District receives a high volume of rezoning application for this zone in the future, the District should consider engaging the community in more in-depth planning of cultural and religious spaces within the District.

#### Permitted Uses and Definitions

1. Table 3 provides a list of proposed permitted uses in the P3 zone along with their new, revised, or existing definitions.
2. Apart from a public service use, all uses permitted in the District's Institutional (P1) zone are also permitted in the new P3 zone.
3. Additional uses in the P3 zone (i.e., uses not permitted in the P1 zone) include: an accessory office, accessory single-dwelling residential, community services, cultural or religious campus, dormitory, education facility, light agricultural, lodge, overnight camp, and park.
4. A *cultural or religious campus* and *overnight camp* use will only be permitted on a lot or contiguous group of lots greater than 9.0 hectares.
5. A *dormitory* use and a *lodge* use will only be permitted as an auxiliary use for a *cultural or religious campus*.
6. Bylaw 1704 proposes to amend Kent's:
  - a. *assembly* use to separate an assembly use from educational uses (e.g., schools, colleges, and universities) and a *child care centre* use.
  - b. *personal care* use to update language and references to current laws and regulations.
7. Kent's civic use definition includes educational uses; however, definitions will be added to clarify the types of educational permitted and will separate the types of educational uses authorized under a provincial act from those not authorized. A child care centre will be defined.
8. The P3 zone will allow an education facility that is not authorized under the *School Act*, *College and Institution Act*, or *University Act*.

Table 3.

<b>Permitted Uses and Definitions</b>	
<b>Principal Uses</b>	<b>Definition</b>
<b>Assembly</b> (revised)	<p><b>assembly</b> use means a facility providing for the gathering of persons for religious, charitable, philanthropic, cultural, or private educational purposes and includes places of worship, auditoriums, youth centres, social halls, kitchen canteens, and group day camps; but does not include private schools or child care centres.</p> <p><del>means a use which is not government owned or operated and which: .1 provides for the assembly of persons for religious, charitable, philanthropic, cultural, or private educational purposes; and .2 includes churches, auditoriums, youth centers, halls, private schools, kindergartens, play schools, and day care centres;</del></p>
<b>civic</b> (existing)	means a use providing for public functions by municipal, provincial or federal government and also by a public school board, hospital board, parks board, or library board; includes offices, schools, colleges, museums and archives, public recreational facilities, public hospitals, public and semi-public cemeteries, correctional facilities, courts of law, exhibition grounds, municipal yards, public swimming pools, public washrooms, freeways and waterways; excludes public storage, public utility uses, railway lines and public transportation stations.
<p><b>cultural or religious campus</b> (new)</p> <p><i>*only permitted on a lot or contiguous group of lots greater than 9.0 ha</i></p>	means a facility comprising a monastery or place of residence occupied by a community of persons living in seclusion under religious vows or cultural traditions and may include a dormitory or other related uses as listed in the zone.
<b>Auxiliary Uses</b>	<b>Definition</b>
<b>accessory building</b> (existing)	<b>accessory building</b> means a building which is ancillary or subordinate to the principal building.
<b>accessory office</b> (existing)	use means an office area, not exceeding 20% of the gross floor area of all buildings and structures on the lot, for the sale of commodities produced on the premises or commonly associated with the principal activity.
<p><b>Accessory single-dwelling residential</b> (existing)</p> <p><i>* see conditions of use</i></p>	use means a residential use accessory to a nonresidential use where up to a maximum of two (2) dwelling units are included within the building.

<b>community services</b> (new)	means a use by a non-profit society: (a) providing information, referral, counselling, advocacy or physical or mental health services on an out-patient basis; (b) dispensing aid in the nature of food or clothing; or (c) providing drop-in or activity space; but does not include places of worship and residential uses (surrey)
<b>dormitory</b> (new) <i>*auxiliary to cultural or religious campus only</i>	means a facility containing private and semi-private rooms for residents of a principal use, along with common bathroom, recreation, laundry and eating facilities.
<b>education facility</b> (new)	means a facility for School, College or University type education but not authorized under the <i>School Act, College and Institution Act, or University Act</i> . Includes: trade school, adult education facility, language school, business school, vocational school, and special education programs.
<b>light agricultural</b> (existing) <i>* see conditions of use</i>	means a use providing for the growing, rearing, producing, and harvesting of agricultural products and specifically includes nurseries, greenhouses, and the keeping of livestock, poultry (excluding roosters), geese, ducks, rabbits, pigeons, and doves.
<b>off-street loading</b>	not defined in existing Zoning Bylaw.
<b>off-street parking</b> (existing)	means a use providing for parking spaces for the temporary storage of motor vehicles, and recreational vehicles.
<b>overnight camp</b> (new) <i>*only permitted on a lot or contiguous group of lots greater than 9.0 ha</i>	means a youth program with youth staying overnight at accommodations on site.
<b>Lodge</b> (existing)	means a building or establishment used by an association or organization for fraternal, social or recreational purposes and which shall be operated for the use of club members and their guests only.
<b>park</b> (existing)	means an area open to the general population and reserved for outdoor recreational, scenic or conservation purposes.
<b>personal care</b> (revised)	means a facility which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by the provincial or federal agencies, including care and assisted living as defined and regulated under the <i>Community Care and Assisted Living Act</i> .  <del>personal care use means a use providing for the care of sick, injured or aged other than in a public hospital and includes residential care facilities governed by the BC Community Care Facility Act and assisted living facilities registered with the Assisted Living Registrar;</del>

### Conditions of Use

1. A **light agricultural** use will have the following **livestock**, poultry, and other animal limitations:
  - a. **Livestock** with a mature weight of 159 kg (350 lbs.) or greater – one (1) livestock for every 0.2 hectares (0.5 acres) with a minimum lot size of 0.4 hectares (1 acres).
  - b. **Livestock** with the exception of swine, with a mature weight that is less than 159 kg (350 lbs.) – three (3) livestock for every 0.2 hectares (0.5 acres) with a minimum lot size of 0.4 hectares (1 acres).
  - c. Poultry – twenty-four (24) head of poultry for every 0.2 hectares (0.5 acres) with the minimum lot size of 0.2 hectares (0.5 acres).
  - d. Geese, ducks, rabbits, pigeons and doves – twenty-four (24) geese or ducks or rabbits or pigeons or doves, or a combination thereof for every 0.4 hectares (1 acre) with a minimum lot size of 0.4 hectares (1 acre).
2. Only one **accessory single-dwelling residential** use per lot is permitted.

#### ***Rationale:***

- a. **Light agricultural use** - the condition of use for a light agricultural use is consistent with other zones permitting light agricultural in Kent.
- b. **Accessory single-dwelling residential** - multiple single-family residences (i.e., low density residential development) on a lot is not typically supported within Kent's plans and regulations. Opportunities for a dormitory use is available for properties larger than 9.0 hectares.

### Regulations

#### **1. Density**

Bylaw 1704 proposes to not specify density.

#### ***Rationale:***

- a. The District's P1 and P2 zone does not specify density.
- b. Proposed lot coverage and height requirements will help to manage the density permitted while allowing development flexibility.

- c. Most properties outside of the Agricultural Land Reserve (ALR) in Kent are on hillside which, in most cases, limits the developable area.
- d. Comparative analysis found most municipalities regulate density of certain uses by Floor Area Ratio which is something Kent may want to consider utilizing in the next Zoning Bylaw review and update.

