



SCHEDULE F

(BYLAW NO. 1508)

REGIONAL CONTEXT STATEMENT

This addendum to the 2001 Official Community Plan for the District of Kent provides a brief summary of the geography, infrastructure and statistical description of the Municipality.

Primarily this context statement describes the progress of growth of the municipality in terms of meeting the objectives of the 2001 OCP as related to the Regional Growth Strategy for the Fraser Valley Regional District.

2.1 GEOGRAPHICAL AND HISTORICAL SETTING

Geography

The District of Kent is located along the north side of the Fraser River and extends from the community of Harrison Mills, 22 kilometers north east to Ruby Creek.

“The District of Kent provides a scenic background for diverse cultural and economic activity.”



The Village of Harrison Hot Springs is a separate municipality and is carved out of the Kent District at the south end of Harrison Lake. The District of Kent includes 19,374 hectares (47,870 acres) consisting of the upper northern segment of the Fraser Valley flood plain and includes the area surrounding the lower end of Harrison Lake. First Nation Reserves that are located within the boundaries or adjacent to the District of Kent include Luksetissum, Wahleach Island, Seabird Island, Tseatah, Cheam, Scowlitz and Chehalis. The earliest records of settlement indicated transient First Nations habitation of the Agassiz and Maria Slough drainage areas which were used for fishing and camping spots.



Harrison Hot Springs Village
(View from the lake)

The first permanent North American settlers to come to the area arrived in the 1880s following the influx of gold seekers of the 1860s. The construction of the Canadian Pacific railway in 1885 resulted in the establishment of the Village of Agassiz with road connections to the south end of Harrison Lake where the attraction of the hot springs stimulated the development of a resort hotel. Agriculture, beginning with hop farming, became the major industry and employer in the area, followed later by the logging industry.

District of Kent



Agassiz-Rosedale Bridge

The District of Kent was incorporated in 1895. The bridge over the Harrison River was completed in 1926 which provided the first road connection to areas west of Kent on the north side of the river. The Agassiz Rosedale Bridge was not completed until 1956. Prior to that access to the south side of the river was by ferry which had its irregularities during times of high water, low water and freeze ups.

The main economic driving force in the Municipality remains agriculture, led by the dairy industry, with employment in the forestry industry dropping significantly in the past decade. The major employers in the District include the Kent Maximum Security Prison and Mountain Medium Security Prison, Agriculture Canada's Research Centre comprised of the Pacific Agriculture Research Centre and University of British Columbia's Dairy Education Centre. Industries that have located in the District include Britco Mobile home construction (100 employees), Rimex wheel rim manufacturer (approximately 30 employees) and Cheam Village Extended Care Facility (approximately 65 employees). Fraser Cascade School District operates two schools in the municipality and the area is also served by the University of the Fraser Valley.

2.2 REGIONAL CONTEXT STATEMENT

The Local Government Act (Section 866) requires that Official Community Plans include a regional context statement. The objective of a Regional context statement for the OCP of a Municipality is to illustrate the policies of the OCP that support the goals of the Fraser Valley Regional District (FVRD) Regional Growth Strategy and if it is at variance with the concepts of the Regional growth strategy then it needs to specify the changes required in the OCP to make it consistent with the FVRD growth strategy.

The goals of the FVRD Regional Growth Strategy are to:

- 1) Increase transportation choice and efficiency.
- 2) Support and enhance the agriculture sector.
- 3) Manage urban land responsibly.
- 4) Develop a network of sustainable communities.
- 5) Protect the natural environment and promote environmental stewardship.
- 6) Protect and manage rural recreational lands.
- 7) Achieve sustainable economic growth.
- 8) Manage water, energy resources and waste responsibly.



Sheep Farming



Corn on the Cob



Dairy Farming

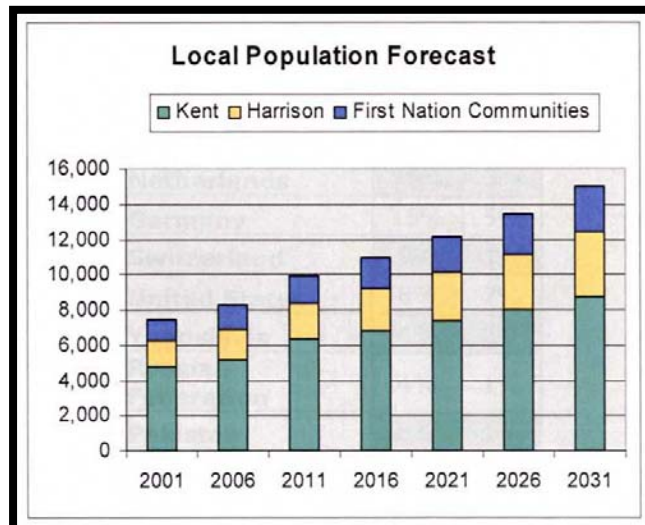
Consistency with the FVRD Regional Growth Strategy

