

# PUBLIC NOTICE

## Zoning Bylaw Amendment



### NOTICE OF PUBLIC HEARING: AMENDMENT BYLAW 1698

**Date & Time:** July 18, 2022 at 7:00 pm

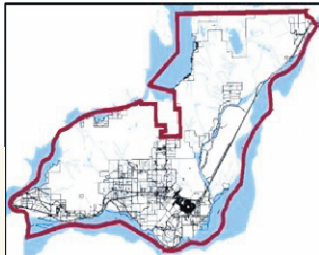
**Location:** 7170 Cheam Avenue, Agassiz, BC  
or [kentbc.ca](http://kentbc.ca) (registration for live stream required)

In general, Bylaw 1698 proposes to allow an agri-tourism accommodation use on properties equal to or greater than 0.8 hectares within the ALR subject to meeting applicable regulations.

#### For More Information

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

#### Bylaw 1698: 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 June 30, 2022 to July 18, 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, July 18, 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)

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**REPORT TO COUNCIL**

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**DATE:** June 20, 2022 **FILE:** Bylaw 1698

**FROM:** Lisa Beaulieu, Director of Development Services

**SUBJECT:** Agri-Tourism Accommodation Use

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**RECOMMENDATION:**

**THAT** Council considers:

1. Giving first and second readings to the *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1698, 2022.*
2. Setting a Public Hearing for July 18, 2022 for *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1698, 2022.*

**AND THAT** Council considers approving the following fees and fines for an agri-tourism accommodation use if Bylaw 1698 is adopted:

1. Business Licence fees (to be included in the next *Fees and Charges Bylaw* update):
  - \$125 for 1 agri-tourism sleeping unit or 2 agri-tourism RV campsites
  - \$500 for 2 or more agri-tourism sleeping units
2. Fines (to be included in the next *Bylaw Notice Enforcement Bylaw* update):

Fine Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available
Operate an agri-tourism accommodation use without a licence	\$500	\$400	\$600	Yes
Market an agri-tourism accommodation use without a licence	\$500	\$400	\$600	Yes
Market or carry on an agri-tourism accommodation use while licence is suspended	\$500	\$400	\$600	Yes
Market or allow use of unauthorized agri-tourism sleeping unit	\$500	\$400	\$600	Yes

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

Council direction  
06-27-2022  
(BL Fee):  
\$125  
Business  
Licence fee  
for all agri-  
tourism  
accommodati  
ons

**AND THAT** Council considers giving first, second and third readings to:

1. *The District of Kent Campgrounds and Holiday Parks Amendment Bylaw No. 1001.01, 2022.*
2. *Business Licencing and Regulation Amendment Bylaw No. 1485.05, 2022.*
3. *District of Kent Sign Regulation Amendment Bylaw No. 1397.04, 2022.*

**BACKGROUND:**

Following the one-year review of the 2019 short-term rental regulation and in response to requests from farmers, Council directed staff to prepare regulations for an agri-tourism accommodation use on properties within the Agricultural Land Reserve (ALR).

The ALR Use Regulation allows agri-tourism accommodations without an Agricultural Land Commission (ALC) application if:

1. The accommodations are:
  - a. in relation to an agri-tourism activity;
  - b. located on land in the ALR that is classified as a farm under the Assessment Act;
  - c. limited to 10 sleeping units<sup>i</sup> in total, including any bedrooms used for tourist accommodation; and
  - d. provided on a seasonal or short-term basis only.
2. The total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel.

Local governments must, by bylaw, specifically permit an agri-tourism accommodation use to occur. Kent's Zoning Bylaw does not specifically permit an agri-tourism accommodation use which means this use is not currently permitted in Kent without a land use application.

**DISCUSSION:**

This report outlines the considerations for regulating an agri-tourism accommodation use in the District of Kent. The report is organized in four parts: research, objectives, proposed regulations, and monitoring and enforcement measures.

**1. Research**

To help establish regulation objectives and options, staff conducted the following preliminary research related to an agri-tourism accommodation use:

- a. ALR Use Regulations and Policies
- b. History and Intent of ALR Use Regulations
- c. Types of Agri-tourists
- d. Potential Benefits and Challenges
- e. Regional Practices (as of December 2021)
- f. Jurisdictions with Agri-Tourism Accommodation Regulations (as of January 2022)
- g. Context and OCP Policies
- h. Kent's Regulations
- i. Monitoring and Enforcement Measures

## 2. Objectives

The following regulation objectives for agri-tourism accommodation regulations have been identified based on the research findings:

- a. Provide opportunities:
  - 1) for farmers to diversify their revenue streams.
  - 2) to increase the demand for agricultural products grown.
- b. Minimize impacts on:
  - 1) neighbourhoods and the community (noise, visual impacts, complaints from guests about normal farm practices, traffic, sanitary servicing, and garbage disposal).
  - 2) agricultural land.
  - 3) ecosystems.
  - 4) long term rental stock.
- c. Create efficient and effective monitoring and enforcement measures.

## 3. Proposed Regulations

### **3.1 District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1698, 2022**

In general, Bylaw 1698 proposes to allow an agri-tourism accommodation use on properties equal to or greater than 0.8 hectares within the Agricultural Land Reserve subject to meeting applicable regulations detailed below.

#### **a. Definitions**

Bylaw 1698 revises the agri-tourism accommodation use definition:

~~**agri-Tourism accommodation** means a sleeping unit as defined and regulated by the *Agricultural Land Reserve Use Regulation* that is used in association with an agri-tourism use.~~

**agri-tourism accommodation** use means the use of land in the Agricultural Land Reserve for providing accommodation to paying guests for temporary lodging (14 days or less in duration) in relation to an agri-tourism activity permitted under the ALR Use Regulation.