## 2. Site Coverage

Bylaw 1704 proposes a 40% maximum site coverage.

### ***Rationale:***

- a. Kent's P1 zone utilizes a 40% maximum site coverage.
- b. The comparative analysis revealed a site coverage maximum ranging from 40% -50%.

## 3. Lot Size

Bylaw 1704 proposes the following minimum lot sizes:

558 square metres (6,006 square feet) within the Urban Growth Boundary (UGB)

0.4 hectares (1.0 acres) outside the UGB

9.0 hectares (22.24 acres) for a *cultural or religious campus* use or *overnight camp use*

2.0 hectare (5.0 acres) for a *light agricultural* use

### ***Rationale:***

- a. Kent's P1 zone has a minimum lot size 558 square metres.
- b. The comparative analysis found the City of Mission uses a 588 square metre minimum for properties within the UGB and a 1 acre minimum for properties outside the UGB. Other than a 2,000 square metre minimum lot size at subdivision utilized by the City of Surrey, no other minimum lot sizes were specified.
- c. The City of Mission includes a 40.4 ha (100 acre) minimum lot size for a use similar to the proposed cultural or religious campus use. The proposed

minimum lot size of 9.0 hectares reflects Kent's local land use context which contains mostly ALR and hillside lands.

- d. The 2.0 hectare minimum lot size for a light agricultural use is consistent with other District zones permitting this use on properties that are not serviced by community water and sewage systems.

#### **4. Lot Width**

Bylaw 1704 proposes a minimum lot width of 18 metres (59 feet).

***Rationale:***

- a. Kent's P1 zone has a minimum lot width of 18 metres (59 feet).
- b. The comparative analysis found that only one municipality set a minimum 30 metre lot width at subdivision; otherwise, lot width is not specified.

#### **5. Gross Floor Area**

Bylaw 1704 proposes to not specify gross floor area except for:

- 1500 square metres for a dormitory use; and
- 500 square metre for a lodge use.

***Rationale:***

- a. The District's P1 and P2 zone does not specify gross floor area.
- b. Proposed lot coverage and height requirements will help to manage the gross floor area permitted while allowing for development flexibility.
- c. The gross floor area for a dormitory use and lodge use will accommodate what is being up proposed by the applicant and should be reasonable for future applications.
- d. Most properties outside of the Agricultural Land Reserve (ALR) in Kent are on hillside which, in most cases, limits the developable area.
- e. Comparative analysis found most municipalities regulate floor area of certain uses by Floor Area Ratio which is something Kent may want to consider utilizing in the next Zoning Bylaw review and update.

## 6. Height

Bylaw 1704 proposes a maximum height of 15 metre for principal uses and 12 metres for auxiliary uses.

### ***Rationale:***

- a. The only height restriction in Kent's Institutional zones is for a personal care which is set at a maximum of 12 metres.
- b. The maximum height limit of 12 metres is consistent with many of Kent's non-residential zones.
- c. Comparative analysis found that the maximum height requirements for a principal use ranged from 9 metres to 18 metres and the maximum height requirement for an accessory use ranged from 4 metres to 15 metres.

## 7. Setbacks

Bylaw 1704 proposes a minimum setback of 6.0 metre (20 feet) from all lot lines.

### ***Rationale:***

- a. The minimum setback of 6.0 metres is consistent with Kent's P1 and P2 zone.
- b. Comparative analysis found setbacks for principal buildings generally ranged from 6.0 metres to 7.5 metres for all lot lines. Setbacks for accessory buildings front line were a consistent 7.5 metres, with interior, exterior and rear lot lines ranging from 1.5 metres to 7.5 metres.

## 8. Off-street parking

Off-street parking will be in accordance with Part 7.17 of Kent's Zoning Bylaw.

## **PART C – Development Permit**

The proposed development is subject to Development Permit Area 5 – Mount Woodside (DPA5) and Development Permit Area 1 – Hillside Development (DPA1).

The applicant has submitted a Development Permit application for phase 1 of their monastery development along with the necessary reports: Geo-Hazard Assessment, Environmental Impact Study and Riparian Areas Protection Regulation – Assessment Report. Preliminary review of these reports highlights the environmental sensitivity of the property. For phase 1 of the development to proceed, several recommendations must be followed to meet DPA1 and DPA5 guidelines.

If Council supports the OCP and Zoning Bylaw Amendments, a separate report will be prepared for Council's consideration of Development Permit approval.

#### **PART D: Referrals**

Internal Referrals: Letters were sent to the Agassiz Fire Department (AFD), Engineering Services Department, and Community Services Department.

Internal referral response highlights:

- Walking Trail - the MWN Plan envisions a 6 m wide walking trail that runs parallel to the subject property's northern boundary and crosses part of the property in general. Based on professional reports submitted with the application, department Directors' referral responses generally agreed to not pursue the trail in this location.

External Referral: Letters were sent to BC Assessment Authority, BC Hydro, Canada Post, FortisBC Energy Inc., Ministry of Transportation and Infrastructure, Shaw Communications Inc., Telus Communications Inc., Fraser Valley Regional District, FLNRO, and People of the River Referral Office.

External referral response highlights:

- MoTI – requested the applicant to provide the estimated amount of peak hour traffic that will be generated from this site. The applicant has advised this information will be provided to the MoTI prior to their approval.
- A lengthier timeline for a referral response from the People of the River Referral Office was provided – any concerns from this referral will be brought to Council's attention prior to adoption.

#### **ENVIRONMENTAL CONSIDERATIONS:**

The applicants have submitted an Environment Impact Assessment and recommendations from this report will be included in the required Development Permit, if approved.

#### **BUDGETARY CONSIDERATIONS:**

The applicant has paid the required application fees.

#### **POLICY CONSIDERATIONS:**

*Zoning Bylaw and OCP Bylaw* amendments will be conducted in accordance with Section 464 of the *Local Government Act* and *District of Kent Procedure Bylaw No. 1194, 2001*.

**Notification Requirements**

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

A notification sign will be placed on the properties a minimum of 7 days after the first reading of the bylaw and not less than 14 days prior to the public hearing for the bylaw.

**ALTERNATIVES/OPTIONS:**

1. Support the recommendation.
2. Do not support the recommendation.
3. Request further information.

**ATTACHMENTS:**

1. Appendix A: Location Map
2. Appendix B: Aerial Photo
3. Appendix C: Applicant Information Package
4. Appendix D: Official Community Plan Amendment Bylaw No. 1508.21, 2022
5. Appendix E: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1704, 2022