This Regional Context Statement briefly describes the manner in which the District of Kent’s OCP anticipated and conformed to FVRD’s Regional Growth Strategy and should be read in conjunction with the complete District of Kent OCP. This OCP of 2001 views Agassiz as the primary service and market town for the area, with a clearly defined edge between urban and rural land uses. Providing more housing choice through infilling within the town site, protecting agricultural land, downtown revitalization, increasing recreational facilities, economic development and establishing more walking/cycling trails throughout the community have been identified as goals of the guiding principles stated in the OCP.

There were nine subject areas identified: Growth management, environment, agriculture, residential, commercial, industrial, infrastructure, parks, recreation and community facilities and social well being. A number of policies in these various subject areas deal directly or indirectly with the goals set out in the Regional Growth Strategy.

District of Kent Population Forecasts

	Agassiz	Mt. Woodside	Rural Areas	Total
2005	2,999	103	1,707	4,809
2010	3,512	951	1,751	6,214
2015	3,746	1,157	1,795	6,698
2020	3,996	1,407	1,840	7,243
2025	4,263	1,712	1,887	7,862
2030	4,547	2,083	1,934	8,564





Library



Aberdeen Information Centre

The prediction of population growth for the District of Kent is somewhat lower than the population figures presented in the Regional Growth Strategy because of District of Kent emphasis on preserving ALR land.

Goal 1. Increase Transportation Choice and Efficiency

The District of Kent transportation needs are addressed by two highway systems. The Trans Canada Hwy #1 connecting to Agassiz via #9 Hwy and the Agassiz-Rosedale Bridge and the Lougheed Hwy #7 on the north side of the Fraser River connecting to Hwy. #1 and #3 and #5 in Hope. It is also located on the main CPR line although at present only limited eastbound passenger service through VIA rail is provided. Bus services are limited to Rosedale and Chilliwack via BC Transit commuter buses.



Schematic Road Map of the District

The District of Kent OCP policies related to transportation needs are limited to Policy 4-3, updating and improving traffic flow on existing streets, Policy 4-36, concern for traffic links to external areas and internal links including vehicle traffic, bicycles and pedestrian movement as well as potential transit provisions, Policy 5-6, in order to improve the access, amount and availability of parking in the Commercial Town Centre area, a comprehensive downtown parking plan shall be conducted. Safe vehicle, bicycle and pedestrian access and traffic safety shall be a priority. The Municipality has put in place (2007) a select committee to discuss and make recommendations on issues concerning traffic and safety.

B.7.3 Transportation Policies

Driveway access along #9 Highway shall be reduced (Policy 7.2) by providing shared access and egress for new multi-family housing development and extended care facility.

Development cost charges.(Policy 7.5) have been adopted to ensure that money is available to provide sidewalks, etc. for new residential areas and areas where pedestrian traffic has increased by densification.

Policy 7-7 and Policy 7-8 encourages development of a district wide cycling network; however a study co-funded by the District of Kent and Village of Harrison identified costs, logistical problems and possible liability issues associated with such a bike path network.

Improvement of transit services to provide access by seniors and youth to health, education and recreational facilities in Chilliwack has been recognized as a need and monies have been allocated to improve the inter-community bus service.

“The Municipality promotes the Agriculture Industry as a lifestyle choice and a profitable economic activity.”

General improvements to the infrastructure serving traffic have been undertaken and major improvements, particularly at intersections have been made. Improvements have also been made to Rockwell Drive recognizing that it is an important road subject to natural hazards. In cooperation with the Village of Harrison Hot Springs and the emergency preparedness committees, political efforts are being made to provide emergency egress from the Village of Harrison and Rockwell Drive area of the District of Kent and Provincial Parks to the Lougheed Highway at Ruby Creek so that there is a second way out of the Harrison Lake area.

Goal 2. Support and Enhance the Agriculture Sector

The District of Kent through its Agricultural Advisory Committee has prepared an Agricultural Plan which documents the economic and social importance of the agriculture industry to the well being of the Municipality and provides future planning to sustain the agriculture industry.