Add the following definitions:

**agri-tourism sleeping unit** means a) an area used for sleeping located in a cabin or other structure, excluding a residence; b) a recreational vehicle or tent located on an agri-tourism campsite or an agri-tourism RV campsite.

**agri-tourism campsite** means an area used for one recreational vehicle or tent on a property that qualifies for an agri-tourism accommodation use.

**agri-tourism RV campsite** means an area used for one recreational vehicle with a self-contained toilet and water tank on a property that qualifies for an agri-tourism accommodation use.

**recreational vehicle dump station** means a facility where wastewater from a recreational vehicle can be safely emptied into a sewer or septic system.

***Rationale:***

- 1) Agri-tourism Accommodation:
  - a) Aligns with ALR Use Regulations and uses consistent language from the District of Kent's short-term rental definition.
  - b) While definitions from jurisdictions with agri-tourism accommodation regulations vary, all definitions, generally mimic ALR Use regulations.
  - c) The regulations proposed are more restrictive in the forms of sleeping units permitted, therefore the existing agri-tourism accommodation definition introduced with a site-specific text amendment in 2021 requires an amendment.
  - d) The length of stay is based on the Park, Conservancy and Recreation Area Regulation (*Park Act*) s.39 (1) which limits the length of stay at BC Provincial campgrounds to 14 days unless authorized by a park officer or in a long-stay campground. As there is potential for the storage of RV Vehicles and the intent of this use is not for long-stays, the length of stay is proposed for 14 days.
- 2) Agri-tourism sleeping unit:
  - a) Kent's *sleeping unit* definition is not strictly used for tourism and includes language that contradicts ALR Use Regulations (e.g., Kent's definition allows sleeping units to be used for living purposes).
  - b) Agri-tourism clearly defines the form of accommodation which is discussed in the next section.
- 3) Agri-tourism campsite:
  - a) The proposed definition copies Kent's "camping site" definition in the Camping Bylaw. As shown below, the main difference is the removal of the condition that the area is within a campground.

***camping site*** means an area ~~in a campground~~ used for one recreational vehicle or tent;
  - b) Adding a definition will be helpful to have when identifying additional regulations for agri-tourism campsite.

- 4) Agri-tourism RV campsite:
  - a) Having an Agri-tourism RV campsite definition will allow Kent to provide unique regulations that will apply for RV campsites.

**b. Form**

Bylaw 1698 proposed to allow an agri-tourism accommodation use in the form of:

- 1) An area used for sleeping located in a cabin or other structure, excluding a residence.
- 2) A recreational vehicle or tent or other similar structures located on an agri-tourism campsite or agri-tourism RV campsite.

***Rationale:***

- 1) The proposed permitted form of an agri-tourism accommodation aligns with the ALR Use Regulation but is more constrictive as it:
  - a. Restricts the use from residences;
  - b. Restricts the use in vehicles except recreational vehicles; and
  - c. Only allows recreational vehicles, trailers, tents, or other similar structures to be located on a campsite and not a “field or other areas” as permitted under the ALR Use Regulation.
- 2) Kent’s Zoning Bylaw defines a recreational vehicle as any vehicle or trailer constructed or equipped to be used for recreational enjoyment as temporary living or sleeping quarters not requiring a continuous connection to sanitary, water and electrical hookups and not having a width in transit mode greater than 2.6 metres (8.5 feet) at any point.
- 3) Excluding the use from a residence potentially reduces monitoring and enforcement efforts required by the District. Residences generally contain cooking facilities which may not be used by agri-tourism accommodation guests – this would be very difficult for staff to monitor and enforce.
- 4) Excluding the use from a residence reduces the possibility of accessory dwelling use (a relatively new use) being removed from the long-term rental market.
- 5) Short-term rental options are currently available for the farm residence.
- 6) Most jurisdictions with agri-tourism accommodation regulations do not restrict agri-tourism accommodations from a residence, however, the preliminary research did not explore their existing short-term rental regulations. In addition, most of the regulations were created before the ALR Use Regulation were amended to allow an additional residence.

- 7) Only allowing recreational vehicles, trailers, tents, or other similar structures to be located on a campsite and not a field or other areas makes it easier to define requirements and monitor for compliance.

**c. Zones**

Bylaw 1698 proposed to allow an agri-tourism accommodation use on properties within the ALR in combination with a set minimum lot size and scaled sleeping unit maximums to lot size.

***Rationale:***

- 1) Avoids duplication as the District has multiple agricultural related zones and makes the regulations easier to amend if required in the future.
- 2) ALR Use Regulations require the property to be classified as farm under the *Assessment Act* which will naturally restrict properties that are not being farmed.
- 3) Kent has the option to impose a minimum lot size which may be used to limit the use in agricultural zones allowing smaller lot sizes such as the A1, RR2, and RR3 zones.
- 4) Kent has the option to scale the number of sleeping units to lot size.

**d. Minimum lot size**

Bylaw 1698 proposes a minimum lot size of 0.8 ha for an agri-tourism accommodation use in combination with scaling the number of sleeping units to lot size up to a maximum of 6 units.

***Rationale:***

- 1) The minimum lot size required by jurisdictions with agri-tourism accommodation regulations generally range from 0.8 ha to 4.0 ha.
- 2) Need to ensure there is adequate space for servicing requirements.
- 3) ALR Use Regulations require the property to be classified as farm under the *Assessment Act*.
- 4) Kent has the option to scale the number of sleeping units to lot size.

**e. Maximum number of sleeping units**

Bylaw 1698 proposes to scale the number of sleeping units (cabin, structure, or campsite) to lot size as shown in table 1.