Respectfully submitted for your  
consideration

Approved for submission by

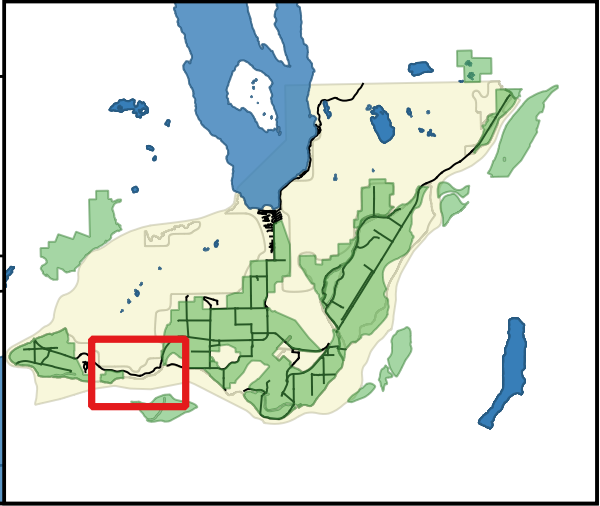
---


M. Lisa Beaulieu,  
A-Director of Development Services

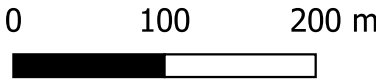
---

Wallace Mah,  
Chief Administrative Officer

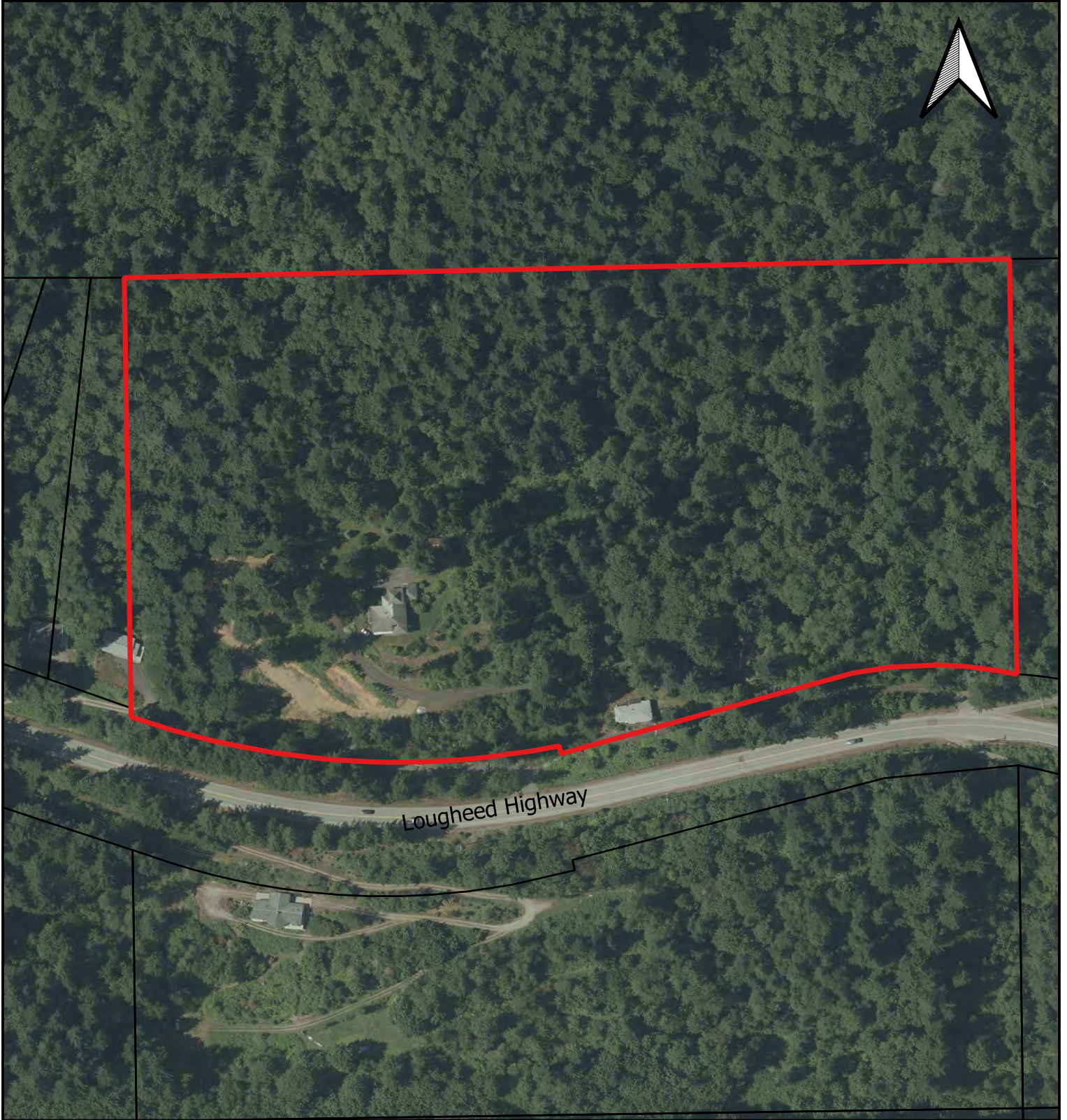
# Location Map



 Subject Property



# Aerial Photo



Subject Land

0 25 50 m



POTALAKA  
大悲道場

# REZONING

INTRODUCTION, MASTER PLAN AND BUILDING INFORMATION



Bilingual Buddhist Association

2721 Lougheed Highway, Agassiz, B.C. V0M 1A1



# UNDERSTANDING OF THE PROJECT



The project is located at 2721 Lougheed Highway, Mt Woodside, Kent, BC, covers an area of approximately 23.4 acres. The current land use is RR1, and we are applying for P1. The entire project includes the Great Compassion Hall, Canteen, Lecture Room, Bhiksuni<sup>①</sup> Residence, Buddhist Academy, The Buddha Recitation Hall, as well as hospice care and supporting facilities.

Referring to modern Buddhist Academy and adapting to local conditions, the planning and design create comfortable and simple space with a sense of ritual.

The general site planning is divided into functional divisions, learning from Buddhist temples in the Sui and Tang Dynasties, and applying them to the architecture of modern Buddhist temple. The Triple Gem of Buddhism -- Buddha, Dharma, and Sangha, the core culture of Buddhism, are arranged as spatial streamlines to form a natural and humane landscape embodied with unique Buddhist cultural elements.



# UNDERSTANDING OF THE PROJECT

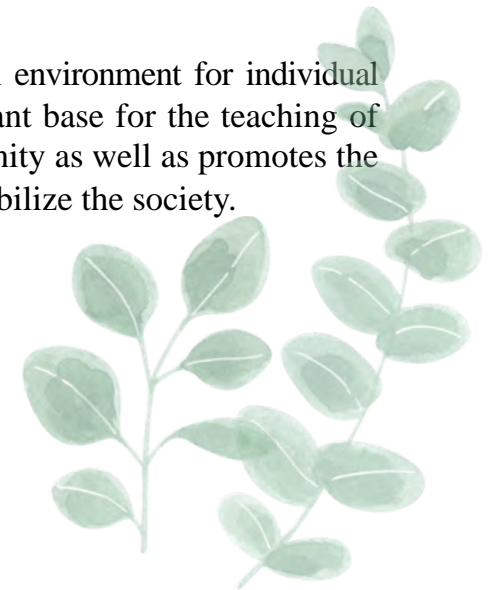


The existence of Buddha, Dharma and Sangha enlightens people's soul hence brings hope and harmony to the society and the whole world.

The Buddha taught people the way to end suffering and to gain enlightenment.

The Dharma represents social values and cultural norms and is the doctrine of the duties and rights of each in the ideal society.

The Sangha provides an ideal environment for individual cultivation, forms an important base for the teaching of Dharma to the wider community as well as promotes the virtue of human beings to stabilize the society.