The present Chairman of the FVRD’s Agricultural Advisory Committee is a member of the Kent Agricultural Advisory Committee.

District of Kent



Drainage ditch

The District of Kent Council seeks to ensure (Policy 2-8) that ditches engineered to provide drainage for agriculture land should not be subject to streamside setback regulations.



Map of ALR lands within the District of Kent

The guiding principle of agriculture policy for the Municipality is the promoting of the industry as a lifestyle choice and a profitable economic activity. The District of Kent Land Use Inventory conducted in 2004 estimates that only 89 hectares or 2% of arable farm land is unused. The economic importance of agriculture in Kent cannot be underestimated, with annual farm receipts of over 21 million per year. There is a growing trend towards the creation of agri-businesses and the production of value added products, particularly on small lot parcels of agricultural land.

Within the ALR designated land in the municipality are enclaves of settlement which exist as rural residential nodes. These areas are partially surrounded by active farms and in many instances provide an opportunity for a rural lifestyle choice, but also provide

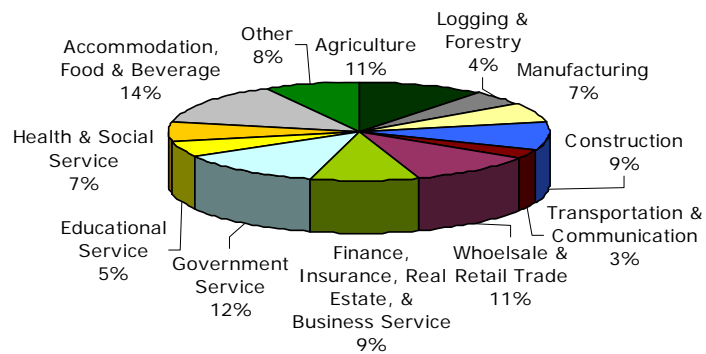


Drainage ditch



Water System Reservoir

an opportunity for more intensive agriculture production. The suggestion by the District of Kent OCP (2001) that these enclaves may be further subdivided once sewer and water services are provided municipally is counter productive to the maintenance of a rural atmosphere and does not support the goal of small lot agriculture as promoted by the Circle Farm Tour concept. This initiative along with the promotion of Farmer's Markets to provide outlets for farm produce further stimulates the productive use of rural residential lots, as well as providing recreation and a preferred lifestyle.



Labour Force by Industry Kent-Harrison 2001

Goal 3. The Responsible Management of Urban Land

The present OCP for the District of Kent has stressed the need for in-filling or densification. To facilitate densification, a municipal water system has been built and plans are in place to upgrade and expand the municipal sewer system. Land which was initially scheduled for development has remained in the ALR, and instead, residential areas are being planned for Mt. Woodside, an uplands area that overlooks the Fraser River and Harrison Mills.

Developments that are presently under way are associated with in-filling the present urban area and strengthening the rural-residential areas so that there is a decrease in urban-rural conflict issues.

Goal 4. Develop a Network of Sustainable Communities

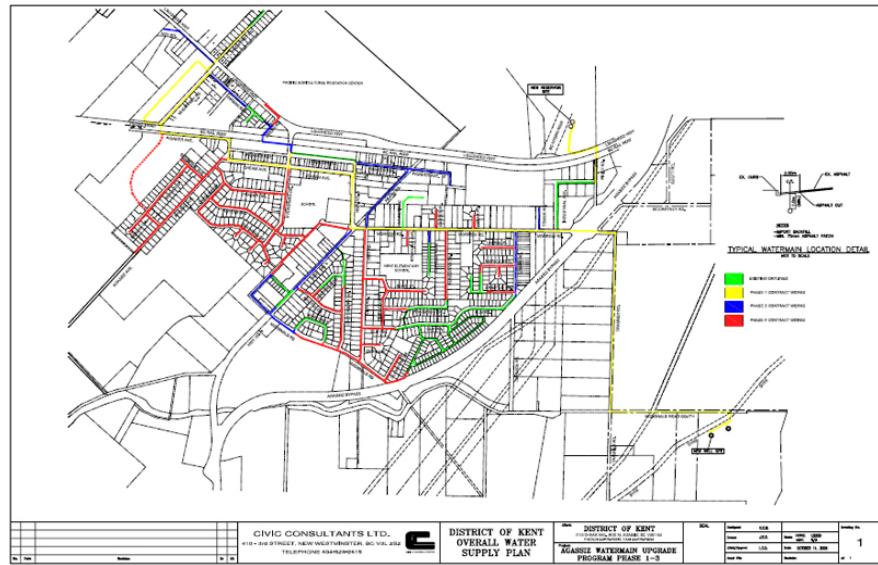
The District of Kent OCP, through infilling of the Agassiz town site has been instrumental in allowing the town to grow, while meeting the action requirements of Policy 4.3. The building of a residential area on Mt. Woodside as a satellite village will provide a