<b>Table 1. Maximum number of sleeping units</b>	
<b>Lot size</b>	<b>Agri-tourism sleeping units</b>
Less than 0.8 hectares	0
0.8 – 1.9 hectares	1
2.0 – 3.9 hectares	4
4.0 – 5.9 hectares	5
6.0 hectares or greater	6

When a short-term rental is present on the lot, the number of agri-tourism accommodation units permitted will be reduced by the number of sleeping units of the short-term rental use.

***Rationale:***

- 1) Scaling the number of sleeping units to lot size and combining the number of permitted units with short-term rentals may help to minimize the impacts on neighbouring properties and agricultural land.
- 2) Providing some options for an agri-tourism accommodation use on lots less than 4 ha may help to encourage farming activities on small parcels. The 2013 Agricultural Land Use (ALU) inventory for Kent indicates 50% of ALR parcels were not being used for farming – of these parcels, 89% are less than 4 ha with the vast majority being less than 1 ha in size. Properties must have farm status to have this use.
- 3) While the ALC allows a maximum of 10 sleeping units, Bylaw 1698 proposes the District of Kent starts with 6 units to reduce the potential impact on neighbourhoods and agricultural land – this maximum could be reviewed after 1 year of implementation.

**f. Size**

Limit the size of a sleeping unit:

- 1) In a cabin or other structure to 35 square metres (including washroom facilities within sleeping units).
- 2) For an agri-tourism campsite and agri-tourism RV campsite to 100 square metres per campsite.

***Rationale:***

- 1) In combination with the site coverage maximum, setting size limits will help to decrease the number of hard surfaces on agricultural land for non-farm purposes.
- 2) Limiting the size of agri-tourism campsites to a maximum of 100 square metres is recommended to reduce the impact on agricultural land.

**g. Site Coverage**

Bylaw 1698 proposes to:

- 1) utilize the ALR Use Regulation's maximum site coverage of less than 5%; and
- 2) count the site coverage of agri-tourism accommodation use towards the permitted site coverage for farm-related commercial and farm-related industrial uses.

**Rationale:**

- 1) The ALR Use Regulation sets a maximum site coverage of less than 5% of any parcel. This maximum includes all structures, landscaping and access for the agri-tourism accommodation use.
- 2) Most municipalities (5/6) with agri-tourism accommodation regulations utilize the ALR Use Regulation's maximum site coverage of less than 5%.
- 3) Counting the site coverage towards the permitted site coverage for farm-related commercial and farm-related industrial uses reduces the amount land that is used for purposes other than farm uses (current and future). Some jurisdictions with regulations permitting an agri-tourism use have counted the agri-tourism accommodation use towards the residential site coverage; however, many of these municipalities have not established a site coverage limit for farm-related commercial and farm-related industrial uses and may not have farm home plate regulations in place.
- 4) ALR Use Regulations require the property to be classified as farm under the *Assessment Act* which may encourage property owners to strategically place their accommodations in locations that do not impact their farming classification.

**h. Location**

Bylaw 1698 proposes a:

- 1) minimum 10 metre setback requirement from all interior and rear lot lines.
- 2) maximum 60 metre setback from all property lines.

In addition, campsite locations and infrastructure will be required to adhere to the floodplain setbacks outlined in the District's *Floodplain Bylaw No. 1590, 2018*.

**Rationale:**

- 1) Applying a 10-metre minimum interior and rear lot line setback may help to reduce the impact on neighbouring properties.
- 2) Two thirds (4/6) of jurisdictions with regulations for an agri-tourism accommodation use do not specify setbacks. Therefore, the setbacks for the zone would apply to any new building or structure by default.

Council  
direction  
06-27-2022  
(h. Location):

3 m setback  
for cabin or  
other  
structure  
10 m setback  
for campsites  
Change  
reflected in  
Bylaw 1698,  
Appendix A

- 3) The two jurisdictions with setback requirements specific to the use range from 10 to 15 metres from the side and rear lot lines.
- 4) Applying a maximum setback from all property lines minimizes the potential impacts on arable land while providing some flexibility for farmers.
- 5) The 60 metre maximum setback mirrors the District's farm home plate setback requirement but is more flexible for this farm-related commercial use.
- 6) Requiring campsite locations and infrastructure to adhere to the floodplain setbacks outlined in the District's *Floodplain Bylaw No. 1590, 2018* is recommended by the Engineering Department to mitigate flood and habitat concerns.

**i. Access and Buffer**

Bylaw 1698 proposes to require:

- 1) permeable access driveways and parking areas.
- 2) an agri-tourism accommodation use to receive approval for access where applicable from the District of Kent or the Ministry of Transportation and Infrastructure before the agri-tourism accommodations are established or extended.
- 3) A campsite to be screened by an approved fire-resistant fence not less than 1.8 metres in height or landscape screen not less than 2.5 metres in height within the required 10 metre setback.

***Rationale:***

- 1) Ministry of Agriculture's Guide for Bylaw Development in Farming Area's (Minister's Bylaw Standard) recommends parking and loading areas to be permeable in nature, whenever possible, to reduce impervious cover and minimize the impacts of stormwater discharge on surrounding agricultural land.
- 2) Buffer requirements proposed are similar to buffer requirements for a campsite in *District of Kent Campgrounds and Holiday Parks Bylaw No. 1001, 2002* and may help to mitigate the impact on neighbouring properties.
- 3) The *District of Kent Campgrounds and Holiday Parks Bylaw No. 1001, 2002* requires approval for highway access for 2 or more campsites.

**j. Parking**

Bylaw 1698 proposes 1 space per agri-tourism sleeping unit.

***Rationale:***

- 1) All jurisdictions (6/6) with agri-tourism accommodation regulations require 1 parking space per sleeping unit.
- 2) Consistent with Kent's parking requirements for accommodations.

