
THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1395

“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 amend Zoning Bylaw No. 1219, 2001, as adopted February 28, 2002;

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

TEXT AMENDMENT

1. Text Amendment for Zoning Bylaw 1219, 2001, Part 9.5 be amended by deleting the Purpose:

“The purpose of a Single-Dwelling Residential 2 (RS2) zone is to provide for single-family development on lots that are not less than 400 square metres (4300 square feet), and are serviced by an approved sewer and water system.”

and insert the amended preamble:

“The purpose of a Single-Dwelling Residential 2 (RS2) zone is to provide for single-family development on lots that are not less than 360 square metres (3875 square feet), and are serviced by an approved sewer and water system.”

2. Text Amendment for Zoning Bylaw 1219, 2001, Single Dwelling Residential 1 Zone Part 9.4.3, Table 9.4 be amended by deleting under Setbacks:

For all **accessory buildings** from:

Front lot line	7.5 metres (25 feet) minimum
Rear lot line	1.5 metres (5 feet) minimum
Exterior side lot line	3.0 metres (10 feet) minimum
Interior side lot line	1.5 metres (5 feet) minimum

and insert the following:

For **accessory buildings** larger than 9 square metres (100 square feet) from:

Front lot line	7.5 metres (25 feet) minimum
Rear lot line	1 metre (3 feet) minimum
Exterior side lot line	3.0 metres (10 feet) minimum
Interior side lot line	1 metre (3 feet) minimum

For **accessory buildings** 9 square metres (100 square feet) or smaller from:

Front lot line	7.5 metres (25 feet) minimum
Rear lot line	not regulated
Exterior side lot line	3.0 metres (10 feet) minimum
Interior side lot line	not regulated

3. Text Amendment for Zoning Bylaw 1219, 2001, Single Dwelling Residential 2 Zone Part 9.5.3, Table 9.5(a) and Table 9.5(b) be amended by deleting under Setbacks:

For all **accessory buildings** from:

Front lot line	7.5 metres (25 feet) minimum
Rear lot line	1.5 metres (5 feet) minimum
Exterior side lot line	3.0 metres (10 feet) minimum
Interior side lot line	1.5 metres (5 feet) minimum

and insert the following:

For **accessory buildings** larger than 9 square metres (100 square feet) from:

Front lot line	7.5 metres (25 feet) minimum
Rear lot line	1 metre (3 feet) minimum
Exterior side lot line	3.0 metres (10 feet) minimum
Interior side lot line	1 metre (3 feet) minimum

For **accessory buildings** 9 square metres (100 square feet) or smaller from:

Front lot line	7.5 metres (25 feet) minimum
Rear lot line	not regulated
Exterior side lot line	3.0 metres (10 feet) minimum
Interior side lot line	not regulated

4. Text amendment for Zoning Bylaw 1219, 2001, Definitions Part 3 be amended by deleting the following definition:

kenel means any building, structure, compound, group of pens or cages, within a building property in which, or where, three (3) or more dogs or cats are, or intended to be, trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall

specifically include any building, or part thereof, in which two (2) or more dogs are kept for breeding purposes. A dog or cat means a member of the canine or feline species, which is two (2) or more months of age;

and insert the following:

kennel means any building, structure, compound, group of pens or cages within a building or property in which, or where six (6) or more dogs or cats or are intended to be, trained, cared for, bred, boarded or kept for any purpose whatsoever and charges a fee, and, for certainty, shall specifically include any building, or part thereof, in which six (6) or more dogs or cats are kept for breeding purposes. ** For certainty, whenever in this bylaw there is a reference to a specific number of dogs or cats, the reference shall be read as meaning any combination of dogs or cats or both of that number.*

5. Text amendment for Zoning Bylaw 1219, 2001, Kennels Part 7.15 be amended by adding changing the heading from **Kennels** to **Licensed Kennels**; and

add the following conditions:

- .3 All **buildings** used in connection with a licensed **kennel** shall be constructed in accordance with the Building Bylaws of the District of Kent and shall contain at least 8 cm of insulation in all exterior walls and ceilings for the purpose of soundproofing;
- .4 Licensed **kennels** shall contain an inter-communication system between the service area and all pens and runs which is capable of transmitting any sounds or noises emanating from the pens and runs to the service area and capable of transmitting the voice of the operator or other staff from the service area to the pens and runs for the purpose of voice control of the animals being kept therein;
- .5 The outside perimeter of all areas of licensed **kennels** where animals are kept shall be enclosed by a solid fence or a solid hedge at least 1.8 metres in height to screen the areas from adjacent properties;
- .6 All **buildings**, pens and runs where animals are kept in connection with a licensed **kennel** shall;
 - i) be located not less than 15 metres (50 feet) from any property line; and
 - ii) be located not less than 90 metres (300 feet) from any residence other than that occupied by the operator of the kennel or an employee thereof.
 - iii) require a Public Hearing

6. Text amendment for Zoning Bylaw 1219, 2001, Off-Street Parking Part 7.17.4.2 be amended by deleting the following:

An **off-street parking** spaces shall be provided on the same **lot** as the building for which such spaces are required, except that where the required spaces cannot be accommodated on the **lot** by reason of size, shape or siting of the **building**, for **commercial** uses in a CT-1 and CT-2 zone, spaces reserved specifically for the requirements of such **buildings** may be located on a separate **lot** within one hundred and twenty (120) metres (394 feet) of the **building**;

and insert the following:

An **off-street parking** spaces shall be provided on the same **lot** as the building for which such spaces are required, except that where the required spaces cannot be accommodated on the **lot** by reason of size, shape or siting of the **building**, for **commercial** uses in a CT-1 and CT-2 zone, *or restaurant uses in zones where they are permitted*, spaces reserved specifically for the requirements of such **buildings** may be located on a separate **lot** within one hundred and twenty (120) metres (394 feet) of the **building**;

7. Text amendment for Zoning Bylaw 1219, 2001, Service Commercial Zone (CS1) 9.13.1, Permitted Uses, be amended by adding:

.3 A **restaurant** use

8. Text amendment for Zoning Bylaw 1219, 2001, Town Centre Commercial and Residential Zone (CT2) 9.12.1, Permitted Uses, be amended by adding:

.10 A **restaurant** use

9. Text amendment for Zoning Bylaw 1219, 2001, Service Station Commercial Zone (CS2) 9.14.1, **auxiliary** use, be amended by adding:

.7 A **restaurant** use

10. Text amendment for Zoning Bylaw 1219, 2001, Tourist Accommodation Commercial Zone (CS4) 9.23.1, **auxiliary** use, be amended by adding:

.10 A **restaurant** use

11. Text amendment for Zoning Bylaw 1219, 2001, Heavy Industrial Zone (M2) 9.19.1, **auxiliary** use, be amended by adding;

.6 A **restaurant** use

12. That this bylaw may be cited for all purposes as "District of Kent Zoning Bylaw No. 1219, 2001, Amendment Bylaw No. 1395, 2008".

READ A FIRST TIME THIS 12th day of May, 2008

READ A SECOND TIME THIS 12th day of May, 2008

PUBLIC HEARING WAS WAIVED THIS 12th day of May, 2008

NOTICE TO WAIVE PUBLIC HEARING WAS ADVERTISED this 14th day of May, 2008

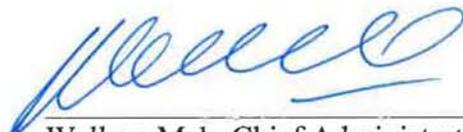
NOTICE TO WAIVE PUBLIC HEARING WAS ADVERTISED this 21st day of May, 2008

READ A THIRD TIME THIS 26th day of May, 2008

RECONSIDERED, FINALLY PASSED AND ADOPTED the 26th day of May 2008.

Certified Correct


Lorne Fisher, Mayor


Wallace Mah, Chief Administrative Officer

Certified a TRUE AND CORRECT COPY of
District of Kent Zoning Bylaw No. 1219, 2001,
Amendment Bylaw No. 1395, 2008,
adopted the 26th day of May, 2008.


Wallace Mah, Chief Administrative Officer