- ① Bhiksuni: fully ordained female monastics in Buddhism.
- ② Buddha: One who has achieved a state of perfect spiritual enlightenment.  
Dharma: The nature of reality regarded as a universal truth taught by the Buddha.  
Sangha: A particular community of Buddhist monastics.



# BRIEF INTRODUCTION OF BILINGUAL BUDDHIST ASSOCIATION



## BRIEF INTRODUCTION

Bilingual Buddhist Association was incorporated in B.C. on April 6, 1998 and was registered as a charitable organization, effective on January 1, 1999. The association has been in operation in B.C. since 1999, and has now over 100 adult congregations.

## OBJECTIVES

1. To advance development of Buddhism;
2. To conduct the services and rituals of Buddhism;
3. To promote the teachings and tenets of Buddhism;
4. To conduct lectures, meetings, seminars and retreats in Buddhism teachings;
5. To provide Sangha education;
6. To educate people on leading others to Buddhist enlightenment;
7. To teach people how to propagate the tenets of Buddhism to the public;
8. To educate members how to apply the tenets of Buddhism to Canadian life;
9. To provide summer and winter camps for Buddhists;
10. To help the poor;
11. For the purposes aforesaid to assist and contribute to other religious and charitable organization;
12. The association is committed to promoting the five precepts: to abstain from killing, stealing, sexual misconduct, lying and drinking so as to cultivate the public with good character, healthy body and mind.



# WHAT BROUGHT US TO AGASSIZ

- **Brief description of the relationship between Buddhism, temple and people**

The hustle and bustle of worldly life continues moving, and material desires are flowing; under the pressure of life and work, modern people are increasingly unable to relax and return to the natural state of human life. Buddhism has been helping people for a long time with self-awareness and human nature returning. From Buddha to Patriarch Great Virtue, they set up Monastery and establish Buddhist temples, providing a place for people to meditate, reflect on themselves, and improve their spiritual energy.

Since ancient times, Buddhist temples have paid great attention to the harmony and unify of man and nature, and have emphasized that people are able to purify themselves and improve their spiritual energy through meditation and chanting when in a natural and tranquil

atmosphere. For this reason, many well-known temples in history were built in the famous mountains and near magnificent rivers.



After a long history, most of these famous temples have become the precious culture heritage. They have also attracted many believers and brought a lot of benefits to the local economic development.

- **History of the Bilingual Buddhist Association**

In 1998, the masters were invited to give a lecture on Buddhist studies in Canada. It was a grand occasion at that time; in order to satisfy the long-term desire of the public for the Dharma, the lay people established



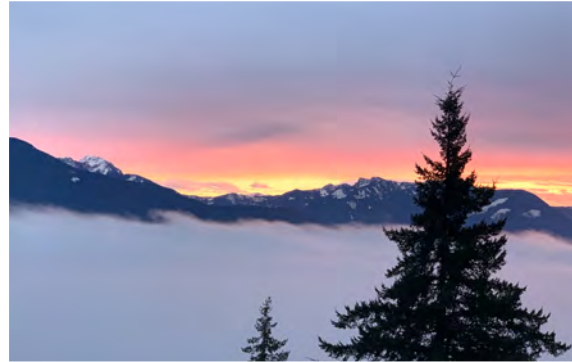
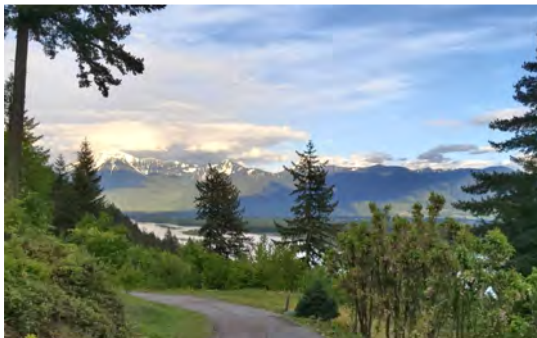
BC Bilingual Buddhist Association in April 1998 and invite the two masters to take charge. In 1999, the association began to develop a series of Buddhist teachings and educational courses in Victoria and the Greater Vancouver, and has been doing so for more than 20 years.





# WHAT BROUGHT US TO AGASSIZ

Over the years, the two masters have gotten along well with the local residents and deeply felt that the Canadians generally attaches great importance to environmental conservation. It happened that they wanted to find a pure land, which is conducive to meditation, propagation of the Dharma and benefit of all sentient beings. When the predestined relationship matured, they came to the Fraser River Valley Region. This place was backed by great mountains and facing the beautiful Fraser River. The masters were happy and decided to settle down and practice here. In the year of 2005, the Bilingual Buddhist Association moved to Agassiz.



## ● Reason of Application

### 1) The current status of Bilingual Buddhist Association and its development needs

Almost 20 years later, new practitioners have settled in gradually, and the number of practitioners has increased. Residents around the area and the Greater Vancouver area come here often to pay a visit and seek for guidance of spiritual practice. The necessity of establishment of a temple gradually appears, the lay people decide that for the convenience to

visit the masters, study Dharma thus sublimate the soul, and for offering more practicing and living places for the practitioners, they start to raise funds in order to apply for the establishment of the temple.





# WHAT BROUGHT US TO AGASSIZ

**2) When the temple is completed, it may become a local landmark, a window for cultural exchanges. It may also enhance visibility of the nearby area.**

From the initial planning and design of the temple, professional designers were hired, basing on the actual characteristics of the geographical environment and consulting the famous Buddhist buildings, we are trying to build a beautiful landscape of architectural complex that is harmoniously integrated between man and the natural environment.



The architectural complex will not only bring out the majesty of the mountains behind, but also highlight the solemnity, tranquility and serenity of the Buddhist temple. With the precipitation of history, it will become one of the famous temples in North America, highly respected by believers and raise awareness for the nearby area as while.