**k. Signs**

Bylaw 1698 proposes to:

- 1) allow 1 sign in accordance with the requirements for a short-term rental sign as outlined in the District of Kent Sign Bylaw.
- 2) require signage for individual agri-tourism sleeping units.

***Rationale:***

- 1) Similar to a home occupation use and short-term rental use.
- 2) Signage will help in monitoring and enforcement efforts.

**I. Fire Prevention and Protection**

Bylaw 1698 proposes the following fire protection and prevention measures:

- 1) Fires are permitted only within stoves, incinerators, fire pits or other structures designed for that purpose.
- 2) Fire pits shall be:
  - a) not more than 0.5 m x 0.5 m in area;
  - b) made with fire-resistant material designed for outdoor campfires; and
  - c) at least 2 m from any flammable fuels to reduce the risk of escaped campfires.
- 3) The use of "Fire Smart" information is required to reduce the fuel load on the agri-tourism accommodation use area including the replacement of cedar hedges with non-combustible vegetation and installing a non-combustible or fire-resistant type fence on the property line.
- 4) Standpipes for fire protection shall be located and designed by the Professional Engineer and certified there is an adequate supply of water for fire fighting to the BC Fire Code Standard. Where this requirement is too onerous and cannot be easily achieved, the owner must enter a save harmless restrictive covenant indemnifying the District of any liabilities.
- 5) Portable fire extinguishers must:
  - a) meet the minimum requirements as set out by NFPA 10;

- b) be approved by the Fire Chief;
- c) be kept in service buildings and in all other locations specified by the Fire Chief; and,
- d) be maintained in good operating condition by the owner.

***Rationale:***

- 1) Recommended by Fire Department and similar to fire protection regulations in Kent's *Campgrounds and Holiday Parks Bylaw No. 1001, 2002*.

**m. Washroom Facilities, Water Supply, and Sewage Treatment and Disposal Systems**

Bylaw 1698 proposes to require the operator of an agri-tourism accommodation use to provide guests with a minimum of:

- 1) one washroom facility within 150 m from any agri-tourism sleeping unit. The facility is to be a minimum of 4.5 metres away from any agri-tourism campsite or agri-tourism RV campsite;
- 2) one potable water system within 150 m from agri-tourism sleeping.

An exemption to providing a washroom facility is proposed for agri-tourism accommodation use with equal to or less than 2 agri-tourism RV campsites.

There is no requirement for a recreational vehicle dump station; however, if a station is provided, the station is to be located away from public roadways and easily accessible for the access and exiting of a recreational vehicle and its tow vehicle.

Bylaw 1698 outlines applicable laws and regulations for washroom facilities, water supply, and sewage treatment and disposal systems.

***Rationale:***

- 1) Clear, yet flexible, servicing requirements will help ensure adequate services are provided for an agri-tourism accommodation use.
- 2) Allowing an exemption for an operator of an agri-tourism accommodation use with equal to or less than 2 agri-tourism RV campsites may provide an opportunity for farmers to participate in trending tourist programs such as Harvest Host<sup>ii</sup> without onerous servicing requirements. If this option is utilized by a farmer, the business licence will clearly state that these sites are for RV campsites only.

**n. Agri-tourism Campsites**

In addition to the regulations proposed, Bylaw 1698 proposed to require an agri-tourism campsite to be:

- 1) located on a well-drained site that is always free of stagnant pools, graded for

adequate drainage, and is not susceptible to flooding.

- 2) kept free of flammable debris and rubbish.
- 3) clearly identified by a numbered sign or similar designation and all such sites shall be grouped so as to be as nearly contiguous as possible.
- 4) free of building or structures.

***Rationale:***

- 1) Taken from Kent's *Campgrounds and Holiday Parks Bylaw No. 1001, 2002*.

**o. Communal Area**

Bylaw 1698 proposes to:

- 1) limit communal facilities to personal sanitation such as bathrooms and showers and non-commercial cooking spaces.
- 2) clarify communal cooking spaces are to be non-commercial in nature.

***Rationale:***

- 1) During a past site specific land use application for an agri-tourism accommodation use, the ALC provide clarification on communal cooking spaces which is represented in the recommendation.
- 2) While communal spaces may be limited, the accommodation is provided in relation to the agri-tourism activity that is taking place on the farm property which may provide space for guests to explore the farm area.

**p. Exterior Lighting**

Bylaw 1698 proposes to require any exterior lighting to be designed to:

- 1) illuminate sanitation facilities and exterior areas only, at levels necessary to ensure safety and security of persons and property;
- 2) not be directly visible from public roads and residences on adjacent properties;  
and
- 3) be shielded and directed toward the ground.

***Rationale:***

- 1) Reduce the impact of exterior lighting on neighbouring properties.

**q. Other General Provisions**

The following other general regulations should be considered. These general regulations are based on ALR Use Regulations, *Campgrounds and Holiday Parks Bylaw No. 1001, 2002* and general regulations from jurisdictions allowing an agri-tourism accommodation use in some form.

- 1) A person must apply for an agri-tourism accommodation use by completing an application on the prescribed form and shall include a detailed site plan.
- 2) An agri-tourism accommodation use shall only be permitted when the resident(s) of the property is the operator of the agri-tourism accommodation business.
- 3) An agri-tourism accommodation use shall not:
  - a) provide cooking facilities within individual sleeping units.
  - b) be permitted in a vehicle.
  - c) include storage of recreational vehicles.
- 4) An agri-tourism accommodation use shall:
  - a) be accessory and subordinate to a legitimate agriculture operation. The intent is to augment or subsidize and not replace or compete with farm income.
  - b) be contiguous as possible and located to minimize the impacts on arable land, recognizing that the use is intended to support agriculture and not replace it.
  - c) be located on a lot that is classified as a farm under the *Assessment Act*.
  - d) have operators that ensure guests do not create any form of nuisance for surrounding residents, including, but not limited to noise, light or traffic that is disruptive to the surrounding residents' quiet enjoyment of their property.
  - e) comply with the ALC Act and regulations.
  - f) comply with the licencing requirements of the *Business Licencing and Regulation Bylaw*.
  - g) be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, Fire Code, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof.
- 5) An operator of an agri-tourism accommodation use shall:

- a) not register or accommodate more parties of guest than there are agri-tourism sleeping units.
- b) maintain all equipment in a clean, safe, and sanitary condition.
- c) ensure all refuse and garbage is placed in receptacles provided for that purpose.