Sewage Treatment Plant

considerable amount of land for residential growth without compromising agriculture land or interfering with agriculture enterprises. The gradual development of a heavy industrial area adjacent to the Federal Institutions will provide well paid jobs which will stimulate employment in the area and provide the impetus for residential growth. Its OCP has endeavoured to promote new residential development which will be self supporting.

“The Municipality continues to encourage gravel removal from the river to reduce the risk of flooding.”



Water system schematic

Goal 5. Protect the Natural Environment and Promote Environmental Stewardship

The guiding principle of the Kent OCP (B.2) is to protect the environment and properly manage land and water resources. The objectives are to minimize the loss of property and infrastructure from natural disasters, floods and erosion, maintain good air quality, protect environmentally sensitive areas and monitor the impact of Provincial environmental protection policies on the productivity of the land and the integrity of the dykes and drainage systems.



Gravel bar at the mouth of Harrison River

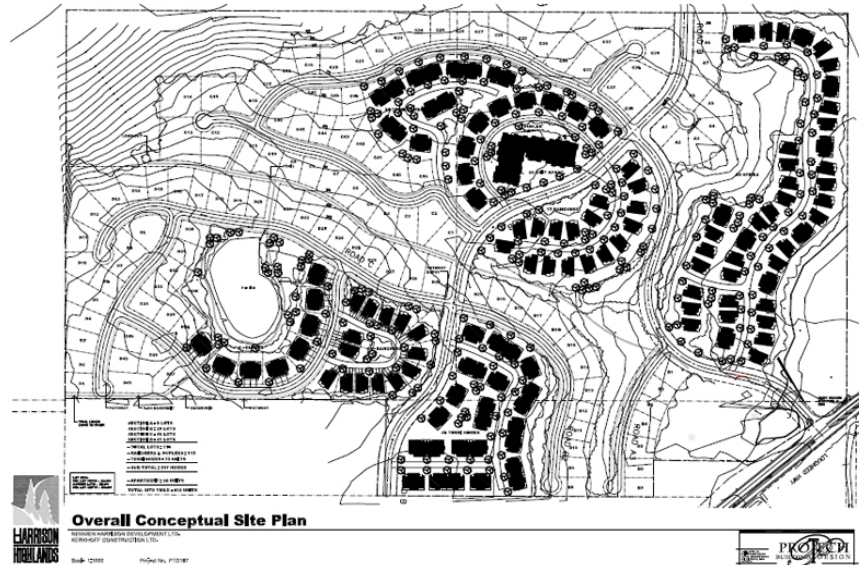
Precautionary setbacks have been established for new construction in the vicinity of steep slopes. The new residential area on Mt. Woodside has been designed to reduce the incidence of hazards and has been approved by professional geotechnical investigations. The establishment of a heavy industrial park and the opening of a new gravel pit were preceded by an environmental impact study. The

District of Kent



Mt. Woodside view

District continues to strive to have large amounts of gravel removed from the Fraser River annually in order to reduce the threat of flooding. It also strives to maintain the 135 kilometers of drainage ditches so they are effective in preventing local flooding. Council continues to insist that engineered drainage ditches should not be subjected to streamside setback regulations. The Municipality strives to maintain its 135 kms of drainage ditches so that they are effective in preventing local flooding (Policy 2-10; B2.3.3.).



Mt. Woodside Development

Planning is under way for major renovation of the sewage collection and treatment infrastructure, which will collect sewage from the two Federal Prisons and Seabird Island Reserve and treat it in a central system before discharging it into the Fraser River. This initiative meets the action 5.7 outlined in the Regional Growth Strategy.



Mt. Woodside -
looking SouthWest over the
Fraser River



Skateboard park

“The District of Kent and the Village of Harrison Hot Springs are planning to rebuild hiking trails”



Fitness Centre

Goal 6. Protect and Manage Rural and Recreational Lands

In 1998 a Parks, Recreation and Cultural Master Plan was submitted to the District of Kent and the Village of Harrison Hot Springs by Professional Environmental Recreation Consultants Ltd. (PERC). The goal of that study which was commissioned jointly by the two municipalities, was to provide guidance and direction for delivery of park, recreation and cultural services within the two municipalities. This spirit of cooperation in providing recreation opportunities continues with the activities of the Spirit of BC 2010 Committee which looked for funding support for development of recreational and cultural resources.