### **3) Contributions to the local economy after the completion of the temple**

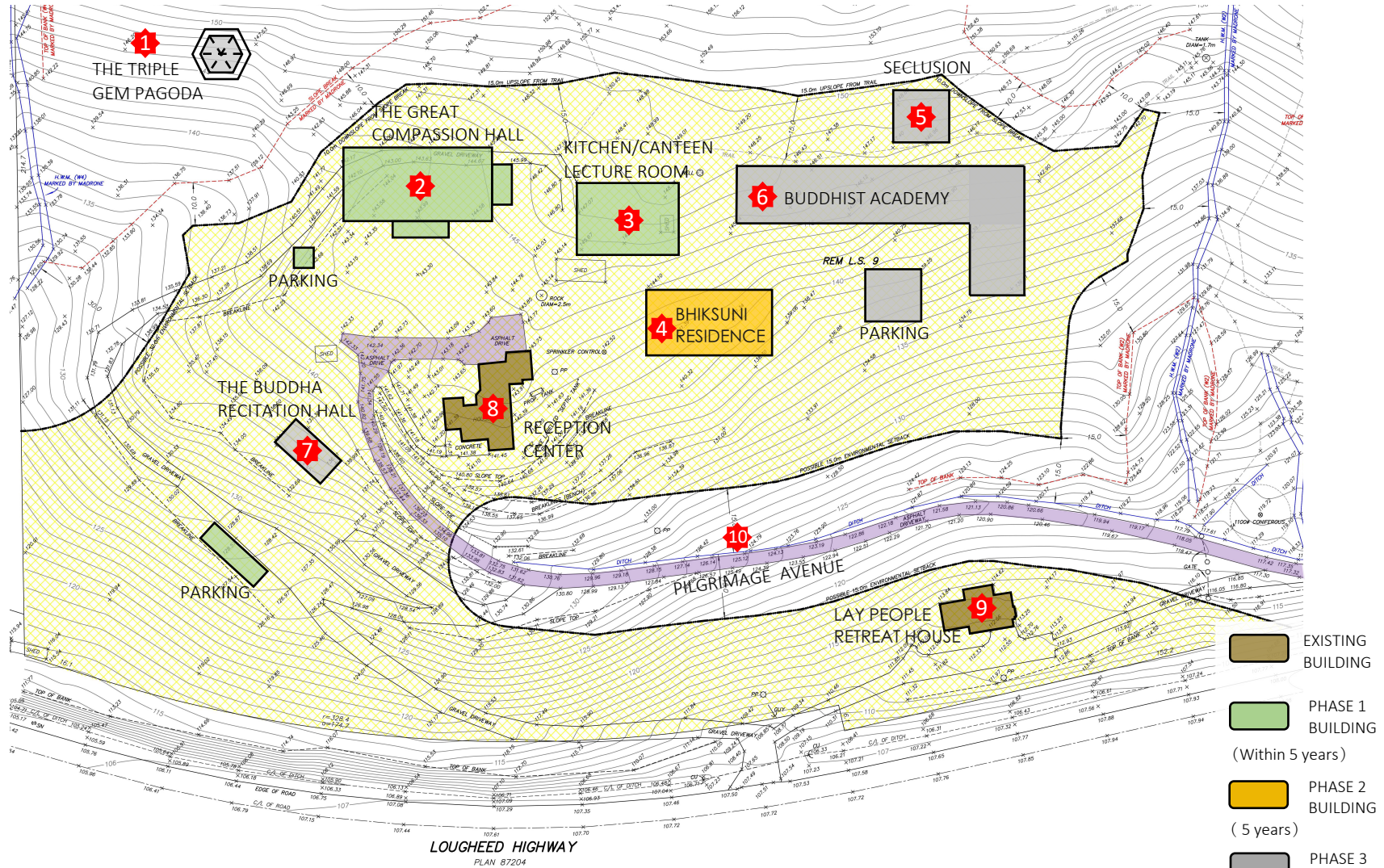
With the increase in the number of lay people and visitors, completion of the temple can bring certain business opportunities to local farm products, home stay, accommodation renting, etc. Increasing temple popularity will contribute positively to local development and economy.

In conclusion, the planned temple complex can accommodate more visitors and benefit people around the area and bring potential interests to local economy.

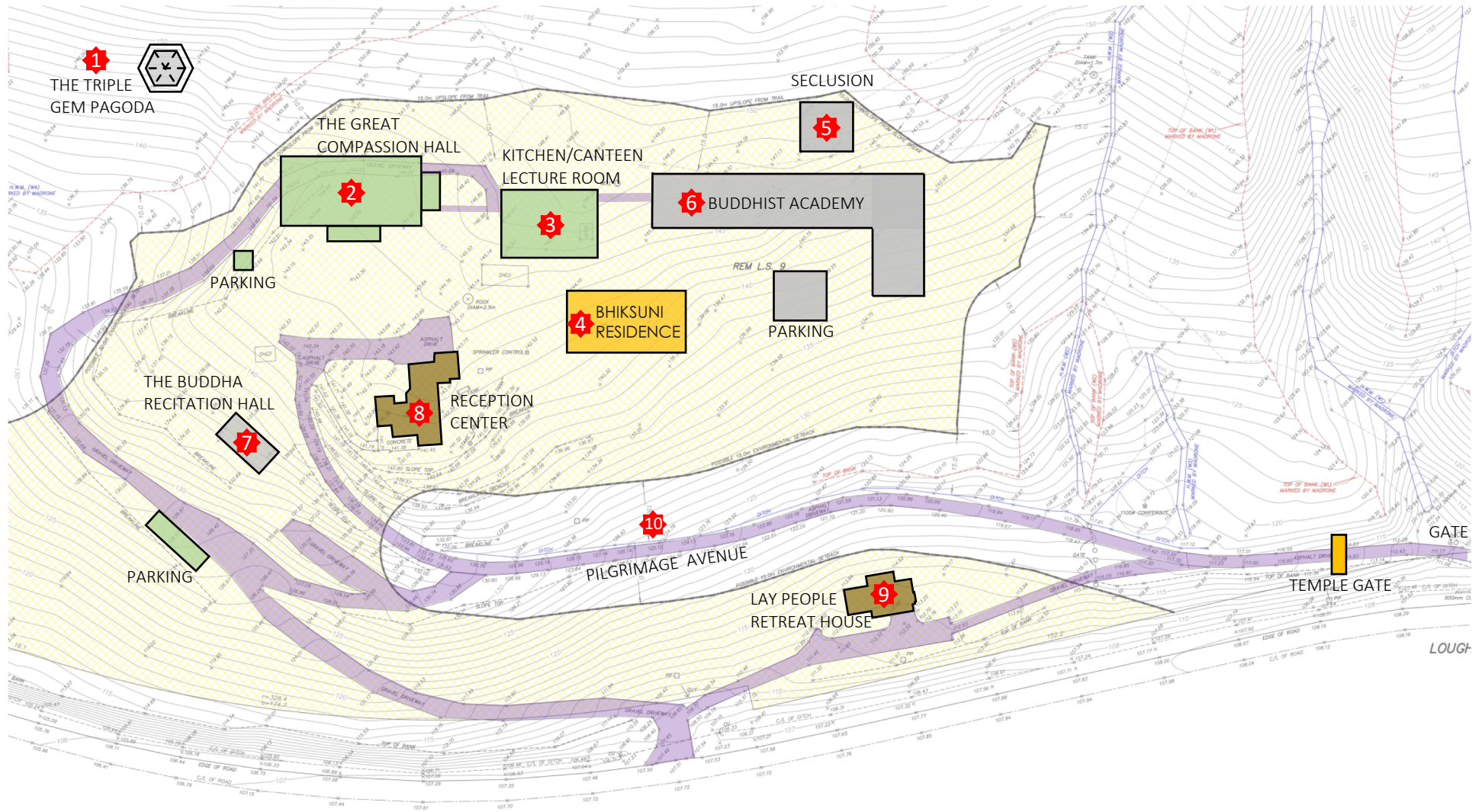


Furthermore, by providing a quiet place for those who want to meditate and improve their spiritual energy, the temple can promote social harmony and development.

Therefore, we request the municipality to revise the OCP and NCP-Bylaw no.1508, to change the use of this land from RR1 to P1 (i.e. Institutional use for Buddhist temple).