### **3.2 *District of Kent Campgrounds and Holiday Parks Amendment Bylaw No. 1001.01, 2022***

An amendment to The District of Kent Campgrounds and Holiday Parks Bylaw No. 1001 (Bylaw 1001) is required to exclude an agri-tourism accommodation use from complying with Bylaw 1001. Given an agri-tourism accommodation use must comply with ALR Use Regulations, many of the regulations conflict with what is required in Bylaw 1001. In the future, Council may want to consider creating a tourist accommodation regulation bylaw which may regulate all forms of tourist accommodations.

### **3.3 *Business Licencing and Regulation Amendment Bylaw No. 1485.05, 2022***

An amendment to Business Licencing and Regulation Bylaw No. 1485, 2012 is proposed to specify application and licencing requirements for an agri-tourism accommodation use. These requirements are similar to short-term rental use requirements and create the opportunity for the District to impose fines for non-compliance (e.g. marketing an agri-tourism accommodation use without a business licence).

### **3.4 *District of Kent Sign Regulation Amendment Bylaw No. 1397.04, 2022***

An amendment to *Sign Regulation Bylaw No. 1397* is required to specify the sign regulations for an agri-tourism accommodation use.

In general, Amendment Bylaw 1397.04 will allow 1 permanent sign not more than 0.56 square metres (6 square feet) on the face of the sign per property advertising an agri-tourism accommodation use.

While reviewing Bylaw 1397, staff noticed the bylaw has not been updated to reflect the change in terms from a bed and breakfast use to a short-term rental use. The proposed Amendment Bylaw 1397.04 includes this change.

## **4. Monitoring and Enforcement**

In 2019 the District adopted short-term rental regulations to address the offering of illegal tourist accommodations within the District. The one-year review of the short-term rental regulations and compliance program has shown to be generally successful in bringing illegal rentals into compliance and reducing the number of complaints the District receives related to short-term rentals. However, the pandemic has made it difficult to determine the impacts of the District's new regulations from COVID19 response measures (e.g., people being discouraged from gathering in large groups for health reasons vs. adhering to the occupancy limit of the Zoning Bylaw).

If Council adopts regulations to allow an agri-tourism accommodation use, a similar monitoring and compliance program to short-term rentals would be applied. Illegal operations would be responded to on a complaint basis and/or yearly review.

The following monitoring and enforcement tools proposed:

a. Section 219 Covenant

To help the District enforce the demolition or conversion of the agri-tourism accommodation building, if the building is no longer being used in association with an agri-tourism activity, the District may require a Section 219 Covenant – the option to require a covenant is provided for in proposed Bylaw 1698. Using a covenant may also help future owners to be aware of the conditions of use and requirements if the conditions of use cannot be met.

b. Business Licencing

A business licence will be required for an agri-tourism accommodation use. The current *Business Licencing and Regulation Bylaw* has language giving the Licence Inspector the authority to refuse, suspend, revoke or cancel a licence for reasonable cause.

The proposed business licence fees are as follows:

- \$125 for 1 agri-tourism sleeping unit or 2 agri-tourism RV campsites
- \$500 for 2 or more agri-tourism sleeping units

This proposed fee structure is similar to the fee structure for short-term rentals. If approved, staff will submit the proposed fees to be included on the next bylaw amendment to the *Fees and Charges Bylaw*.

c. Fines

If approved, the fines listed below will be included on the next bylaw amendment to the *Bylaw Notice Enforcement Bylaw*. These fines are similar to fines in place for short-term rentals and are based on the proposed *Business Licencing and Regulation Amendment Bylaw No. 1485.05, 2022*.

Fine Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available
Operate an agri-tourism accommodation use without a licence	\$500	\$400	\$600	Yes
Market an agri-tourism accommodation use without a licence	\$500	\$400	\$600	Yes
Market or carry on an agri-tourism accommodation use while licence is suspended	\$500	\$400	\$600	Yes
Market or allow use of unauthorized agri-tourism sleeping unit	\$500	\$400	\$600	Yes

**ADVISORY COMMITTEE RECOMMENDATION:**

At their June 16, 2022 meeting, the Kent Agricultural Advisory Committee recommended that Council considers supporting proposed Bylaw 1698.

**ENVIRONMENTAL CONSIDERATIONS:**

Key environmental issues for an agri-tourism accommodation are detailed below:

- Intensification of land uses outside of the Agassiz townsite can complicate drainage as the increase in impermeable surfaces may increase run-off.
- More intensive land use near known critical habitat for Salish Sucker, salmonids, and Oregon Spotted Frog could pose a threat to these environments without sufficient owner care and public knowledge.
- Locating campsites, cabins, or RV's in areas that have a high risk of flooding during freshet or rainfall events could pose a risk to property, health, and safety.

**BUDGETARY CONSIDERATIONS:**

The Zoning Bylaw amendment has been initiated by the District of Kent, therefore District will incur staff and advertising costs for the bylaw amendment process.

**POLICY CONSIDERATIONS:**

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

Table 1 provides a list of Kent's Official Community Plan policies that are relevant when considering new regulations for an agri-tourism accommodation use on properties within the ALR.

