

# PUBLIC NOTICE



## Zoning Bylaw Amendment

### NOTICE OF PUBLIC HEARING: AMENDMENT BYLAW No. 1744

**Date & Time:** January 27, 2025 at 6:00 pm

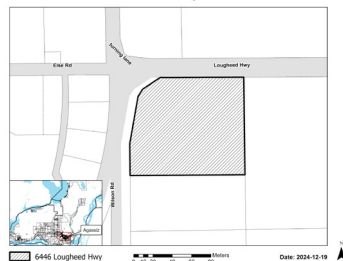
**Location:** 7170 Cheam Avenue, Agassiz, BC  
or [kentbc.ca](http://kentbc.ca) (registration for live-stream required)

Council of the District of Kent will be holding a Public Hearing for District of Kent Zoning Amendment Bylaw No. 1744.

**If adopted, Bylaw 1744 would allow a site-specific exemption to allow retail cannabis sales at 6446 Lougheed Highway**

**Subject Land:**  
6446 Lougheed Highway

Location Map



#### For More Information

Contact Acting Director of Development Services  
Phone: (604) 796-2235 | Email: [planning@kentbc.ca](mailto:planning@kentbc.ca)

#### View Draft Bylaw

Copies of the draft bylaw and all background materials will be available for viewing on-line at [kentbc.ca](http://kentbc.ca) and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from January 10 to 27, 2025 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

#### Send Your Comments

**Email:** [planning@kentbc.ca](mailto:planning@kentbc.ca)

**Mail:** Acting 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, January 27, 2025.

#### Attend and Speak

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

In addition to attending in-person, the Public Hearing will be streamed via Microsoft Teams. Registration for the live-stream is available on [kentbc.ca](http://kentbc.ca).



The subject property was originally three separate lots which were redesignated in the OCP as Commercial-Highway and rezoned to Highway Commercial (CT) in February 2021. The proposal was to allow a commercial development consisting of a restaurant, gas bar, convenience store and several commercial retail units. The original three lots were subsequently consolidated into the current lot which is addressed as 6446 Lougheed Hwy.

To facilitate the February 2021 OCP and zoning amendments, full municipal services are required to be brought to the property. Final building permits consisting of drawing packages for the proposed buildings, as well as the civil services for the site, are anticipated to be submitted before the end of the year. On-site and off-site civil drawings were submitted in May and August of this year and final submissions are also expected by the end of the year.

### **Neighbourhood Character:**

The property is in the southeast corner of a commercial node at the main turnoff between Agassiz and the road to Harrison Hot Springs and Lougheed Highway (Hwy 7) heading west.

Across the road, at the northeast corner of the intersection is a Canco Gas Station and convenience store, Hot Springs Liquor Store and a vacant space.

The southwest corner of the intersection is vacant and was the location of Rusty's New and Use Variety Store.

The northwest corner is the location of a BC Hydro (Kent) Substation.

The remaining properties are a mixture of agricultural and rural residential.

Staff is not opposed to this proposed development use as it is located on the outskirts of town at Hwy 7 and 9 and is not near schools and/or childcare centres.

### **DISCUSSION:**

The applicants are requesting a site-specific text amendment to the Highway Commercial (CT) zone at 6446 Lougheed Highway to allow cannabis retail sales.

At the time of the original development, a cannabis retail store was not contemplated as a proposed use on the property. With the future economic outlook of gasoline in question due to increased prevalence of electric vehicles, and with the high costs of servicing the site, a cannabis retail store is anticipated to supplement the other uses including the gas bar and Tim Hortons restaurant, and to help offset the costs of servicing and construction.

The owner has developed a cannabis retail store in Fraser Lake, BC and it has proven to be a successful business.

All Ministry of Transportation and Infrastructures requirements have been addressed and an Irrevocable Letter of Credit (ILOC) has been paid to MoTI for the off-site road works.

If approved by Council the Development Permit for this site can be amended to include the Cannabis Store.

### **Zoning Amendments:**

1. Amend the Highway Commercial (CH) Zone to allow a site-specific exemption to allow retail cannabis sales at 6446 Lougheed Highway, outside of the Agassiz townsite area.

2. Amend the Town-Centre Commercial Zone (CT1 and CT2) to specifically allow only one retail cannabis sales within the Agassiz Townsite.<sup>1</sup>

**ENVIRONMENTAL CONSIDERATIONS:**

No additional environmental impacts are anticipated because of this text amendment.

**BUDGETARY CONSIDERATIONS:**

The applicant has paid the \$2,000 zoning text amendment application fee.