**MASTER PLAN**  
1:550



CONSTRUCTION BLUEPRINT OF POTALAKA TEMPLE

1:550



# BUILDING INFORMATION OVERVIEW

Title	Phase	Usage Frequency	Convocation Meeting	Permanent Residents Included	Capacity	Open to Public	Parking	Remarks
<u>① The Triple Gem Pagoda</u>	3	Daily		Yes	N/A	Yes	Required	
<u>② The Great Compassion Hall</u>	1	Daily	Yes	Yes	150	Yes	Required	
<u>③ Kitchen</u> <u>Canteen/Lecture Room</u>	1	Daily	Yes	Yes	50	Yes	Required	There are courses open to public from time to time.
<u>④ Bhiksuni Residence</u>	2	Daily		Yes	50			
<u>⑤ Seclusion</u>	3	Depend on Necessity		Yes	2			
<u>⑥ Buddhist Academy</u>	3	Daily	Yes	Yes	50		Required	
<u>⑦ The Buddha Recitation Hall</u>	3	1/Month	Yes	Yes	20	Yes	Required	
<u>⑧ Reception Center</u>	Existing Building	Daily		Yes	20	Yes	Required	
<u>⑨ Lay People Retreat House</u>	Existing Building	Daily		Yes	8		Required	
<u>⑩ Pilgrimage Avenue</u>	Existing Road	Daily or By Event	Yes	Yes	100	Yes	Required	Provided daily. A pilgrimage convocation is also held once a year.





# 01 THE TRIPLE GEM PAGODA

Buddhism is centered on the Triple Gem — Buddha, Dharma, and Sangha. Pagoda is a representative building of Buddhism with symbolic meaning. Inside the pagoda, Buddha statues, Buddha relics, and Dharma are enshrined for lay people to visit, worship and pray. There are also walking path around the pagoda for circumambulation.



[Back to main table](#)



# 02 THE GREAT COMPASSION HALL



There are two floors with accessible facilities.

The ground floor contains the main hall dedicated to the statue of Avalokiteshvara Bodhisattva with Thousand Hands and Thousand Eyes. The hall is bright, pure and solemn. It is a place where all the disciples practice morning and evening recitation and perform Buddhist activities together. Large-scale Buddhist convocations are also held here. The basement has dormitory and reading area. The space used by Bhiksunis and lay people is separate. There is also area for multifunctional purposes.



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



[Back to main table](#)

## 03

## KITCHEN, CANTEEN / LECTURE ROOM



Kitchen has a special term called “Da Liao” in Chinese Buddhist temples. Canteen also has a special term – “Chai Tang”, where people have meals. In Chinese Buddhism, “Kuo Tang” is a unique way for dining, as it is considered one of the five important Buddhist practices. Bhiksunis here are vegetarian, and take no food after solar noon time. Dignified deportment during “Kuo Tang” is required as part of Buddhist practice. The space of canteen also has the function of a lecture room.



## 04 BHIKSUNI RESIDENCE



REFERENCE IMAGE

Bhiksuni Residence is not open to public. According to Buddha's teaching, schedule for Sangha is quite different from that for secular world. Bhiksunis here rest at 10:00pm, and wake up at 3:30am, practicing to abandon desire and rest in perfect quietude, so as to remain in the Buddha-way.



[Back to main table](#)



## 05 SECLUSION



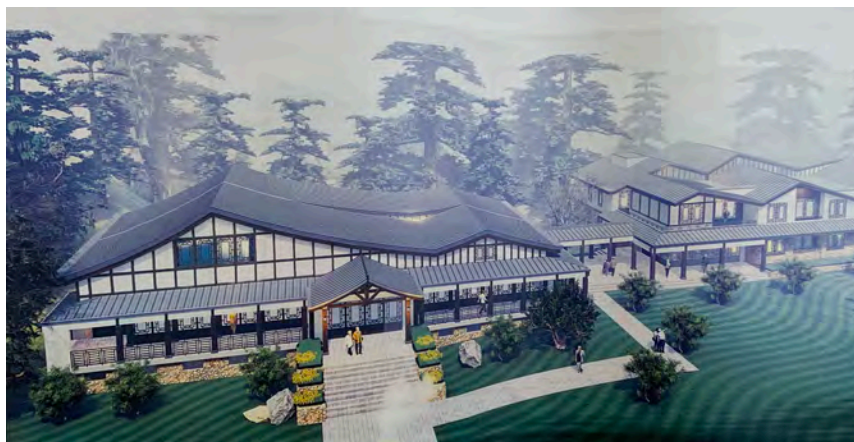
REFERENCE IMAGE

Seclusion is where one meditates. Seclude oneself to retreat is a way of practice. The practitioner stays alone in a room, reduces the interference of material life, and concentrates on her own practice, so as to achieve the goal of rapid improvement and awakening in a short period of time. A room with such special function is called seclusion.



[Back to main table](#)

## 06 BUDDHIST ACADEMY



Buddhist Academy is an institution specialized in cultivating and training of Buddhist talents.

Based on the study of precepts, guide Tripitaka (Sutra<sup>①</sup>, Vinaya<sup>②</sup> and Abhidharma<sup>③</sup>) learning and the cultivation of Sila (discipline), Samadhi (concentration), and Pranja (wisdom); in order to complete the Sangha character development and train to be a moral model of all sentient beings, therefore benefit them.

The Academy is a comprehensive Buddhist teaching area integrating modern education, Dharma meditation, charity, environmental conservation and hospice care.

We plan to build classrooms, multimedia rooms, lecture halls, student dormitories, etc.



Sūtrapiṭaka, Vinayapiṭaka, and Abhidharmapiṭaka are collectively called Tripiṭaka.

- ① Sutra: In Buddhism, sutras are canonical scriptures, many of which are regarded as records of the oral teachings of Śākyamun Buddha.
- ② Vinaya: The division of the Buddhist canon (Tripiṭaka) containing the rules and procedures that govern the Buddhist monastic community, or Sangha. Some of the rules and procedures can also apply to lay people and become moral standards of their life.
- ③ Abhidharma: Ancient Buddhist texts contains detailed scholastic presentations of doctrinal material which interpret and analyse the Sūtrapiṭaka.





## THE BUDDHA RECITATION HALL



REFERENCE IMAGE

The Buddha Recitation Hall is specially designed for Buddhist disciples to practice diligently in order to pursue the Buddha-way: chant “Amitabha Buddha”, recite sutras, worship and repent, etc.

[Back to main table](#)





## RECEPTION CENTER



Reception Center provides consultation and introduction for guests and visitors who wish to understand and learn Dharma.





## LAY PEOPLE RETREAT HOUSE



Lay People Retreat House is for long-term lay people to experience the pure practice life in temple while supporting the Bhiksuni Sangha's practices. It also provides accommodations for those who come to study.

[Back to main table](#)



## PILGRIMAGE AVENUE



Pilgrimage Avenue is different from an ordinary driveway. It is the way of liberation from suffering and attaining bliss. With a three steps and one bow pilgrimage, people express respect and repentance to Buddhas and Bodhisattvas.

The annual Mother's Day Pilgrimage is held on this avenue.