<b>Table 1. Official Community Plan Policies</b>		
<b>Policy Section</b>	<b>#</b>	<b>Policy</b>
1.6 Economic Development	2	Support the establishment of home-based businesses to provide more small business opportunities provided that the businesses are compatible with the character of the neighbourhood and do not negatively impact agriculture when situated on properties within the ALR.
4.2 Agricultural Land Use	1	Lands designated as Agriculture on Schedule B are intended to be used for agricultural production purposes.
4.2 Agricultural Land Use	3	Support the strategic directions contained within the Agricultural Area Plan to encourage industry profitability, agri-tourism, agricultural capacity and the fostering of partnerships and collaboration.
4.4 Commercial Land Use, General Commercial Policies	3	The District supports and promotes new and innovative forms of commercial businesses and activities oriented 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 Farmer's Market, and the Museum.
4.7. Parks, Recreation and Open Space	4.7.	Support recreational tourism (e.g., Circle Farm Tour) as a way to combine recreational and economic development pursuits.
Schedule E, Agricultural Area Plan	2.2.3	Agri-tourism and culinary tourism are opportunities for local farmers who may wish to capitalize on the increasing consumer interest in local agricultural products.

Per s. 194 (4) of the Community Charter, the District needs to be able to justify the annual fee as being proportionate to the District's costs to administer business licencing for an agri-tourism accommodation use.

#### **ALTERNATIVES/OPTIONS:**

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

**ATTACHMENTS:**

1. Appendix A: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1698, 2022
2. Appendix B: District of Kent Campgrounds and Holiday Parks Amendment Bylaw No. 1001.01, 2022
3. Appendix C: Business Licencing and Regulation Amendment Bylaw No. 1485.05, 2022
4. Appendix D: District of Kent Sign Regulation Amendment Bylaw No. 1397.04, 2022

Respectfully submitted for your  
consideration

Approved for submission by

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M. Lisa Beaulieu,  
A-Director of Development Services

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Wallace Mah,  
Chief Administrative Officer

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<sup>i</sup> ALR Use Regulation, s. 33(1) defines "Sleeping unit" as "(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure; (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area."

<sup>ii</sup> Harvest Hosts is an online platform that facilitates a network of wineries, breweries, distilleries, farms, and attractions that invite RVers to stay in camping sites. By paying a yearly membership, members have unlimited access to stay overnight at Harvest Hosts' locations but asks that members support their hosts by purchasing one of their local products. All guests must have self-contained RV with a toilet, water tank, and inside cooking facilities. No tents of any kind are allowed.

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**THE CORPORATION OF THE DISTRICT OF KENT****BYLAW NO. 1698**

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

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**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. 1698, 2022”.

2. **TEXT AMENDMENT**

Part 3, Definitions

- .i To repeal and replace the definition of “**agri-tourism accommodation**”, under Part 3 Definitions with the following:
  - a) **Agri-tourism accommodation** use means the use of land in the Agricultural Land Reserve for providing accommodation to paying guests for temporary lodging (14 days or less in duration) in relation to an agri-tourism activity permitted under the ALR Use Regulation.
- .ii To add the following definitions under Part 3 Definitions:
  - a) **agri-tourism sleeping unit** means a) an area used for sleeping located in a cabin or other structure, excluding a residence; b) a recreational vehicle or tent located on an agri-tourism campsite or an agri-tourism RV campsite.
  - b) **agri-tourism campsite** means an area used for one recreational vehicle or tent on a property that qualifies for an agri-tourism accommodation use.
  - c) **agri-tourism RV campsite** means an area used for one recreational vehicle with a self-contained toilet and water tank on a property that qualifies for an agri-tourism accommodation use.
  - d) **recreational vehicle dump station** means a facility where wastewater from a recreational vehicle can be safely emptied into a sewer or septic system.

### Part 7, General Regulations

- .iii To add the following under Part 7.17.10, Off-Street Parking, Required Number of Parking Spaces (Table, Commercial Use):

Use	Number of Spaces
<b>Agri-tourism accommodation</b> use	1 space per <b>agri-tourism sleeping unit</b>

- .iv To add the following regulations for an “Agri-tourism Accommodation Use” under Part 7.24:

#### **7.24 Agri-tourism Accommodation Use**

- .1 The following regulations contained shall apply for an **agri-tourism accommodation use**:
- a) A person must apply for an **agri-tourism accommodation** use by completing an application on the prescribed form and shall include a detailed site plan.
  - b) An **agri-tourism accommodation** use shall only be permitted when the resident(s) of the property is the operator of the agri-tourism accommodation business.
  - c) The property owner may be required to register a Section 219 restrictive covenant against the property title at the Land Title Office which will specify the **agri-tourism accommodation** use details submitted in the application form and accompanying site plan.
  - d) An **agri-tourism accommodation** use shall not:
    - i. provide cooking facilities within individual sleeping units.
    - ii. be permitted in a vehicle.
    - iii. include storage of recreational vehicles.