Objective of the District of Kent OCP B.8.2 has resulted in the construction of a skateboard park and a basketball court at the fairgrounds as well as expansion and lighting of the ball fields. The recreation centre has been expanded providing more activities for all age groups.

It is of interest that a joint Council meeting of the District of Kent and the Village of Harrison Hot Springs (Nov.2006) a committee was set up to rebuild the Campbell Lake trail. There is a possibility that this trail could be extended to the Mt. Woodside area (Policy 8.3) and provide a 20 km parkland trail that would connect the Village of Harrison Hot Springs to the new Mt. Woodside development.

The new version of the Mt. Woodside development plan is also supportive of walking trails and open areas that are less environmentally intrusive than the original plan. In reference to Policy 8.5 of the OCP, the dedicated park land area exceeds the recommended 5% of the subdivision.

The provision of recreational trails that would provide a resource for horseback riding and cyclists has not been achieved and remains a challenge. Policy 8.6 failed to recognize that even horses or cyclists can be damaging to the integrity of the dyking system as well as challenging the privileges of privately held property. The District policy 8.8 of developing trails for non-motorized conveyances continues to be supported.

The Municipality continues its efforts to maintain drainage systems to preserve productivity of agriculture and to encourage removal of gravel bars that impede the flow of the river.



Farm overlooking Mt. Cheam

“There is a continuing need to protect Harrison Lake as a source of potable water”

Goal 7. Achieve Sustainable Economic Growth

Sustainable economic growth in the Municipality is supported by the agriculture industry, with milk production being the leading contributor. Further economic growth has been achieved through value added products such as cheese production, dairy goat production and specialty crops such as green-house peppers, cranberries, filberts and blueberries.

All available light industrial land has been taken up and an expansion of the heavy industrial park (Policy B 6.3.2) is being planned in vicinity of Federal Institutions. This expansion assures maintenance of a gravel supply for the municipality as outlined in Policy B 6.2 of the District of Kent OCP. The present plans for the heavy industrial park do not include uses that would result in noxious byproducts.

The sustainable economic strategies for the District, particularly in the area of agriculture, do rely on the infrastructure provided by other communities in FVRD (Growth Strategy 7.3). Certainly the District of Kent supports the initiative of FVRD regional growth strategy to protect and expand industrial lands; however, it is not intended to do this by sacrificing prime agricultural land.

Goal 8. Manage Water, Energy Resources and Waste Responsibly

The District of Kent recognizes the potential of Harrison Lake as a source of potable water for the lower mainland and to support that objective and in collaboration with the Village of Harrison Hot Springs and FVRD, has provided funding of a sani-station on Harrison Lake so that boaters have available to them a facility which protects the lake from pollution.

The District of Kent recognizes the importance of a supply of high quality water which has always been available through shallow sand points. As we meet the objectives of densification within this townsite the disadvantages of increased requirements on shallow sources of water has become apparent. Therefore, the Municipality has, notwithstanding the failure of a referendum, but consistent with the Regional Growth Strategy, developed a municipal water system. The system will allow an increase in housing density in the Agassiz townsite, provide adequate water for fire protection and encourage business development in the town centre.



Waste Water Treatment Plant

“The District of Kent plans to expand and modernize both solid and liquid waste handling systems”

The Municipality has encouraged energy conservation by the use of geothermal heating systems in Aberdeen Place being developed by Kingma Construction Ltd. The laboratory/office complex of the Pacific Agriculture Research Centre is also temperature and humidity controlled by a geothermal system. In terms of improving efficiency of energy use, this appears to be the most cost effective form of alternate energy for this District.

There are presently plans to expand and modernize both solid and liquid waste handling systems to reduce the amount of partially treated waste that is transferred to the Fraser River. Separation of solid waste, the effect of recycling of solid waste and composting of organic wastes are all part of an overall program which should reduce by 50% the solids going into landfills, thereby meeting the objectives of the Regional Growth Strategy.

In summary, the Context statement relating the OCP (2001) of the District of Kent to the FVRD regional growth strategy describes the progress that has been made towards achieving the objectives of the OCP while remaining consistent with the goals of the Regional Growth Strategy.