---

# THE CORPORATION OF THE DISTRICT OF KENT

## BYLAW NO. 1508.21

*“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. 1508.21, 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 a portion of the following property:

Currently legally described as:

Legal Subdivision 9 Section 19 Township 3 Range 29 West The 6th Meridian  
New Westminster District Except: Part Subdivided by Plan 87204

Commonly known as:

2721 Lougheed Highway, Kent, BC

As outlined in black diagonal lines on Official Community Plan Amendment Map Schedule 1508.21-01 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:**

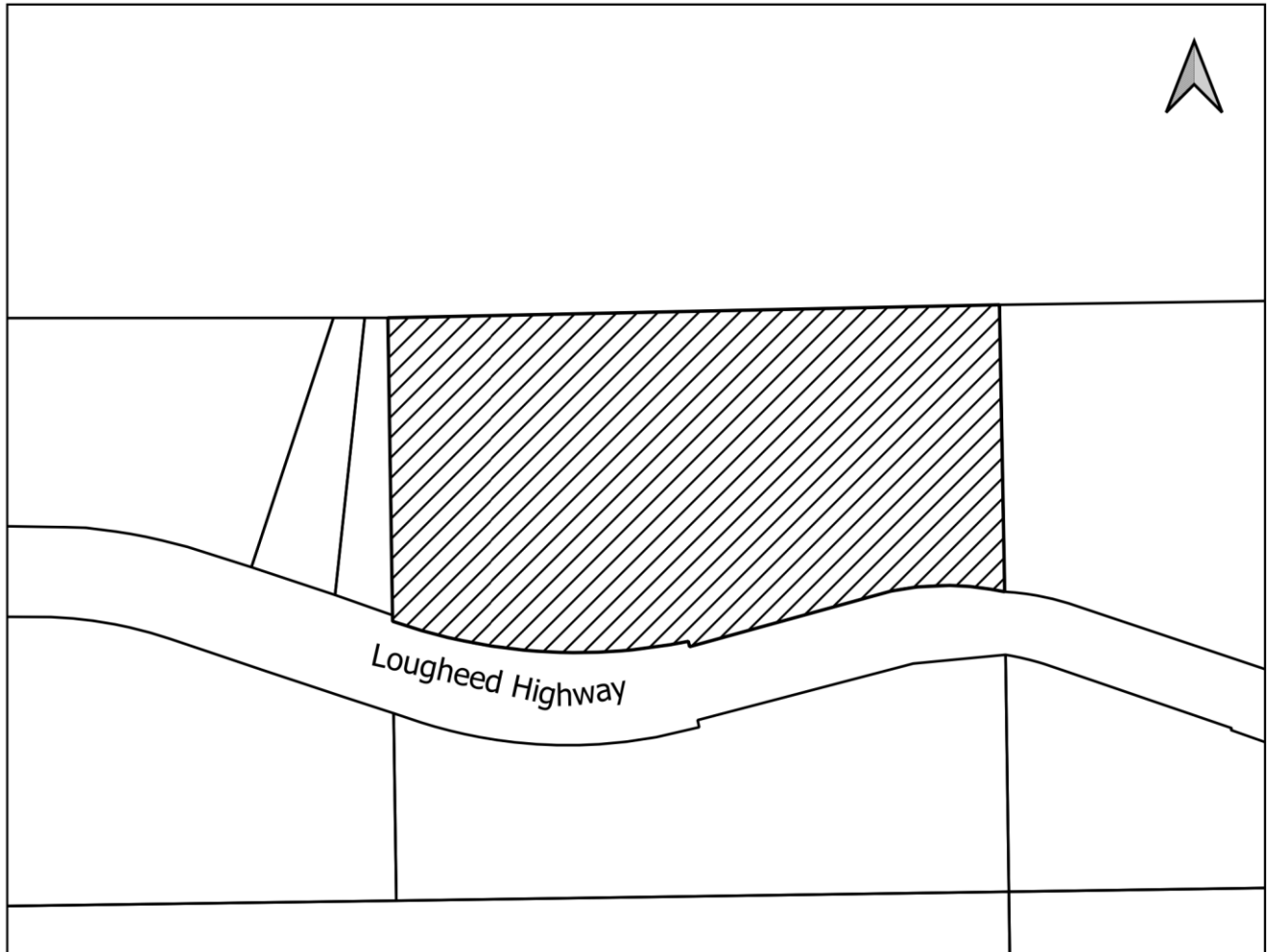
\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer


**CERTIFIED A TRUE AND CORRECT COPY**  
of "Official Community Plan Amendment Bylaw  
No.1508.21, 2022" adopted on this day of

\_\_\_\_\_  
Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1508.21  
OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT MAP  
SCHEDULE 1508.21-1



Land District: NWD  
Land Title Office: New Westminster District

 FROM: AGRICULTURE AND RESOURCE MANAGEMENT  
TO: INSTITUTIONAL

This is Map Amendment Schedule 1508.21-1 to and forming part of "Official Community Plan Amendment Bylaw No. 1508.21, 2022"

\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer

---

# THE CORPORATION OF THE DISTRICT OF KENT

## BYLAW NO. 1704

*“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 the “District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1704, 2022”.

### 2. TEXT AMENDMENT

- .i To repeal and replace the definitions of “**assembly**” and “**personal care**” under Part 3 Definitions with the following:
  - a) **assembly** use means a facility providing for the gathering of persons for religious, charitable, philanthropic, cultural, or private educational purposes and includes places of worship, auditoriums, youth centres, social halls, and group camps; but does not include private schools or child care centres;
  - b) **personal care** use means a facility which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by the provincial or federal agencies, including care and assisted living as defined and regulated under the *Community Care and Assisted Living Act*.
- .ii To add the following definitions under Part 3 Definitions:
  - a) **child care centre** means a facility for children for group day care, family day care, pre-School, play School, out-of School care, child minding, specialized day care, and emergency child care all as licensed and regulated under the *Community Care and Assisted Living Act*.
  - b) **college** means a facility authorized under the *College and Institution Act*, for postsecondary education.

- c) **education facility** means a facility for School, College or University type education but not authorized under the *School Act*, *College and Institution Act*, or *University Act*. Includes: trade school, adult education facility, language school, business school, vocational school, and special education programs.
  - d) **overnight camp** means a youth program with youth staying overnight at accommodations on site.
  - e) **school** means facility authorized under the *School Act*, or the *Independent School Act* for the teaching of children, including primary, elementary and secondary Schools.
  - f) **university** means a facility authorized under the *University Act*, for post-secondary education.
- .iii To add a **child care centre** as a principal use to the zones:
    - a) Town Centre Commercial Zone (CT1)
    - b) Town Centre Commercial and Residential Zone (CT2)
    - c) Institutional Zone (P1)
  - .iv To add a **child care centre** as an auxiliary use to the Park, Recreation and Open Space (P2) zone.
  - .v To renumber 9.22 to 9.21.1, Park, Recreation and Open Space Zone (P2)
  - .vi To add Institutional Assembly Zone (P3) as Part 9.21.2:

### 9.21.2 Institutional Assembly Zone (P3)

#### Purpose

*The purpose of the P3 Zone is to accommodate cultural, religious, recreation and services uses.*

#### .1 Permitted Uses

The following **principal** uses shall be permitted in a P3 zone:

- .1 An **assembly** use
- .2 A **civic** use
- .3 A **cultural or religious campus** (only permitted on a lot or contiguous group of lots greater than 9.0 hectares)

The following **auxiliary** uses shall be permitted in an P3 zone:

- .4 An **accessory building** use
- .5 An **accessory office** use
- .6 An **accessory single-dwelling residential** use
- .7 A **community services** use
- .8 A **dormitory** use (auxiliary to cultural or religious campus only)
- .9 An **education facility** use
- .10 A **light agricultural** use
- .11 An **off-street loading** use
- .12 An **off-street parking** use
- .13 an **overnight camp** use (only permitted on a lot or contiguous group of lots greater than 9.0 hectares)
- .13 A **lodge** use (auxiliary to cultural or religious campus only)
- .14 A **park** use
- .15 A **personal care** use
- .16 A **single dwelling residential** use

## **.2 Conditions of Use**

- .1 A **light agricultural** use shall have the following **livestock**, poultry, and other animal limitations:
  - (a) **Livestock** with a mature weight of 159 kg (350 lbs) or greater – one (1) livestock for every 0.2 hectares (0.5 acres) with a minimum lot size of 0.4 hectares (1 acres).
  - (b) **Livestock** with the exception of swine, with a mature weight that is less than 159 kg (350 lbs) – three (3) livestock for every 0.2 hectares (0.5 acres) with a minimum lot size of 0.4 hectares (1 acres).