- e) An **agri-tourism accommodation** use shall:
- i. be accessory and subordinate to a legitimate agriculture operation. The intent is to augment or subsidize and not replace or compete with farm income.
  - ii. be contiguous as possible and located to minimize the impacts on arable land, recognizing that the use is intended to support agriculture and not replace it.
  - iii. be located on a lot that is classified as a farm under the *Assessment Act*.
  - iv. have operators that ensure guests do not create any form of nuisance for surrounding residents, including, but not limited to noise, light or traffic that is disruptive to the surrounding residents' quiet enjoyment of their property.
  - v. comply with the ALC Act and regulations.
  - vi. comply with the licencing requirements of the *Business Licencing and Regulation Bylaw*.
  - vii. be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, Fire Code, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof.
- f) An operator of an **agri-tourism accommodation** use shall:
- i. not register or accommodate more parties of guests than there are agri-tourism sleeping units.
  - ii. maintain all equipment in a clean, safe, and sanitary condition.
  - iii. ensure all refuse and garbage is placed in receptacles provided for that purpose.
- g) Zones
- i. An **agri-tourism accommodation** use is permitted on properties within the Agricultural Land Reserve subject to meeting Part 7.24 of the Zoning Bylaw.
- h) Form
- i. An **agri-tourism sleeping unit** is permitted in the form of:

1. An area used for sleeping located in a cabin or other structure, excluding a residence.
2. A recreational vehicle or tent or other similar structures located on an agri-tourism campsite or agri-tourism RV campsite.

i) Minimum lot size

- i. An **agri-tourism accommodation** use is permitted on lots equal to or greater than 0.8 hectares.

j) Maximum number of sleeping units

- i. The maximum number of **agri-tourism sleeping units** shall be permitted according to the following table:

Lot size	Agri-tourism sleeping units
Less than 0.8 hectares	0
0.8 – 1.9 hectares	1
2.0 – 3.9 hectares	4
4.0 – 5.9 hectares	5
6.0 hectares or greater	6

- ii. When a short-term rental is present on the lot, the number of **agri-tourism sleeping units** permitted is reduced by the number of sleeping units of the short-term rental use.

k) Maximum sleeping unit size

- i. The maximum size of an **agri-tourism sleeping unit** shall be permitted according to the following table:

Agri-tourism sleeping unit form	Maximum size per unit
Cabin or other structure (including washroom facilities within the agri-tourism sleeping unit)	35 square metres
<b>Agri-tourism campsite</b> or <b>agri-tourism RV campsite</b>	100 square metres

l) Maximum site coverage

- i. The maximum site coverage for an **agri-tourism accommodation** use is less than 5% of a lot.

- ii. Site coverage for an agri-tourism use is counted towards the permitted site coverage for **farm-related commercial and farm-related industrial uses**.

m) Location

- i. Setbacks for an **agri-tourism accommodation use** shall be in accordance with the following table:

<b>Setbacks</b>	
Minimum setback from all interior and rear lot lines for:	
Cabin or other structure	3 metres
<b>Agri-tourism campsite or agri-tourism RV campsite</b>	10 metres
Minimum setback from all interior and rear lot lines	3 metres
Maximum setback from all lot lines	60 metres

- ii. An **agri-tourism accommodation use** shall comply with the District of Kent's *Floodplain Bylaw*.

n) Access

- i. Driveway and parking areas for an **agri-tourism accommodation use** shall be permeable.
- ii. Where applicable, access approval must be received from the District of Kent or the Ministry of Transportation and Infrastructure before an agri-tourism accommodation is established.

o) Buffer

- i. An **agri-tourism campsite** or **agri-tourism RV campsite** must be screened by an approved fire-resistant fence not less than 1.8 metres in height or landscape screen not less than 2.5 metres in height within the required 10 metre setback.

p) Parking

- i. See Part 7.17 of this bylaw for **agri-tourism accommodation use** parking regulations.

## q) Signs

- i. See the District of Kent Sign Regulation Bylaw for permitted agri-tourism accommodation use signage.
- ii. Each **agri-tourism sleeping unit** shall be clearly identified by a numbered sign or similar designation.

## r) Fire prevention and protection

- i. Fires are permitted only within stoves, incinerators, fire pits or other structures designed for that purpose.
- ii. Fire pits shall be:
  1. not more than 0.5 m x 0.5 m in area;
  2. made with fire-resistant material designed for outdoor campfires; and
  3. at least 2 m from any flammable fuels to reduce the risk of escaped campfires.
- iii. The use of "Fire Smart" information is required to reduce the fuel load on the agri-tourism accommodation use area including the replacement of cedar hedges with non-combustible vegetation and installing a non-combustible or fire-resistant type fence on the property line.
- iv. Standpipes for fire protection shall be located and designed by the Professional Engineer and certified there is an adequate supply of water for fire fighting to the BC Fire Code Standard. Where this requirement is too onerous and cannot be easily achieved, the owner must enter a save harmless restrictive covenant indemnifying the District of any liabilities.
- v. Portable fire extinguishers must:
  1. meet the minimum requirements as set out by NFPA 10;
  2. be approved by the Fire Chief;
  3. be kept in service buildings and in all other locations specified by the Fire Chief; and,
  4. be maintained in good operating condition by the owner.

## s) Washroom Facilities

- i. Unless otherwise stated, a minimum of one washroom facility shall be provided for an **agri-tourism accommodation use**, and shall be located a maximum of 150 metres from any **agri-tourism sleeping unit** and a minimum of 4.5 metres from any **agri-tourism campsite** or **agri-tourism RV campsite**.
- ii. An **agri-tourism accommodation use** with equal to or less than 2 **agri-tourism RV campsites** that will only be used by RVs with a self-contained toilet and water tank are exempt from providing a washroom facility, potable water, or a sewage treatment and disposal system.

## t) Water Supply

- i. Unless otherwise stated, the operator of an **agri-tourism accommodation use** shall provide a minimum of one potable water supply system within a maximum of 150 metres from any agri-tourism sleeping unit.
- ii. Any potable water system provided must comply with the *Drinking Water Protection Act*.

## u) Sewage Treatment and Disposal Systems

- i. Unless otherwise stated, the operator of an **agri-tourism accommodation use** shall provide for the disposal of all wastewater to be discharged into a community sewer system or into a private sewerage system in compliance with the Sewerage System Regulation (Public Health Act) or Municipal Wastewater Regulation (Environmental Management Act).
- ii. If provided, a **recreational vehicle dump station** shall be located away from public roadways and easily accessible for the access and exiting of a recreational vehicle and its tow vehicle.

v) **Agri-tourism campsites** and **agri-tourism RV campsite**

- i. An **agri-tourism campsite** or **agri-tourism RV campsite** shall be:
  1. located on a well-drained site that is always free of stagnant pools, graded for adequate drainage, and is not susceptible to flooding.
  2. kept free of flammable debris and rubbish.

3. clearly identified by a numbered sign or similar designation and all such sites shall be grouped so as to be as nearly contiguous as possible.
  4. free of building or structures.
- w) Communal Areas
- i. Communal facilities are limited to personal sanitation such as bathrooms and showers and non-commercial cooking spaces.
  - ii. Communal cooking spaces are to be non-commercial in nature and may include small amenities such as a sink, BBQ, or microwave.
- x) Exterior Lighting
- i. Exterior lighting shall be designed to:
    1. illuminate sanitation facilities and exterior areas only, at levels necessary to ensure safety and security of persons and property;
    2. not be directly visible from public roads and residences on adjacent properties; and
    3. be shielded and directed toward the ground.

### 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

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. 1698, 2022"  
adopted on this day of

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

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**THE CORPORATION OF THE DISTRICT OF KENT**

**BYLAW NO. 1001.01**

*“A bylaw to amend Campgrounds and Holiday Parks By-law No. 1001, 2002”*

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**WHEREAS** the Council of the Corporation of the District of Kent has deemed it advisable to amend The District of Kent Campgrounds and Holiday Parks By-law No. 1001, 2002;

**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 Campgrounds and Holiday Parks Amendment Bylaw No. 1001.01, 2022”.

**2. TEXT AMENDMENT**

A) To exclude an agri-tourism accommodation use under Section 1.07 as item (2) and renumber accordingly:

(2) Provisions of this bylaw do not apply to an agri-tourism accommodation use.

**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 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

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 the "District of Kent Campgrounds and  
Parks Amendment Bylaw No. 1001.01, 2022"  
adopted on the     day of

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

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## THE CORPORATION OF THE DISTRICT OF KENT

### BYLAW NO. 1485.05

*“A bylaw to amend Business Licencing and Regulation Bylaw No. 1485, 2012.”*

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**WHEREAS** the Council of the Corporation of the District of Kent has deemed it advisable to further amend the Business Licencing and Regulation Bylaw No. 1485, 2012;

**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 “Business Licencing and Regulation Amendment Bylaw No. 1485.05, 2022”.

#### 2. TEXT AMENDMENT

1. That the Business Licencing and Regulation Bylaw No. 1485, 2012 hereby be amended as follows:

a. Section 2, Definitions

i. To add the following definition for short term commercial accommodations:

**agri-tourism accommodation** use means the use of land in the Agricultural Land Reserve for providing accommodation to paying guests for temporary lodging (14 days or less in duration) in relation to an agri-tourism activity permitted under the ALR Use Regulation.

b. Section 3, Licencing Requirements:

i. To add the following under Section 3, Licencing Requirements:

3.14 For an agri-tourism accommodation use:

(a) An operator of an agri-tourism accommodation must:

i. ensure all market materials includes the District of Kent business licence number;

- ii. comply with all requirements for an agri-tourism accommodation use contained in the Zoning Bylaw, the Building Bylaw, the BC Building Code, the BC Fire Code, and related enactments;
  - iii. provide a parking plan which complies with the parking requirements of the Zoning Bylaw;
  - iv. provide any other information the Licence Inspector may require for the purposes of ensuring compliance with the District's bylaws and other enactments;
- (b) An operator of an agri-tourism accommodation use must not:
  - i. operate an agri-tourism accommodation use unless they hold a valid business licence;
  - ii. market any agri-tourism accommodation use unless they hold a valid business licence;
  - iii. market or provide any agri-tourism accommodation use pursuant to their licence during a period of suspension of that licence;
- (c) In considering an application for an agri-tourism accommodation use business licence, the Licence Inspector may require an inspection of the premises from which the agri-tourism accommodation use will be operated;
- (d) A requirement of this Bylaw pertaining to agri-tourism accommodation use does not abrogate the application of any other requirements contained herein that are generally applicable to all businesses;

READ A FIRST TIME this    day of

READ A SECOND TIME    day of

READ A THIRD TIME this    day of

FINALLY PASSED AND ADOPTED this    day of

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

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

**CERTIFIED A TRUE AND CORRECT COPY**  
the bylaw cited as "Business Licencing and Regulation  
Amendment Bylaw No. 1485.05, 2022" adopted  
on this    day of

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

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## THE CORPORATION OF THE DISTRICT OF KENT

### BYLAW NO. 1397.04

#### *“A bylaw to amend Sign Regulation Bylaw No. 1397, 2008”*

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**WHEREAS** the Council of the Corporation of the District of Kent has deemed it advisable to amend Sign Regulation Bylaw No. 1397, 2008;

**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 Sign Regulation Amendment Bylaw No. 1397.04, 2022”.

**2. TEXT AMENDMENT**

A) That under section 6 Signs in Residential Zones, subsections 6.1 and 6.2 be deleted and replaced with new subsections 6.1 and 6.2 as follows:

6.1 *There shall be no external signs or other display of advertising in any residential Zone except that one (1) permanent sign not more than 0.56 square metres (6 square feet) on the face of the sign shall be permitted per property or dwelling unit advertising a home occupation, short-term rental, or agri-tourism accommodation. Where more than (1) home occupation business operates from the property or dwelling unit, all such businesses shall share the one (1) sign.*

6.2 *Illuminated signs and luminous signs are prohibited with the exception of short-term rental use which may have an illuminated sign.*

**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 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

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 the "District of Kent Sign Regulation  
Amendment Bylaw No. 1397.04, 2022"  
adopted on the     day of

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