**POLICY CONSIDERATIONS:**

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

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

**ALTERNATIVES/OPTIONS:**

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

**ATTACHMENTS:**

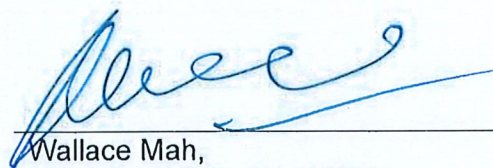
1. Appendix A: Location Map
2. Appendix B: Aerial Photo
3. Appendix C: Site Plan
4. Appendix D: District of Kent Zoning Bylaw, Amendment Bylaw No. 1744, 2024

Respectfully submitted for your  
consideration



M. Lisa Beaulieu  
A. Director, Development Services

Approved for submission by

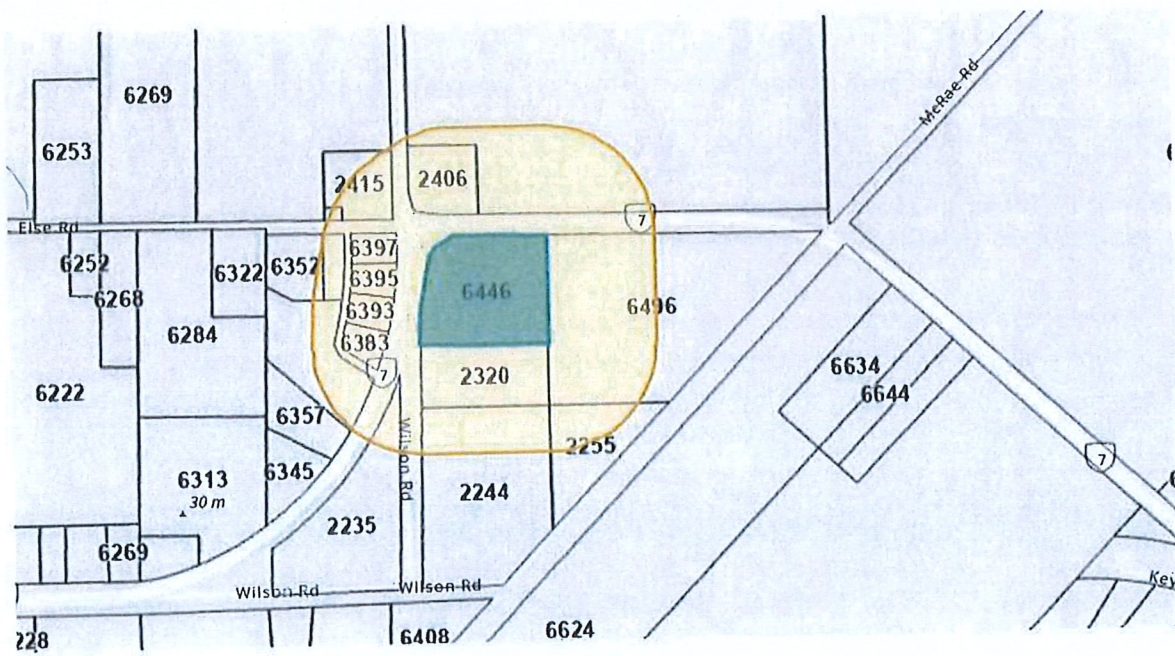


Wallace Mah,  
Chief Administrative Officer

<sup>1</sup> The existing zoning bylaw only allows for one retail cannabis sales in the District. This amendment will specifically identify that only one is permitted within the Agassiz Townsite area.



### APPENDIX A – Location Map





Appendix B – Aerial Photo









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THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1744

*“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. 1744, 2024”.

**2. TEXT AMENDMENT**

a. **Part 9.7.1 Town Centre Commercial Zone (CT1)**

- i. To remove 9.7.1.2.3 A **retail cannabis sales** use shall: (c) be limited to one site within the District of Kent.
- ii. To replace with 9.7.1.2.3 A **retail cannabis sales** use shall (c) be limited to one site within the Town Centre Commercial Zones (CT1 and CT2).

b. **Part 9.7.2 Town Centre Commercial Zone (CT2)**

- i. To remove 9.7.4 A **retail cannabis sales** use shall: (c) be limited to one site within the District of Kent.
- ii. To replace with 9.7.4 A **retail cannabis sales** use shall (c) be limited to one site within the Town Centre Commercial Zones (CT1 & CT2).

c. **Part 9.7.7 Highway Commercial Zone (CH)**

- i. Add **.4 Site Specific Exemption**

Table 9.7.7 Site Specific Exemptions	
Legal Description:	Exemption:
LOT A, PLAN NUMBER EPP126220, DISTRICT LOT 37, LAND DISTRICT 59	Permit <b>retail cannabis sales</b> as a permitted 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 it is invalid shall not affect the validity of the remainder of this bylaw.

READ A FIRST TIME this \_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME this \_\_ day of \_\_\_\_\_, 2024.

A PUBLIC HEARING WAS HELD this \_\_ day of < >, 2025.

READ A THIRD TIME this \_\_ day of < >, 2025.

MINISTRY OF TRANSPORTATION APPROVAL this \_\_ day of < >, 2025.

FINALLY PASSED AND ADOPTED this \_\_ day of < >, 2025.

**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. 1744, 2024"  
adopted on this \_\_ day of < >, 2025.

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