- (c) Poultry – twenty-four (24) head of poultry for every 0.2 hectares (0.5 acres) with the minimum lot size of 0.2 hectares (0.5 acres).
- (d) Geese, ducks, rabbits, pigeons and doves – twenty-four (24) geese or ducks or rabbits or pigeons or doves, or a combination thereof for every 0.4 hectares (1 acre) with a minimum lot size of 0.4 hectares (1 acre).
- .2 Only one **accessory single-dwelling residential** use per lot is permitted.

### .3 Regulations

In an P3 zone the following regulations contained in Table 9.21.2 shall apply:

<b>Table 9.21.2</b>	
<b>Element</b>	<b>Regulation</b>
<b>Density</b>	Not regulated
<b>Site coverage</b> for all <b>buildings</b> and <b>structures</b>	40% of the lot size maximum
<b>Lot size</b> within the urban growth boundary outside the urban growth boundary <b>cultural or religious campus</b> use or <b>overnight camp</b> use <b>light agricultural</b> use	558 square metres (6006 square feet) 0.4 hectares (1.0 acres) 9.0 hectares (22.24 acres) 2.0 hectares (5.0 acres)
<b>Lot width</b>	18.0 metres (59 feet) minimum
<b>Gross floor area</b> <b>dormitory</b> use <b>lodge</b>	1500 square metres 500 square metres
<b>Height</b> <b>principal</b> uses	15.0 metres (50 feet)

<b>auxiliary</b> uses	12.0 metres (40 feet)
<b>Setbacks</b>  For all <b>buildings</b> and <b>structures</b> from:  All lot lines	6.0 metres (20 feet) minimum

### 3. MAP AMENDMENT

That Zoning Reference Map 8 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:

Legal Subdivision 9 Section 19 Township 3 Range 29 West The 6th Meridian  
New Westminster District Except: Part Subdivided by Plan 87204

Commonly known as:

2721 Lougheed Highway, Kent, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1704-1 attached hereto by rezoning the above legally described lands from Rural Residential 1 (RR1) to Institutional Assembly (P3).

### 4. 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 7<sup>th</sup> day of September, 2022.

READ A SECOND TIME this 7<sup>th</sup> day of September, 2022.

MINISTRY OF TRANSPORTATION APPROVAL this    day of

A PUBLIC HEARING WAS HELD this    day of

READ A THIRD TIME this    day of

FINALLY PASSED AND ADOPTED this    day of

**CERTIFIED CORRECT:**

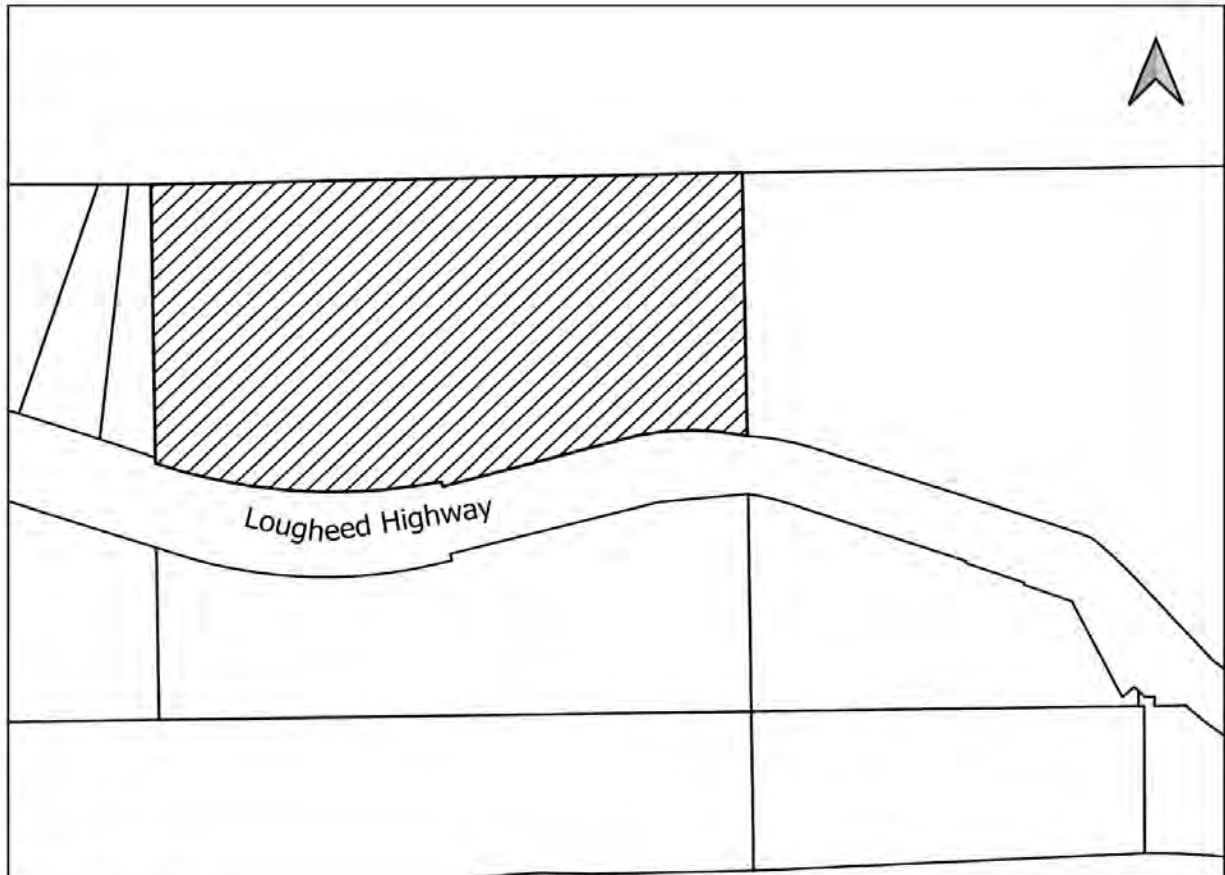
\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer


**CERTIFIED A TRUE & CORRECT COPY**  
of "District of Kent Zoning Bylaw 1219,  
Amendment Bylaw No. 1704, 2022"  
adopted on this    day of

\_\_\_\_\_  
Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1704  
ZONING BYLAW AMENDMENT MAP  
SCHEDULE 1704-1



Land District: NWD  
Land Title Office: New Westminster District

 FROM: RURAL RESIDENTIAL 1 (RR1)  
TO: INSTITUTIONAL ASSEMBLY (P3)

This is Map Amendment Schedule 1704-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1704, 2022"

\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer