

The District of Kent

Official Community Plan

2025



**We acknowledge that the land now known as
The District of Kent, Agassiz, Harrison Mills,
and surrounding communities is situated
within the traditional, ancestral, and unceded
territory of the Stó:lō people (S'ólh Téméxw).**

**We recognize that within this larger Stó:lō
territory, many First Nations have their own
specific relationships to this land, including
Sq'ewqel (Seabird Island Band), Shxw'ōwhámel
First Nation, Sts'ailes, Cheam First Nation,
Sq'ewá:lxw First Nation, Sq'ewlets First
Nation, and others.**



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Schedule C-1: Agassiz Development Permit Areas
Schedule C-2: Marine Commercial Development Permit Area
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Schedule C-4: Cemetery Road Development Permit Area
Schedule D: Mount Woodside Neighbourhood Plan
Schedule E: Agricultural Area Plan
Schedule F: Regional Context Statement

1

Overview





1.1 Purpose of an Official Community Plan

In 2025, The District of Kent (The District) initiated a targeted review and update of its 2014 Official Community Plan (OCP), focusing on housing and policy modernization. The District retained Urban Systems Ltd. to work in partnership with The District and residents to develop the updated OCP. This document is the result of that planning process. The purpose of the document is to set a long-term vision for The District and outline policies and guidelines to achieve sustainable growth and prosperity.

An OCP is a future oriented document that describes how a community wishes to evolve over the short, medium, and long term. An OCP sets out goals and supporting policies, informed through extensive public engagement, that reflect the desires of the community on a broad range of issues—from land use and economic development to transit and agriculture. While an OCP is **not** a regulatory tool (e.g. a zoning bylaw), it is a critical document that serves as the foundation guideline for all policies, regulations, and decisions affecting local land use and development.





1.2 Community Overview

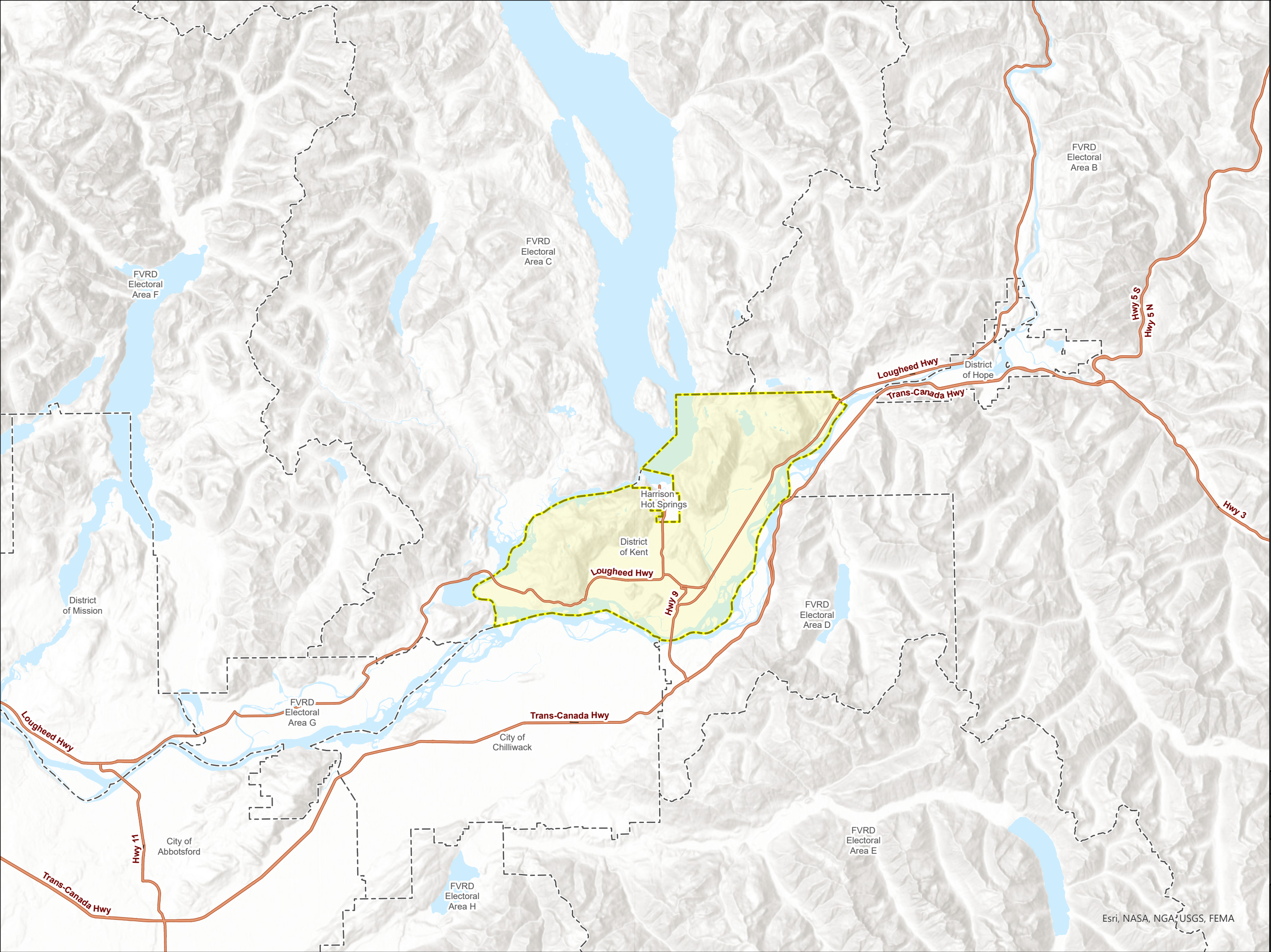
The District of Kent is situated in the Fraser Valley, along the north side of the Fraser River. The District extends from the community of Harrison Mills, 22 kilometres (13.5 miles) northeast along the river to Ruby Creek (see [Map 1](#) and [Map 2](#)). The Village of Harrison Hot Springs, a separate municipality, is carved out of The District's municipal limits, at the south end of Harrison Lake.

The District is connected to several Indigenous communities, including those within the Stó:lō Nation Tribal Council—Sq'ewqel (Seabird Island Band), Cheam First Nation, and Sq'ewlets (Scowlitz) First Nation—along with Sts'ailes and Yale First Nation. There are six First Nation reserves located in the area surrounding The District, including Lukseetsissum, Wahleach Island, Seabird Island, Tseatah, Scowlitz, and Sts'ailes.

The District is a large municipality, some 19,400 hectares (47,900 acres), consisting of Fraser River Floodplain and various uplands and mountains. The majority of the floodplain is devoted to agricultural uses, except for the Agassiz townsite, which serves as The District's residential, commercial, industrial, and institutional hub. Other significant uses within the floodplain area include two federal correctional facilities (Kent Institution and Mountain Institution), Agriculture and Agri-Food Canada's Agassiz Research and Development Centre, and the University of British Columbia's Dairy Education and Research Centre. Smaller-scale industries, such as Rimex, also contribute to local employment and The District's industrial land base.

Over the past several decades, new residential development has occurred primarily within the Agassiz townsite, consisting predominantly of single-family and townhouse dwellings, along with some infill within established neighbourhoods. The OCP and Regional Growth Strategy (RGS) has helped guide Council to maintain Agassiz as a compact community by directing most growth within the existing townsite. Substantial development has also occurred in the Mount Woodside area, featuring a mix of single-family, semi-detached, and townhouse housing.





DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
REGIONAL CONTEXT

- LEGEND**
- Major Highways
 - Municipal / Electoral Boundaries*
 - The District of Kent
 - Other Boundaries

Map 1. Regional Context

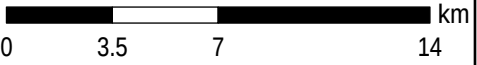


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AGASSIZ

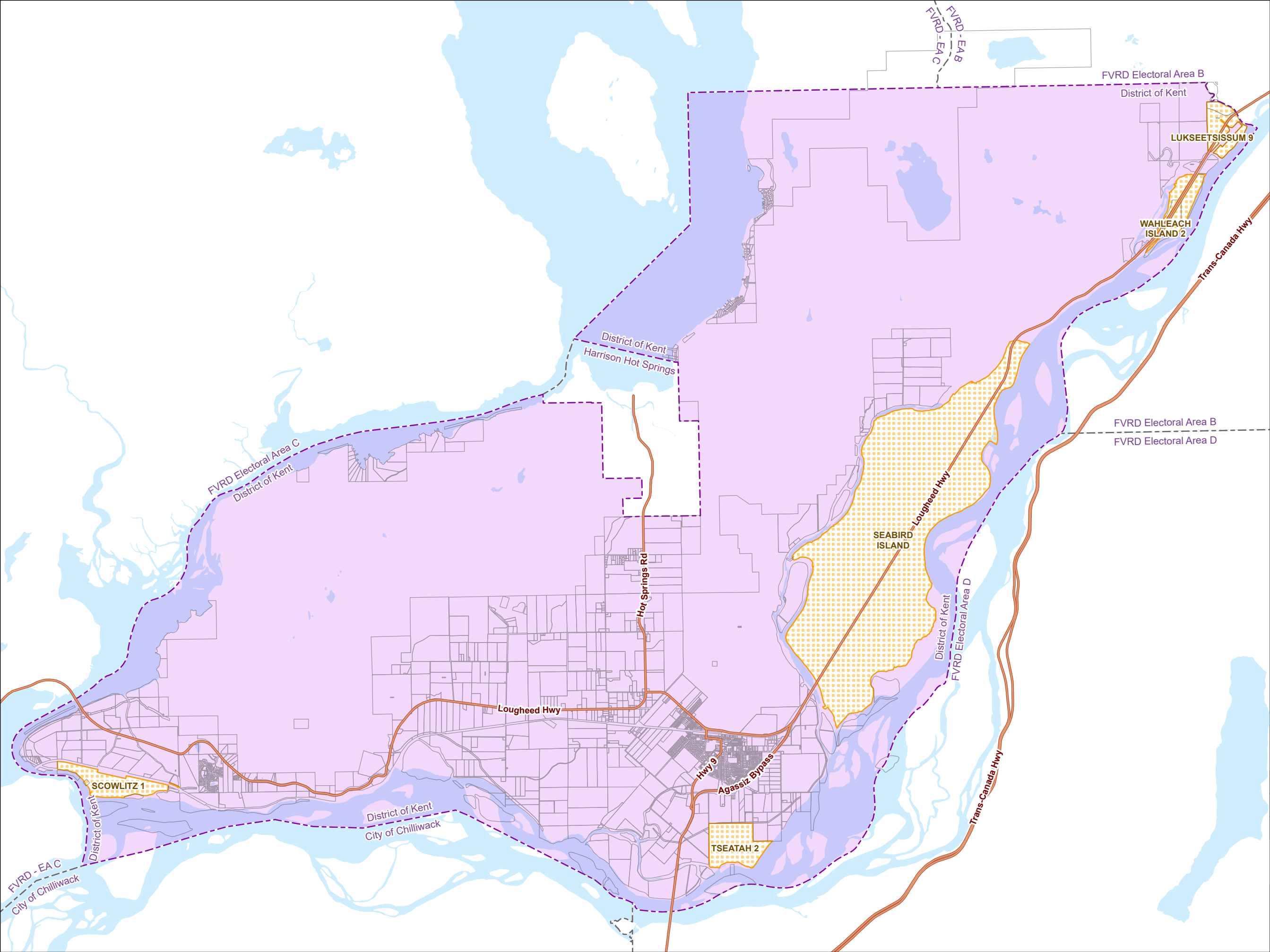
7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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CHECKED BY	SY
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Map 1



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
LOCATION MAP

LEGEND

Major Highways

Lot Lines

Jurisdiction

District of Kent

Other Municipalities

First Nations Reserves

Map 2. Location

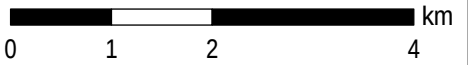


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

DATE	2025-12-02
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Map 2



1.3 Planning Process

In 2023, the Province passed new legislation (Bill 44), that aims to build more homes, faster. This has prompted the need to update the housing sections of The District of Kent's OCP to align with new provincial direction. The OCP update process was designed to create an OCP that reflects community desires and meets the new provincial housing requirements.

This section outlines the requirements of the housing-focused update and outlines the community engagement process. In addition to the housing-specific targeted policies, this update also took into account the need to modernize language to reflect new policy documents and changing realities within The District. It aims to capture long-term goals for the ALR and provide a general servicing direction to support new housing.

BILL 44

Bill 44 introduced a need to update local plans to permit Small-Scale, Multi-Unit Housing (SSMUH) in areas previously zoned for single detached or duplex dwellings. For The District of Kent, this means confirming locations for residential growth, modernizing land use designations, and integrating housing policies that reflect The District's Housing Needs Report (HNR). This update aimed to:

- › Update the 2014 OCP to reflect new Bill 44 housing requirements
- › Confirm where future residential growth should be located based on the HNR
- › Address housing needs by tailoring policies to consider type, tenure, and income level
- › Update land use designations to capture SSMUH-driven growth

HOUSING NEEDS REPORT

The District of Kent's Interim HNR identifies a significant demand for new housing. Between 2021 and 2026, The District requires an estimated 495 new housing units, representing a 21.1% increase over the current 2,351 occupied dwellings. The primary drivers of this five-year demand are anticipated population growth (67%), additional local demand (18%), and suppressed household formation (7%). Looking ahead to 2041, 1,695 units are required, marking a 72.1% increase in the local housing stock. Over this twenty-year horizon, anticipated growth (64%) remains the largest contributor, followed by additional local demand (20%), and suppressed household formation (8%).





2013 OCP KEY ISSUES

The primary pieces of feedback heard from the community in 2013 were focused on:

- › Increased commercial businesses and job opportunities
- › Retention of small-town farming community identity, including protecting farmlands and local food networks
- › A desire for increased services and amenities, especially for families and seniors
- › More active transportation and transit access

The 2013 OCP also identified preferred sites for specific use classes:

		
Industrial Uses	Commercial Uses	Residential Development
West Cameron/ McCallum/Highway 7 Tranmer and Johnson Roads	Downtown Agassiz Teacup Corner	Intersection of Fooks and Key Road Teacup Corner Mt. Woodside

Figure 1. Sites for Specific Use Classes

OCP UPDATE COMMUNICATIONS & ENGAGEMENT APPROACH

The 2025 OCP Update aims to:

- › Inform community members and key audiences, and ensure participants have a base level of understanding to provide informed and meaningful input
- › Clearly communicate to the community about what the OCP Update will include and achieve
- › Strengthen relationships with the First Nations through transparent communications and decision-making processes
- › Create an open, honest, and transparent process by publicly reporting what has been expressed through community engagement
- › Provide information to Council to make informed decisions based on community engagement, technical data, and professional expertise

Community Survey

The District of Kent hosted an online community survey through The District's website, which received a total of 82 responses. The survey was open from October 3 to October 31, 2025, and was divided into four sections. Respondents were asked what they value most about the community, as well as their perspectives on SSMUH, and growth and development more broadly.



Interest Group Meetings

Two meetings were held with key interest groups from the community on September 28, 2025. There was representation from local strata councils, the farming community, and community services. Participants emphasized the following points throughout the discussion:

- ✓ People value the small-town feel and strong farming identity
- ✓ Protecting the ALR and supporting local farmers is a priority
- ✓ Continued investment in core infrastructure and emergency access is needed
- ✓ Supporting local small businesses remains important
- ✓ Growth should focus on smart infill and efficient land use
- ✓ Housing needs include affordable, accessible options for seniors and designs that fit community character

Community Open House

The District of Kent hosted a community open house at the Community Recreation & Cultural Centre on September 28, 2025. Approximately 35 community members attended to learn more about the OCP Update and share their perspectives on housing in the community. The event featured a series of informative and interactive display panels that guided attendees through the project details, the new Small-scale Multi-unit Housing legislation, and the resulting change to The District's Zoning Bylaw.

Discussions at the open house focused on housing and the downtown area, with participants noting the importance of protecting the ALR and encouraging increased density in the right forms and appropriate areas.

More details about the community survey, interest group meetings, and community open house can be found in the What We Heard Report (WWHR).



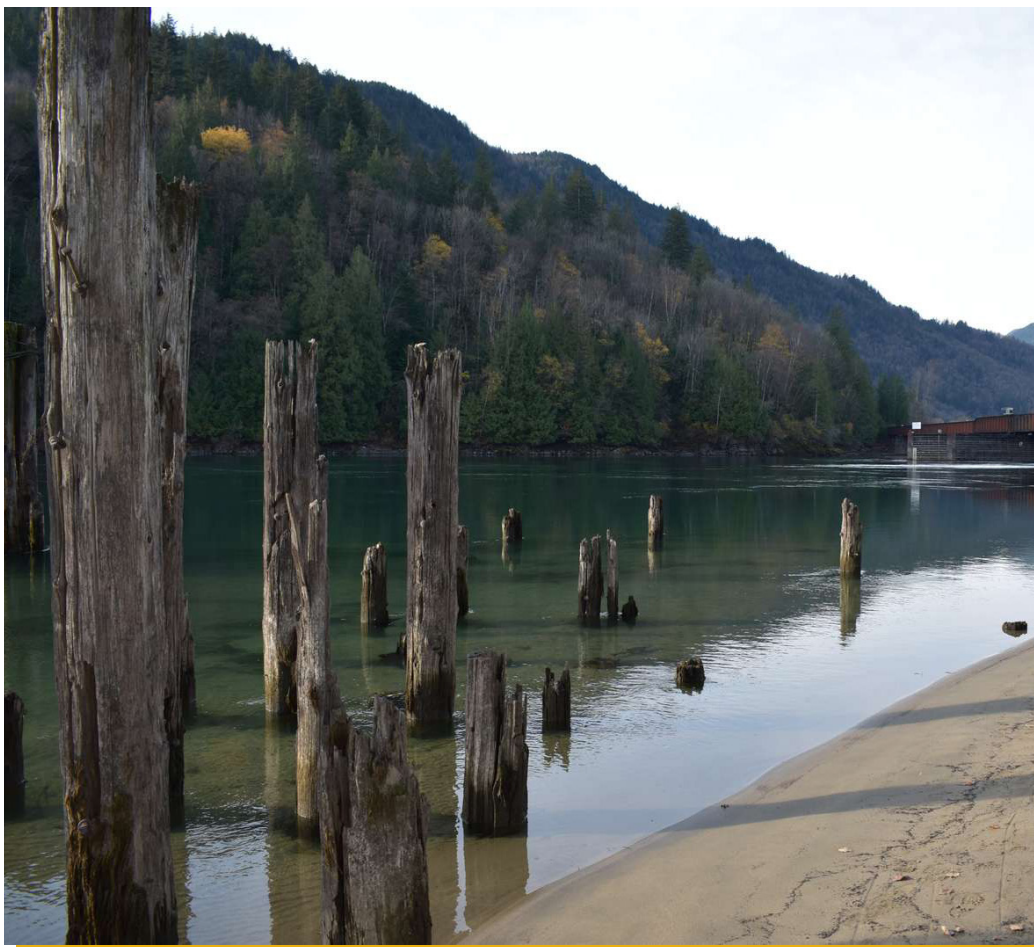


1.4 Regional Context

The District of Kent is a member of the Fraser Valley Regional District (FVRD)—a local government authority comprised of six member municipalities and eight unincorporated electoral areas with over 325,000 residents. These municipalities comprise a diverse ecosystem that varies greatly in size and character, ranging from large cities to quiet, rural communities.

The FVRD completed a Regional Growth Strategy in 2022, entitled Fraser Valley Future 2050. As a member of the FVRD, it is recognized that The District's plans and policies will have impacts beyond District boundaries. As a result, it is important for OCP policies to be consistent with broader regional goals.

The District, like all member municipalities, is required by Section 866 of the *Local Government Act* to submit a Regional Context Statement (RCS) for approval by the FVRD Board. The RCS is intended to indicate how a community's Official Community Plan meets, or will meet, the goals and objectives of the Regional Growth Strategy.





1.5 Economic Development

A strong and resilient local economy is vital to The District of Kent's long-term sustainability. To achieve this goal, it is essential for The District to take a proactive approach; this requires building on The District's existing strengths, identifying new opportunities, and addressing key challenges.

The District's economy continues to be anchored by agriculture, government institutions, and a growing mix of construction, manufacturing, service, and tourism-related employment. Major employers located in The District, including Kent Institution, Mountain Institution, the Agriculture and Agri-Food Canada—Agassiz Research and Development Centre, and the UBC Dairy Education and Research Centre, provide stable year-round employment and help support a diversified economic base.

The Crown owns a significant portion of land within The District, much of it located in hillside areas along the perimeter of the developed lowland and agricultural areas. With limited land available outside the ALR and increasing interest in hillside areas for future growth, The District will continue to explore opportunities with the Provincial and Federal governments to enable appropriate use of Crown lands within District boundaries, such as co-ops and other forms of housing, where compatible with infrastructure support, community objectives, environmental conditions, and servicing capacity.

District policies focus on supporting The District's core industries, protecting the agricultural land base, and building on existing industrial strengths. At the same time, The District will continue to encourage economic diversification, including opportunities in agri-tech, value-added agriculture, remote work, and home-based businesses, to broaden the local economy and create employment options for a wide range of residents.





Supporting more diverse employment opportunities helps attract and retain families and professionals who wish to live and work in the community. The District's proximity to Harrison Hot Springs also presents opportunities to strengthen and expand tourism-related services that complement local agricultural and natural amenities.

The District also faces several economic challenges that require ongoing attention. A key issue identified through community engagement is the limited size and diversity of the local retail sector compared to nearby municipalities. While the Agassiz commercial core provides valuable services, it continues to face strong competition from larger commercial areas in Chilliwack.

This OCP includes policies to support the expansion and revitalization of The District's commercial sector, helping to create a more complete community. Strengthening local retail and service options will help retain spending, support local businesses, and generate employment opportunities within The District.



Economic Development Policies:

- Policy 1.5.1** Work with Provincial and Federal governments to explore opportunities for the appropriate use or tenure of Crown lands within The District, supporting growth, recreation, and economic development where compatible with environmental conditions and servicing capacity.
- Policy 1.5.2** Support home-based businesses and remote work opportunities as a way to expand small-business and employment options, provided they remain compatible with neighbourhood character and do not negatively impact agricultural operations when located within the ALR.
- Policy 1.5.3** Support the growth of agriculture, agri-tech, and value-added agri-food industries as key drivers of the local economy, while ensuring these activities remain compatible with the ALR and surrounding rural uses.
- Policy 1.5.4** Encourage the revitalization, intensification, and diversification of commercial uses in the Agassiz town centre to strengthen its role as The District's core service and retail area.
- Policy 1.5.5** Support industrial and employment uses in designated industrial areas that provide local jobs and can be serviced efficiently, while minimizing environmental and land use conflicts.
- Policy 1.5.6** Promote tourism and recreation-oriented businesses, especially those that complement nearby destinations such as Harrison Hot Springs and showcase The District's agricultural, cultural, and natural assets.
- Policy 1.5.7** Collaborate with regional partners, senior governments, and local organizations to attract investment, support business retention and expansion, and improve economic opportunities across The District.

2

Vision & Guiding Principles





2.1 Vision

Residents of The District of Kent are proud of their community and wish to retain their small-town farming identity. Protecting agricultural land and encouraging more compact, complete and efficient development patterns are very important. Residents also want to have more amenities such as additional shops, services and trails. A youth in the community aptly summarized the inherent challenges in this vision at one of the 2013 OCP events:

“ **The reality is we’re going to need a balance that includes housing and jobs for the future growth that is going to happen. And that will mean making concessions in regards to some farmland. But that doesn’t mean that we should not be doing all that we should to protect farmland and Agassiz as a small town, agricultural community.** ”

This OCP strives to provide a safe, vibrant, and welcoming community that supports housing choice, protects agricultural lands, strengthens the natural environment, and promotes a resilient and diverse local economy. It aims to concentrate new growth in strategic and limited locations to help preserve valuable farmland, enhance the municipal tax base, and support improved services and amenities for residents of all ages.

2.2 Guiding Principles

The guiding principles established in the 2001 OCP continue to reflect the community’s interests and remain relevant today. They are carried forward in this Plan and illustrated in **Figure 2**.

1. Growth Management	Manage growth within The District of Kent in order to strengthen the community both socially and economically, to preserve the natural environment, protect valuable agricultural land, and to maintain The District’s rural charm.
2. Environmental	Protect the environment and properly manage land, air and water resources.
3. Agriculture	Support farming as an economic activity and lifestyle choice.
4. Residential	Encourage innovative housing solutions, including affordable housing, and provide housing alternatives.
5. Commercial	Enhance community pride and revitalize Agassiz in order to create a diversified and vibrant local economy.
6. Industrial	Foster economic growth through diversity of activity and value added services.
7. Infrastructure	Provide adequate infrastructure to ensure appropriate levels of service to meet the needs of existing and future residents and business.
8. Parks, Recreation & Facilities	Promote park, recreational, and community opportunities for residents and visitors.
9. Health & Social Well-Being	Maintain and enhance the quality of life, health and well-being for all District of Kent residents regardless of ages, stages and abilities.

Figure 2. OCP Guiding Principles

3

Population, Demographics & Growth





3.1 Overview

According to the 2021 Census, The District of Kent has a population of approximately 6,300 residents, representing growth of 3.8% from the 2016 population of 6,067 residents. Over that period, the provincial growth rate was 7.6%.

The District's closest neighbours, Chilliwack and Harrison Hot Springs, have experienced strong demand for growth and put development pressure on The District. The District also faces significant land constraints due to topography and ALR boundaries.

Located on the fertile floodplain of the Fraser River, The District is defined by its natural boundaries—Harrison Lake and Green Mountain to the north, Harrison River to the west, the Fraser River to the south, and Hope and Fraser Canyon to the east.

A large portion of The District's approximately 20,000 hectares (49,400 acres) is comprised of agricultural land (part of the ALR), steep topography, and protected parkland. This leaves limited room to accommodate The District's current and future population as well as commercial and industrial development.

The District has the highest agricultural usage per capita in the Fraser Valley.

3.2 Population Projections

Between 2021 and 2041, according to BC Stats, The District of Kent's population is projected to increase from 6,544 to 7,857 residents, representing total growth of 1,313 people or approximately 20% over the 20-year period. This equates to an average annual population growth rate of 0.9%, or roughly 66 residents per year.

Figure 3 shows the projected increase in population from 2021 to 2041.

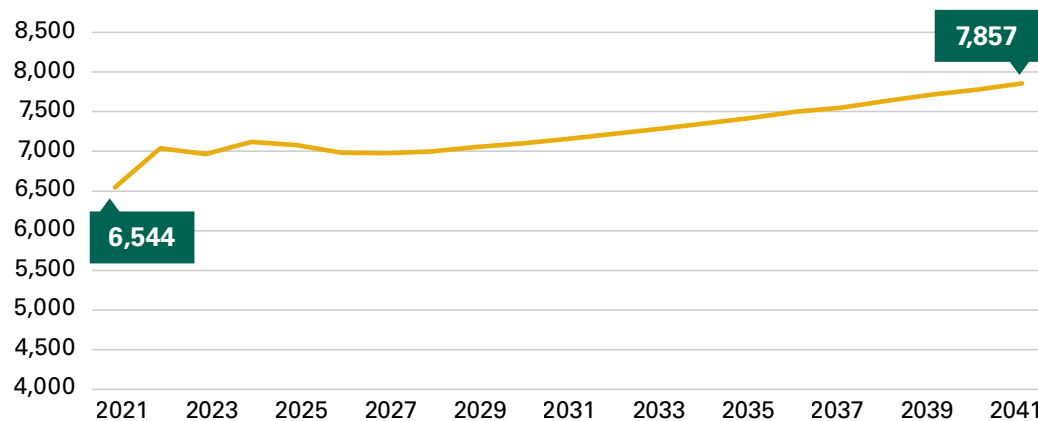


Figure 3. Population Projections 2021–2041



3.3 Population Shift

The District of Kent is expected to have an increasing share of seniors among its general population (seniors already comprise a relatively high percentage of the overall population compared to The District's regional neighbours). It is therefore important to consider how this shift will impact The District and what the appropriate policy response may be.



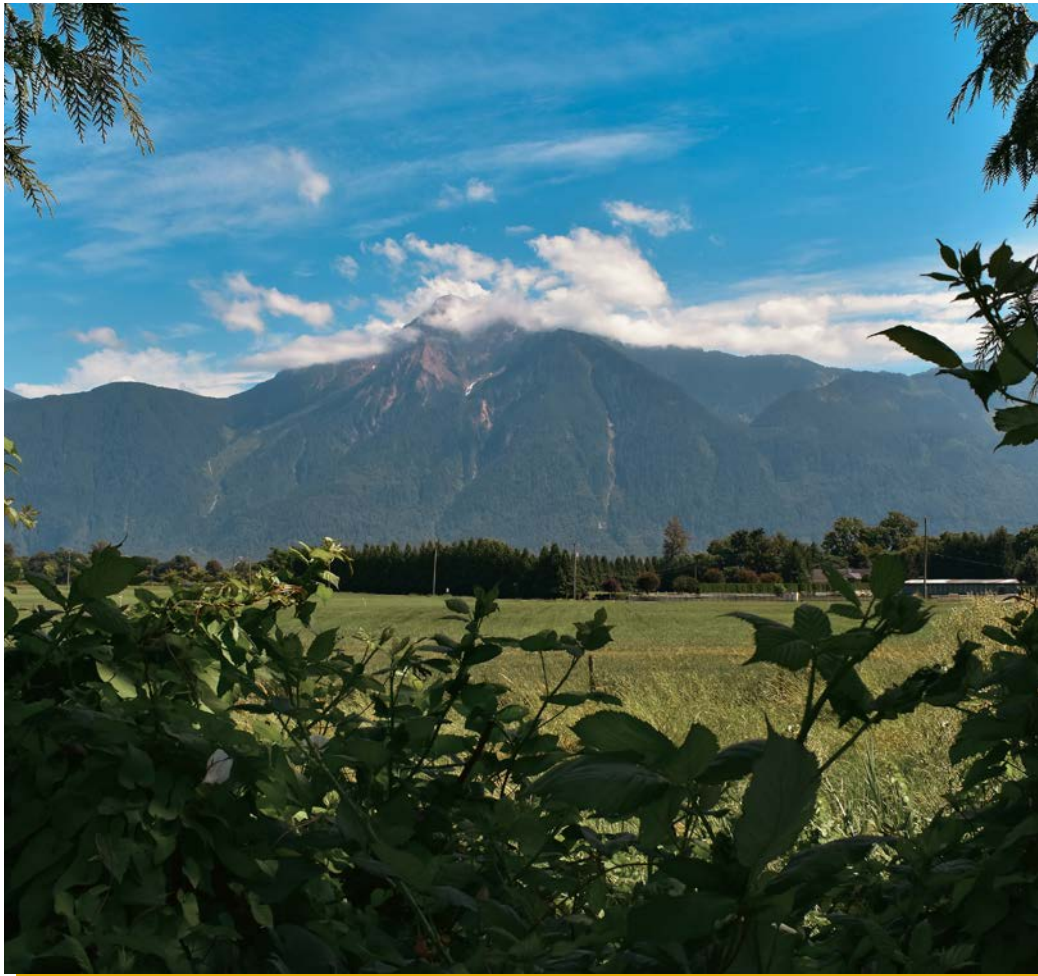


To support planning for an aging population, The District prepared The District of Kent: Priorities for an Age-friendly Community report in 2013. The report identified strategies to make the built environment and community services more accessible and inclusive for older adults. Many of the principles of an age-friendly community, such as walkability, accessibility, social inclusion, and access to services, benefit residents of all age groups.

Key priorities identified in the Age-Friendly Community report include:

1. Pedestrian improvements to encourage an active, healthy lifestyle
2. Concentration of services for seniors to provide “one-stop-shopping” opportunities
3. Increased transportation within the community and outside of the local area
4. Fostering the participation of older adults in the community

As the population ages, providing a range of housing options that support aging in place—such as ground-oriented units, accessible homes, and small-scale multi-unit housing—will become increasingly important.



4

Land Use Policies





4.1 Overview of Land Use Designations

The Official Community Plan includes 16 land use designations as shown on Schedule B, “Land Use Plan”. These designations guide how land is used and developed throughout The District of Kent, ensuring growth occurs in a coordinated, responsible, and sustainable manner.

The Mount Woodside Neighbourhood Plan forms an integral part of this OCP and is included as Appendix D. Updated land use designations for the Mount Woodside area are shown on Schedule B-8. These updated designations are intended to align with the Mount Woodside Land Use Plan. Any proposed changes or departures from the Mount Woodside Land Use Plan are within the relevant policy sections of this OCP.

4.2 Agricultural Land Use

The District of Kent has a strong agricultural heritage and has some of the most fertile lands in the province. Approximately 50% of the total District land area—excluding forest reserves, Crown land, and roads and highways—is located within the ALR. [Map 3](#) identifies ALR lands in The District.

Field crops make up the majority of farmed land and include nursery trees, corn for silage, various grass crops, and other tame hay and fodder crops. Fruits, berries and nuts are also significant crops in The District.

The District is home to two major agricultural research institutions including the Pacific Agri-Food Research Centre (established 1888) and the UBC Dairy Research and Education Centre (established 1995). These centres undertake nationally significant research supporting agricultural priorities in the areas of horticulture and field crop production.





In 2010, The District adopted an Agricultural Area Plan (AAP), which establishes the following eight guiding principles, several of which directly support the OCP:

1. Be an integral part of the overall planning objectives in The District's OCP
2. Ensure that land in the ALR is primarily used for a vibrant and profitable agricultural industry
3. Maintain the stability and integrity of the ALR boundary
4. Provide for agriculture's access to land and water resources
5. Support agriculture on large and small acreages and address urban-edge issues
6. Promote public awareness and understanding of the importance of agriculture in The District
7. Support effective communication with all farmers and residents in the development and implementation of AAP strategies
8. Align with Regional District, Provincial and Federal government planning and development strategies and initiatives

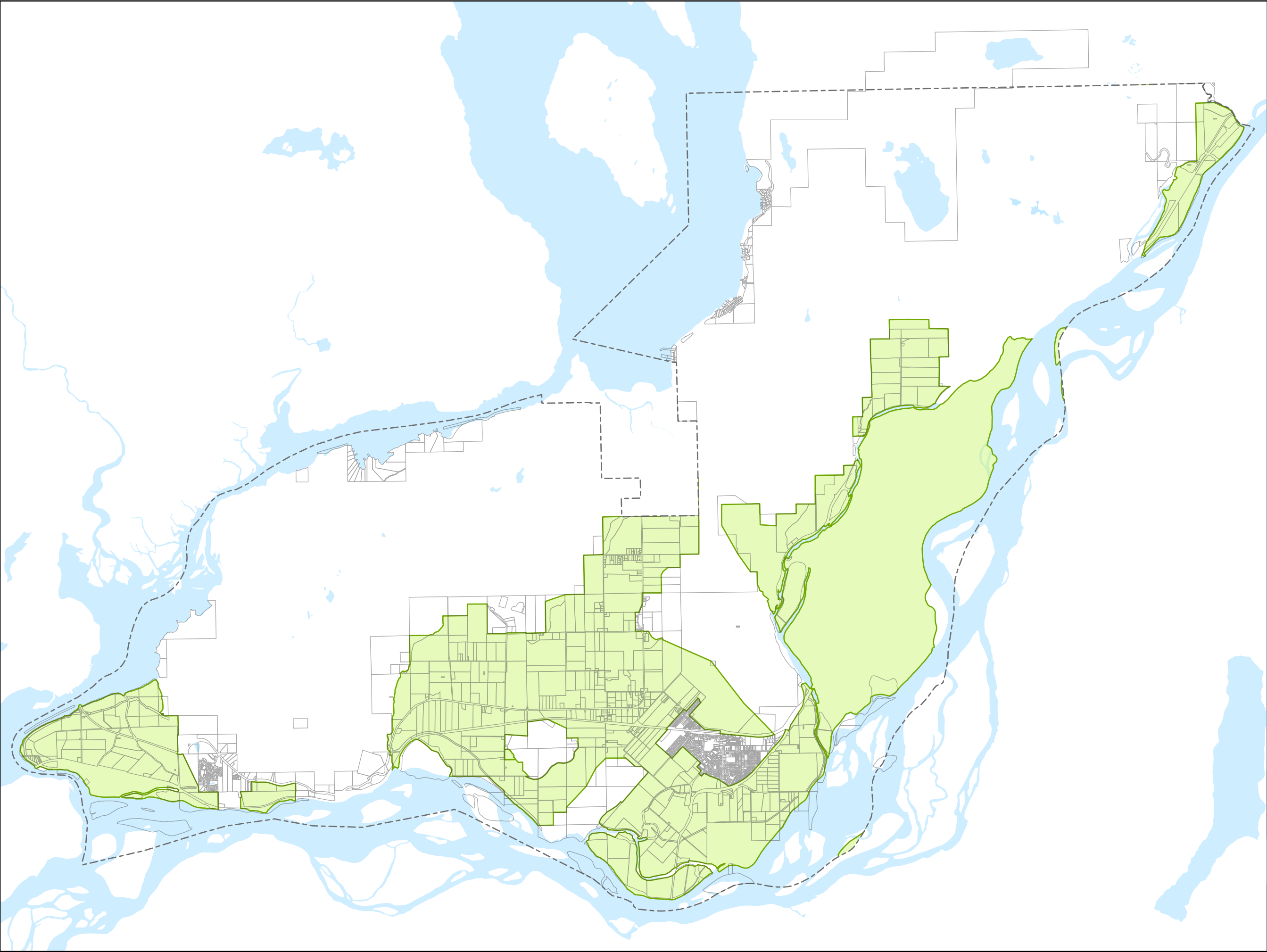
Protecting agricultural land is a fundamental priority for District residents. This OCP seeks to balance the interest in protecting and preserving agricultural lands with the need to accommodate growth in appropriate locations and forms.

Agricultural Policies:

- Policy 4.2.1** Lands designated as Agriculture on Schedule B are intended to be used for agricultural production purposes.
- Policy 4.2.2** All uses and subdivision of land within the ALR, shall be in accordance with the provisions of the *Agricultural Land Commission Act*, regulations thereto, and Orders of the Commission.
- Policy 4.2.3** Support the strategic directions contained within the Agricultural Area Plan including initiatives that encourage industry profitability, agri-tourism, cannabis production, agricultural capacity and the fostering of partnerships and collaboration.
- Policy 4.2.4** Support the retention of large agricultural parcels and the consolidation of smaller parcels to reinforce economic viability. Boundary adjustments that improve agricultural efficiency may also be supported.
- Policy 4.2.5** Fracturing or subdivision of agricultural parcels is not supported. However, The District may consider a homesite severance if approved by the Agricultural Land Commission and compliant with minimum lot size requirements for the remainder parcel under the Zoning Bylaw.



- Policy 4.2.6** Support opportunities to strengthen food security and provide local and equal access to healthy foods, especially for vulnerable and disadvantaged populations. In the agricultural sector opportunities would include:
- a. Retaining and enhancing existing community gardens and farmer's market
 - b. Supporting local food production, sale and distribution
- Policy 4.2.7** Development on the Teacup property (Agassiz–Rosedale Highway, Highway 9, McDonald Road) for non-agricultural uses, identified as Residential—Future, may be permitted subject to:
- a. Approval of a comprehensive neighbourhood plan
 - b. Approval by the Agricultural Land Commission, as required
- Policy 4.2.8** Maintain the Golf Road and Ashton Road areas for Residential—Rural uses. A comprehensive neighbourhood consultation process and plan will be required prior to any approval for other more intensive uses in the area.
- Policy 4.2.9** Additional planning will be required to support any expansion or development of rural residential nodes.
- Policy 4.2.10** Maintain the agricultural designation at the north end of McCaffrey Road.
- Policy 4.2.11** While The District supports continued operation of the Pacific Agri-Food and UBC Research Centre lands, should the government discontinue any of these operations, The District will explore potential opportunities for urban uses and economic development.
- Policy 4.2.12** Additional dwellings may be permitted in the ALR consistent with the residential uses allowed under the Agricultural Land Commission Regulation. Proposals for dwellings beyond these permissions must demonstrate a bona fide agricultural need and that the dwelling is required to accommodate farm workers.
- Policy 4.2.13** Development of the Fooks Road and Key Road properties for non-agricultural uses, as identified as Residential-Future, may be permitted subject to:
- a. Approval of a comprehensive neighbourhood plan
 - b. Approval by the Agricultural Land Commission, as required



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

AGRICULTURAL LAND
RESERVE

LEGEND

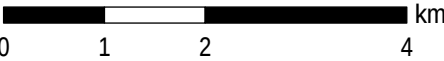
-  Lot Lines
-  District Boundary
-  Agricultural Land Reserve

Map 3. Agricultural Land Reserve



7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Map 3



4.3 Residential Land Use

The OCP establishes a comprehensive framework designed to address the diverse housing needs of residents within The District of Kent. Residential development is primarily concentrated in the Agassiz townsite, a community that has evolved in a compact pattern due to its proximity to the ALR. The presence of the ALR has imposed clear boundaries, and Council has followed that direction for years.

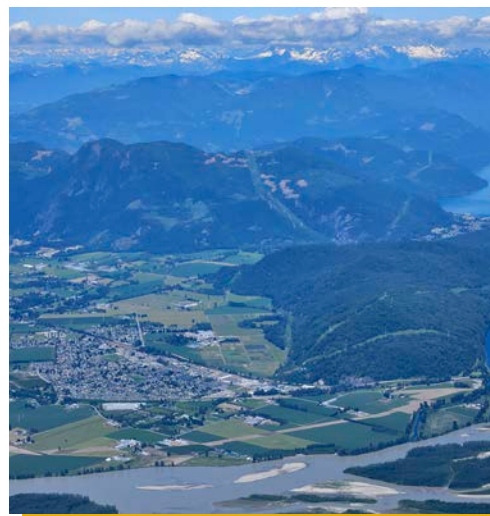
Housing options within Agassiz are varied, encompassing single-detached homes and multi-unit buildings. In addition to the Agassiz townsite, residential uses are permitted in Mount Woodside, select locations along Harrison Lake and the Harrison River, and in certain rural and agricultural areas throughout The District.

The District faces several unique housing challenges. A notable portion of the housing stock is comprised of older homes, which presents opportunities for infill development, site redevelopment, and a gradual increase in housing density over time. The District encourages the creation of SSMUH, including secondary suites and accessory dwelling units (ADUs), on many existing lots. This approach aligns with recent provincial legislation and updates to the Zoning Bylaw.

There is a very limited supply of vacant, serviced land available for new residential development. Within the Agassiz townsite, the few remaining vacant parcels typically require land assembly or redevelopment, making them less suitable for traditional single-detached housing forms. As a result, accommodating future population growth will rely on a combination of strategies: infill housing, redevelopment of underutilized properties, the introduction of additional housing types in the Town Centre, and carefully planned growth in the limited land that the community has for residential, commercial and smart growth in the downtown area.

Mount Woodside is nearing completion under its current development plan, with the final phase expected to yield 49 residential lots. Any further development in this area will require confirmation of long-term servicing capacity and the implementation of necessary infrastructure upgrades.

Outside of these planned growth areas, hillside development remains limited to ensure public safety, protect environmental features, and maintain efficient delivery of municipal services.



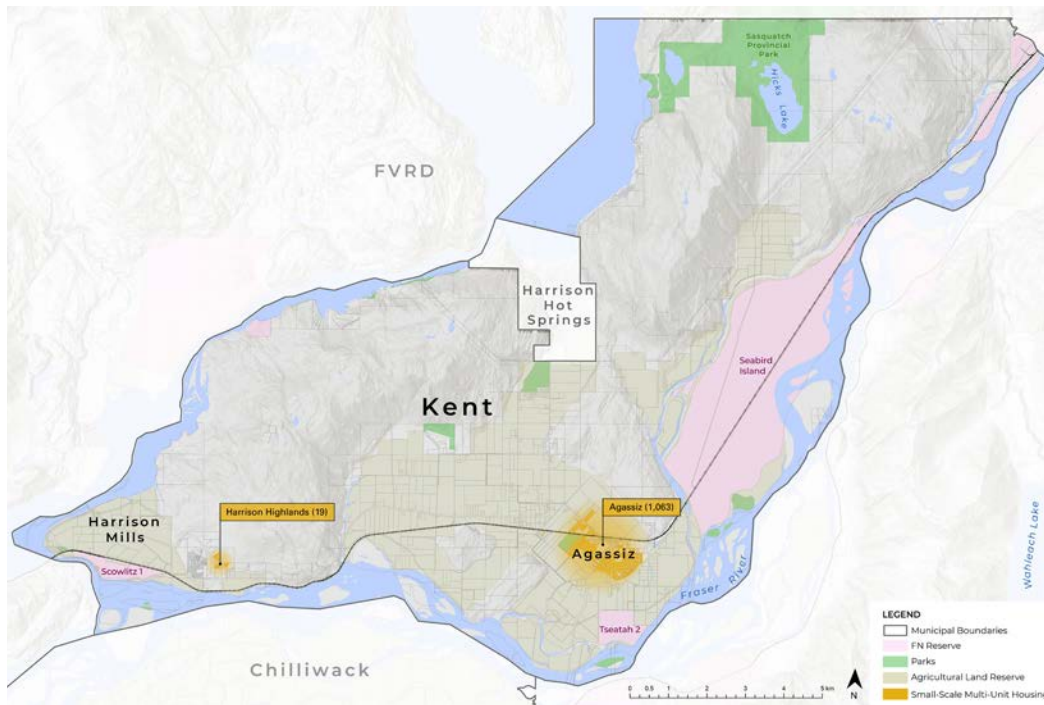


Figure 4. The District of Kent Overview

COMMUNITY HOUSING SNAPSHOT

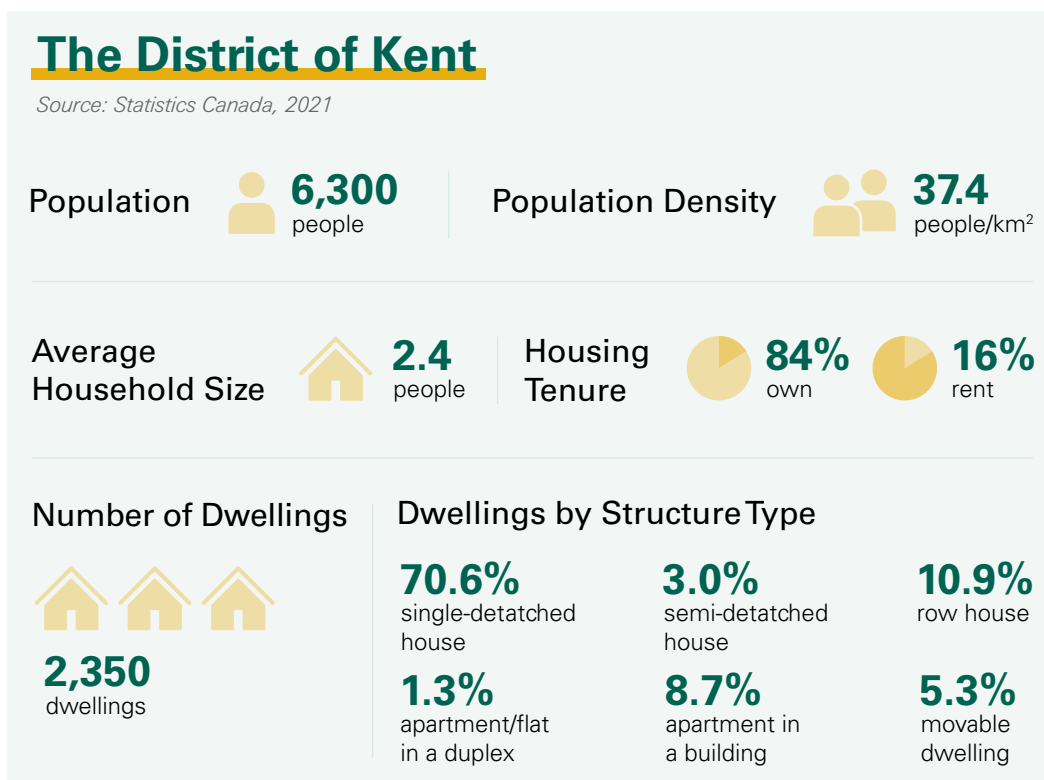


Figure 5. Community Housing Snapshot



HOUSING NEEDS REPORT

The Province recently introduced several housing initiatives to increase the supply of housing. *Homes for People* is an action plan to create more homes, faster. The goal is to create more housing options for all—from those looking for more affordable housing to those looking to upsize or downsize as their housing needs change. The new legislation requires OCPs to be informed by Housing Needs Reports. Municipalities must ensure their OCPs have capacity to meet their 20-year housing needs as identified in their HNRs. Capacity is reflected through residential land use designations and related housing policies.

This OCP must include residential land use designations and related housing policies to ensure we have the capacity to build 495 new homes by 2026 and 1,695 homes over the next 20 years. These numbers highlight the ongoing need to diversify the housing stock, create more housing choices, and accommodate growth within The District of Kent's limited land base.

This OCP Update will be part of an ongoing process. The Province now requires municipalities to update their HNRs every five (5) years, so we will be looking at our residential land use designations and housing policies more regularly. Community engagement will be an ongoing part of this planning process.

Actions taken by The District to reduce housing need include:

- ✓ Reduced the minimum lot size for residential properties from 550m² to 440m²
- ✓ Amended the Zoning Bylaw to permit secondary suites in single-family homes in all residential zones
- ✓ Reduced parking requirements for affordable housing by 20 percent
- ✓ Amended the Zoning Bylaw to implement SSMUH
- ✓ Amended the Zoning Bylaw to create the RM4–Affordable Housing Rental Zone to support long-term affordable rental housing
- ✓ Increased the permitted height of apartment buildings and allowed mixed-use buildings



COMMUNITY ENGAGEMENT

As part of the OCP Update, The District of Kent hosted two (2) interest group meetings and one community open house on September 28, 2025. These sessions provided opportunities for residents, local organizations, and community partners to share their perspectives on housing and growth. The goal of these events was to gather input to help shape the housing policies and priorities in the OCP Update. Along with these events, The District hosted an online survey for those who could not attend the in-person sessions. The survey was open from October 3 to October 31, 2025, and 82 responses were received. A What We Heard Report was published for transparency.

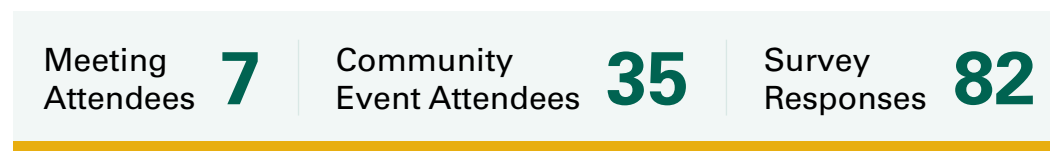


Figure 6. Community Engagement Snapshot

What We Heard



Figure 7. Common Themes from Community Engagement

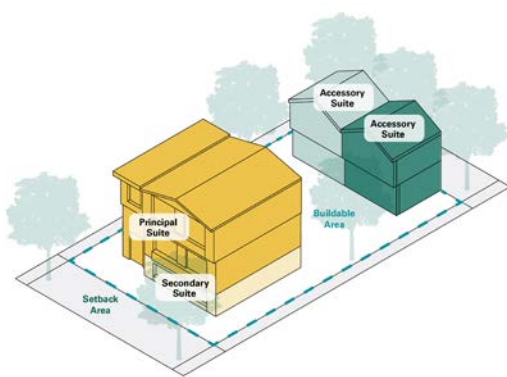




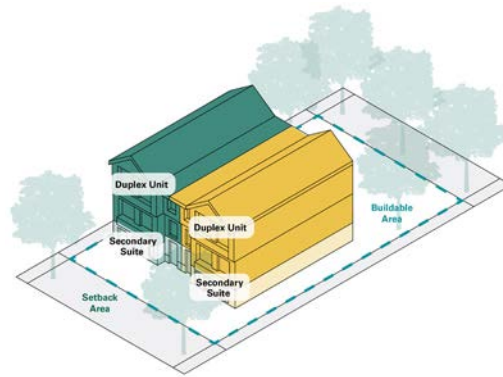
SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)

SSMUH is one initiative the Province mandated to increase the supply of housing. SSMUH offers ground-oriented housing options that can provide attainable housing for middle-income families in forms that are compatible with established single-family neighbourhoods.

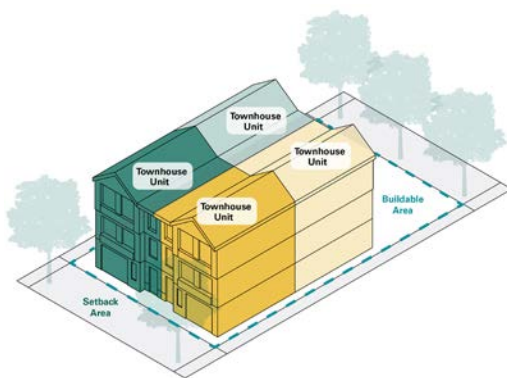
Potential SSMUH Development Can Look Like...



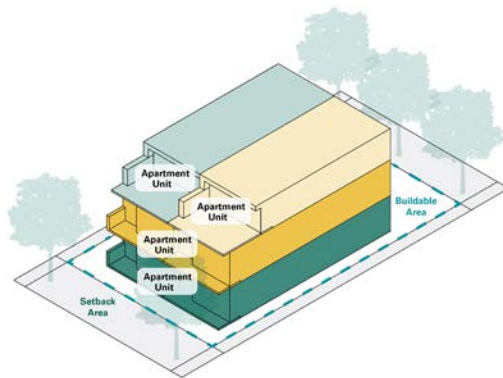
Single family home with secondary suite & two accessory suites



Two duplex units with a secondary suite each



Four townhouse units



Small apartment building with four units

Figure 8. SSMUH Development Examples for The District of Kent



The Province required municipalities to update their Zoning Bylaws to allow SSMUH by June 30, 2024. Municipalities also had to update their OCPs by December 31, 2025.

On June 10, 2024, The District of Kent adopted Bylaw No. 1737 to create a new SSMUH (RS-1) Zone to replace The District's existing single-dwelling and two-dwelling residential zones. The following types of housing are permitted in the RS-1 Zone:

- › Single-dwelling
- › Two-dwelling
- › Secondary suites
- › Detached Accessory Dwelling Units (ADUs)
- › Townhouses
- › Apartments

This means you can now build up to four (4) dwelling units without redesignating or rezoning your property if you meet certain conditions. Four (4) dwelling units may only be developed on residential lots where municipal water and sanitary sewer service is available.

Upgrades to infrastructure are needed to support increased density.

While SSMUH forms are permitted by right, The District will guide their integration through zoning regulations, servicing requirements, subdivision standards, and applicable development processes.

The District continues to rely on individual wells in several residential areas due to limited access to water funding grants. Without municipal water service, increased residential density cannot be supported while meeting required health standards.

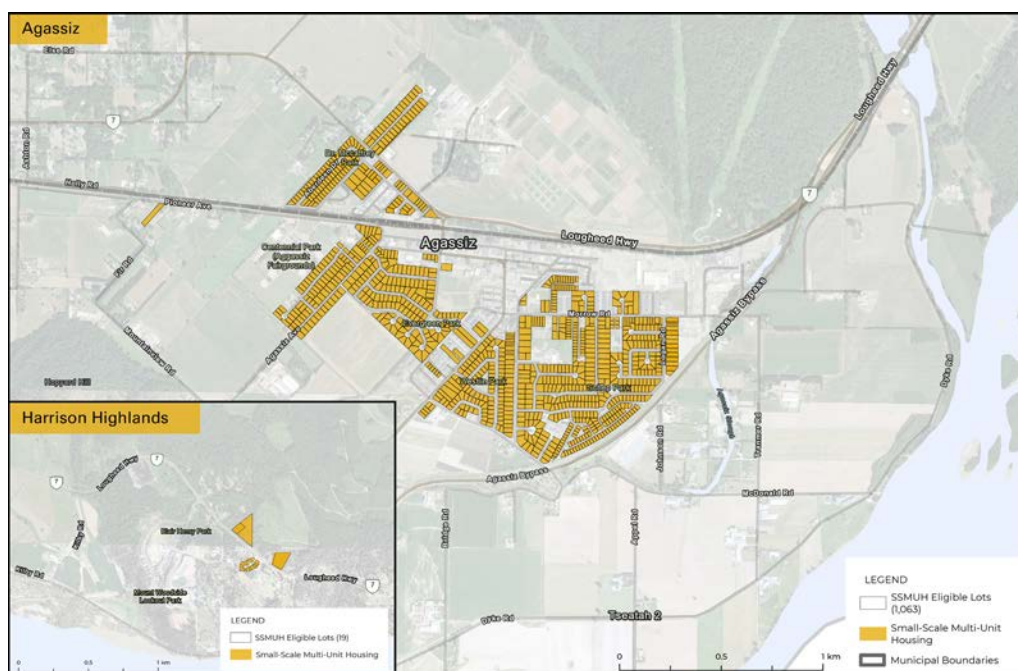


Figure 9. Small-Scale, Multi-Unit Housing in The District of Kent



HOUSING OBJECTIVES

The housing policies in this OCP will ensure we meet our long-term housing needs while protecting agricultural and environmentally sensitive lands through the efficient use of land. The housing policies reflect community values and priorities while emphasizing the following:

- › Thoughtful intensification of existing neighbourhoods through redevelopment
- › Gentle densities through infill development in the Agassiz townsite
- › Increased residential opportunities in the Town Centre
- › A wider range of housing options for all through SSMUH
- › Structured growth and comprehensive neighbourhood-based mixed-use planning for the Teacup properties and other residential growth areas due to The District's developable land base

Meeting the District of Kent's long-term housing needs will require coordinated growth and development that aligns with servicing and infrastructure capacity and supports The District's climate action goals. Our small-town character can be maintained through gentle infill development and redevelopment of lots within the Agassiz townsite through an integrated planning and servicing approach.

General Residential Policies:

- Policy 4.3.1** Collaborate with federal, provincial, regional and local housing providers to identify partnership opportunities to increase the supply of housing units across the housing continuum.
- Policy 4.3.2** Promote a variety of housing forms and tenures in all residential areas to accommodate singles, families, seniors, multi-generational and extended families of all abilities, means and life stages.
- Policy 4.3.3** Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.
- Policy 4.3.4** Consult the most recent HNR when reviewing planning and development applications to ensure the community's housing needs are being met.
- Policy 4.3.5** Allow a range of housing options for seniors in all residential areas.
- Policy 4.3.6** Allow rental housing in all residential areas.
- Policy 4.3.7** Focus new residential development in areas that can be serviced by municipal water and sanitary sewer services to support efficient land use patterns and investments in municipal infrastructure.



- Policy 4.3.8** Prioritize infill and redevelopment of existing serviced residential areas before re-designating new areas.
- Policy 4.3.9** Encourage strategic land assembly, including District-led acquisition where appropriate, to facilitate infill, redevelopment, and diverse housing options within serviced residential areas.
- Policy 4.3.10** Ensure new residential development complements the built form and character of existing neighbourhoods.
- Policy 4.3.11** Encourage flexible housing designs that may be adapted to accommodate ageing in place or changes in life circumstances, e.g., multi-generational living or accessibility needs.
- Policy 4.3.12** Integrate universal design features and principles that make housing accessible for all ages and abilities.
- Policy 4.3.13** Encourage family-oriented housing types, including multi-bedroom units suitable for young families or multi-generational households.
- Policy 4.3.14** Encourage infill development and the long-term intensification of residential areas to limit the pressure on agricultural land or environmentally sensitive land.
- Policy 4.3.15** Limit new hillside development outside designated Neighbourhood Plan Areas.
- Policy 4.3.16** Ensure new hillside development is restricted to areas that are geotechnically sound, have servicing capacity, and can be accessed safely.
- Policy 4.3.17** Encourage energy-efficient and climate-resilient building and site design, including passive heating and cooling, solar orientation, appropriate shading, and low-impact or climate-resilient landscaping and materials.
- Policy 4.3.18** Ensure that new residential development respects environmental, geotechnical, and hazard constraints, including compliance with Development Permit Area (DPA) guidelines where applicable.





Small-Scale, Multi-Unit Housing Policies:

- Policy 4.3.19** Permit SSMUH in the Residential–Low Density land use designations where municipal water and sanitary sewer services are available.
- Policy 4.3.20** Position SSMUH as a key tool for addressing The District’s housing needs, recognizing it is one of many tools available to the municipality.
- Policy 4.3.21** Confirm SSMUH developments may be serviced by municipal water and sanitary sewer services and have adequate access and stormwater management through the subdivision and building permit review process.
- Policy 4.3.22** Ensure SSMUH developments follow The District’s Zoning Bylaw standards related to height, setbacks, massing, privacy, access, parking and site design to ensure new residential developments complement existing neighbourhoods.
- Policy 4.3.23** Create a set of voluntary and non-regulatory design guidelines and best practices to ensure SSMUH developments complement the built form and character of existing residential neighbourhoods.
- Policy 4.3.24** Ensure that SSMUH developments are integrated into existing neighbourhoods through zoning and development processes.
- Policy 4.3.25** Encourage SSMUH infill development near parks, schools, transit, and community amenities to increase walkability and support the formation of complete communities.



AFFORDABLE HOUSING

Housing affordability is a growing challenge within The District of Kent and across the FVRD. According to the 2021 Census, 7.8 percent of households in The District are living in core housing need, meaning that their housing is unaffordable, overcrowded, or requires major repairs. The District's HNR (2020) and Interim HNR (2024) show a shortage of rental housing, limited options for lower-income households, and persistent pressures from low vacancy rates. There is a critical need for more affordable housing in our community.

The Province's recent housing legislation, including the *Housing Supply Act* (Bill 43), places renewed emphasis on increasing the supply of affordable, rental, and below-market housing. The District will align its planning, zoning, and development processes with provincial goals and the needs identified in the HNR and IHNR.

The District's existing affordable and rental housing supply includes apartments, townhouses, secondary suites, manufactured home parks, and multi-unit housing. Maintaining and expanding these housing forms is essential to supporting residents across a range of incomes, ages, and abilities.

Affordable Housing Policies:

- Policy 4.3.26** Encourage affordable housing projects across the housing spectrum.
- Policy 4.3.27** Permit below market, non-market and supportive housing in all residential areas.
- Policy 4.3.28** Engage equity denied groups to better understand their housing experiences and needs.
- Policy 4.3.29** Encourage the development of purpose-built rental housing, with a focus on increasing long-term rental supply and improving housing options for low- and moderate-income households.
- Policy 4.3.30** Encourage the retention and renewal of existing rental housing, including manufactured home parks and multi-unit rental buildings, and discourage the loss of rental units through redevelopment unless replacement rental housing is provided.
- Policy 4.3.31** Adopt a Tenant Protection Bylaw to ensure developers provide adequate support for rental tenants facing displacement due to redevelopment activities.
- Policy 4.3.32** Secure long-term non-market or below-market rental units through conditions, requirements, and housing agreements.



- Policy 4.3.33** Partner with senior levels of government, non-profit housing providers, and private sector developers to deliver affordable, supportive, and deeply affordable housing.
- Policy 4.3.34** Encourage SSMUH and other smaller, more attainable home ownership and rental options that support affordable housing through design and scale.
- Policy 4.3.35** Recognize secondary suites and ADUs as vital components of The District's supply of affordable housing.
- Policy 4.3.36** Encourage housing forms for seniors, including supportive housing, assisted living, and age-friendly residential environments near transit, services, parks, and other community amenities.
- Policy 4.3.37** Promote housing options that support vulnerable populations, including individuals experiencing or at risk of homelessness, through partnerships and appropriately zoned or supported sites.
- Policy 4.3.38** Support smaller lot sizes in serviced urban neighbourhoods to increase the supply of attainable market housing and to offer more housing options.
- Policy 4.3.39** Encourage the development of non-profit and co-operative housing models to increase long-term affordability and community stability.
- Policy 4.3.40** Encourage the development of attainable ownership housing in the Agassiz core, including multi-unit forms designed to offer more moderate entry price points than traditional single-detached homes.
- Policy 4.3.41** Consider incentives, where appropriate and financially feasible, such as density bonusing, parking reductions, or expedited processing of planning applications that deliver secured affordable or rental housing.





RESIDENTIAL LAND USE DESIGNATIONS

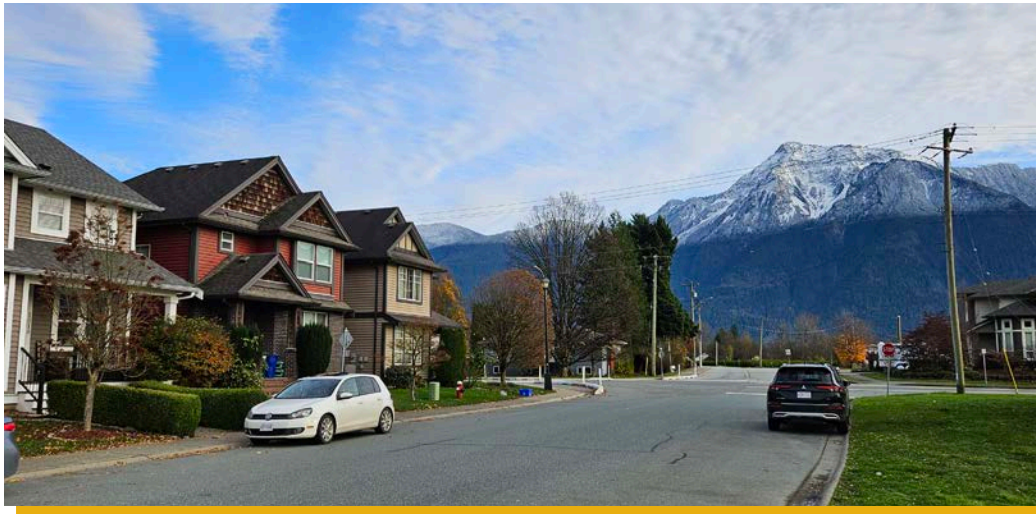
Residential–Low Density

The Residential–Low Density designation supports a range of ground-oriented housing forms in established neighbourhoods within the Agassiz townsite and portions of Mount Woodside. These areas have traditionally consisted of single-detached homes; however, recent provincial housing legislation now allows for SSMUH, enabling up to four (4) dwelling units on most fully serviced residential lots.

Low-density neighbourhoods will continue to evolve through gentle infill, redevelopment, and more diverse housing types, including duplexes, triplexes, fourplexes, secondary suites, and Accessory Dwelling Units (ADUs). These housing forms play an important role in meeting growing community needs, supporting affordability, and improving housing choice, while maintaining a neighbourhood scale compatible with surrounding development.

The limited supply of vacant land within the Agassiz townsite means that most new low-density housing will occur through redevelopment or infill. SSMUH, smaller lots, and compact building forms will support more efficient use of infrastructure while preserving the character and livability of residential areas.





Residential–Low Density Policies:

- Policy 4.3.42** Permit SSMUH (including secondary suites, ADUs, duplexes, triplexes, and fourplexes) on fully serviced lots within the Residential–Low Density designation, consistent with provincial legislation and zoning regulations.
- Policy 4.3.43** Focus new low-density residential development within the Agassiz townsite and designated areas of Mount Woodside where municipal water and sanitary sewer services are available.
- Policy 4.3.44** Require all new lots created in the Residential–Low Density land use designation to connect to municipal water and sanitary sewer services.
- Policy 4.3.45** Require new subdivisions within the Agassiz townsite to extend municipal water and sanitary sewer services to adjacent existing residential areas where possible and consistent with The District’s long-term servicing plans.
- Policy 4.3.46** Encourage the continued development of Mount Woodside as a compact, complete community with a mix of low density and medium density housing through neighbourhood planning and servicing capacity.
- Policy 4.3.47** Discourage new large-lot rural-style subdivisions within the Mount Woodside Neighbourhood Plan Area and other locations intended for compact residential development.
- Policy 4.3.48** Permit low-density homes within the Mixed-Use designation in Mount Woodside, provided they form part of a comprehensive neighbourhood plan and are supported by servicing capacity.



Residential–Medium Density

The Residential–Medium Density land use designation accommodates a range of ground-oriented and multi-unit housing forms, including townhouses, stacked townhouses, and apartment buildings. Medium-density housing provides an important bridge between low-density neighbourhoods and higher-density mixed-use areas, offering diverse and attainable housing options for families, seniors, and residents seeking walkable access to services.

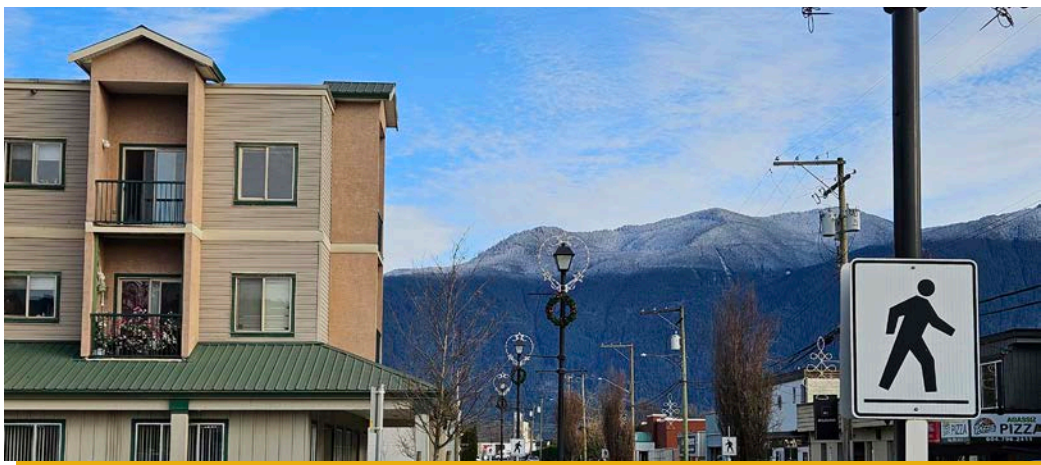
Medium-density areas are generally located near the Agassiz townsite, along key corridors such as Agassiz–Rosedale Highway 9, Heath Road, Morrow Road, and within comprehensively planned neighbourhoods. Parts of Mount Woodside and the Teacup properties may also support medium-density housing as part of future neighbourhood planning processes.

As land for new low-density development becomes more limited, medium-density housing will play a key role in meeting The District’s long-term housing needs. Medium-density residential areas help create communities where daily needs are easily accessible.

Residential–Medium Density Policies:

Policy 4.3.49 Encourage a range of medium-density housing types, including low-rise apartments, townhouses, and stacked townhouses to provide a more balanced mix of housing to support the efficient use of existing infrastructure.

Policy 4.3.50 Encourage medium-density residential development primarily along Agassiz–Rosedale Highway 9, Heath Road, and the north side of Morrow Road.





Policy 4.3.51 Allow medium-density residential development within the Commercial–Town Centre land use designation, portions of Mount Woodside (with servicing capacity), and on lands identified for medium-density residential development through a neighbourhood planning process in areas designated Residential–Future like the Teacup properties.

Policy 4.3.52 Allow building heights of up to six (6) storeys within the Commercial–Town Centre land use designation, provided development is compatible with surrounding uses and complies with applicable DPA guidelines.

Policy 4.3.53 Limit development outside the Commercial–Town Centre land use designation to a maximum of four (4) storeys. Consider heights up to six (6) storeys only where supported by strong planning rationale, such as adequate servicing capacity, fire safety, proximity to major corridors or transit routes, and form and character guidelines that ensure compatibility with adjacent neighbourhoods.

Policy 4.3.54 Require new medium-density residential developments connect to municipal water and sanitary sewer services and demonstrate adequate stormwater management and transportation capacity.

Policy 4.3.55 Consider applications to redesignate parts of the community to Residential–Medium Density where the following criteria are met:

- a. Lands are within 800 metres (10-minute walk) of parks, schools, community amenities, shops, services, employment areas and/or transit
- b. Lands have safe and convenient vehicle, pedestrian, and cycling access
- c. Proposed developments are compatible in terms of scale and character with adjacent residential development
- d. Capacity exists within the municipal water and sanitary sewer systems to service the proposed development

Policy 4.3.56 Require medium-density residential developments to comply with applicable DPA guidelines to ensure a high standard of building and site design.

Policy 4.3.57 Require appropriate transitions between medium-density and low-density residential areas e.g., articulated building heights, setbacks, landscaping to ensure new medium-density developments complement low-density residential development.



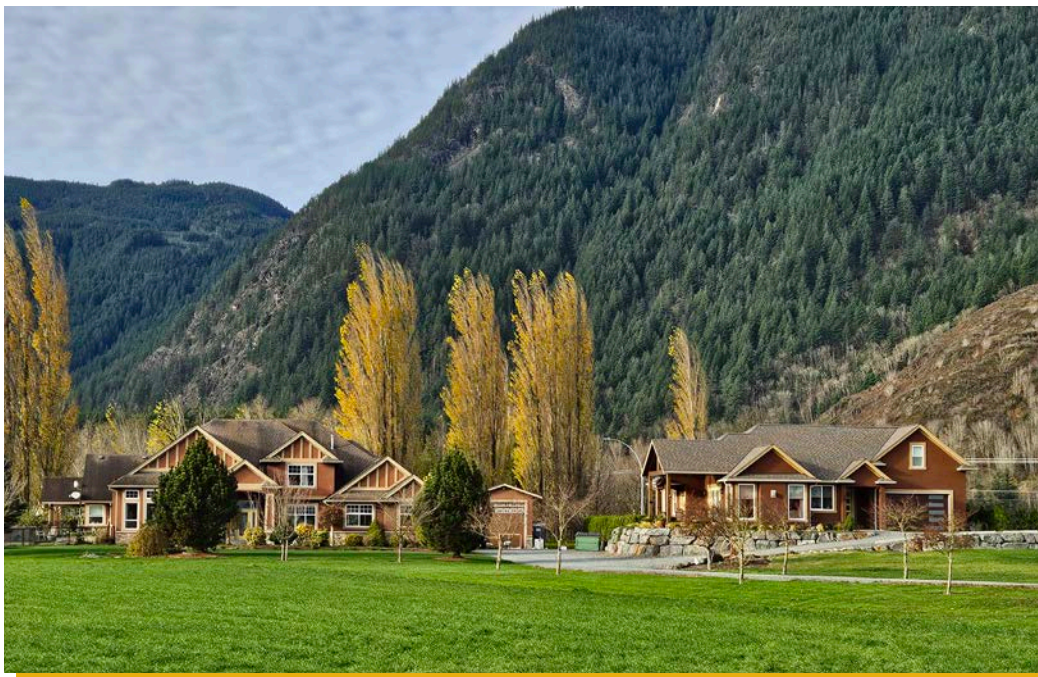
Residential–Rural

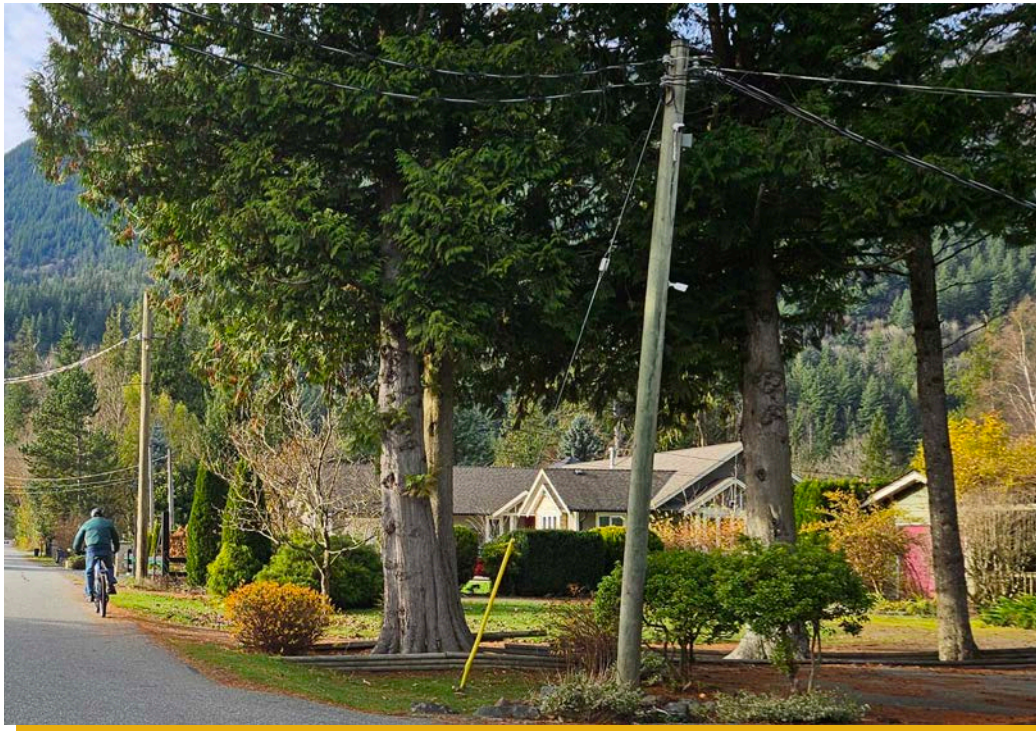
The Residential–Rural designation applies to low-density residential areas throughout The District that maintain a rural lifestyle and natural character. These areas typically include large lots, on-site water and sewage disposal systems, and limited levels of infrastructure and community services. Rural areas also support home-based businesses, agricultural activities, bed and breakfasts, and small-scale commercial uses that are compatible with the rural environment.

Lands designated Residential–Rural are found in several parts of The District. These include areas such as Hopyard Mountain, Striker’s Corner along Hot Springs Road, and two (2) residential enclaves situated within the ALR, the Golf Road/Wildwood Drive area and the East Else Road/Ashton Road area.

Some parcels designated Residential–Rural were established before December 21, 1972, making them exempt from certain Agricultural Land Commission (ALC) land use restrictions. However, this exemption does not indicate that further subdivision or development is necessarily appropriate or supported for these properties.

Due to these lands’ environmental sensitivity, limited servicing options, and separation from urban centres, they are not planned for significant future growth. Any limited development proposals will be considered only on a case-by-case basis, and only where it can be clearly demonstrated that public safety, adequate on-site servicing, and environmental protection requirements can be met.





Residential–Rural Policies:

- Policy 4.3.58** Maintain areas designated Residential–Rural for low-density residential use, emphasizing preservation of rural character, natural landscapes, and compatibility with agricultural and environmental values.
- Policy 4.3.59** Allow home-based businesses, bed and breakfasts, small-scale commercial uses, and limited agricultural activities, provided they are compatible with neighbourhood character and comply with zoning and ALC regulations.
- Policy 4.3.60** Permit smaller lot development only under exceptional circumstances, and only where:
- a. ALC approval or consultation is obtained where required
 - b. An approved community water system or equivalent is provided
 - c. A Qualified Professional demonstrates that long-term, safe on-site sewage disposal is feasible
 - d. Neighbourhood consultation is completed
 - e. There is no increased risk to slope stability, groundwater, or natural drainage patterns



Policy 4.3.61 Require geotechnical, hazard, and environmental assessments for any proposed development or subdivision in hillside or hazard-prone rural areas.

Policy 4.3.62 Encourage clustering of residential development to preserve natural features, maintain rural character, reduce site disturbance, and support ecological connectivity.

Policy 4.3.63 Apply Best Management Practices for stormwater infiltration and drainage, recognizing that rural areas often lack piped stormwater infrastructure.

Policy 4.3.64 Consider the East Else Road/Ashton Road/Hot Springs Road area for limited future mixed-use potential, subject to:

- a. Demonstrated market demand
- b. Substantial neighbourhood consultation
- c. Environmental, geotechnical, and access feasibility
- d. On-site or community servicing solutions
- e. ALC approval where applicable
- f. A comprehensive planning process that ensures compatibility with rural character

Policy 4.3.65 Permit smaller lot development on lands designated Residential-Rural, subject to:

- a. Approval or consultation with the ALC
- b. Detailed planning and neighbourhood consultation
- c. An approved community water system or equivalent provided upon subdivision
- d. A method of sewage disposal approved by The District based on a study signed and sealed by a Qualified Professional which demonstrates that the proposed development will be viable with on-site sewage disposal in the long term and that no danger exists for groundwater pollution



Residential–Lake Area

The Residential–Lake Area land use designation applies to lands along the southeast shoreline of Harrison Lake, northeast of the Village of Harrison Hot Springs. These areas include a mix of hillside lots and waterfront parcels with unique environmental, geotechnical, and access considerations. The intent of this land use designation is to support limited residential development while protecting the natural environment, maintaining public access to the lake, and ensuring safe, sustainable development on steep and/or constrained terrain.

Most of the Residential–Lake Area features large rural lots with on-site services. Smaller lots may be supported where community water and sanitary sewer services are available and where geotechnical and hazard conditions allow for safe development. Given the area’s natural constraints, development must carefully address slope stability, drainage, wildfire interface, access, and servicing feasibility.

Future growth within the Residential–Lake Area will be limited. Where appropriate, new development will be guided by detailed planning and hazard assessment to ensure the area’s natural features, lake access, and recreational value are preserved.





Residential–Lake Area Policies:

- Policy 4.3.66** Apply a minimum lot size of 2.0 hectares (5 acres) to parcels designated Residential–Lake Area with on-site water and sewer services. Smaller lots of 400 m² (4,300 ft²) in size, may be considered only where community water and sewer systems are available and fully supported by geotechnical and hazard assessments.
- Policy 4.3.67** Ensure that all new development maintains or enhances public access or use of Harrison Lake, including opportunities for waterfront access, recreational use, and parkland.
- Policy 4.3.68** Consider zoning publicly owned lands in the Rockwell Drive area for park use e.g., boat launches, public access points and waterfront trails to ensure the long-term enjoyment of Harrison Lake by all.
- Policy 4.3.69** Require developers to incorporate FireSmart practices into new developments, especially for development proposed in or near wildfire hazard areas.
- Policy 4.3.70** Require all new development to maintain emergency access requirements for public safety.
- Policy 4.3.71** Consider the capacity of Rockwell Drive to accommodate increased residential development in the area.
- Policy 4.3.72** Ensure that stormwater management preserves natural drainage patterns and avoids impacts on lake water quality, hillside stability, and adjacent properties.
- Policy 4.3.73** Allow structures on water lot licenses only for marine-related uses, such as a dock and boat moorage, except where the water lot is designated Commercial–Marine.
- Policy 4.3.74** Consider applications to redesignate parts of the community to Residential–Lake Area only after a comprehensive feasibility study confirms:
- a. Long-term community water and sewer servicing potential
 - b. There are no geotechnical or hazard concerns that cannot be mitigated
 - c. Slope and access are suitable for development
 - d. There are no natural environment and riparian issues that cannot be mitigated
 - e. Access for emergency services will be maintained
 - f. The proposed development is compatible with the recreational and public use of Harrison Lake



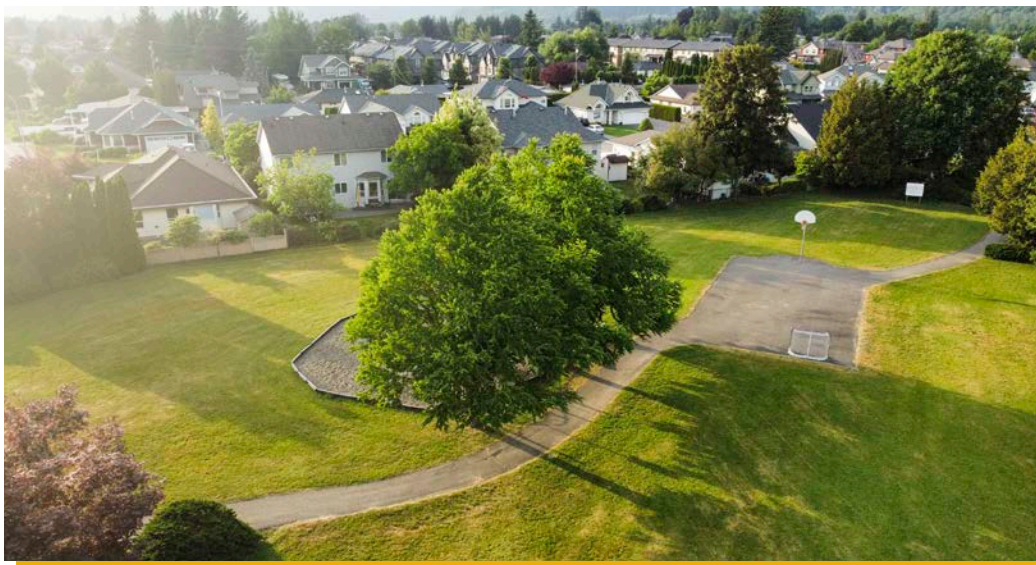
Residential–Future

The Residential–Future land use designation identifies specific areas within The District that offer long-term growth opportunities. The primary locations designated under this category include the Teacup properties, as well as the Key Road and Fooks Road lands. These areas are considered potential sites for future residential neighbourhoods and are subject to comprehensive planning, public consultation, infrastructure feasibility studies, and ALC approval for land exclusion.

The Teacup properties have maintained a Residential–Future land use designation (formerly known as Residential–Reserve) due to their strategic position at the southern entrance to the Agassiz townsite. This location offers unique opportunities for Residential–Future development, mixed use considerations, and a comprehensive review of community socio-economic needs, pending thorough evaluation and planning.

The Key Road and Fooks Road lands, situated adjacent to the northeast corner of the Agassiz townsite, currently fall within the ALR. These properties will remain in agricultural use until an ALR exclusion application is approved. The potential for future residential development in these areas is contingent upon a successful exclusion process and the subsequent adoption of a Council-approved Neighbourhood Plan.

Given the significance of these areas to The District’s long-term growth strategy, any proposed development must embody complete community principles. This includes integrating a variety of housing types, establishing strong connections to surrounding neighbourhoods, and safeguarding environmental resources and agricultural values. All planning activities must precede any rezoning, subdivision, or ALR exclusion applications to ensure coordinated and sustainable development within The District.



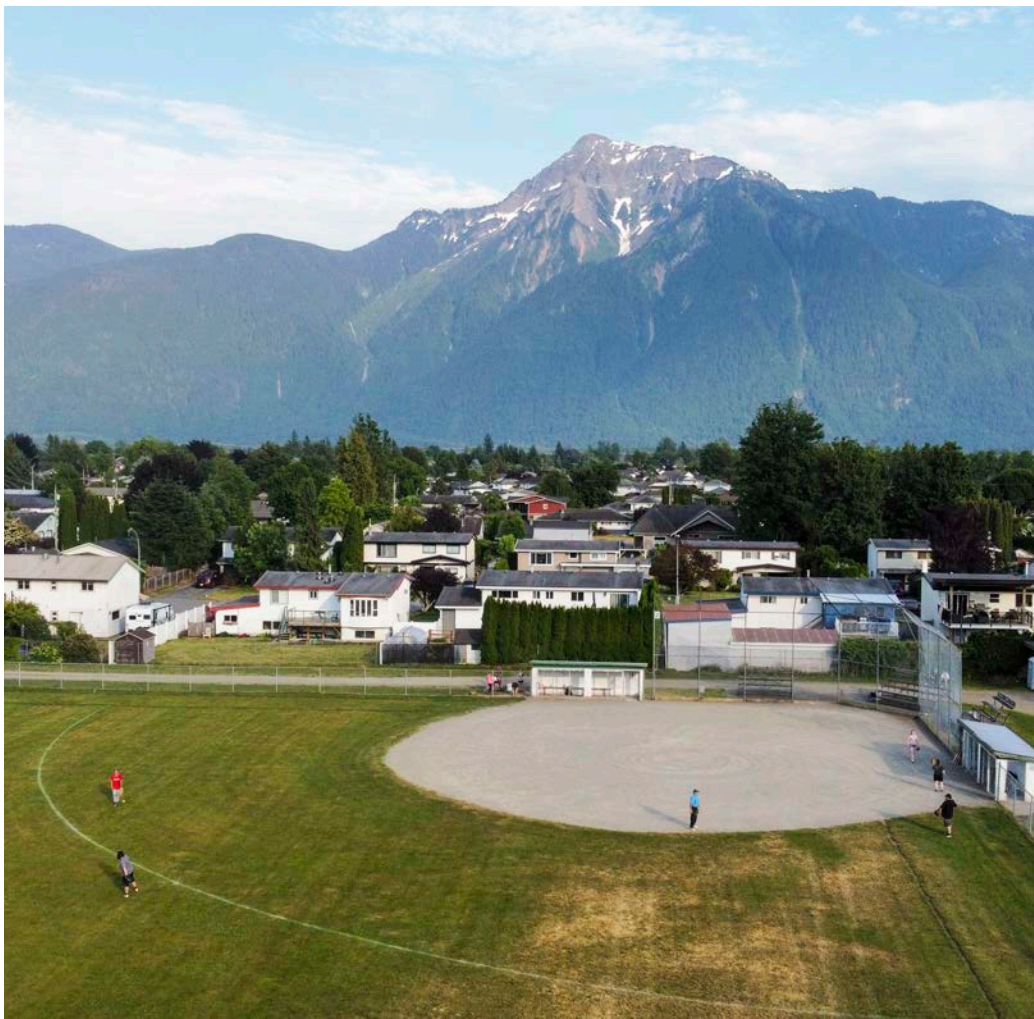


Residential–Future Policies:

- Policy 4.3.75** Require a Council-approved Neighbourhood Plan prior to any rezoning, subdivision, or application for ALR exclusion on lands designated Residential–Future.
- Policy 4.3.76** Confirm that ALR lands continue to be used for agriculture until such time as an ALR exclusion application is approved by the ALC. The Residential–Future land use designation does not imply guaranteed exclusion.
- Policy 4.3.77** Support complete, compact neighbourhood design, including a mix of housing types such as single-detached homes with secondary suites, duplexes, townhouses, and SSMUH, consistent with provincial legislation and servicing capacity.
- Policy 4.3.78** Require Neighbourhood Plans to demonstrate servicing feasibility, including connection to municipal water and sanitary sewer systems, stormwater management, transportation network capacity, and emergency access.
- Policy 4.3.79** Consider limited commercial uses along the Highway 7 frontage of the Key Road and Fooks Road properties, provided they form part of the Neighbourhood Plan and contribute to a complete community.
- Policy 4.3.80** Ensure Neighbourhood Plans address environmental and geotechnical constraints, including slope stability, drainage, riparian areas, wildfire interface, and flood hazards.
- Policy 4.3.81** Require Neighbourhood Plans to include the following elements:
- a. Housing types, density ranges, and general locations
 - b. Location and size of parks, open spaces, and community facilities
 - c. Proposed commercial areas and their role in the neighbourhood
 - d. Road, trail, sidewalk, and active transportation connections to adjacent areas
 - e. Transit access and transportation impact analysis
 - f. Subdivision patterns and block layout
 - g. Servicing plans for water, sewer, stormwater, and utilities
 - h. Environmental, geotechnical, and hazard assessments
 - i. Phasing strategy for infrastructure and development
 - j. Financial strategy for servicing, amenities, and infrastructure upgrades



- Policy 4.3.82** Require Neighbourhood Plans to incorporate public consultation, including engagement with nearby residents, landowners, the agricultural community, and relevant agencies.
- Policy 4.3.83** Re-designate lands through an OCP Amendment process upon adoption of a Neighbourhood Plan and submission of a development application that aligns with the Plan.
- Policy 4.3.84** Ensure development proceeds in phases, coordinated with infrastructure delivery, school capacity, transportation network improvements, and emergency services.
- Policy 4.3.85** Encourage Neighbourhood Plans to include green infrastructure, tree retention, and low-impact development practices to support climate resilience and environmental protection.





4.4 Commercial Land Use

Agassiz has historically served as the commercial and retail centre for The District of Kent. The existing commercial area functions as the primary service hub for a substantial local and regional population base. The downtown core contains a range of businesses including building supply stores, farm supply outlets, grocery and general merchandise retailers, tire and automotive service shops, gas stations, and restaurants. The District also benefits from a strong agri-tourism industry including features such as the Circle Farm Tour, which showcases locally grown and produced goods.

Like many small communities located near large urban centres, The District experiences retail expenditure leakage to nearby communities—particularly Chilliwack—where larger-scale commercial services are available. Despite this, residents consistently express a desire for a vibrant commercial core supported by a diverse mix of businesses that serve both residents and visitors. Commercial development supports a sustainable local economy by contributing to employment, enhancing the tax base, and providing services close to home. In Agassiz, the commercial area is also an important source of community identity and pride.

In addition to commercial uses in the Town Centre, this OCP supports a hierarchy of commercial designations that support a range of commercial needs across the community. The designations include Town Centre Commercial, Service Commercial, Highway Commercial, Marine Commercial, and Mixed-Use areas.



General Commercial Policies:

- Policy 4.4.1** Commercial development shall be supported in designated areas to meet the needs of The District's residents and visitors and to ensure that Agassiz is the major focal point in The District for business, finance, government, retail trade, services, culture and entertainment.
- Policy 4.4.2** Commercial sites will be designed to provide an appropriate transition to nearby residential uses. Such transitions may include landscaping, setbacks, buffer areas and other site and building design techniques that serve to minimize potential negative impacts on residential areas.
- Policy 4.4.3** 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.
- Policy 4.4.4** The District may undertake an Agassiz Town Centre visioning exercise that will define future approaches to transform this pivotal site. This may include exploring new locations or alterations to the Municipal Hall and Secondary School to accommodate a more dense and mixed use development in the area.
- Policy 4.4.5** The District will continue to support business retention and beautification efforts to ensure the commercial core of Agassiz remains healthy and vibrant.
- Policy 4.4.6** Servicing improvements, where required in commercial areas, will be a priority for The District.
- Policy 4.4.7** Support climate action strategies by encouraging building in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer but also allows winter sunlight in and providing landscaping that shades in summer and allows sunlight in during winter.



COMMERCIAL-TOWN CENTRE

The Commercial-Town Centre designation establishes a clearly identifiable and distinct commercial core within the Agassiz townsite. This designation is intended to concentrate major commercial activities and related uses within a compact, walkable area and to encourage comprehensive site planning for both new development and building renovations. Lands within this designation include areas along Cheam Avenue, Pioneer Avenue, Highway 9, and Heath Road.

Residential uses are encouraged within the Town Centre to help create a more complete community, contribute to housing diversity, and provide a local customer base for nearby businesses.



Commercial–Town Centre Policies:

- Policy 4.4.8** The area designated as Commercial–Town Centre is recognized as the historic commercial heart of The District of Kent. New retail, service and office development shall be encouraged here in order to capitalize on existing assets.
- Policy 4.4.9** Land designated as Commercial–Town Centre are intended for retail, commercial uses and some residential uses.
- Policy 4.4.10** Multi-family residential development is encouraged within the Commercial–Town Centre designation provided that appropriate off-street parking is provided for tenants to ensure there is no impact to available street parking for shoppers. This may take the form of mixed-use buildings with residential above the ground floor commercial or retail use, stand-alone residential buildings or other configurations.
- Policy 4.4.11** Consolidation of small lots and comprehensive site planning of new development shall be encouraged in the Commercial–Town Centre designation, especially in accommodating multi-family residential or a supermarket.
- Policy 4.4.12** 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.
- Policy 4.4.13** Safe vehicular, bicycle, and pedestrian access and traffic safety is a priority in the Town Centre and The District will continue to implement the recommendations of the 2024 Active Transportation Network Plan and 2023 Accessibility Plan.
- Policy 4.4.14** The vacant site located on Pioneer Avenue West, west of Evergreen Drive, shall provide mid-block connections and sound attenuation for any residential uses that may be integrated into the development.
- Policy 4.4.15** All new development in the Commercial–Town Centre designation will be of a high quality design and in accordance with the Downtown Revitalization Development Permit Area Guidelines, which include the Agassiz Revitalization Façade Design Guidelines.
- Policy 4.4.16** As the market permits, consider allowing medium-density residential uses (e.g. higher than six storeys) at key locations within the Commercial–Town Centre designation.



MIXED-USE

The designated Mixed Use area is located at Mount Woodside, where a combination of residential housing types and limited commercial uses is envisioned to help create a more complete community in the western part of The District of Kent.

The intent of the Mixed Use designation is to support an appropriate blend of residential and commercial uses while allowing flexibility to respond to evolving market conditions and community needs.

Mixed-Use Policies:

- Policy 4.4.17** Lands within the Mixed-Use designation are generally intended for a combination of residential and commercial uses. Other uses may be permitted, subject to compliance with the respective future and existing neighbourhood plans for Mount Woodside.
- Policy 4.4.18** Development with the Mount Woodside Mixed-Use designation shall comply with the provisions set out in the approved Mount Woodside Neighbourhood Plan and the development phasing plan. A mix of single family, duplex, townhouse and apartment units may be provided. Limited commercial uses are also encouraged so that residents do not have to drive into Agassiz for all their shopping needs. Maximum residential densities shall be as set out in the Mount Woodside Neighbourhood Plan.





COMMERCIAL–SERVICE

The Commercial–Service designation identifies areas near the Agassiz commercial core that accommodate businesses that are designed for and dependent upon direct automobile access. This contrasts with the primarily pedestrian-oriented “main street” commercial uses in the Commercial–Town Centre designation.

Lands designated as Commercial–Service are generally located east of the town centre along Pioneer Avenue. This land use provides a logical transition between the Commercial–Town Centre designation and the Industrial–Light designation to the east. A Commercial–Service designation is also located at the corner of Heath Road and Park Street.

Commercial–Service Policies:

- Policy 4.4.19** Maintain lands for Commercial–Service uses within Agassiz townsite.
- Policy 4.4.20** New development within the Commercial–Service designation shall be connected to the municipal water, storm water, and sanitary systems.
- Policy 4.4.21** The Commercial–Service Area along Pioneer Avenue may be considered for future light industrial uses subject to the mitigation of any negative impact on neighbouring properties.





COMMERCIAL–HIGHWAY

The Commercial–Highway designation provides for an identifiable and defined commercial area adjacent to key highway corridors. These areas are intended to accommodate commercial services that primarily cater to the travelling public, and is not intended to duplicate the broad range of uses in the Commercial–Town Centre designation. The focus of the Commercial–Highway designation is to support highway-oriented commercial development in specific locations to prevent land use sprawl along highway corridors. Development must also be suited to site conditions and compatible with surrounding land uses.

Three areas are included with the Commercial–Highway Designation:

- › Lands near Morrow Road and Highway 9
- › Two parcels at East Else Road and Lougheed Highway
- › One parcel in the Mount Woodside area

This Plan does not anticipate additional Commercial–Highway lands, except for the potential for limited commercial uses in the Residential–Future areas at the Teacup properties and the Fooks Road/Key Road properties.

Commercial–Highway Policies:

- Policy 4.4.22** Maintain lands for Commercial–Highway development within The District to accommodate commercial land uses which depend largely upon highway traffic and tourism, and are more service oriented rather than product oriented.
- Policy 4.4.23** Commercial–Highway development shall be concentrated in defined areas in order to discourage strip mall development.
- Policy 4.4.24** All new development within the Commercial–Highway designation shall provide landscaping and screening along streets and abutting residential, institutional areas.
- Policy 4.4.25** New development within the Commercial–Highway designation shall be connected to the municipal water and sewer systems or to an approved community water and sewer system.
- Policy 4.4.26** All new commercial construction and renovations in the Commercial–Highway designation shall be required to conform to the design principles set out in the Downtown Revitalization Development Permit Area Guidelines.



Policy 4.4.27 The District will consider establishing Highway–Commercial Development Permit Area Guidelines to establish specific objectives for the form and character of lands within the Commercial–Highway designation.

Policy 4.4.28 The small Commercial–Highway designation at the intersection of East Else Road and Loughheed Highway may be expanded to a more mixed-used centre subject to further study and:

- a. Demonstration of market demand
- b. Connection to municipal water and sewer systems
- c. Newly established Development Permit Area Guidelines
- d. Consideration of the impact on agriculture
- e. Community engagement

COMMERCIAL–MARINE

The Commercial–Marine designation provides local commercial and tourism-oriented services along the Harrison Lake and Harrison River waterfront that are marine in nature and serve both the residential community of Rockwell Bay and visitors to the area. A range of marine-oriented uses are supported including hotels, restaurants, marinas, and related services.

Any development within this designation that involves boat access or in-water structures will also require approval of appropriate Federal and Provincial agencies.

A small site identified for a resort development along the Harrison River adjacent to the Sts’ailes Indian Reserve No. 6 is also included with the Commercial–Marine designation.

Commercial–Marine Policies:

Policy 4.4.29 Commercial–Marine areas shall be maintained to accommodate commercial land uses which depend upon marine access.

Policy 4.4.30 Commercial–Marine areas are intended primarily for marina, restaurant, hotel, neighbourhood pub, marine service based operations, and associated uses.

Policy 4.4.31 Any new development shall not result in decreased public access or use of Harrison Lake and waterfront, parkland, and natural assets including the public use beach/boat launch area adjacent to the breakwater and, shall include the provision of a lakefront public access walkway to facilitate lakefront connection with the pedestrian promenade within the Village of Harrison Hot Springs.



- Policy 4.4.32** Development on lands designated Commercial–Marine along Harrison Lake shall be designed to provide an appropriate transition to lands located within the Village of Harrison Hot Springs.
- Policy 4.4.33** Due to its remote (river only) access and hillside location, the Commercial–Marine Harrison River lands adjacent to the Sts’ailes IR6 must address all geotechnical, environmental, servicing and fire protection issues unique to the site prior to building permit.
- Policy 4.4.34** All development within a Commercial–Marine designation involving boat access and structures in the water will require the approval of applicable Federal and Provincial Government agencies.
- Policy 4.4.35** In addition to environmental protection, a high standard of building and site design shall be required for marine commercial activities as set out in the Marine Commercial Development Permit Area.
- Policy 4.4.36** Unless a suitable alternative is approved by The District, new development within the Commercial–Marine area at Rockwell Drive shall be connected to a District water and sanitary system.





4.5 Industrial Land Use

The District of Kent aims to strengthen the significant role the industrial sector plays in supporting local employment, diversifying the tax base, and contributing to a sustainable local economy. The District has two key industrial areas—a Light Industrial area in northeast Agassiz, and a Heavy Industrial area centred along West Cameron Road and Humphrey Road. Key operations in these areas include Agassiz Ready Mix, Armstrong Sand and Gravel, Eclipse Trucking, Marlon Products, PowerWood, and Rimex.

The District also has an existing gravel quarry located off of Cemetery Road. Additional sand and gravel deposits are found within areas designated for Resource Management, including near Sutherland Road and along the Fraser River. Sand and gravel resources are important to the provincial construction industry and have been recognized by the Ministry of Transportation and Transit and the Ministry of Mining and Critical Minerals.

To ensure these resources can be responsibly accessed in the future, aggregate deposits within municipal boundaries should be identified and protected as outlined in the *Local Government Act*.

General Industrial Policies:

- Policy 4.5.1** Support the protection and expansion of The District's industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to The District.
- Policy 4.5.2** Encourage industrial uses that will achieve higher employment densities.
- Policy 4.5.3** Concentrate industries of similar types, service needs and characteristics within select areas of the community.
- Policy 4.5.4** Direct light industrial development to northeast Agassiz and heavy industrial uses to West Cameron, Humphrey and McCallum Roads.
- Policy 4.5.5** Industrial land use must be compatible with adjoining land uses (e.g. residential, agricultural, commercial and institutional).
- Policy 4.5.6** Minimize the detrimental effects of industrial development on the natural environment and surrounding areas; encourage water conservation, re-use of building materials and waste products, reduced energy consumption and adverse environmental impacts.



- Policy 4.5.7** The District will continue to explore the establishment of aggregate reserve areas as reflected in the Fraser Valley Regional District Aggregate Pilot Project to ensure that sources of aggregate remain available in The District over the long term. Potential aggregate reserve areas are generally located within the Resource Management designation. The District will consider the implications and benefits of accommodating manufacturing of aggregates within proposed aggregate reserve areas. This may require amendments to The District's Zoning Bylaws and a review of transportation infrastructure.
- Policy 4.5.8** Connect industrial areas to other parts of The District through multi-use pathways, trails, sidewalks and/or other transportation routes in alignment with the ATNP (2024).
- Policy 4.5.9** Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include places to exercise, rest or eat and connections to multi-use pathways or trails.
- Policy 4.5.10** Support climate action strategies by:
- a. Locating industrial uses close to main transportation routes and within walking distance of existing and potential transit routes
 - b. Encouraging building in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer but also allows winter sunlight in and providing landscaping that shades in summer and allows sunlight in during winter

INDUSTRIAL-LIGHT

The Industrial-Light designation protects an area within the Agassiz townsite for light industrial uses. The northeast portion of Agassiz, designated for this purpose, is already partially developed and represents The District of Kent's only contiguous area of undeveloped land with the potential to be serviced by community sewer and other urban utilities required to support industrial development.

Many lots within this established light industrial area such as those along Industrial Way are already developed and serviced. Other areas, including portions of Pixley Lane, contain single detached residences and would require land assembly prior to future industrial redevelopment.

This Plan recognizes the importance of providing local employment opportunities and continuing to build on The District's existing light industrial activities.



Industrial–Light Policies:

- Policy 4.5.11** Industrial–Light areas shall be used for light industrial uses, storage and handling, and public uses.
- Policy 4.5.12** Strive for a high quality site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses.
- Policy 4.5.13** New development within the Industrial–Light area shall be connected to The District’s water, stormwater and sanitary systems.
- Policy 4.5.14** Lands located to the west of the Industrial–Light designation that are currently identified for Commercial–Service use may be considered for future industrial expansion subject to further study.



INDUSTRIAL–HEAVY

Lands designated Industrial–Heavy are located in the vicinity of West Cameron Road, Humphrey Road and McCallum Road, adjacent to the Kent Federal Corrections facility. Existing operations in this area include Rimex and Eclipse Trucking. Rimex has had a long standing presence in The District of Kent and has demonstrated the viability of heavy industrial uses in The District.

To build on the success of this industrial precinct, the Plan expands the Industrial–Heavy designation to include additional adjacent parcels that are currently within the ALR.

The Industrial–Heavy designation is intended to accommodate heavy industrial uses in suitable locations within The District, ensuring they are sited away from residential areas to minimize land use conflicts.



Industrial–Heavy Policies:

- Policy 4.5.15** Lands in the vicinity of West Cameron, McCallum and Humphrey Road are designated as The District’s Heavy Industrial area.
- Policy 4.5.16** Land in an Industrial–Heavy designation may be used for material processing, fabricating and assembly, warehousing, transporting and cartage, wholesaling, servicing and repair, wrecking and salvage operations, heavy equipment sales and incidental office facilities.
- Policy 4.5.17** New development within the Industrial–Heavy designation will be subject to Industrial Development Permit Area Guidelines. These guidelines reflect the industrial character and realities of the area yet strive to achieve a high quality of site and building design and appropriate transitions between industrial and non-industrial uses.
- Policy 4.5.18** Site design and access will be provided in consideration of nearby agricultural practices and minimize negative impacts on farming.
- Policy 4.5.19** Unless a suitable alternative is approved by The District, new development within the Industrial–Heavy area shall be connected to a District water, sanitary, and stormwater system. Protection of the groundwater resource is important in The District and therefore alternatives to connecting to a District system would only be considered where it can be demonstrated by a Professional Engineer that the development is capable of:
- a. Implementing measures to capture first flush runoff and encourage infiltration of clean stormwater to improve groundwater quality and discharge
 - b. Achieving protective management practices, such as wellhead protection plan or watershed management plan
 - c. Verifying that sanitary waste can be disposed in a manner that will not impact the groundwater aquifer
- Policy 4.5.20** Heavy industrial uses with noxious characteristics, such as salvage and wrecking yards shall be located or relocated to areas where required services are available, removed from residential, commercial and higher standard industrial developments.
- Policy 4.5.21** Portions of the Institutional area on the north side of Cemetery Road may be considered for future heavy industrial uses subject to further review of market demand and neighbourhood impacts.



4.6 Institutional Land Use

Institutional uses in The District of Kent include schools, the library, municipal and police buildings, medical facilities, utility structures, correctional institutions, seniors' housing, the cemetery and its associated open space, and religious buildings. Together, these uses provide the essential educational, health, cultural, and public safety services that support daily life and contribute significantly to overall community well-being.

The District is home to two public schools—Agassiz Elementary Secondary School and Kent Elementary School—as well as Agassiz Christian School. Many school sites include indoor and outdoor recreational facilities that are available to residents on a limited basis, helping to supplement the broader parks and recreation system.

As new residential development occurs outside the Agassiz townsite, particularly in hillside areas, The District may need to assess whether additional medical facilities or expanded school facilities are required to serve these emerging neighbourhoods.

This OCP distinguishes Institutional uses from Parks, Recreation, and Open Space; however, it is acknowledged that the two designations may overlap, especially where institutional sites include recreational amenities.





Institutional Policies:

- Policy 4.6.1** The continued use of school facilities for the community as park and recreational sites shall be supported.
- Policy 4.6.2** The District and School District 78 will continue to coordinate on future growth in the community and how this may impact the need and the location of any proposed new school facilities.
- Policy 4.6.3** Designate all Federal Crown lands on the east side of Sutherland Road as institutional. It is recognized that lands in this area recently acquired by the Federal Government are located within the ALR. The District will continue to work with the Federal Government on joint servicing issues.
- Policy 4.6.4** Institutional uses at Mount Woodside have been identified on the south side of Lougheed Highway and are intended to accommodate a small fire hall and public works facilities. If additional community uses are required on the north side of Lougheed Highway in the future, this will be explored and will be generally in accordance with the directions of the Mount Woodside Neighbourhood Plan.
- Policy 4.6.5** The Municipal Hall and Secondary School site form an integral part of Agassiz's town centre. As such, they are essential in any future provisioning for the area. This site, for example, may warrant future redevelopment as a higher density, mixed commercial, residential and civic precinct. Any future change on this site will be subject to detailed planning and consultation with the broader community, the School District and other stakeholders.
- Policy 4.6.6** Portions of the Institutional area on the north side of Cemetery Road may be considered for future heavy industrial uses subject to further review of market demand and neighbourhood impacts.



4.7 Parks, Recreation & Open Space

The District of Kent offers a wide range of parks and recreational opportunities. Due to the flat terrain of the Fraser River Floodplain, The District is a prime location for cycling. In addition, The District's hills and mountains provide many upland hiking possibilities. Within 30 minutes from their homes, District residents have the unique opportunity to ski, swim, golf, camp and hike. The high level of community spirit and volunteerism in The District enhances the development and maintenance of high quality park and recreation facilities.

The District's parks are classified as District, Neighbourhood, Special Purpose or Provincial. Centennial Park is The District's largest park and functions as the community's main recreation hub. It includes several major facilities, including the Community Recreation and Cultural Centre and the Agassiz Fair Grounds. The Community Recreation and Cultural Centre offers a variety of indoor amenities such as a gymnasium, multipurpose rooms, fitness areas, and program spaces that support recreation, cultural activities, and community events.

The District is also nearing completion of the Lets'emot Regional Recreation & Aquatic Centre, which will replace the aging Ferny Coombe Pool. This modern indoor recreation and aquatic facility will expand year-round activity options and support the community's recreation needs well into the future.

The Agassiz Fair Grounds are an important community asset and serves as the site for the annual Agassiz Fall Fair and Corn Festival. In 1999, the Agricultural Land Commission approved the exclusion of the property from the ALR subject to a restrictive covenant limiting the land use to recreational facilities and to the construction of fencing and vegetative screening.





Pioneer Park is another important park in Agassiz Town Centre and was formerly a CPR garden. The park is located directly across the street from the shops and services on Pioneer Avenue. In addition to the playground, picnic tables and grassy areas, the park contains the Aberdeen Centre. The Centre was built in 1995 to house the The District's visitors' centre (now operating in the museum) and to service community groups. The public washrooms on the main floor of the building are accessible from the exterior of the building. The main floor is currently leased with the upper floor available for community uses.

Other outdoor recreation facilities in The District include a speedway, shooting range, and motocross track that are run by non-profit organizations as well as a privately operated nine-hole golf course.

The District also offers a variety of indoor recreation facilities including public school sites, community and church halls, a Child and Youth Centre, Friendship Centre, a branch of the Fraser Valley Regional Library, Agricultural Pavilion and Hall, barbeque shelter and two museums. Most of these facilities are privately owned and/or operated by non-profit societies.

Existing parks, trails, and recreational and public use facilities within the Agassiz townsite are shown on [Map 4](#), and those located outside the townsite are shown on [Map 5](#). The District has a relatively well-developed trail network. Walkers and cyclists also use portions of The District's dyke system informally for recreation. Many of these dykes, which are often bordered by active agricultural operations, are owned and managed by The District. Public access varies across the system; some segments are not formally identified as trails, and in some locations gates restrict entry. Where dykes run alongside private farmland, concerns have been raised about potential conflicts between recreational users and agricultural activities.

Past trail initiatives in comparable contexts, such as the Mountain View Trail system and improvements to the Cuthbert Road–McDonald Road dyke trail, have demonstrated that recreational use alongside agricultural land can coexist with minimal conflict when supported by appropriate design and management. Given strong community interest in expanded trail opportunities, there is broad support for enhancing trail infrastructure, including both urban and rural connections, as well as upgrades to the dyke system to promote safe, human-powered recreation.

Map 4. Existing Parks, Off-Road Trails, Recreation and Public Use in the Agassiz Townsite

DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

EXISTING PARKS, TRAILS,
RECREATION & PUBLIC USE IN
AGASSIZ TOWNSITE

LEGEND

- Trails
- Parks
- Roads

Schools

- 1 Agassiz Christian School
- 2 Agassiz Secondary School
- 3 Kent Elementary School

Places of Worship

- 4 All-Saints Anglican Church
- 5 Kingdom Hall of Jehovah's Witnesses
- 6 Riverside Reformed Church
- 7 St. Anthony's Catholic Church

Senior Centres / Housing

- 8 Agassiz Seniors Community
- 9 Glenwood Seniors Community
- 10 Friendship Centre

Public Use

- 11 Aberdeen Centre
- 12 Agricultural Hall
- 13 Community Garden
- 14 Community Recreation & Cultural Centre
- 15 Ferny Coombe Pool
- 16 Kent Firehall
- 17 Kent Public Library
- 18 Municipal Hall
- 19 Public Works
- 20 Recycling & Bottle Depot
- 21 Visitor Centre and Museum

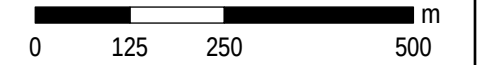


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

DATE	2025-12-02
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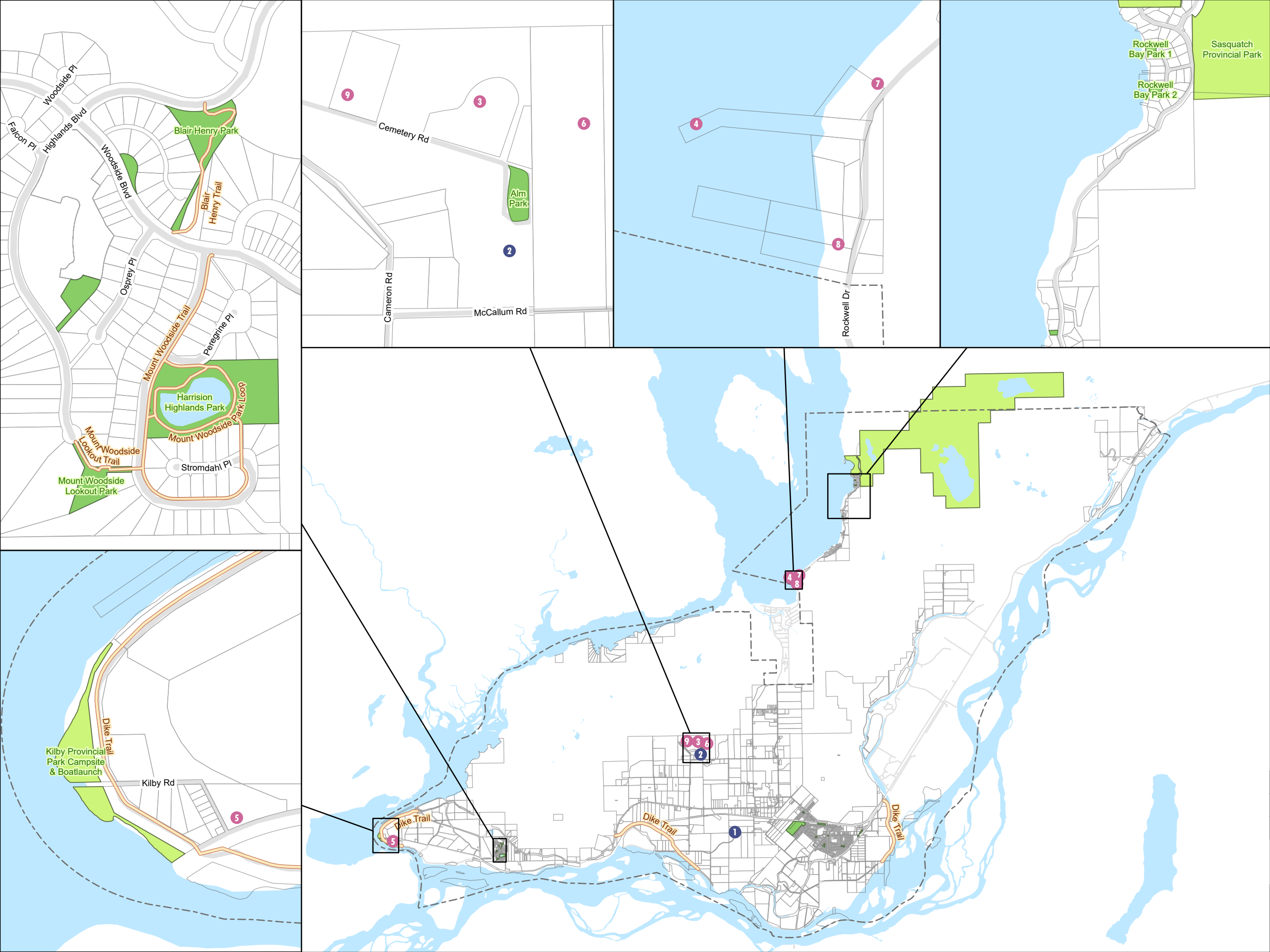


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Map 4





DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

EXISTING PARKS, TRAILS,
RECREATION & PUBLIC USE OUTSIDE
OF AGASSIZ TOWNSITE

- LEGEND**
- District Boundary
 - Lot Lines
 - Roads
 - Parks
 - Provincial Parks
 - Trails

- Cemeteries**
- 1 Kent Cemetery
 - 2 Valley View Cemetery

- Public Use**
- 3 Agassiz Speedway
 - 4 Breakwater
 - 5 Kilby Historic Site
 - 6 Motocross track
 - 7 Public Beach & Boat Launch
 - 8 Public Wharf
 - 9 Rod and Gun Club

Map 5. Existing Parks, Trails, Recreation and Public Use Outside of the Agassiz Townsite

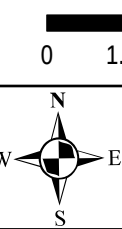


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Map 5



Many hiking trails currently exist within the hills and mountains in The District including trails in and around Sasquatch Provincial Park and on Crown Land in and around Bear Mountain, and Agassiz Mountain. Generally, local individuals do the majority of trail maintenance; however some additional work is needed to make the trails safer and more user-friendly. The new Mountain View Trail provides a loop between the fitness centre to the town centre. Various route options provide for approximately six to seven kilometres of trail.

Parks space in The District is considered sufficient to meet anticipated growth to 2040. It is acknowledged, though, that park and recreational programming will continue to require tailoring to meet the needs of an increased and changing population.



Parks, recreation and open space play a critical role in community members' ongoing health and well-being. Several background plans and studies speak to the value and demand for different parks and recreation facilities, the desire and health benefits of walking and cycling and the changing needs of the community.

Key directions from previous work that are relevant to this OCP:

- ✓ Provide a hierarchy of parks and facilities for different purposes and users
- ✓ Continued collaboration with neighbouring jurisdictions, especially the Village of Harrison Hot Springs, given that residents enjoy the recreational facilities offered by both municipalities
- ✓ Continue to implement new cycling routes, proposed pedestrian and hiking infrastructure improvements and other recommendations of The District of Kent ATNP (2024)
- ✓ Improve communication, coordination and connectivity among older adults and seniors regarding recreational opportunities and improving crosswalks in specific locations (Priorities for an Age-Friendly Community, 2013)
- ✓ Work collaboratively with the Village of Harrison Hot Springs to establish a stronger tourism destination in the region (e.g. by enhancing tourism products, parking and transportation networks) (Tourism Plan, 2007)
- ✓ Support arts and culture in The District and surrounding areas by providing places for the arts and by supporting existing organizations and partnerships (Arts and Culture Study, 2009)

Continuing to provide amenities to residents is an ongoing project for The District. This includes more bicycle and pedestrian trails and greater safety, increased indoor and outdoor recreational opportunities and increased multi-generational socializing opportunities. Balancing the development of new amenities with preserving the community's rural feel and agricultural land were also important to many residents, including youth who participated in the OCP planning process. Residents also felt that connecting amenities with healthy lifestyles should be a community priority.



Parks, Recreation & Open Space Policies:

- Policy 4.7.1** Continue to promote parks, recreational, and community opportunities for residents and visitors.
- Policy 4.7.2** The District recognizes that parks provide a myriad of health, economic, environmental and social benefits and are highly valued community assets. Future parks shall be planned with these benefits and values in mind.
- Policy 4.7.3** Parks will be provided throughout the community and developed recognizing various park categories, as set out in the Parks, Recreation and Culture Master Plan.
- Policy 4.7.4** Parks shall be developed according to environmentally sustainable and sound practices.
- Policy 4.7.5** Parks within the Agassiz townsite are to be developed in consideration of each other with supporting amenities.
- Policy 4.7.6** Maintain Centennial Park as the major indoor and outdoor recreation site for The District. Other long term uses may include an indoor pool, ice arena, and sufficient infrastructure, including parking.
- Policy 4.7.7** The Agassiz Fair Grounds shall be preserved as a valuable community asset.
- Policy 4.7.8** Maintain Pioneer Park as the major Town Centre park that serves the entire community.





- Policy 4.7.9** As the population within Agassiz continues to grow, consider providing new recreational facilities close to where people live.
- Policy 4.7.10** Should any existing parks or public recreational facilities no longer be required, consultation with members of the community will be required prior to considering other uses for the sites.
- Policy 4.7.11** Enhance the pedestrian and cycle network within and around The District.
- Policy 4.7.12** The District may work in partnership with landowners, businesses and the development community to maintain and increase public access to the Fraser and Harrison Rivers, Harrison Lake and other areas of natural beauty.
- Policy 4.7.13** Work collaboratively with the Province, Fraser Valley Regional District, Fraser Basin Council, First Nations and others to continue building trail segments in The District as recommended in the Experience the Fraser Lower Fraser River Corridor Project. The project aims to create a continuous link along the Fraser River from Hope to the Salish Sea by over 550 kilometres of trail and via the river itself.
- Policy 4.7.14** Provide trail links for walking and cycling between Agassiz and Harrison Hot Springs. Prioritize the development of a bicycle path between the two communities while recognizing the challenges related to cost and securing route alignment. Continue to foster partnerships with the Village and others.
- Policy 4.7.15** Continue to plan and implement dyke trail enhancements to improve human-powered recreation use (walking, cycling) with consideration of farmers concerns of potential trespassing and vandalism.
- Policy 4.7.16** Recognize, build awareness and support the documentation of heritage places, buildings, artifacts, landscapes and the Kent Municipal Cemetery within The District.
- Policy 4.7.17** Work with the Fraser Valley Regional District, and other appropriate agencies to establish appropriate sites for regional parks within The District.
- Policy 4.7.18** Support recreational tourism (e.g. Circle Farm Tour) as a way to combine recreational and economic development pursuits.
- Policy 4.7.19** The District will continue to secure a lease for the main floor of the Aberdeen Centre provided that the use is compatible with the park, the upper floor and main floor exterior washrooms are retained for public use and recreational/commercial activities and the lease income is used to maintain and upgrade the existing building including the public washrooms.



Policy 4.7.20 Support and encourage beautification programs and initiatives such as Community in Bloom.

Policy 4.7.21 Acquire parks at the time of subdivision in accordance with the provisions of the *Local Government Act*, comprising five percent of the subdivided land or equivalent cash-in-lieu. The decision between land or cash-in-lieu and criteria for selection of parkland should include the following considerations:

- a. Whether the subdivision is in proximity to an existing park and is suitable for expanding the park
- b. Whether the land dedicated as park is of a reasonable size and has characteristics suitable for park development

Policy 4.7.22 Through the development process, acquire lands to protect environmentally sensitive areas in addition to the parks.

Policy 4.7.23 Explore other methods for acquiring land for parks and trails through the development process, such as density bonus, purchase, negotiation, donation and statutory right-of-way.

Policy 4.7.24 Explore a range of funding opportunities to improve amenities including the Gift and Memorial Program (Community Gift Program).



4.8 Resource Management Use

The District of Kent is framed by mountains and river landscapes. These areas contribute to the beauty of the community yet also provide an opportunity to utilize the area's natural resources. The Resource Management designation identifies areas within The District that are suitable for managed resource development, have environmental sensitivity, or are subject to geological hazards. Many of these areas also have limited access, and are isolated from community services. A significant portion of the land within the Resource Management designation is Crown Land. Most of these areas have seen considerable logging activity over the past century.

The Resource Management designation recognizes the potential for the growth and management of timber resources and the extraction of mineral resources while also accommodating rural residential, agricultural, recreation, low density commercial recreation, public, and semi-public uses. The purpose of this designation is also to restrict intensive development and to minimize detrimental impacts on land in these areas.

The District strongly supports the protection of Crown Lands for forest production and resource extraction and the long-term maintenance programs of the Ministry of Forests. However, given the geotechnical limitations on steep slope areas in The District, special consideration should be given to logging or resource extraction uses, which are undertaken or proposed near private development. In such situations, Council will recommend to the provincial agencies having jurisdiction that environmental impact studies by professional soils and engineering specialists be undertaken in association with any plans for resource extraction. Geotechnical studies should also be conducted where appropriate. It should be ensured that reforestation occurs after logging, and that site restoration occurs after extraction or mining work. This is particularly important as many existing residential areas are located below land uses for resource extraction.





In 2009, the Minister of State for Mines (now the Minister of Mining and Critical Minerals) initiated the Fraser Valley Regional District Aggregate Pilot Project (APP) in response to persistent and intense conflicts surrounding aggregate operations in the FVRD. The project made several recommendations, two of which in particular relate to The District's OCP:

- ✓ Establish a region-wide land designation for aggregate uses including 'aggregate reserves' or 'green areas'; these areas would be preserved for extraction and processing of aggregates
- ✓ Provide for a broader range of aggregate-based manufacturing activities within aggregate reserves

The District's "green areas" are the existing gravel areas off Sutherland Road (at the end of McCallum Road) and some small potential resource areas in the northeast corner of the municipality. Sand and gravel deposits are also found along the Fraser River and at the existing gravel quarry located off of Cemetery Road (the latter site is designated as "Industrial-Heavy").

Sand and gravel sites represent an important resource for the construction industry in the Province and have been recognized accordingly by the Ministry of Transportation and Transit and the Ministry of Mining and Critical Minerals. In order to fully explore and capture this resource, aggregate deposits located within the municipal boundaries must be identified and protected as outlined in the *Local Government Act*.

With respect to resource extraction from water resources, either the Federal or Provincial Government typically regulates this type of activity. The District, neighbouring municipalities and First Nations groups have continuously lobbied the provincial government to establish a sustainable long term gravel extraction plan that ensures appropriate amounts of gravel is removed on an annual basis from locations that achieve the best results. Past and present provincial government restrictions on gravel extraction from the Fraser River due to fish habitat protection concerns, have resulted in inconsistent removal where accumulation volumes have exceeded extraction amounts. Deposits throughout the lower Fraser River, including an area near the confluence of the Harrison River, continue to accumulate causing rise in river levels, shoreline erosion, and threats to The District's dyke system.



Resource Management Policies:

- Policy 4.8.1** All areas designated as Resource Management shall be restricted to resource and related rural development only in order to allow managed resource extraction and to minimize detrimental impacts on land and water.
- Policy 4.8.2** Resource extraction uses proposed for lands adjacent to land within the Residential–Lake Area designation shall only be undertaken after their geotechnical and environmental impact on the private lands has been studied and assessed to be safe.



- Policy 4.8.3** Upon abandonment or termination of resource extraction operations, redevelopment and reclamation of the site shall begin immediately and shall be carried out in cooperation with the appropriate provincial authority. These areas shall revert back to as natural a state as possible through slope leveling, landscaping, and reforestation.
- Policy 4.8.4** The Ministry of Forests shall be encouraged to refer forest and recreation management plans to The District for comments respecting potential consequences or effects for private land and existing settlement areas.
- Policy 4.8.5** The District will continue to explore the establishment of aggregate reserve areas as reflected in the Fraser Valley Regional District Aggregate Pilot Project to ensure that sources of aggregate remain available in The District over the long term. Potential aggregate reserve areas are generally located within the Resource Management designation. The District will consider the implications and benefits of accommodating manufacturing of aggregates within proposed aggregate reserve areas. This may require amendments to The District's Zoning Bylaws and a review of transportation infrastructure.
- Policy 4.8.6** Annual sand and gravel extraction from the Fraser River is supported subject to careful consideration of potential impacts on surrounding areas, fish habitat and other aquatic species.
- Policy 4.8.7** If future studies show that an area with a Resource Management designation can accommodate a broader range of uses with safe access and without environmental damage, the area may be re-designated through an OCP amendment.

5

Environment & Sustainability





The District of Kent features a diverse landscape, encompassing flat Fraser River floodplains as well as extensive uplands and mountainous terrain. Bear Mountain, located between Harrison Hot Springs and the Fraser River, is the highest point in The District at 1,028 metres (3,373 ft.) above sea level. Other notable mountains in The District include Mount Woodside, Agassiz Mountain, Green Mountain, Mount Hicks, Cemetery Mountain, and Hopyard Mountain.

The District also has extensive shoreline along Harrison Lake, the Harrison River, Harrison Bay, the Fraser River, Maria Slough, and Ruby Creek, as well as numerous tributaries that drain into these water bodies. Roughly one-third of The District consists of Fraser Valley floodplain, with an average elevation of 20 metres (66 ft.) above sea level. Much of this floodplain supports agricultural and urban land uses, including the communities of Agassiz and Harrison Mills.

The District's topography presents both opportunities and constraints. While the Fraser River floodplain provides ample opportunity for agriculture, these areas are usually under threat from flooding despite continual improvements to the dyking system. The devastating consequences of the 1948 Fraser River flood remain a strong reminder of the importance of flood protection.

Dyking and drainage infrastructure have always been an integral part of the development of The District, and for it to be successful there is a constant and costly maintenance responsibility. It also brings with it issues of access to drainage ditches which often cross private land. In contrast, The District's upland areas may provide some opportunity for residential expansion since they do not face the threat of flooding; however, their steep slopes dictate geotechnical hazards, are costly to develop, and can increase the burden on low land drainage.





5.1 GHG Reductions

In 2008, the Provincial government enacted the Local Government (Green Communities) Statutes Amendment Act (Bill 27). This legislation requires local governments to include policies in their OCPs that establish greenhouse gas (GHG) reduction targets and identify actions the local government—or the community—can take to help achieve them. GHGs refer to carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation. As a signatory to the B.C. Climate Action Charter, The District of Kent is committed to reducing GHG emissions. Current community and corporate initiatives in The District include:

- › A no-idling policy for municipal fleet vehicles
- › Development and implementation of a Water Conservation Plan
- › Development and implementation of an Active Transportation Plan
- › Retrofitting of municipal buildings with energy efficient light fixtures
- › Operation of a local air quality monitoring station

According to the Community Energy and Emissions Inventory for Kent (2010), on-road transportation accounts for approximately 54% of emissions in The District. Buildings account for 36% of emissions and solid waste for 10%. Strategies to reduce GHG emissions include supporting a greater mix of land uses and encouraging higher-density development in areas where transit and active transportation options are feasible.

GHG & Energy Reduction Policies:

- Policy 5.1.1** Reduce The District's GHG's by 10% of 2006 levels by 2025. This target is in line with The District's unique small town and rural characteristics.
- Policy 5.1.2** Raise awareness respecting climate change and GHG emission reduction initiatives through leadership and community sustainability programs.
- Policy 5.1.3** Incorporate climate change, its potential impact, and mitigation measures when reviewing new development applications and undertaking long-term planning projects and initiatives.
- Policy 5.1.4** Continue to pursue opportunities to reduce GHG emissions in District operations including the use of fuel efficient municipal vehicles.
- Policy 5.1.5** Encourage the development of more compact and complete communities through the concentration of density, services, and amenities primarily within Agassiz.



- Policy 5.1.6** Continue to support improvements to alternative and active transportation amenities, including additional biking and walking pathways within The District.
- Policy 5.1.7** Reroute heavy duty trucks and freight routes away from residential and mixed use areas. Identify and implement truck and dangerous goods routes through The District.
- Policy 5.1.8** Explore options for encouraging and developing infrastructure for “electric plug-in-vehicles”.
- Policy 5.1.9** Support provincial efforts to:
- a. Create more energy efficient buildings
 - b. Provide homeowner and developer incentives that encourage energy efficiency in homes and development
 - c. Increase the use of alternative energy sources
- Policy 5.1.10** Work with other agencies, stakeholders, and the community to achieve emission reduction targets and energy conservation goals by:
- a. Increased public transportation service within The District and the broader FVRD
 - b. Reduction and diversion of waste from landfills
 - c. Maximizing value from agricultural wastes
 - d. The protection and restoration of natural areas and forest ecosystems
 - e. The protection of riparian areas and sensitive habitats

5.2 Geotechnical Hazards & Steep Slopes

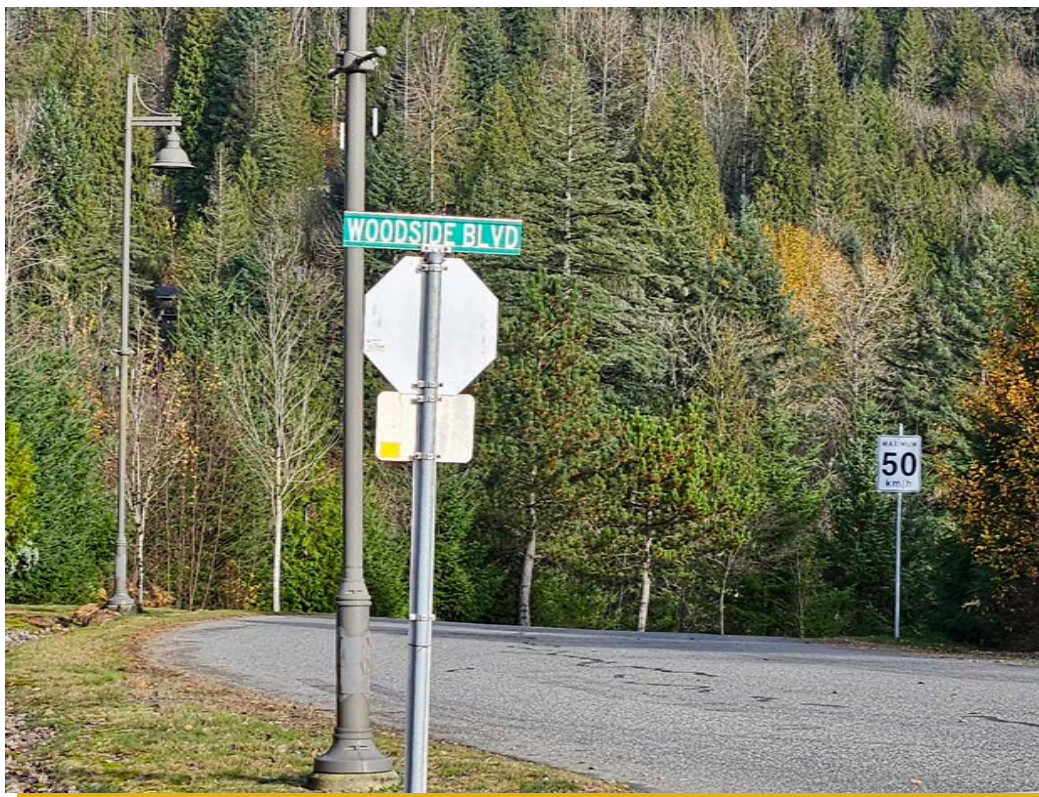
Due to The District of Kent’s topography and limited non-agricultural land base, future development will be increasingly focused on hillsides and areas with steep slopes. However, these areas also pose unique geotechnical, engineering, and environmental challenges. To address the complexities of developing such areas, specialized policies are required to ensure the safety of residents and to minimize the impacts on both surrounding properties and the environment.

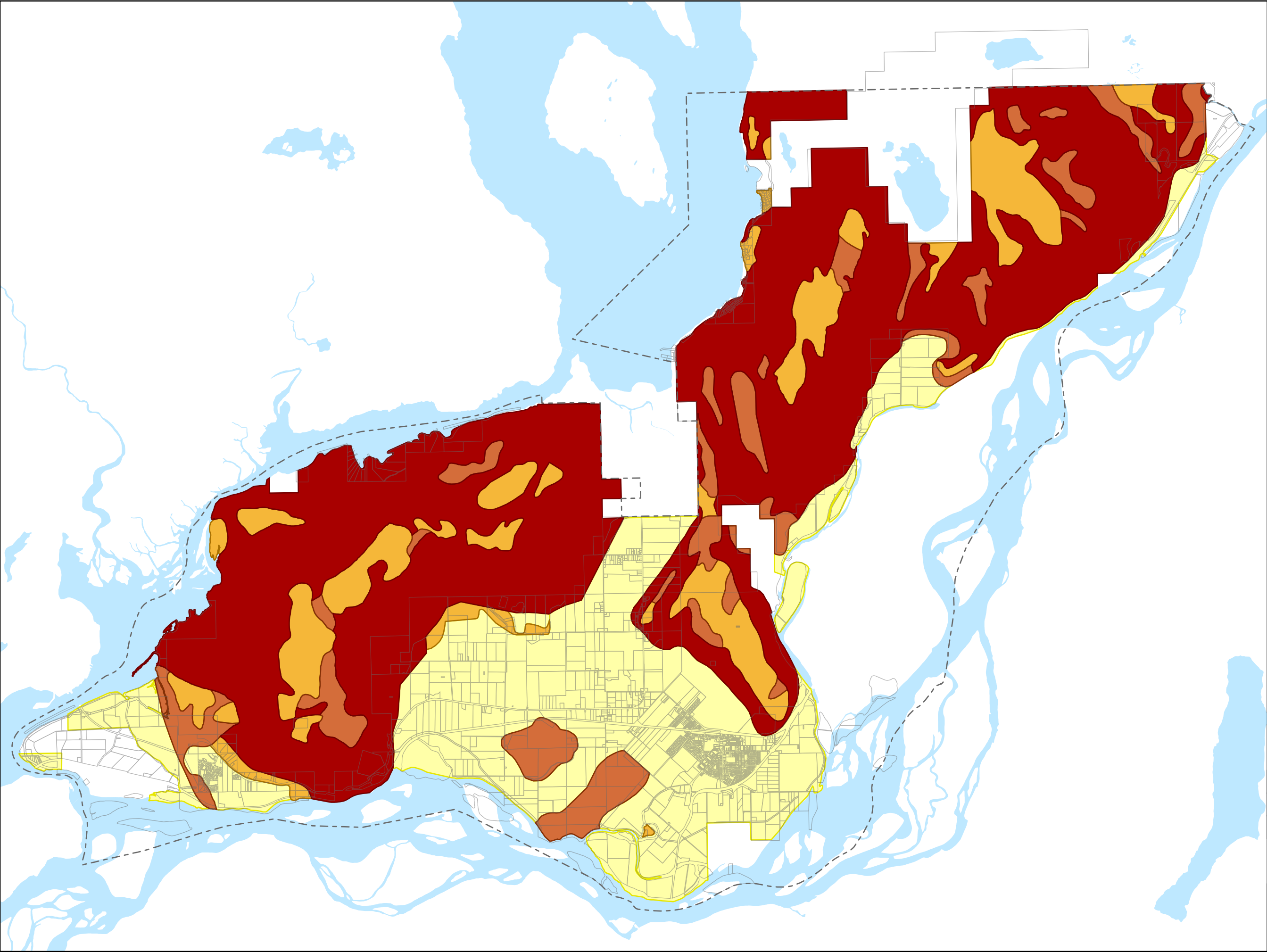
In the early 1990s, The District’s Council commissioned a geotechnical study for the municipality by Thurber Consultants Ltd. This study identified the bedrock geology, surficial geology and landforms of The District, as well as provided some geotechnical hazard mapping.



Map 6 indicates the varying topography of the landscape, and classifies the landscape into four separate categories. The categories include:

- › **No-to-little probability of hazard occurrence**—areas shown as yellow on **Map 6** are within the Fraser River Floodplain. Although the floodplain generally does not require geotechnical assessment, most of these lands require flood proofing
- › **Low-to-moderate probability of hazard occurrence**—areas shown as dark orange on **Map 6** may require geotechnical hazard assessment with regard to septic field location and function. Most of these areas are located on mountains and hillcrests where access is required through more hazardous, usually steeper terrain
- › **Moderate probability of hazard occurrence**—areas shown as brown on **Map 6** will require geotechnical assessment for building sites and subdivision. These areas include moderate to steep slopes, bedrock controlled slopes or foot slopes with alluvial-colluvial fans. Residential sites may be located in carefully selected locations, but septic field possibilities will be severely limited and will almost certainly require engineering design and certification
- › **High probability of hazard occurrence**—areas shown as red on **Map 6** require geotechnical hazard assessment. These areas have steep slopes, debris flows, and other site-specific geotechnical problems. Residential development is not recommended for these areas





DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
GEOTECHNICAL HAZARDS

- LEGEND**
- Municipal / Electoral Boundaries
- Lot Lines
- Hazard Rating (1994)**
- Geotechnical assessment generally not required. However, most areas do require floodproofing.
- Low to moderate probability of hazard occurrence. May require geotechnical hazard assessment for building sites and subdivision.
- Moderate probability of hazard occurrence. Will require geotechnical hazard assessment for building sites and subdivision.
- Steep slope / debris flow and other site specific geotechnical problems. Will require geotechnical hazard assessment for building sites and subdivision.

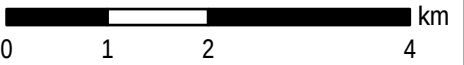
Map 6. Geotechnical Hazards



7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
FAX: (604) 796-9854
WEBSITE: www.kentbc.ca

DATE	2025-12-02
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Map 6



Geotechnical Hazards & Steep Slopes Policies:

- Policy 5.2.1** Precautionary setbacks shall be established for new construction of any kind in the vicinity of steep slopes as indicated on [Map 6](#). Setbacks may be established on a site-specific basis, subject to a required Geotechnical Report, residential development in particular shall be directed away from lands susceptible to stability hazard, and from lands with severe building or road foundation limitations.
- Policy 5.2.2** New development proposals for private lands designated in [Map 6](#), which have at least a low probability of hazard occurrence, are subject to Development Permit Area Guidelines. Development proposals shall require the completion of detailed site-specific geotechnical investigations carrying the stamp and seal of a professional engineer registered in the Province of British Columbia.
- Policy 5.2.3** New resource extraction plans for public lands designated in [Map 6](#), which have at least a low probability of hazard occurrence, shall be accompanied by an environmental impact study undertaken by a professional soils and/or engineering specialist, or by a geotechnical engineer.
- Policy 5.2.4** Development on steep slopes will be carefully managed through land use designations, development guidelines and other restrictions.
- Policy 5.2.5** Impacts of upland development on low land drainage will be carefully considered and mitigated where required.



5.3 Riparian Areas

Riparian areas are areas located on the edge of streams, lakes, and wetlands and serve as the link between water and land systems. The Riparian Areas Protection Regulation (RAPR), 2019, requires local governments to protect riparian assessment areas during residential, commercial, and industrial development by ensuring that proposed activities are evaluated through an assessment conducted by a Qualified Environmental Professional (QEP).

The purpose of the Regulation is to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity. To achieve these goals, the RAPR model requires an assessment of the local habitat and the potential impacts and the development of mitigation measures for avoiding impacts to fish and fish habitat from land development activities such as:

- ✓ Removal, alteration, disruption or destruction of vegetation
- ✓ Disturbance of soils
- ✓ Construction or erection of buildings and structures
- ✓ Creation of nonstructural impervious or semi-impervious surfaces
- ✓ Flood protection works
- ✓ Construction of roads, trails, docks, wharves and bridges
- ✓ Provision and maintenance of sewer and water services
- ✓ Development of drainage systems
- ✓ Development of utility corridors
- ✓ Subdivision as defined in section 872 of the *Local Government Act*

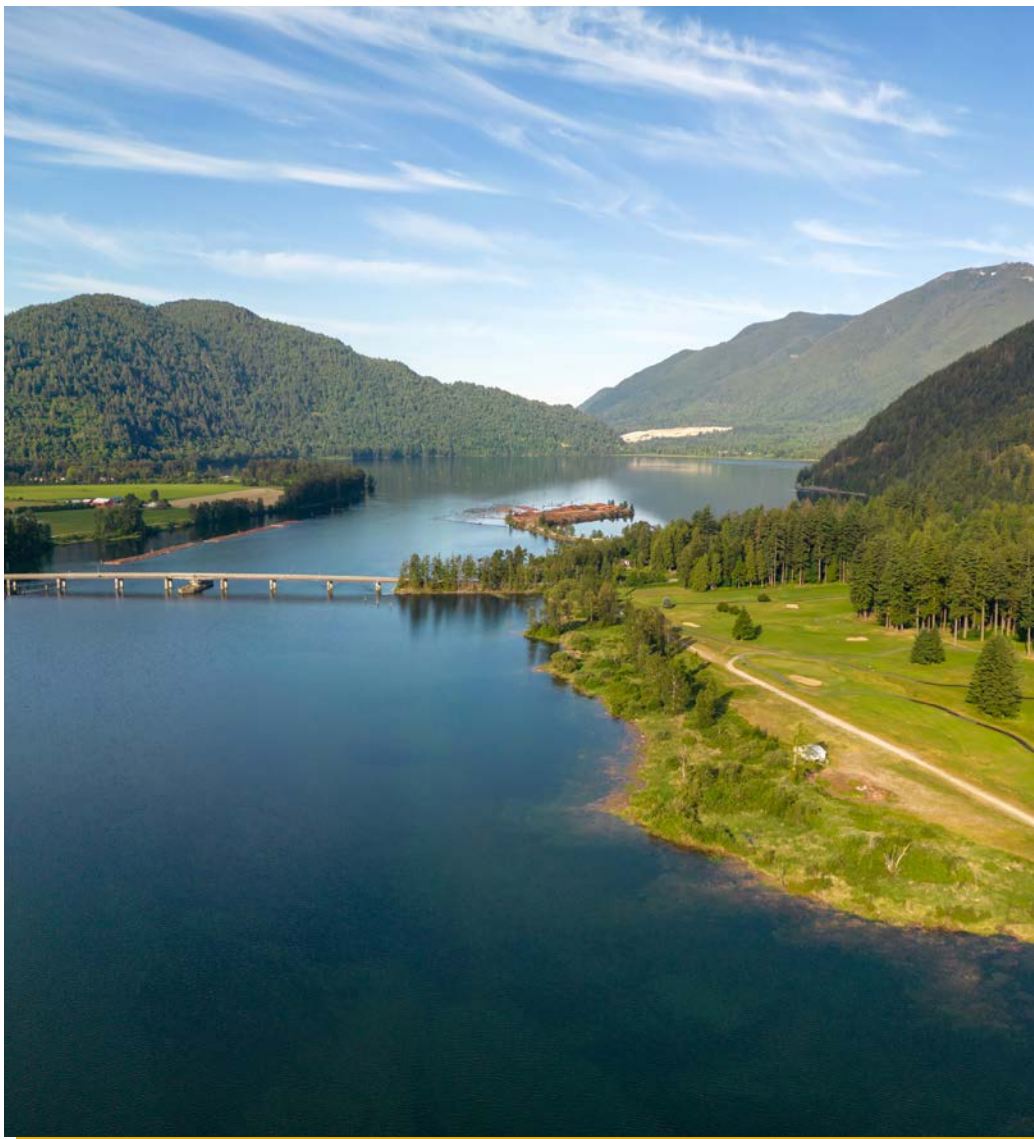
Agricultural activities are not regulated under the RAPR; however, non-farm uses on agricultural land are subject to its provisions. The Ministry of Agriculture and Food has also established standards to guide local government bylaw development in farming areas, as outlined in Section 552 of the *Local Government Act*. These guidelines complement the riparian protection measures required under the RAPR.

Given its location along the Fraser River and its network of extensive watercourses, The District recognizes the importance of protecting riparian areas and will implement the following policies to ensure their preservation.



Riparian Areas Policies:

- Policy 5.3.1** When exercising its powers with respect to development, The District will protect its riparian areas in accordance with the RAPR.
- Policy 5.3.2** All development subject to the RAPR must satisfy the requirements as defined by the legislation prior to approval by The District.
- Policy 5.3.3** The District will work with farmers to encourage voluntarily riparian watercourse setbacks for agricultural buildings and activities to support long-term system maintenance and environmental protection.





5.4 Lhá:lt/Harrison–Sts’ailes Wildlife Management Area

The Harrison–Sts’ailes Wildlife Management Area (WMA) was designated in 2016 as a 1,033 hectare area encompassing portions of the Harrison and Sts’ailes River channels and floodplain delta. The WMA falls within the jurisdiction of both the FVRD and The District of Kent. This area contains some of the region’s most sensitive wetlands, supporting critically important fish and wildlife populations, as well as coniferous forests and shrublands further upland.

The Province works collaboratively with the Nature Trust of BC to plan and manage Lhá:lt, the traditional name for this area.



Figure 10. Lhá:lt/Harrison–Sts’ailes Wildlife Management Area (WMA)



Harrison–Sts’ailes Wildlife Management Area Policies:

- Policy 5.4.1** Continue to work with the Province to address the concerns regarding potential direct or indirect impacts of the WMA on both adjacent and nearby property holders in the Morris Valley and Harrison River areas.
- Policy 5.4.2** Continue to work with the Province and local residents to develop public use regulations regarding the WMA and adjacent lands that are compatible with the goals of all parties.
- Policy 5.4.3** Work with the Province to develop clear, mutually agreeable guidelines regarding the respective roles and responsibilities of The District and the Province concerning the management of infrastructure and municipal services to those parts of the WMA under The District’s jurisdiction, located to the south and east of the Harrison River.



5.5 Flood Protection & Erosion

The District of Kent operates and maintains approximately 42 km of dykes and three flood pumps to protect against the annual freshet and flood events on the Fraser and Harrison Rivers. There is a continuing need for a long-term dyke upgrade plan to meet seismic and flood-risk standards. To protect vulnerable sections of the dyking system, riverbank stabilization works are required along the Fraser and Harrison Rivers, including embankment improvements along Seabird Island First Nation lands.

Flood Protection & Erosion Policies:

- Policy 5.5.1** Future development in The District must consider establishing a minimum finish floor elevation based upon the latest flood elevations established, plus applicable freeboard.
- Policy 5.5.2** All properties within the floodplain, including those within the Agassiz townsite, are subject to flood elevation requirements.
- Policy 5.5.3** The District will continue to update its floodplain mapping and amend the Zoning Bylaw Flood Control Provisions when required.
- Policy 5.5.4** The District will develop a cost sharing agreement with the Provincial and Federal governments to fund flood protection measures based upon the latest flood elevations established plus freeboard requirements.
- Policy 5.5.5** Continue working with the Fraser Basin Council and the First Nations Emergency Planning Secretariat on region-wide priorities for flood protection.
- Policy 5.5.6** Obtain funding to complete engineering design work to undertake a Dyke Upgrade Plan to ensure that The District's 42 kilometres of dykes and related works meet current design standards and current flood profile elevations.
- Policy 5.5.7** Identify riverbank erosion problem areas in The District and pursue further assessment and design options.
- Policy 5.5.8** Support ongoing efforts of Fraser and Harrison River Committee and continue working towards the establishment of a long term integrated plan for sediment removal.

6

Transportation Network





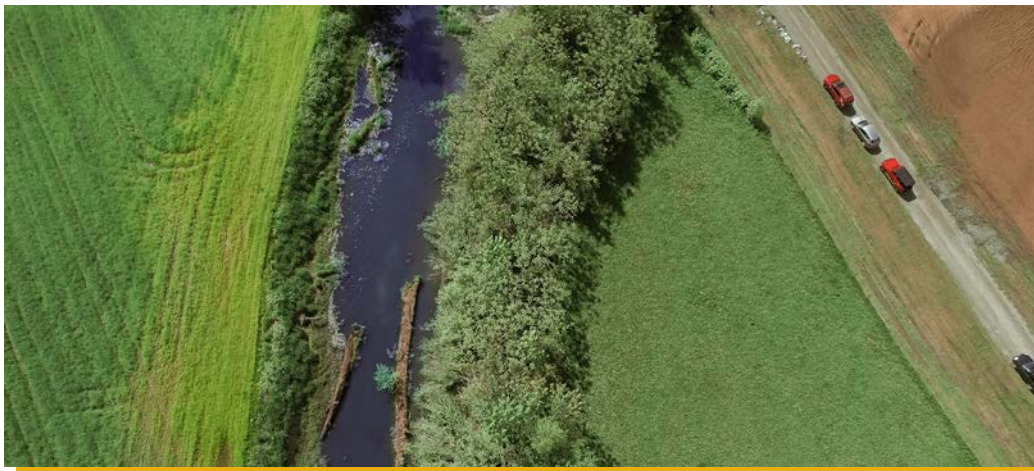
6.1 Overview

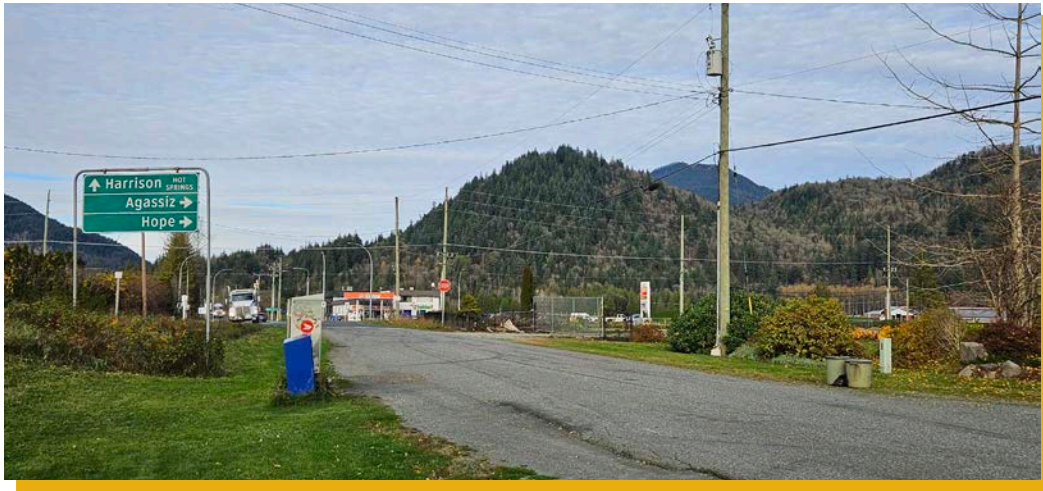
The District of Kent's transportation network consists of roads, bicycle and pedestrian trails, transit and rail. The network connects the existing developed areas and provides links to neighbouring communities. This Plan supports the ongoing development of the transportation network to meet the needs of current and future residents, businesses and visitors.

The Plan encourages the use of public and active transportation as practical options both within The District and for travel to nearby municipalities, including Chilliwack and Harrison Hot Springs. The District finalized its Active Transportation Network Plan (ATNP) in 2024.

General Transportation Policies:

- Policy 6.1.1** Maintain a transportation network that allows for the safe and efficient movement of people and goods in The District.
- Policy 6.1.2** Integrate transportation planning with land use to provide for a well-connected and compact community.
- Policy 6.1.3** Encourage active forms of transportation as a viable option in order to improve health and well-being and to reduce transportation costs and GHG emissions.
- Policy 6.1.4** Improve communication, coordination and connectivity among older adults and seniors regarding recreational opportunities and improving crosswalks in specific locations (Priorities for an Age-Friendly Community, 2013).





6.2 Roads & Highways

The road network in The District of Kent encompasses Provincial Highways 7 and 9, the Agassiz Bypass (Haig Highway), Rockwell Drive and local roads that are maintained by The District. Roads are classified as provincial highways, collector roads and local roads. Provincial highways primarily serve through-traffic, with land access as a secondary consideration, and are typically connected to two or more collector roads. Collector roads provide both property access and a means of distributing traffic between local roads and the provincial highway system. Local roads are mainly designed to serve adjacent properties, with limited capacity for through-traffic.

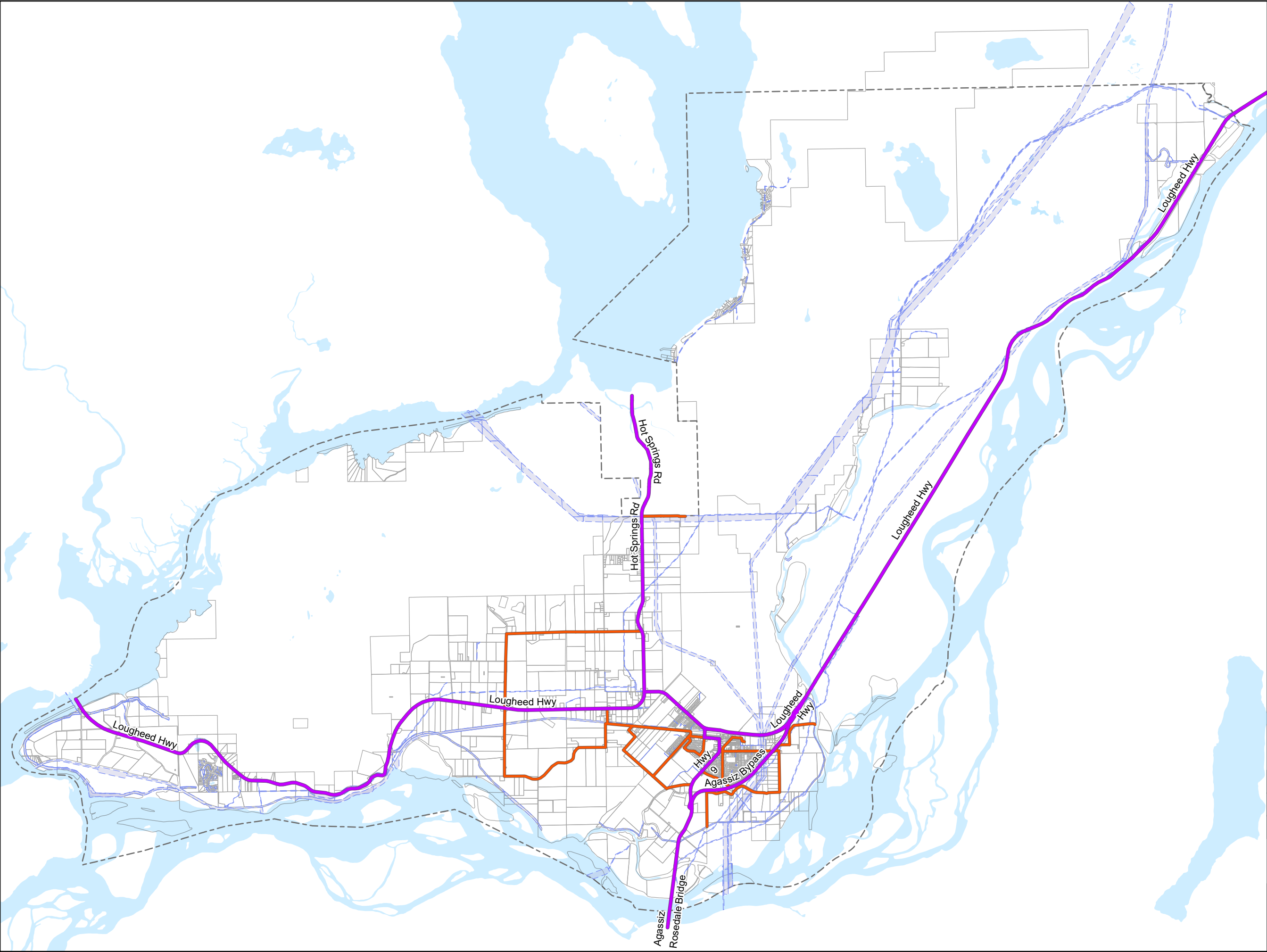
In general, the roads in The District are adequate for current traffic volumes, except when Highway 1 is closed due to flooding or other events. The highway cannot accommodate the volume of vehicles of upwards of approximately 60,000 per day, which greatly impact the Agassiz townsite and beyond. Monitoring and engineering reviews are completed regularly to identify needed improvements and ensure the system remains safe and efficient.

Map 7 and **Map 8** identify the Transportation Network in The District and the following classes of roads:

- › Provincial Highway
- › Collector (municipal)
- › Local (municipal)

In accordance with **Map 7** and **Map 8**, the following roads are designated as Provincial Highways:

- › Hot Springs Road
(Highway No. 9)
- › Agassiz–Rosedale
Highway No. 9
- › Lougheed Highway
No. 7
- › Rockwell Drive
- › Agassiz Bypass
(Haig Highway)



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

ROAD NETWORK & UTILITY
CORRIDORS

- LEGEND**
- Municipal / Electoral Boundaries
 - Lot Lines
 - Utility Corridors
- Roads**
- Provincial Highway
 - Collector Roads

Map 7. Road Network and
Utility Corridors



DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

DATE	2025-12-02
CHECKED BY	SY
DRAWN BY	SM

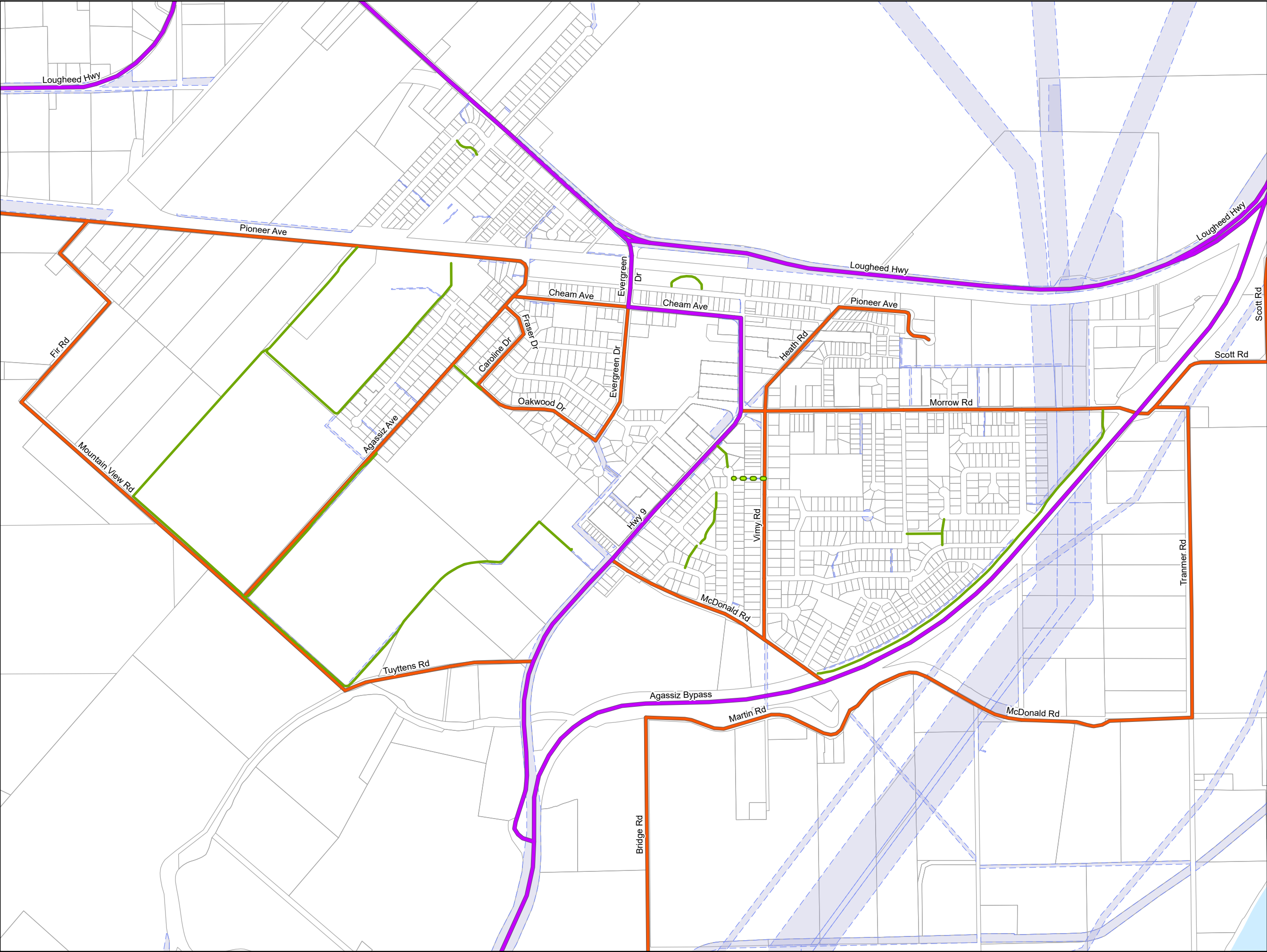




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Map 7



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

ROAD NETWORK, OFF-ROAD
TRAILS & UTILITY CORRIDORS

- LEGEND**
- Lot Lines
 - Utility Corridors
 - Roads**
 - Provincial Highway
 - Collector Roads
 - Footpaths**
 - Proposed Footpath
 - Existing Footpaths

Map 8. Road Network, Off-Road Trails and Utility Corridors in Agassiz

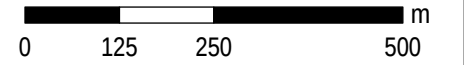


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Map 8



Roads & Highways Policies:

- Policy 6.2.1** Undertake a new Road Network and Traffic Study to investigate proposed new road improvements, concerns related to traffic bypassing and speeding, traffic calming, the adequacy of existing road dedications, width, structure and pavement conditions and other transportation related matters.
- Policy 6.2.2** Develop and maintain a network of provincial roads, collector roads and local roads that accommodates regional and local traffic and reduces cut through traffic in neighbourhoods.
- Policy 6.2.3** Provide access to land use that is safe and commensurate with the level of traffic generated and needed for emergency vehicle access.
- Policy 6.2.4** In accordance with [Map 7](#) and [Map 8](#), the following roads are proposed as future Provincial Highways in The District:
- a. Connection to the northeast corner of Agassiz town centre to create an interchange between the west leg of the No. 7 Lougheed Highway and the north leg of the Agassiz Bypass (Haig Highway)
- Policy 6.2.5** [Map 7](#) and [Map 8](#), identify roads which are designated as collector roads, including:
- a. Pioneer Avenue west of Agassiz Avenue
 - b. Morrow Road
 - c. McDonald Road
 - d. Vimy Road
 - e. Agassiz Avenue
 - f. Cameron Road
 - g. Humphrey Road
 - h. Mountain View Road
- Policy 6.2.6** Continue to identify access and turning movements on Provincial highways that will improve safety and access to the town centre.
- Policy 6.2.7** Identify and secure future road right-of-way requirements.
- Policy 6.2.8** Strive to accommodate cycling and pedestrian infrastructure on all roads, as appropriate, including along proposed collectors.



- Policy 6.2.9** Identify and implement truck and dangerous goods routes through The District.
- Policy 6.2.10** Prioritize the development of a future northeast Agassiz Bypass connecting Highways 9 and 7. Work with the Provincial government to explore this link further.
- Policy 6.2.11** Limit access points along Highway 9 by providing shared access and egress and secondary road access for new development.
- Policy 6.2.12** Continue to explore mechanisms to reduce the amount of required off-street parking in The District such as by allowing cash-in-lieu.
- Policy 6.2.13** Review and update Development Cost Charge Bylaw for municipal roads to ensure that an appropriate level of funding is provided from new development.
- Policy 6.2.14** Review road design standards in conjunction with the new Road Network and Traffic Study. Focus on ways to accommodate pedestrians, cyclists, transit vehicles, trucks, farm equipment, private automobiles and other road users into the community's transportation network, including the addition of cycle lanes in the form of paved road shoulders along designated commuter, school, and touring routes.
- Policy 6.2.15** Review intersection improvements as identified in the Road Network Plan.
- Policy 6.2.16** Identify, prioritize, and implement safety, capacity, and active transportation improvements to the Rosedale–Agassiz Bridge in response to ongoing collisions and safety concerns.
- Policy 6.2.17** Continue to monitor traffic and roadway conditions on Rockwell Drive, along the southeast shore of Harrison Lake, and explore upgrades or roadway improvements as necessary.
- Policy 6.2.18** Consult with The District's business community on transportation network matters that have a potential impact on their operations.



6.3 Cycling & Walking

In 2024, The District of Kent completed an Active Transportation Network Plan, which identifies a long-term network for both on-street and off-street active transportation facilities. The long-term network proposes routes that will provide connected, continuous, comfortable, and accessible opportunities for people walking and biking.

Cycling and Walking Policies:

- Policy 6.3.1** Continue implementation of the Active Transportation Network Plan. Encourage human-powered and alternative modes of travel that contribute to healthy, active lifestyles.
- Policy 6.3.2** Require sidewalks in association with new development in Residential, Commercial and Mixed-Use developments including, wheelchair accessible curb letdowns where appropriate.
- Policy 6.3.3** End-of-trip facilities, such as bicycle parking, change facilities and electrical vehicle plug-ins will be encouraged in new developments.
- Policy 6.3.4** Provide a pedestrian railway overpass link from Pioneer Avenue to Fooks Road to create a safe pedestrian link between residential neighbourhoods north of the railway tracks and available townsite amenities and recreational facilities on the south side of the tracks.
- Policy 6.3.5** Where feasible, establish pedestrian and cycling routes that are separate from roadway driving lanes.
- Policy 6.3.6** Enhance pedestrian and cycling linkages between existing neighbourhoods and future development areas.
- Policy 6.3.7** Improve the dyke trail system to enhance safety and accessibility for walking, cycling, dog walking, and other recreational use.
- Policy 6.3.8** Implement improvements and widening of existing and new roads to better accommodate walking and cycling.





6.4 Transit

The District of Kent has two transit routes that connect the community to Harrison Hot Springs and Chilliwack. Transit services are provided by partner agencies including BC Transit, Kent, Chilliwack, Harrison Hot Springs and the Fraser Valley Regional District. Future transit plans include expansion of the system to provide connections to The District of Hope, Seabird Island Band and the City of Abbotsford.

To better use and expand transit service in The District, future development should be concentrated near existing transit routes. This approach supports transit ridership and improves mobility for residents—including youth and seniors—while offering additional benefits such as increasing density, promoting walkable neighbourhoods, reducing traffic, and lowering GHG emissions.



Transit Policies:

- Policy 6.4.1** Acknowledge the link between land use and transportation and concentrate new residential, commercial and industrial growth along existing or proposed transit routes.
- Policy 6.4.2** Work with major institutional and industrial employers to identify park-and-ride locations to reduce single occupant vehicle trips.
- Policy 6.4.3** Support efforts to enhance transit service between Agassiz, Harrison Hot Springs and Chilliwack in accordance with the Fraser Valley Transit Strategic Plan.
- Policy 6.4.4** Support an expanded transit system to provide connections to The District of Hope, Seabird Island Band and City of Abbotsford.
- Policy 6.4.5** Support social enterprise or innovative service models that improve transit service in the region.
- Policy 6.4.6** Improve transit access to health care and recreational facilities for seniors and youth.
- Policy 6.4.7** Work with transit partners, the community and others to provide transit facilities that are attractive and offer weather protection.



6.5 Rail

The railway has been central to The District of Kent's development. Its establishment helped shape Agassiz into a regional trading centre, and it continues to be a defining feature of the community today.

Rail Policies:

- Policy 6.5.1** Consider the potential for future commuter rail service as part of long-range planning.
- Policy 6.5.2** Prohibit the storage of hazardous goods on railway sidings as a matter of public safety and to protect groundwater as a drinking source.
- Policy 6.5.3** Encourage the environmentally safe disposal of used railway ties.
- Policy 6.5.4** Discourage the parking and storage of empty rail cars on the sidings adjacent to Pioneer Park and all commercial designated properties in Agassiz.
- Policy 6.5.5** Support more detailed planning regarding the impacts and benefits of introducing commuter rail service that stops in The District (e.g. West Coast Express).
- Policy 6.5.6** Consider and explore the potential for rail oriented industries in The District.
- Policy 6.5.7** Work with CPKC on developing and practicing emergency response plans for potential rail transportation incidents involving dangerous goods and hazardous commodities.



7

Servicing





The District of Kent operates and maintains water systems, a wastewater treatment plant, sanitary sewer systems, storm drainage infrastructure, and associated pump stations. The District's wastewater treatment plant and sanitary sewer collection system primarily serve the Agassiz townsite. Seabird Island First Nation residences are also connected to The District's wastewater system.

Developed areas of The District are served with electrical, cable and telephone infrastructure. A natural gas pipeline runs adjacent to Agassiz and continues through Seabird Island. [Map 7](#) and [Map 8](#) show the major utility corridors within The District. These utility rights-of-way and the companies that operate within them, including the CPKC railway, FortisBC (gas), and BC Hydro, contribute significantly to The District's tax base.

7.1 Water

The District of Kent operates three community water systems—Agassiz, Rockwell, and Mount Woodside. Connection to the Agassiz system is currently voluntary, and Water Regulation Bylaw 1562 requires that new residential structures must connect to the municipal water system. The remaining properties are served by private wells.

The Mount Woodside water system was constructed in 2010 and consists of a reservoir, pump, well, fire hydrants and watermains. A smaller water system located at Rockwell Drive was constructed in 1987 and consists of a reservoir, pump house, well, fire hydrants and watermains.

The District benefits from a productive groundwater aquifer, and water quantity is generally not a concern. The aquifer is, however, relatively shallow and is considered to be at some risk of contamination. There have been some reported high nitrate readings and high fecal coliform counts on some private wells that indicate contamination from surface agricultural activities upstream of Agassiz or from an aging sewer system. Also, there is the threat of gasoline by-product contamination from old gasoline/oil tanks that have not been excavated. The Agassiz water system was built, in part, to address these risks. However, not all residents are connected to the system and therefore face the following issues:

- › No water supply during power outages
- › Low pressures and maintenance difficulties on some private systems
- › Property-owner responsibility for well operation and maintenance costs
- › Deterrence of potential development investment
- › Limited ability to protect and manage groundwater quality



Fire protection is provided through municipally owned live hydrants and draft fire wells, with some hydrants pressurized. These live hydrants and draft fire wells are operated by the fire department using mobile pumps in the event of a fire. However, the draft fire wells are prone to siltation, which reduces their reliability for firefighting and increases ongoing maintenance needs.

To help finance the establishment of a municipal water supply systems, The District adopted a Development Cost Charge Bylaw in 1994. Charges apply to new residential, commercial, institutional, and industrial uses.





Water Policies:

- Policy 7.1.1** Ensure safe water supplies and well-maintained community water systems in Agassiz, Mount Woodside and Rockwell Drive.
- Policy 7.1.2** Complete the installation of the water system for Agassiz townsite through funding provided by new development and other mechanisms such as the establishment of a Local Service Area.
- Policy 7.1.3** Require new development to connect to The District's water system.
- Policy 7.1.4** Encourage existing residents to connect to the community water system as a viable alternative to maintaining private wells. Require connection to the water system prior to issuance of a building permit for a new structure.
- Policy 7.1.5** Investigate opportunities to establish The District's water systems as warranted by future development.
- Policy 7.1.6** Work with the Provincial and Federal governments to assist in funding the completion of The District's water systems.
- Policy 7.1.7** Develop water conservation initiatives to protect this valuable resource.
- Policy 7.1.8** Continue to update the Development Cost Charge Bylaw, to ensure that appropriate funding is provided from new development.
- Policy 7.1.9** Protect the aquifer and ground water quality as a clean source of drinking water.
- Policy 7.1.10** Require new developments to demonstrate how they will minimize impact to ground water quality and supply.

7.2 Sanitary Sewer

The District of Kent's wastewater treatment plant (WWTP) and sanitary sewer collection system primarily serve the Agassiz townsite. Seabird Island First Nation residences are also connected to The District's wastewater system. The remainder of The District, encompassing the majority of its land area, is serviced by on-site septic disposal systems.

Phase 1 of the Mount Woodside development has a separate sanitary sewer collection system and wastewater treatment plant that was installed in 2010.



The Agassiz sanitary sewer system consists of approximately 18 kilometres of pipe and uses a combination of gravity sewers and five pump stations (Vimy, Maples, McCaffrey, Cheam and Aberdeen). The main pump station is located at the intersection of Vimy Road and McDonald Road. The sewage is pumped to the WWTP at the south end of Tranmer Road where it is treated and then discharged to the Fraser River. The Agassiz system was installed in the late 1960s.

The District's capital works program addresses replacement and upgrades to the sanitary collection and treatment infrastructure, including:

1. Comprehensive repairs to the aging Agassiz townsite sanitary sewer collection system in 2013 which has reduced groundwater infiltration rates
2. Conversion of WWTP chlorine disinfection to Ultraviolet (UV) disinfection in 2013
3. Upgrades to the WWTP screening and digestion processes in 2009

Sanitary Sewer Policies:

- Policy 7.2.1** Require major new development projects to connect to The District's sanitary sewer system.
- Policy 7.2.2** Investigate opportunities to establish District sewer systems where warranted by future development needs, including the heavy industrial area on west Cameron Road.
- Policy 7.2.3** Investigate opportunities to establish a District sewer system to service the marine commercial area on Rockwell Drive.
- Policy 7.2.4** While soil conditions of The District are generally suitable for on-site sewage disposal, lots smaller than 0.8 hectares (2 acres) may be restricted to areas served by the community sewer system, subject to the approval of The District.
- Policy 7.2.5** The District's Development Cost Charge Bylaw for sanitary sewer works shall be reviewed on a regular basis to ensure that an appropriate level of funding is provided from new development.



7.3 Storm Sewer (Drainage)

The District of Kent operates and maintains storm drainage pipes to manage storm water runoff within the Agassiz town centre. The majority of the Agassiz drainage system discharges to Agassiz Slough. The drainage catchment area for this system is bounded on the north by Highway 7, on the southwest by the Meadow/McDonald alignments and on the southeast by the Agassiz Bypass (Haig Highway). Twelve sub-catchment areas drain through underground storm sewers that discharge to four outfalls releasing rainwater to Agassiz Slough.

Water levels in Agassiz Slough fluctuate seasonally, and the flat grades of the sewer mains contribute to variable outfall capacity. Over the past several decades, a number of improvements have been made to enhance drainage performance. In 1996, new outfalls and storm trunk sewers were installed along the Highway 9 corridor to improve drainage in the Town Centre and Vimy Road areas. Additional upgrades include completion of the east and west drainage systems. An outfall at the north end of McCaffrey Road serves a small catchment area, as does the outfall at the south end of Aberdeen Drive.

The District also operates and maintains three rural open drainage systems to help manage drainage and protect properties. These rural systems are known as the Miami Creek, Mountain Slough, and Harrison Mills systems.

In addition to The District's drainage systems, agricultural properties use supplementary ditches to improve on-site drainage. At Mount Woodside, low-impact development measures—such as drainage swales, rainwater infiltration, and detention—have also been incorporated.

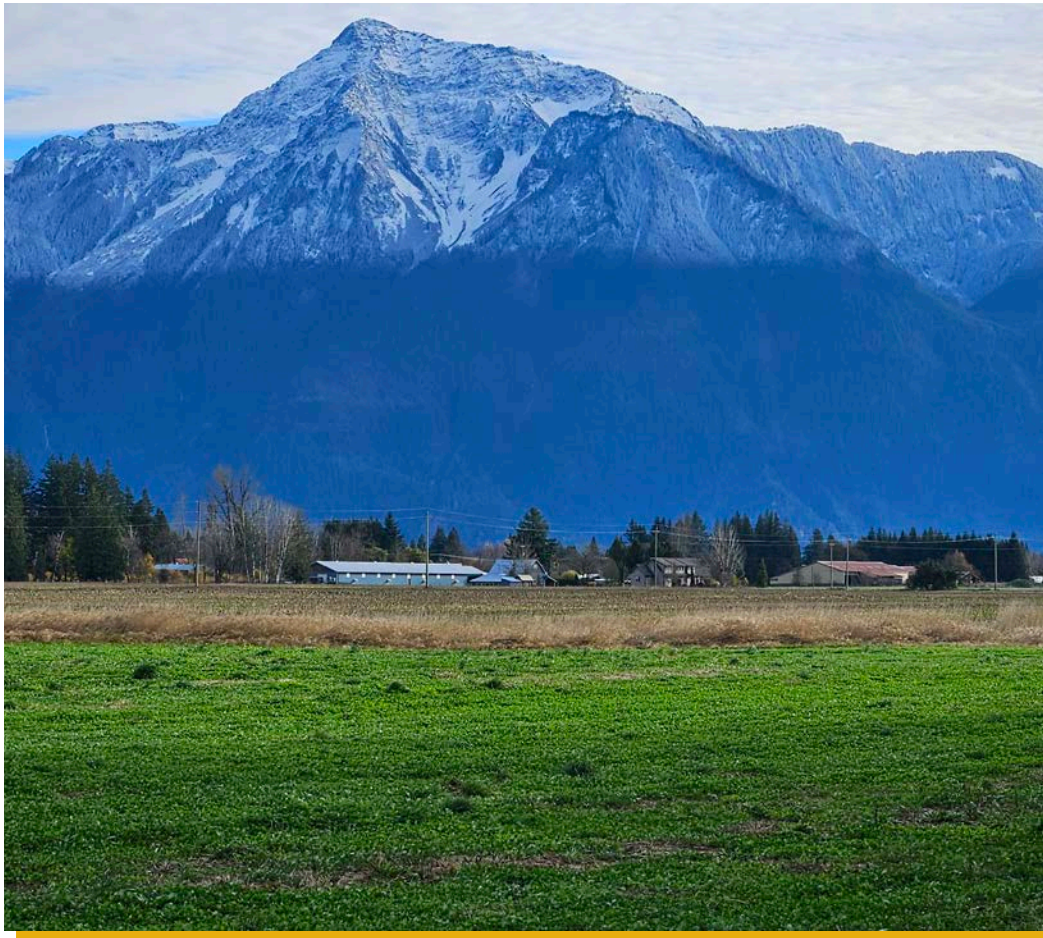
The District adopted a Development Cost Charge in 1994 for storm drainage works and services.

The District also maintains approximately 42 km of dykes, which, combined with The District's drainage systems plays an important role in helping protect properties from potential flood damage.

Storm Sewer Policies:

Policy 7.3.1 Update The District's Development Cost Charge Bylaw for storm drainage works and services on a regular basis to ensure that an appropriate level of funding is provided from new development.

Policy 7.3.2 Require major new development projects to connect to The District storm water system.



- Policy 7.3.3** Consider updating a District-wide drainage management plan for all agricultural land within The District in order to address outflows of drainage ditches, flood control, and maintenance.
- Policy 7.3.4** Identify funding sources for dyke upgrades, stormwater pump station assessments, maintenance, and feasibility studies.
- Policy 7.3.5** Develop engineering standards that promote best management practices for stormwater infiltration and mitigation of stormwater runoff impacts.
- Policy 7.3.6** Work with the senior governments to protect and enhance fisheries habitat while maintaining effective drainage systems.
- Policy 7.3.7** Work with senior governments to implement comprehensive stormwater management plans for Crown Land hillside areas, ensuring that logging activities do not increase runoff or place additional pressure on downstream drainage systems within The District.

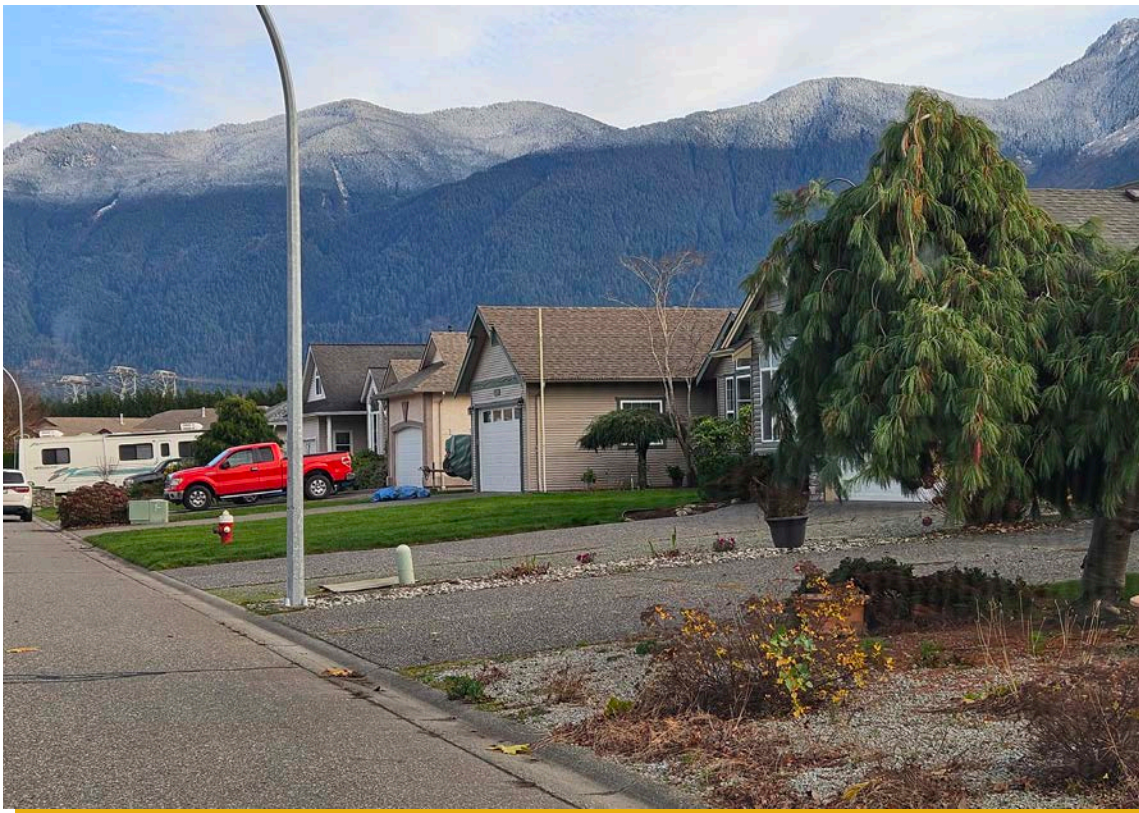


7.4 Solid Waste Management

Currently, solid waste collection in The District of Kent is privately managed with waste transported to the Bailey landfill site in Chilliwack for disposal. The District also operates a bottle depot and recycling facility on Industrial Way, which accepts recyclables as well as yard and garden green waste. The District will continue to work with the FVRD to implement the Solid Waste Management Plan.

Solid Waste & Recycling Policies:

- Policy 7.4.1** Continue to implement data from The District's 2008 Solid Waste Management Data Plan.
- Policy 7.4.2** Support local and regional initiatives for waste reduction and recycling.
- Policy 7.4.3** Explore opportunities to:
- a. Increase curb side pick-up of recyclables
 - b. Establish curb side pick-up of compostables





7.5 Emergency Program Planning

In accordance with the *Emergency and Disaster Management Act*, the local authority is at all times responsible for the direction and control of their emergency response. This responsibility includes establishing and maintaining an emergency management organization to develop and implement emergency plans and other preparedness, response and recovery measures for emergencies and disasters.

To meet these responsibilities, The District of Kent and the Village of Harrison Hot Springs have jointly established the Kent-Harrison Joint Emergency Program Committee. The committee members meet to discuss, advise, and assist with emergency program planning and operations.

Both municipalities share the cost of two part-time emergency program positions that help administer each municipality's emergency program:

- › Emergency Program Coordinator
- › Deputy Emergency Program Coordinator

EMERGENCY EVACUATION ROUTE

One of the main emergency planning priorities facing The District and the Village of Harrison Hot Springs is the establishment of an emergency evacuation route for residents and visitors along Rockwell Drive on the east side of Harrison Lake. Both municipalities are working with provincial representatives to secure funding and establish a bypass and evacuation route that can be used during major incidents—such as wildfires or significant traffic accidents—that result in prolonged closures along Rockwell Drive or the north end of Hot Springs Road. The proposed route would connect the north end of Rockwell Drive to the Lougheed Highway (Highway 7).

Discussions have proceeded with various provincial government ministries, including: Ministry of Emergency Management and Climate Readiness, BC Parks, Ministry of Environment and Parks and Ministry of Forests.

ALTERNATE EMERGENCY OPERATIONS CENTRE & ALTERNATE EMERGENCY SOCIAL SERVICES RECEPTION CENTRE

The District is also reviewing options for an alternate Emergency Operations Centre (EOC) and alternate Emergency Social Services Reception Centre (ESS RC). The primary EOC is the upstairs portion of The District Fire Hall on Industrial Way and the primary ESS RC is the Agricultural Hall on Pioneer Avenue. Because an emergency could render either of these building locations unusable, The District is considering suitable alternate locations that can be properly outfitted with emergency generators and other essential infrastructure to ensure functionality during emergency or disaster situations.



EMERGENCY HELI-PAD

When responding to medical and fire response emergencies in the Rockwell Drive area of The District, emergency personnel are often challenged with establishing a safe landing area for an Air Ambulance helicopter. Current practices such as landing a helicopter on Harrison Beach are not ideal due to safety risks associated with high use of the area and loose sands.

Emergency Program Planning Policies:

- Policy 7.5.1** The District continues to work with the Village of Harrison Hot Springs and provincial and federal agencies to obtain required funding and approvals to establish and maintain an emergency evacuation route for residents and visitors during emergency or disaster situations.
- Policy 7.5.2** Review options for, and establish, an alternate Emergency Operations Centre and alternate Emergency Social Services Reception Centre that are properly equipped and supported with emergency generators for use during emergency or disaster situations.
- Policy 7.5.3** Engage with the provincial government and relevant agencies including BC Emergency Health Services (BC Ambulance Service) and the Ministry of Emergency Management and Climate Readiness, to secure the necessary funding and develop an implementation plan for a designated helicopter landing zone in the Rockwell Drive area, with a potential location being at the end of the existing breakwater.



8

Health & Well-Being





Maintaining and enhancing the quality of life for all District of Kent residents has long been a priority for Council. The District's Healthy Communities Committee reviews a wide range of issues affecting community health and provides recommendations to Council.

8.1 Social Well-Being

Community health is influenced by a combination of social, physical, and economic factors. As a result, social well-being policies often span multiple issues, and their success depends on the active participation and support of many stakeholders, including individuals, community organizations, and local and provincial governments.

Social Well-Being Policies:

HEALTH & QUALITY OF LIFE

- Policy 8.1.1** Work with government agencies and community groups to help address local health issues.
- Policy 8.1.2** Facilitate and encourage boards, commissions, and committees to improve the quality of life in The District.
- Policy 8.1.3** Support the Agassiz-Harrison Healthy Communities Committee as the front line social and health planning agencies for the community.
- Policy 8.1.4** Support additional health and social services identified by the Agassiz-Harrison Healthy Communities Committee as funding becomes available and budget constraints permit.
- Policy 8.1.5** Expand educational opportunities as a way of improving the quality of life for the residents of The District.
- Policy 8.1.6** Work collaboratively with the Ministry of Health and Fraser Health to support community-led food security initiatives, particularly for residents with limited incomes.
- Policy 8.1.7** Encourage sustainable local food systems, including the promotion of locally grown foods, home food production, community gardens, and farmers' markets.





BUILT ENVIRONMENT

- Policy 8.1.8** Recognize and preserve significant heritage buildings and features when possible.
- Policy 8.1.9** Ensure that all buildings providing facilities and services are fully accessible to people with physical or cognitive disabilities.
- Policy 8.1.10** Encourage the provision and expansion of recreational and park facilities to meet the needs of youth, children, seniors and young adults, and to help attract more families to The District.
- Policy 8.1.11** Encourage the development and enhancement of infrastructure that supports active, human-powered recreation, such as walking and cycling.



HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT

- Policy 8.1.12** Encourage economic development to create more job opportunities and reduce unemployment in The District.
- Policy 8.1.13** Continue implementing the Age-Friendly Plan and collaborate with seniors' groups, community members, and government agencies to plan for the housing and services needed to support an aging population.
- Policy 8.1.14** Enhance relationships with First Nations through ongoing participation in C2C (Community to Community) meetings, development and execution of Memoranda of Understanding where appropriate, and continued cooperation.

SAFETY & SECURITY

- Policy 8.1.15** Allocate resources to support expanded community policing initiatives in response to the District's funding responsibilities for policing costs under the *Local Government Act*.
- Policy 8.1.16** Work with the RCMP to improve community safety by encouraging residents and neighbourhoods to participate in crime prevention programs such as Speed Watch, Block Watch, Block Parents, Neighbourhood Watch, Citizens on Patrol, and Crime Stoppers.
- Policy 8.1.17** Promote and support community-policing initiatives.
- Policy 8.1.18** Collaborate with the RCMP to integrate Crime Prevention Through Environmental Design (CPTED) principles into the review and approval process for all new developments.
- Policy 8.1.19** Acknowledge and support the ongoing efforts of Kent/Harrison Search and Rescue.



9

Development Permit Areas





Pursuant to the *Local Government Act*, the Official Community Plan designates certain areas within the District of Kent as Development Permit Areas (DPAs).

DPAs are established to:

- ✓ Guide the form and character of multi-family residential, commercial and industrial development
- ✓ Guide the form and character of intensive residential development
- ✓ Revitalize an area in which a commercial use is permitted
- ✓ Protect the natural environment, its ecosystems and biological diversity
- ✓ Protect developments from hazardous conditions

Six Development Permit areas are identified in Schedule C, Development Permit Areas Map and are noted below:

1. Hillside Development Permit Area 1
2. Marine Commercial Development Permit Area 2
3. Intensive Development Permit Area 3
4. Downtown Revitalization Development Permit Area 4
5. Mount Woodside Development Permit Area 5
6. Industrial Development Permit Area 6

GENERAL REQUIREMENTS FOR DEVELOPMENT PERMIT AREAS

All developments within a designated Development Permit Area will require a Development Permit to be issued by District Council:

7. Within all Development Permit Areas, a property owner is required to obtain a Development Permit before:

- a. Subdivision
- b. Construction, addition or alteration of a building or structure
- c. Land alteration in an environmentally sensitive or hazardous area

8. All development permit applications must include a comprehensive design package and a letter of intent that demonstrates how the proposed development meets the guidelines.



DEVELOPMENT PERMIT AREA EXEMPTIONS

1. A Development Permit is not required within specified Development Permit Areas for Internal alterations that do not affect the exterior appearance of a building.
2. A Development Permit is not required within specified Development Permit Areas for minor renovations to the exterior of a building that does not significantly impact the overall appearance of the exterior elevations or contravene Development Permit Area Guidelines. This would include repainting, siding repair, roof repair, restoration or replacement of windows and doors at the same location and replacement or addition of awnings that meet Development Permit Area Guidelines and are in full compliance with the sign Bylaw.
3. A Development Permit is not required within a specified Development Permit Area for an addition to the principle building provided that:
 - a. The proposed construction value is less than \$50,000 as determined by the current Fees and Charges Bylaw
 - b. The proposed construction is located within the rear yard and conforms to the Development Permit Guidelines and minimum setback requirements
4. A Development Permit is not required within a specified Development Permit Area for the construction of an accessory building or structure provided that:
 - a. The proposed construction value is less than \$50,000 as determined by the current Fees and Charges Bylaw
 - b. The proposed construction is located within the rear yard and conforms to the minimum setback requirements
5. A Development Permit is not required within a specified Development Permit area for the replacement or alteration of existing signs or canopies provided that they are in full compliance with the Sign Bylaw or existing Development Permit Area Guidelines.



Hillside Development Permit Area (DPA 1)

Lands designated within Hillside Development Permit Area (DPA 1) are outlined in Schedule C, which forms part of this bylaw.

This DPA is established for the following purposes:

- ✓ Protection of the natural environment, its ecosystems and biological diversity
- ✓ Protection of developments from hazardous conditions

A geotechnical overview study of The District of Kent has identified several areas as hazardous areas with respect to rockfall and debris flow hazards. Creeks crossing the mountain slopes have the potential to produce debris flows or floods as a result of localized soil failure. Much of the slope area is covered by mixed second growth forest and was traversed by various levels of logging roads earlier in this century. The purpose of the geotechnical study, when required, will be to identify safe and stable building sites for new buildings, and to provide protection for streams and slopes. Such measures serve not only to protect new development, but also to ensure that new development does not detrimentally impact existing homes and improvements. Due to the geotechnical complexity of the slopes in the area, an owner of land within DPA 1 may be required to undertake a geotechnical study prior to subdivision or the issuance of a building permit.

Within this same boundary, and in part due to the geotechnical complexity of the area and the proximity of Harrison Lake and the Fraser River, surface and ground water is susceptible to degradation. The Plan policies seek to protect the sensitive biophysical conditions in and adjacent to the river, and therefore development permits may also contain conditions respecting the protection of water quality, aquatic habitat, and sewage disposal, water supply, and storm drainage control.

All development within the Hillside Development Permit Area 1 (DPA 1) shall comply with the following guidelines:

1. Where a geotechnical study identifies a hazard, which may be a threat to life, a Development Permit may, pursuant to the *Local Government Act*, vary the permitted uses or density as they relate to health, safety or the protection of the property from damage, or may require that defined areas of land shall remain free of development.
2. No alterations to the natural drainage, no construction or excavation should be permitted which might cause or contribute to hazardous conditions on the site or on adjacent lands.



3. Where this Bylaw permits residential uses and where the geotechnical study identifies safe building sites, all new lots created should include suitable building sites in areas not subject to hazards. Clustering of lots away from the hazard area is preferred and regulations respecting minimum lot size created by subdivision may be varied to facilitate optimum land uses.
4. A Qualified Environmental Professional will perform an assessment of any watercourses as prescribed by the provincially enacted Riparian Areas Regulation. The assessment will specify the streamside protection and enhancement area setbacks and will include measures to protect and enhance the riparian area within those setbacks.
5. Where development is proposed within 300 metres of the natural boundary of a water course or lake, a Development Permit shall require that the applicant demonstrate, by means satisfactory to Council, that the proposed sewage disposal, water supply and site drainage facilities are adequate and will not lead to environmental problems in the long term.
6. On-site sewage disposal, water supply and drainage systems may be prohibited in areas of unstable soil, or areas where ground or surface water is subject to degradation except as otherwise recommended in engineering studies.
7. The design of the shape and massing of new buildings should be sensitive toward and consider mountain views, lake views, and view corridors of already existing single-dwelling residential use.
8. The development should maximize the retention of existing vegetation on steep slopes and retain all vegetation outside the proposed building site.
9. In addition to the above Guidelines, the Development Permit may include conditions or restrictions restricting the uses and densities permitted in the Zoning Bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced or other matters as specified in the *Local Government Act* to reflect the advice of the geotechnical engineer in a site-specific geotechnical study.
10. A Development Permit may not be required, pursuant to the *Local Government Act*, for consideration of, addition to, or alteration or repair of a building or structure where a site specific geotechnical report determines that the site may be used safely for the use intended, and the development is not affected by any of the guidelines listed in (1) through (6) above; or the type of construction, addition, or alteration does not affect or relate to matters of health, safety or the protection of property from damage.
11. Where a geotechnical report, study or site specific study is required to support development, it shall be completed by a suitably qualified geotechnical Professional Engineer to determine when the proposed development can occur in a safe manner.



The geotechnical Professional Engineer shall prepare a geotechnical report that addresses the following requirements pertaining to slope and stability:

- a.** A geotechnical report should address the following requirements pertaining to slope and stability:
 - i.** The Profession Geotechnical Engineer has reviewed all information available to the consultant
 - ii.** The Professional Geotechnical Engineer shall ensure that: the geotechnical study is conducted in accordance with the current edition of the Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC as prepared by Association of Professional Engineers and Geoscientist of BC and hazard thresholds shall be in accordance with the Hazard Acceptability Thresholds for Development Approvals by Local Government paper as prepared by Dr. Peter W. Cave
 - iii.** There is no net decrease in overall slope and soil stability resulting from the proposed development
 - iv.** Off-site slope instabilities are mitigated by the applicant to provide for the safe occupation and use of the development lands and adjacent nearby lands
 - v.** A construction management plan is developed and monitored by the Professional Geotechnical Engineer
- b.** The Professional Geotechnical Engineer shall provide the following specific geotechnical assurances to The District:
 - i.** The Professional Geotechnical Engineer has carried out all necessary surface and subsurface investigations that the Engineer considers necessary to provide the design and supervision undertaking being given
 - ii.** The Professional Geotechnical Engineer will provide the design and supervision such that, in the Engineer's opinion, the site is suitable for the proposed development and the proposed development does not and will not compromise in any way the stability of the soil on-site or soil on lands which are adjacent or nearby, and will not cause or contribute to such soils becoming susceptible to land slip, land slide, rock fall, mud flow, debris flow, debris torrent, erosion, slumping, settling or other such occurrence
 - iii.** In the Professional Geotechnical Engineer's opinion, in the event of any land slip, land slide, rock fall, mud flow, debris flow, debris torrent, erosion, slumping, settling or other such occurrence, which occurs after the proposed development is completed, the extent of the property damage and damage to life and limb which occurs is not likely to be in any way greater than the damage or harm which would occur prior to the development taking place



- iv. The Professional Geotechnical Engineer's undertaking that he is retained by the applicant to design and fully supervise the construction of the proposed development, and that on completion of the work, they will confirm in writing that they have fulfilled their design and supervision undertakings. In the event their retainer is terminated for any reason by the applicant, the Engineer would be obligated to immediately notify The District in writing of that fact
 - c. The Professional Geotechnical Engineer shall provide The District with evidence of occurrence based professional liability insurance coverage which does not lapse in the amount of \$2,000,000
- 12. Where a geotechnical report or study is required, a restrictive covenant may be required to be registered under the Land Title Act acknowledging the land may be subject to hazardous conditions and saving The District harmless from any claims arising out of damages to the land or buildings. The Professional Engineer shall provide specific geotechnical assurances as determined by The District. Bonding to secure performance may also be determined by Council.
- 13. No site clearing, grubbing, re-contouring, grading or movement of soil may occur without the issuance of a development permit for such activity unless otherwise provided for in these guidelines.



Marine Commercial Development Permit Area (DPA 2)

Lands designated within Marine Commercial Development Permit Area (DPA 2) are outlined in Schedule C and C-2 which form part of this bylaw.

This DPA is established for the following purposes:

- ✓ Establishment of objectives for the form and character of commercial development
- ✓ Protection of the natural environment, its ecosystems and biological diversity
- ✓ Protection of developments from hazardous conditions

The Commercial–Marine land use designation is located within DPA 2. Special attention in DPA 2 will be applied to pedestrian accessibility to the lakefront area and connection to the pedestrian promenade along the remainder of the lakefront within the Village of Harrison Hot Springs. DPA 2 recognizes the lakeshore along Harrison Lake as a critical area due, in part, to its high potential for major new development and redevelopment. Also, DPA 2 encourages uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach and the surrounding area.

All development within the Marine Commercial DPA 2 shall comply with the following guidelines:

1. Preserve or enhance as much of the natural shoreline as possible.
2. New development will minimize adverse effects on the natural environment.
3. The form and character of buildings and structures should reflect the natural beauty of the area. This can be achieved through:
 - a. The sensitive siting of buildings
 - b. Designs that are naturally inspired
 - c. Using materials and building methods that complement the marine environment
4. Building and site design should strive to reduce the apparent mass of structures and to integrate the development within its site and local context.
5. Site design shall integrate FireSmart principles for hillside development to prepare for wildfire events.



6. Development should be designed to ensure that sunshine comes down to pedestrian levels to pedestrian levels and to preserve and create view and pedestrian corridors to the lake.
7. Variety, continuity and pedestrian interest should be expressed in the design of buildings, especially at ground level.
8. Large, flat expanses of sides of buildings should be avoided and focus on a pedestrian or residential area orientation.
9. Landscape screening requirements should be supplemented to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.
10. Where the rear yard of one development is adjacent to the front yard of the adjoining development, care should be taken to completely mask storage.
11. Screen areas with walls, fencing, hedging, planting, other screening materials, or a combination of these materials.
12. Natural landscape and significant tree stands should be retained and incorporated into site development plans when feasible.
13. Buildings and structures should be permanent in nature, and should not appear to be temporary structures.



Intensive Residential Development Permit Area (DPA 3)

Lands designated within an Intensive Residential Development Permit Area (DPA 3) are outlined in Schedules C and C-1 attached, which forms part of this bylaw.

This DPA is established for the following purpose:

- ✓ Establishment of objectives for the form and character of intensive residential development

Intensive Residential Development applies to all multi-family housing, single-family infill housing and strata-lot single-family housing. Good residential design guidelines can help to ensure that this type of development enhances the surrounding area and contributes to the character of the Neighbourhood. The objective of DPA 3 is to ensure that development and redevelopment is compatible and sympathetic with the adjoining single family residences and yet promotes the creation of attractive multi-family, infill or small strata-lot residential development that takes advantage of the unique mountain views. An important aspect of the strategy is a coordinated approach to the design elements and character of new buildings through the use of materials, colours and landscape treatment with consideration of building mass, shape and siting. New development should reflect the area's setting; its strategic and sensitive position adjacent to single family residences along with the spectacular mountain views.

All development within an Intensive Residential DPA 3 shall comply with the following guidelines:

1. The design of the shape and massing of new buildings should be sensitive toward and consider mountain views and view corridors.
2. New buildings should be designed so that their mass, shape and siting does not overwhelm the adjacent single family residential area and clearly acts as a transition to it. Regulations of maximum building height and the use of pitched roofs will be requirements to enhance this relationship.
3. Building materials should be used which are small in scale and reflect the fact that they are located adjacent to a residential area. Brick (standard size), wood, vinyl, stone, stucco, and specially shaped and coloured concrete are examples of building materials, which are considered acceptable. Large expanses of any one material are not acceptable unless broken by other architectural detail.



4. All building elevations which are visible from adjoining or nearby streets, residential or commercial areas should be treated as a “front” elevation so that buildings do not turn their backs upon these adjoining areas and uses.
5. Landscaping and fencing should screen development from adjoining low-density residential uses.
6. Site lighting of all development within this area should be designed so that it avoids “light-spill” upon adjoining low-density residential areas.
7. Garbage receptacle areas and utility kiosks should be contained within a building or screened with solid fencing or landscaping (or a combination of the three).
8. Surface parking areas should be screened from adjoining development by landscaping; solid fencing or a combination of the two may be considered.
9. Large areas of surface parking should include internal landscaping in order to “break-up” the hard surface.
10. Developments are to be open and accessible, with easy traffic and pedestrian flow.
11. All buildings should be handicap accessible.
12. All exterior mechanical units or equipment, including roof-tops units, must be enclosed in a manner that is attractive and integrated with the overall design.
13. Building foundation walls should be designed to integrate into the overall design or building facades. This can be achieved by using exterior building materials to finished grade or by cladding in compatible materials and colours.



Downtown Revitalization Development Permit Area (DPA 4)

Lands designated within Downtown Revitalization Development Permit Area (DPA 4) are outlined in Schedule C, which forms part of this bylaw.

This DPA is established for the following purpose:

- ✓ To revitalize an area in which a commercial use is permitted

Anticipating a steady growth in Agassiz and the region, and the desire to improve the economic vitality and visual appearance of the commercial core, the revitalization of the downtown area continues to be a priority in order to meet the growing demands for an attractive, well-maintained commercial core. A coherent set of guidelines will help draw shoppers to the area, renew a sense of pride, and draw attention to the unique beauty of Agassiz. This has been demonstrated through the revitalization of Pioneer Avenue, which included improvements to the sidewalk, lighting and street furniture.

The design approach deemed appropriate for Agassiz is based on the positive local building traditions, both historical and present day. Specifically, these have been identified as the architecture and urban design of: 1) the railway era (1884-1910) in rural British Columbia, and 2) the simplicity of local agricultural buildings and structures. The emphasis will be on simple, timeless, basic materials that do not have a dated look to them. Designs must be derived from the qualities that exist in Agassiz and use local authentic materials. Using colours prevalent in the immediate landscape is a means of connecting the revitalization to the existing qualities of the region.

The objectives of DPA 4 are to ensure that new development and redevelopment of the Agassiz townsite will create and promote a special physical environment and atmosphere which will encourage commercial development. If the downtown area is to be revitalized, new development must be attractive to the local shopping public and to visitors from throughout the region and beyond. The townsite should be compatible and unified within itself and with adjacent residential areas. Attention to the details of building design, servicing, landscaping and other site development features must all be viewed as important factors in the revitalization of “commercial identity” and the enhancement of the local economy.



All development within Downtown Revitalization DPA 4 shall comply with the following guidelines:

1. The Agassiz Revitalization Façade Design Guidelines will be used as a reference in all development approvals in DPA 4. These guidelines outline: design objectives, recommended building components, design principles, colour scheme, building sketches, and Development Permit and grant application procedures. The guidelines specify approved materials, designs, colours and levels of design, which are necessary to produce a united image for downtown Agassiz.
2. Buildings on lots fronting both Pioneer and Cheam Avenues should be designed to present a commercial façade to both streets; any required loading facilities will be located on the Cheam Avenue façade.
3. Building elevations, which are visible from adjoining or nearby streets or pedestrians ways should be treated as a “front” elevation so that building do not turn their backs upon adjoining public ways or adjacent development. The design of any building facing the street must create an attractive pedestrian environment with easily identifiable entrances. This will help to unify the image of the area and also support the pedestrian environment. Elevation treatments may be achieved through painting, architectural details, screening and/or landscaping.
4. Buildings on corner lots should be designed with architectural detailing or massing that reflects the prominence of such locations.
5. Building design and building elements, such as canopies, should provide weather protection along sidewalks and at building entrances.
6. Where commercial areas abut residential areas, screening and fencing will be required.
7. Site lighting of buildings, walkways and common areas should be accomplished by using the same lamp standards used throughout the area within private and public projects.
8. Surface parking areas are required at the rear of buildings. Where it is necessary that surface parking be located along a pedestrian walkway or roadway, then it should be adequately screened by solid fencing or landscaping or a combination of the two.
9. All buildings should be handicap accessible.
10. Sitting areas are encouraged to be provided within common areas of private sites in support of the pedestrian environment.



Mount Woodside Development Permit Area (DPA 5)

Lands designated within Mount Woodside Development Permit Area (DPA 5) are outlined in Schedule C which forms part of this bylaw.

This DPA is established for the following purposes:

- ✓ Protection of developments from hazardous conditions
- ✓ The establishment of form and character of multi-family residential development
- ✓ Protection of the natural environment, its ecosystems and biological diversity

Mount Woodside is located approximately 12 kilometres west of Agassiz. A Neighbourhood Plan for Mount Woodside was adopted in 2004. The area is intended to develop primarily as a residential neighbourhood with parks, as well as some commercial and institutional uses.

Note that some portions of Mount Woodside are also subject to the Hillside Development Permit Area Guidelines (DPA 1).

All development, except as exempted below, within the Mount Woodside Development Permit Area (DPA-5) shall comply with the following guidelines:

Environmental & Geotechnical

1. All guidelines pertaining to Hillside Development Permit Area (DPA 1) shall apply to Mount Woodside Development Permit Area (DPA 5).
2. "Land Development Guidelines for the Protection of the Aquatic Habitat", September, 1993, MELP/DFO publication for work within or adjacent to a watercourse or within 30 metres from the top of bank shall apply.
3. Conduct an environmental impact study (EIS) and monitoring for approval by The District which includes the following:
 - a. A description of the type and condition of vegetation on site. Healthy trees and shrubs are considered to be a significant resource by The District and should be retained where possible and incorporated into the site design
 - b. A listing of fisheries resources including fish accessibility, fish presence and connectivity to existing fish bearing streams



- c. A search of the BC Conservation Data Centre database for occurrences of rare and/or endangered flora and fauna in the area
 - d. Any unique sightings of wildlife or unique ecological features observed during site reconnaissance
 - e. For sites that are larger than one (1) hectare a plan must be included depicting the location of significant tree stands on site. Significant tree stands include unique mature tree stands (Sitka Spruce, Big Leaf Maple, Cedar, Western Yew and Old Growth) or stands where the average tree diameters are greater than 25 cm (dbh)
 - f. For sites less than one (1) hectare in size, the plan must identify significant individual trees over 25 cm (dbh) that are located outside of the watercourse or geotechnical setback areas
 - g. A plan illustrating where significant trees, tree stands, and shrubs are located on the site relative to proposed buildings, structures, infrastructure, or roads; and
 - h. Additionally survey plans prepared by a BC Land Surveyor must be supplied including two hard copies and one digital copy illustrating the location of the following:
 - i. Watercourses, ponds, ditches, drainage channels, or wetland areas on site
 - ii. Existing topographical features including rock bluffs and contours with 1 metre intervals
 - iii. Existing slopes greater than 15% and existing slopes greater than 25% on the site, colour coded
 - iv. Location of riparian areas regulation setbacks as determined by the qualified environmental professional
 - v. Location of geotechnical setbacks as determined by qualified geotechnical professional
4. The District Engineer or approved designate may require a more detailed study or peer review where safety concerns or significant environmental impacts are being proposed.
5. For minor development such as a single family residence building permit application, the requirements for an EIS may be reduced or waived by the District Engineer or approved designate subject to a site visit confirming no environmental concerns.
6. Provide a setback from the top of bank of all watercourses and ravines of 30 metres, or as provided in the EIS and approved by the province in accordance with Riparian Areas Regulation Requirements, but not less than 15 metres, which shall remain undisturbed and free of development, and where necessary vegetate with plant materials that complement the environmentally sensitive area. Creeks, ravines and steep slopes shall be retained in their natural forested state to limit the potential for floods, erosion, scouring, sloughing, slides, and wildlife impacts.



7. Control discharge of silt, contaminants and debris from entering watercourses during land clearing and construction.
8. Retain natural geographic formations and features.
9. Alteration of the natural drainage shall be minimized.
10. The marsh area adjacent to Highway #7 will require an EIS prior to any development or disturbance.

Form & Character

11. Single-dwelling and two-dwelling residential uses are exempt from form and character development permit guidelines.
12. The design of the shape, massing and height of new buildings should be sensitive toward and consider mountain views and view corridors, natural slopes, significant trees and other features.
13. New buildings should be designed so they do not overwhelm the existing adjacent residential areas and surrounding physical environment and clearly acts as a transition to it. The compatibility of roof lines, height, building mass, form, architectural character, landscaping, setbacks and outdoor spaces should be considered.
14. Building materials should be small in scale adjacent to single family residential areas. Large expanses of any one material are not acceptable unless broken by other architectural detail.
15. Locate and design units abutting a street to create a visually interesting streetscape by varying the design, setbacks or roof lines of individual units. Buildings should front abutting streets and should be sited so that the rear walls are not visible from the street. The main entrance to a site should be designed to provide visibility of the site interior from the street. Main entrances to individual units that abut a street should face the street.
16. Buildings should avoid extensive use of solid walls, reflective glass or other materials facing a street that may impede visual connection of the building's interior from the street. Use building mass or facade variation, textured surfaces, architectural detailing and colours to reduce visual impact of any solid wall.
17. Building foundation walls should be designed to integrate into the overall design or building facades.
18. All buildings and developments should be handicap accessible.
19. Locate and screen refuse recycling areas, outdoor vents, mechanical equipment, utility kiosks or transformers out of view from streets to improve the visual quality of the development. The design and landscaping of the refuse/recycling areas should be coordinated with and to the same standard as the overall design of the development and shall not be located within any exterior lot line setback area. Rooftop equipment shall be hidden from view, designed in a compatible manner with the architectural elements of the development.



20. Integrate signs, architecturally and with landscaping, into the building design preferably using the same material used for the principal building. Signs should present a unified appearance. Heights of freestanding signs shall be limited to 3.0 metres.
21. Surface parking areas and recreational vehicle parking should be landscape screened from adjoining areas and uses. Large areas of surface parking should include internal landscaping in order to reduce the expanse of hard surface areas.
22. Use of retaining walls over 1.5 metres in height should be avoided. Where necessary, retaining walls should be consistent in materials and quality to the principal building and adjacent properties. Re-grading should provide for a smooth transition between the site and adjacent properties and the street.
23. For commercial developments consider providing a public space, such as a plaza and courtyard, incorporating weather protection, and features such as visual art, water, seating area and landscaping. Consider an outdoor space to permit a use or activity taking place in that portion of the ground floor which faces a street to be extended outdoors, such as an eating area for a restaurant, without obstructing pedestrian flow.
24. In order to retain the forestry character of the community, extensive use of landscape materials will be required. Landscaped areas on site should be maximized while impervious surfaces minimized to increase the natural absorption of storm water. Use of native, low maintenance plant material, is encouraged. Extensive use of single species should be avoided.
25. Identify, preserve and incorporate stands of mature trees into the overall site landscaping design. Retain unique tree species, significant vegetation and nesting areas on the site.
26. Provide trees along the perimeter of a site, on walkways, pathways and streets abutting the site.
27. Landscaping of the public boulevard is encouraged in order to integrate the development with the design of the street and with neighbouring properties.
28. Provide and maintain a continuous minimum 15 metre (49 feet) wide landscaped buffer between any development and agricultural and forestry uses. A restrictive covenant to maintain the buffer is required.
29. Gated communities are discouraged. Avoid using fences along property lines that abut streets to screen the development. When a fence is unavoidable, a transparent fence combined with landscaping should be provided adjacent to the fence on the street side, and the fence should not be higher than 1.2 metres and no more than 10 metres long without a break or jog.
30. Site lighting of all development should be designed to avoid “light spill” upon adjoining land uses and be directed away from agricultural, forestry or environmentally sensitive areas.



Industrial Development Permit Area (DPA 6)

Lands designated within the Industrial Development Permit Area (DPA 6) are outlined in Schedule C, which forms part of this bylaw.

This DPA is established for the following purpose:

- ✓ To establish objectives for the form and character of industrial development

The heavy industrial area situated in the vicinity of West Cameron Road, Humphrey Road and McCallum Road is intended to attract new industrial operators to The District of Kent. This area contains several successful businesses and has the potential to significantly contribute to the employment and tax base for The District. As such, it plays a pivotal role in the community's economic sustainability. A key purpose of this Development Permit Area is to establish some base guidelines to ensure that new buildings respect the surrounding community. The DPA also aims to achieve high quality design, while recognizing the working, industrial nature of the area.

All industrial development within Industrial DPA 6 shall comply with the following guidelines:

31. The character of industrial development will generally:

- a. Be designed and situated to maximize mountain views and view corridors wherever possible
- b. Integrate with and enhance the character of existing development
- c. Incorporate natural elements into the design of the building
- d. Be designed to maximize the use of existing topography and natural landscaping
- e. Incorporate crime prevention and public safety features

32. Buildings will be designed to create a unified and coherent industrial precinct that reflects the character of the area. Features such as building mass, form, landscaping, fencing, and outdoor spaces should be creatively employed to create distinct and high quality character.

33. The use of entrances, and architecturally interesting building design shall be encouraged when development fronts public right of ways. Main building entries should be located and designed to be clearly identified from streets or entry driveways. Offices, reception, sales, and other public use areas should be located at the front of the buildings to face streets.



34. Building materials should be durable, high in quality and complement the surrounding streetscape.
35. Buildings with significant areas of non-reflective opaque materials or blank walls should incorporate features such as texture, graphics, colours or other appropriate mechanism to provide visual interest. Landscaping should also complement the architectural image.
36. Signage shall complement the design of buildings and structures.
37. Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscaping when adjacent to other uses or visible from public rights of way.
38. Chain link fences are to be avoided, and are discouraged along street frontages. Where chain link fences are unavoidable, a dense landscape material is encouraged adjacent to the fence.
39. Surface parking areas should be located away from public streets and into the rear or interior of a site. Where it is necessary that surface parking be located along a public right of way or adjacent to an existing development, then it should be adequately screened by solid fencing or landscaping or a combination of the two. Large areas of surface parking should include internal landscaping in order to “break-up” the hard surface.
40. Well defined and safe pedestrian access will be provided to and from parking areas. Developments with large parking areas should provide a direct pedestrian pathway system through the parking area to facilitate convenient and safe pedestrian access between building entrances and parked cars. Features such as special landscaping with trees and benches, overhead weather protection and distinct paving should be incorporated where appropriate. Pedestrian movement should be designed to avoid any obstruction by parked vehicles.
41. Where pedestrian pathways intersect service roads or access roads for access to parking areas, crosswalks should be clearly designated through use of pavement markings, signs, flashing lights or, where warranted, traffic signals.
42. Loading facilities should be located away from public streets and into the rear or the interior of a site.
43. New developments are encouraged to incorporate Low Impact Development (LID) techniques into their site planning. Consider employing techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drain pipes into vegetated areas.



44. Any portion of a building site left vacant for future development should be aesthetically treated with lawn as the minimum ground surface treatment. Where possible, the natural state should be retained for those portions of a property not being developed.
45. Lighting should be designed so as to have no direct source of light visible from the public right-of-way or adjacent residential land. Care should be taken to ensure that lighting glare does not pose a nuisance to adjacent uses or motorists.

10

Implementation





The vision set out in the OCP will be achieved over many years. Implementation will occur through several mechanisms including redevelopment processes, capital investment in key areas, the application of new and existing bylaws, and future studies and other initiatives. Key implementation tools are outlined below.

10.1 Land Use & Zoning Bylaw

1. The District of Kent will continue to update its floodplain mapping and amend the Zoning Bylaw Flood Control Provisions when required.
2. The District will consider amending the Town Centre Commercial Zone to permit stand-alone residential uses where appropriate and supported through a development application.
3. The District will create new zones to accommodate infill residential development.
4. The District will continue to explore the establishment of aggregate reserve areas as reflected in the Fraser Valley Regional District Aggregate Pilot Project to ensure long-term access to aggregate resources. Potential aggregate reserve areas are generally located within the Resource Management designation. The District will consider the implications and benefits aggregate manufacturing within these proposed aggregate reserve areas. This may require amendments to The District's Zoning Bylaw and a review of transportation infrastructure.

10.2 Development Permit Areas

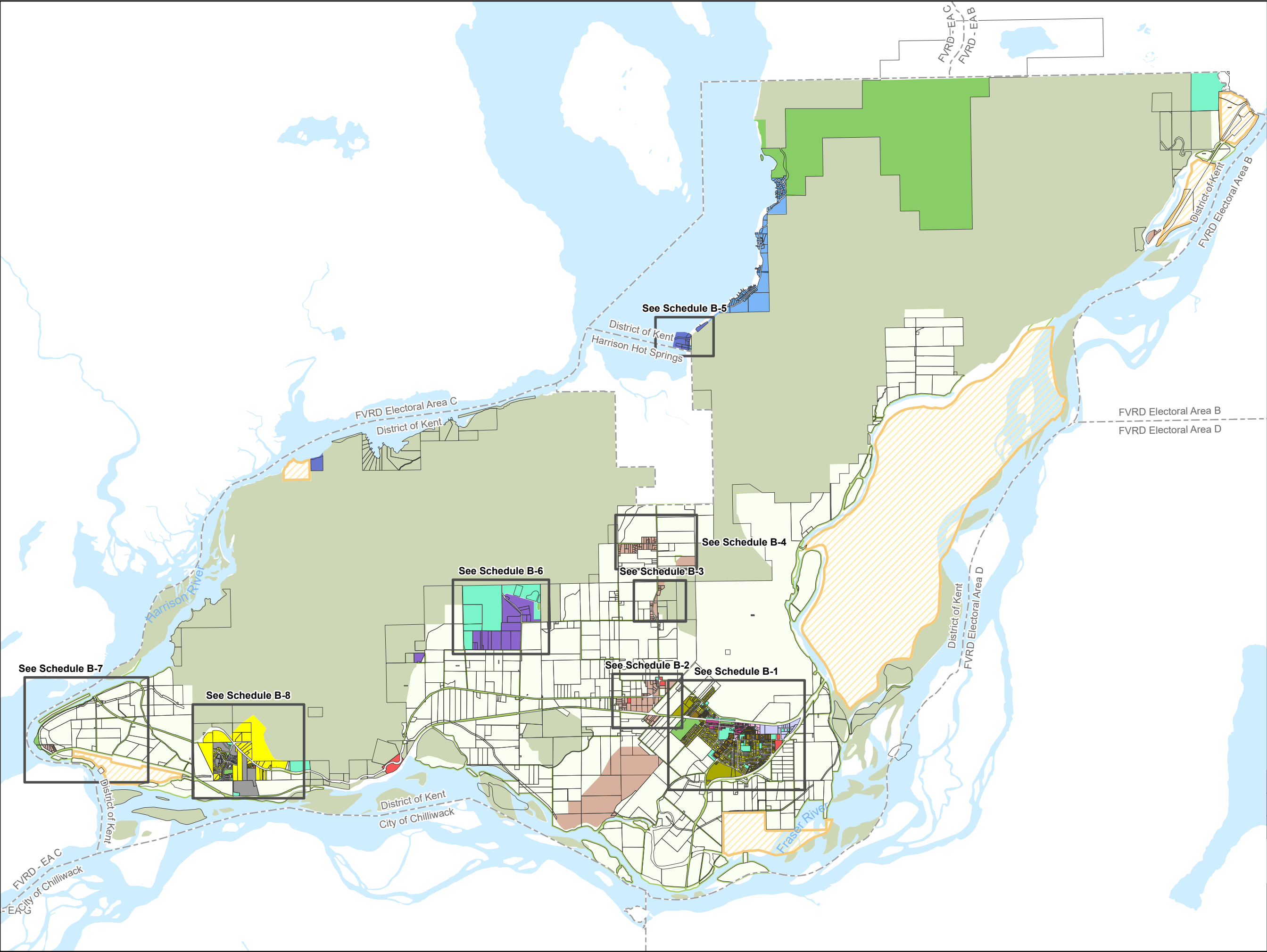
1. The District of Kent will consider establishing Highway-Commercial Development Permit Area Guidelines to establish specific objectives for the form and character of lands within the Commercial-Highway designation.
2. The District will consider establishing Development Permit Area Guidelines to promote energy and water conservation.

10.3 Engineering & Financing

1. The District of Kent will undertake a new Road Network and Traffic Study to address traffic bypassing, vehicle speeds on collector roads, traffic calming measures and other transportation related matters, including identification and implementation of truck and dangerous goods routes.
2. The District will review and update the Development Cost Charge Bylaw for municipal roads, storm drainage, sanitary sewer, and parks to ensure that new development contributes appropriately to infrastructure needs.
3. The District will explore partnerships with other levels of government and agencies, (e.g. Federal Government, Fraser Health) to enhance servicing and infrastructure capacity.

Schedules



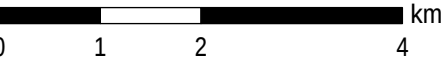


DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
DISTRICT LAND USE PLAN

- LEGEND**
- Municipal / Electoral Boundaries
- Lot Lines
- OCP Description*
- Agriculture
 - Commercial - Highway
 - Commercial - Marine
 - Commercial - Service
 - Commercial - Town Centre
 - Industrial - Heavy
 - Industrial - Light
 - Institutional
 - Mixed Use
 - Park, Recreation & Open Space
 - Residential - Low Density
 - Residential - Medium Density
 - Residential - Rural
 - Residential - Lake Area
 - Residential - Future
 - Resource Management
 - First Nation Reserve

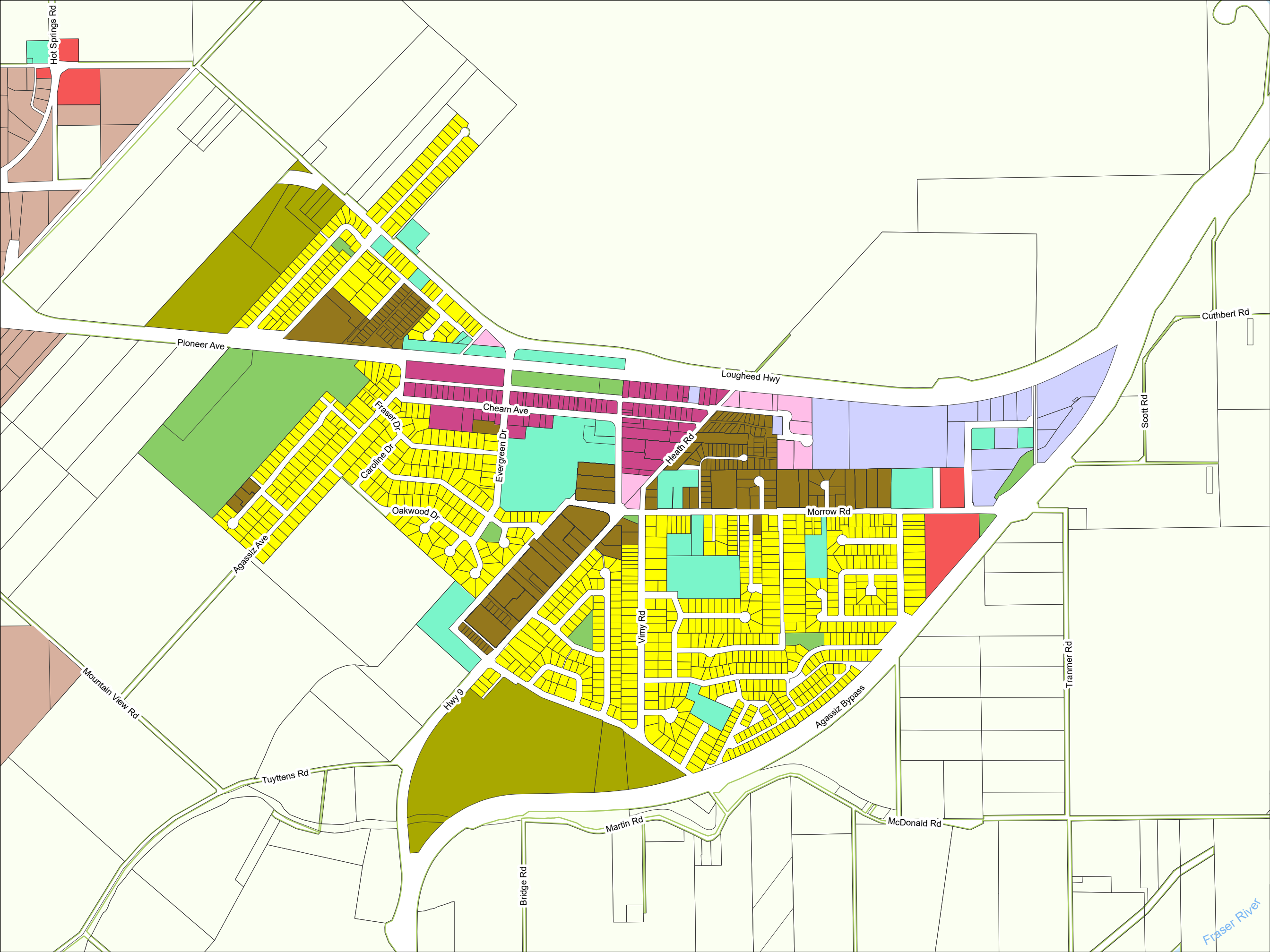
 7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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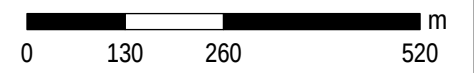
DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

AGASSIZ TOWNSITE LAND USE
PLAN

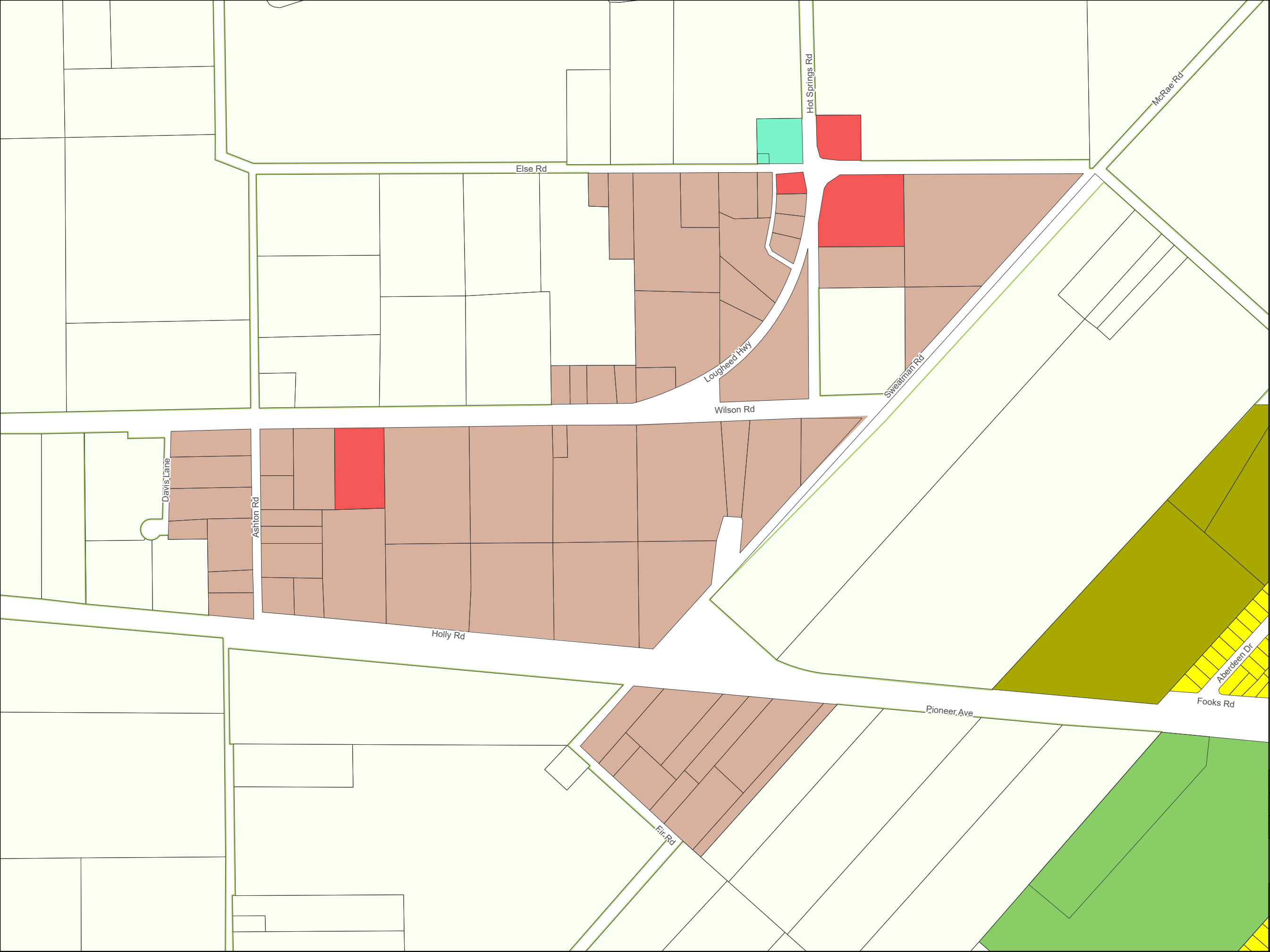
- LEGEND**
- Lot Lines
- OCP Description*
- Agriculture
 - Commercial - Highway
 - Commercial - Service
 - Commercial - Town Centre
 - Industrial - Light
 - Institutional
 - Park, Recreation & Open Space
 - Residential - Low Density
 - Residential - Medium Density
 - Residential - Rural
 - Residential - Future

 7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
ELSE/ASTON ROAD LAND USE
PLAN

LEGEND

 Lot Lines

OCP Description

 Agriculture

 Commercial - Highway

 Institutional

 Park, Recreation & Open Space

 Residential - Rural

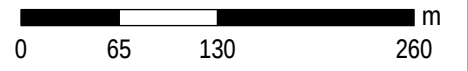
 Residential - Future

 **DISTRICT OF KENT**
AGASSIZ

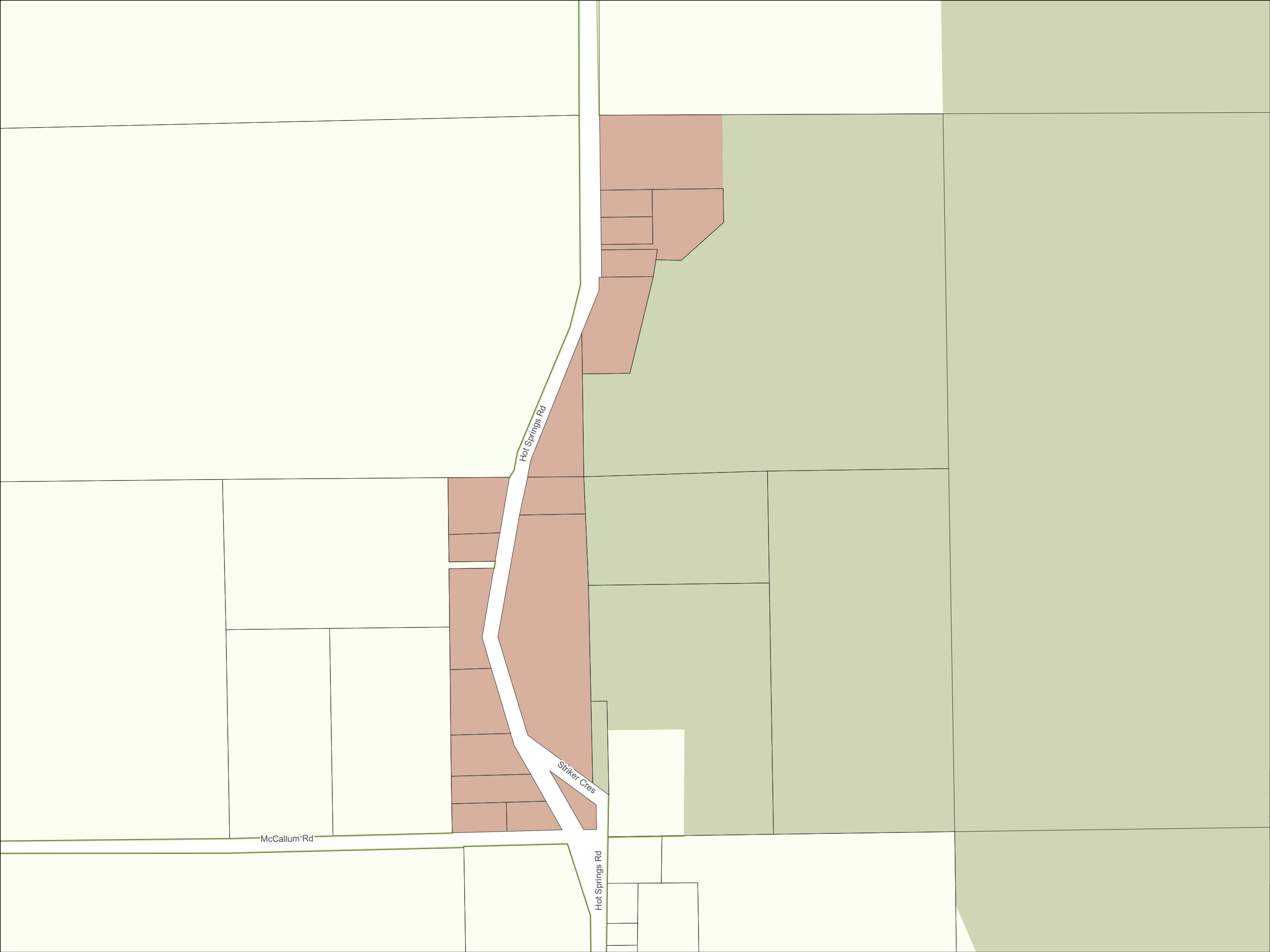
7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Schedule B-2



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
HOT SPRINGS ROAD LAND USE
PLAN

LEGEND

 Lot Lines

OCP Description

 Agriculture

 Residential - Rural

 Resource Management

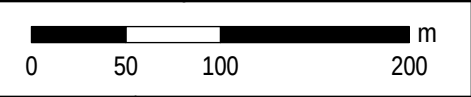


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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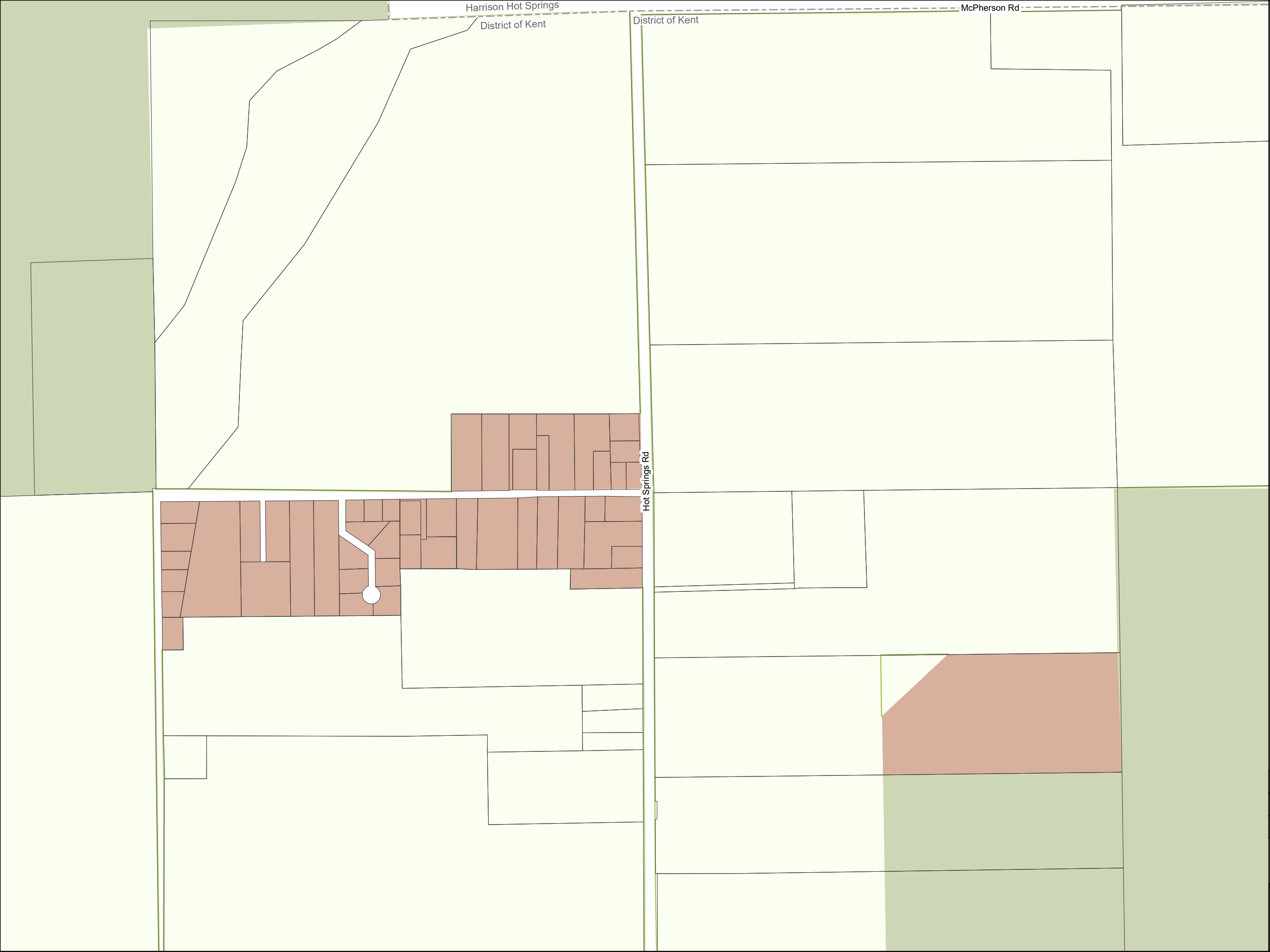




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Schedule B-3



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
GOLF ROAD LAND USE PLAN

- LEGEND**
- Lot Lines
 - OCP Description
 - Agriculture
 - Residential - Rural
 - Resource Management

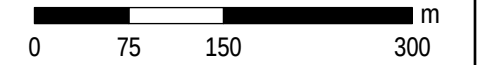


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KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Schedule B-4

DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
ROCKWELL DRIVE LAND USE
PLAN

LEGEND

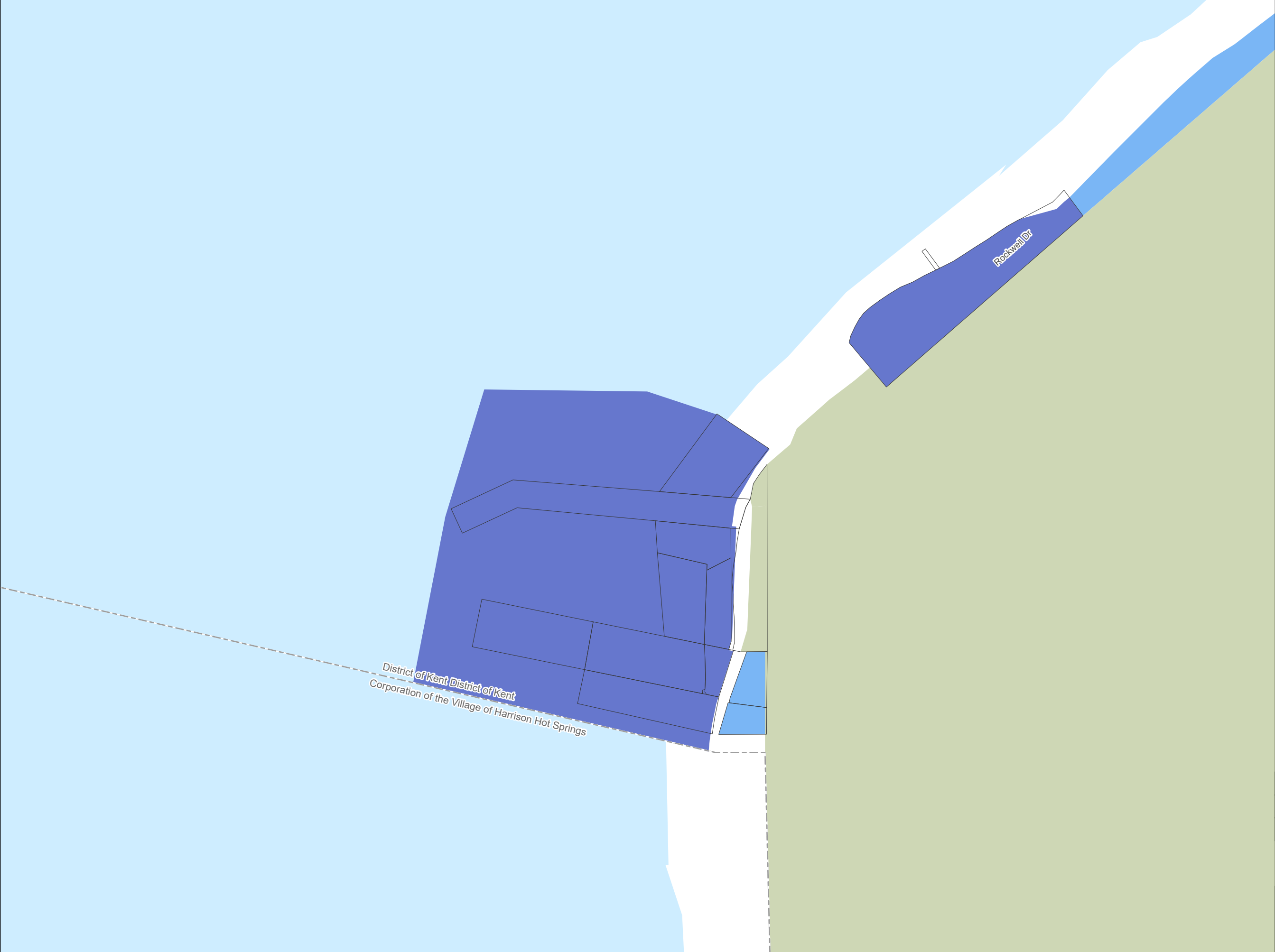
 Lot Lines

OCP Description

 Commercial - Marine

 Residential - Lake Area

 Resource Management



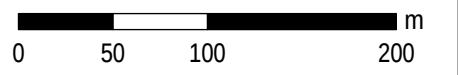


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

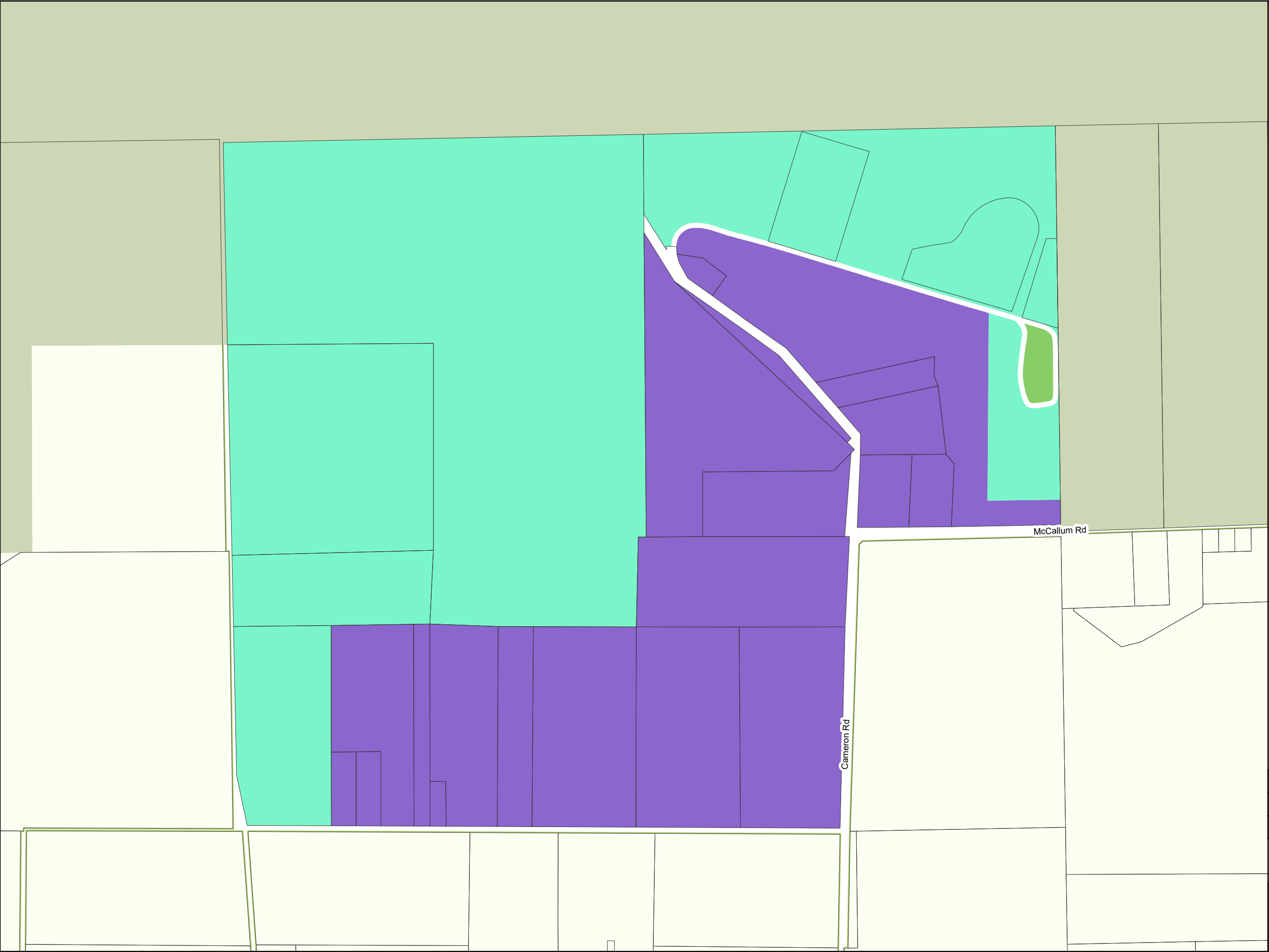
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Schedule B-5



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
CEMETERY ROAD LAND USE
PLAN

LEGEND

Lot Lines

OCP Description

Agriculture

Industrial - Heavy

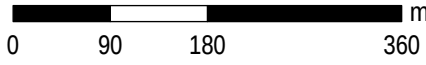
Institutional

Park, Recreation & Open Space

Resource Management

 7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Schedule B-6



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
HARRISON MILLS LAND USE
PLAN

LEGEND

- Lot Lines
- OCP Description*
- Agriculture
 - Park, Recreation & Open Space
 - Residential - Rural
 - Resource Management
 - First Nation Reserve

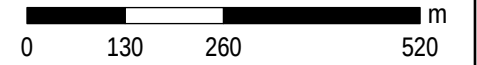


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
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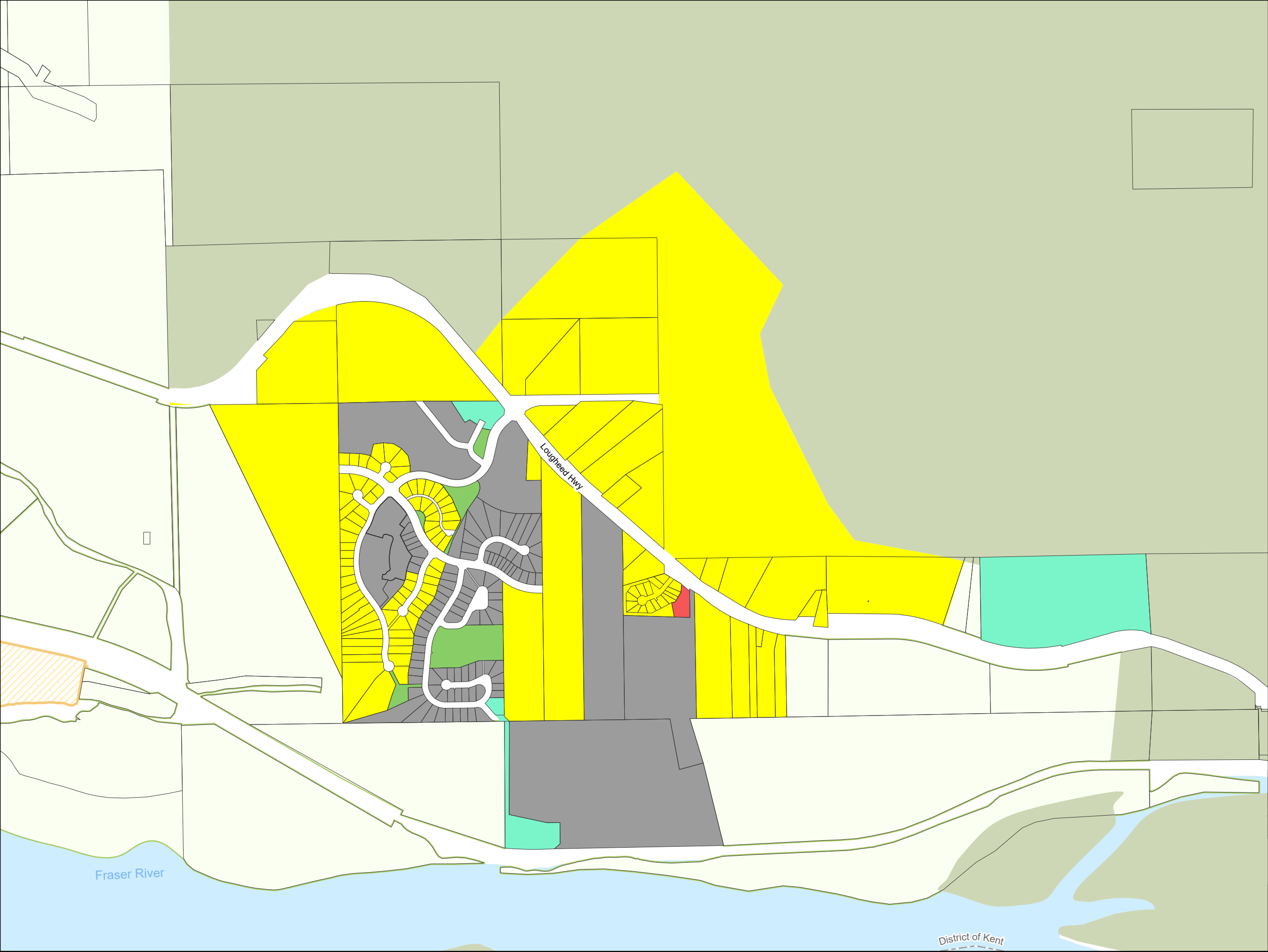




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Schedule B-7



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
MOUNT WOODSIDE LAND USE
PLAN

- LEGEND**
-  Lot Lines
- OCP Description*
-  Agriculture
 -  Commercial - Highway
 -  Institutional
 -  Mixed Use
 -  Park, Recreation & Open Space
 -  Residential - Low Density
 -  Resource Management

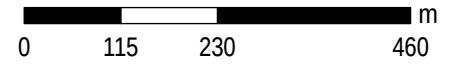


DISTRICT OF
KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

DATE	2025-12-02
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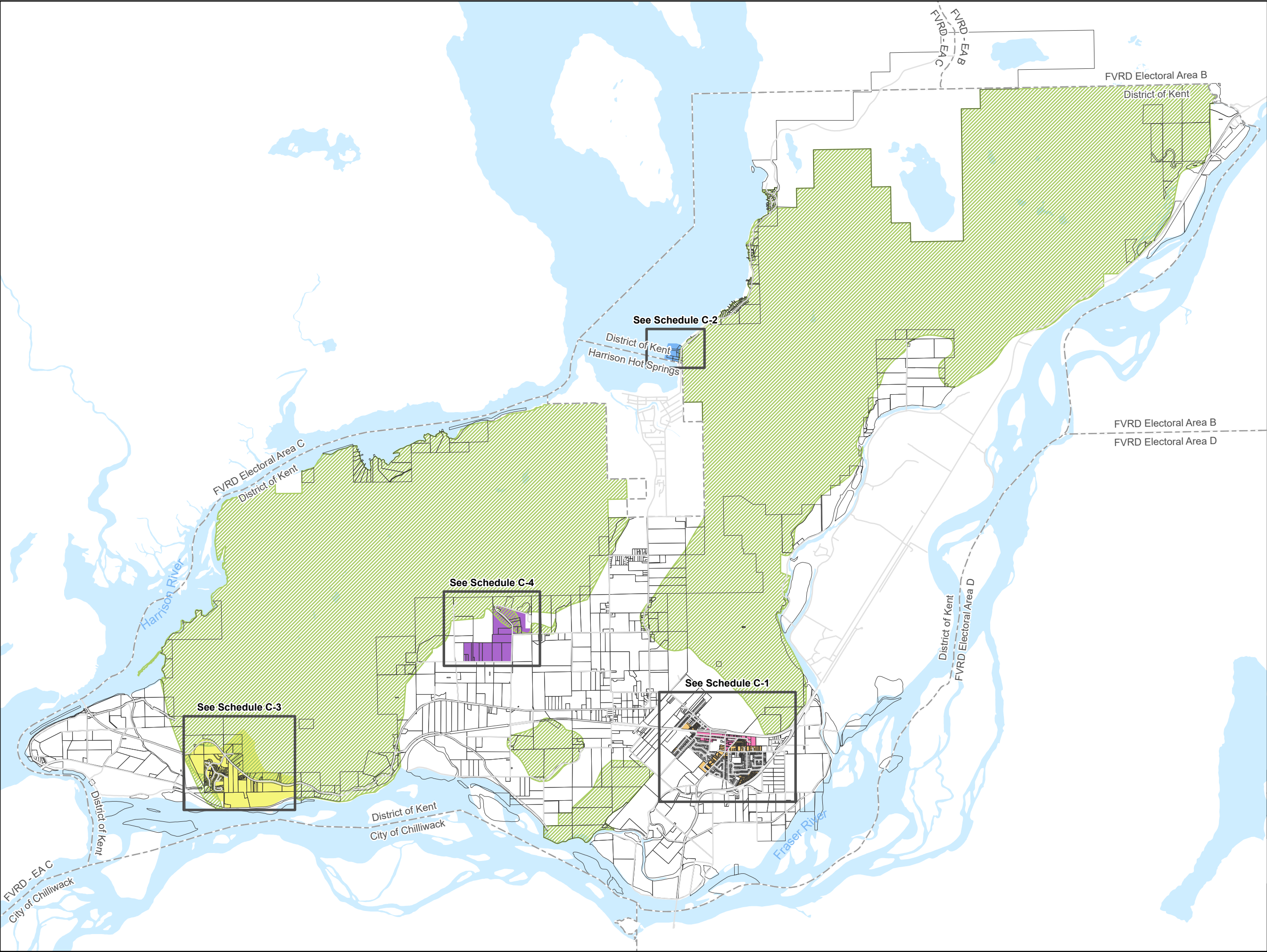




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Schedule B-8



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

DEVELOPMENT PERMIT
AREAS

LEGEND

— Roads

- - - Municipal / Electoral Boundaries

□ Lot Lines

DPA

- DPA1 - Hillside
- DPA2 - Marine Commercial
- DPA3 - Intensive Residential
- DPA4 - Downtown Revitalization
- DPA5 - Mount Woodside
- DPA6 - Industrial

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P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

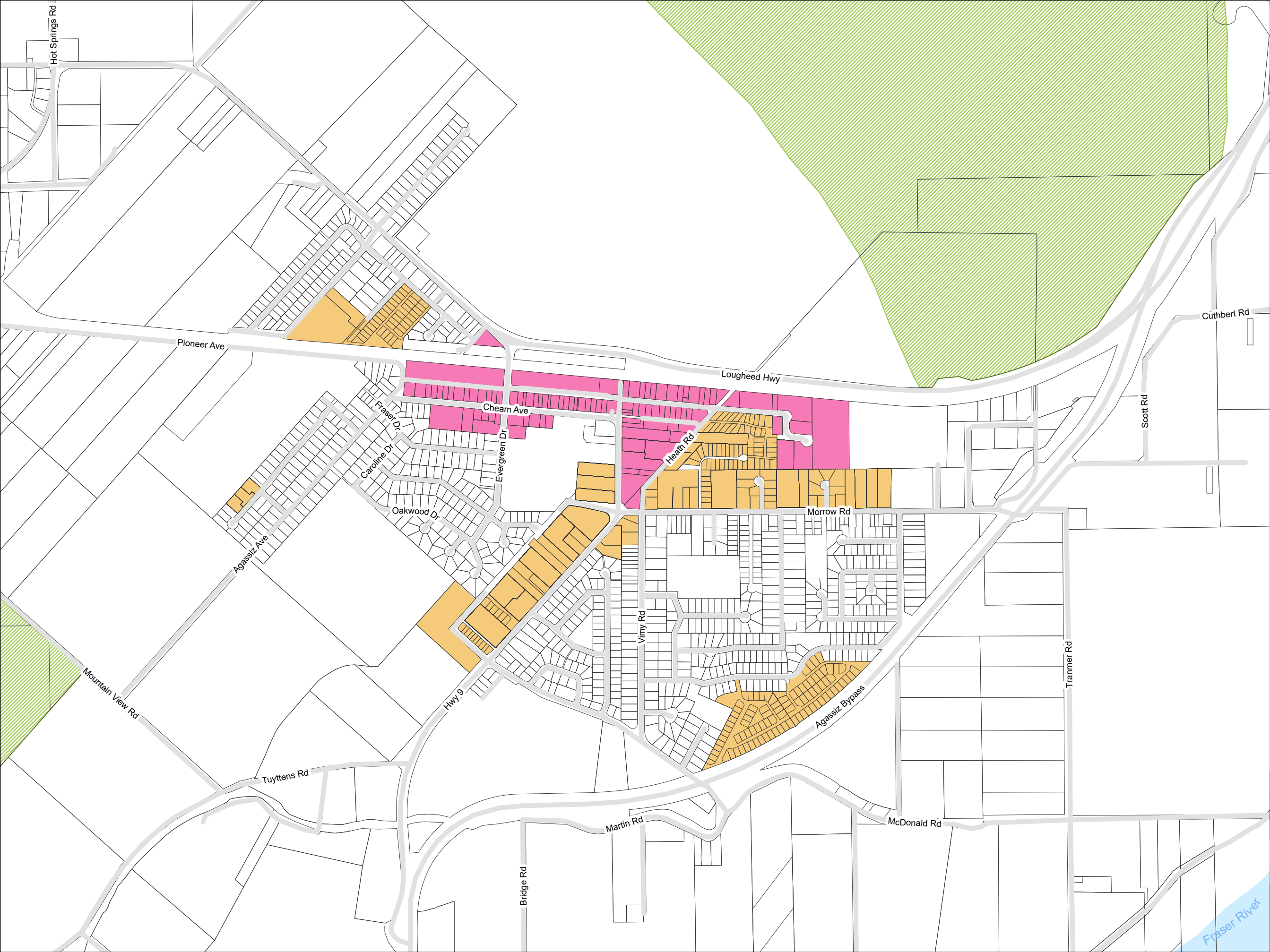
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Schedule C



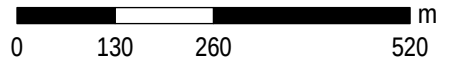
DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

AGASSIZ TOWNSITE
DEVELOPMENT PERMIT AREA

- LEGEND**
- Roads
 - Lot Lines
- DPA**
- DPA1 - Hillside
 - DPA3 - Intensive Residential
 - DPA4 - Downtown Revitalization

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P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Schedule C-1

DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

ROCKWELL DRIVE
DEVELOPMENT PERMIT AREA

LEGEND

Roads

Lot Lines

DPA

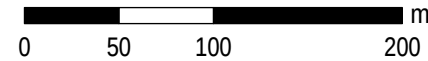
DPA1 - Hillside

DPA2 - Marine Commercial

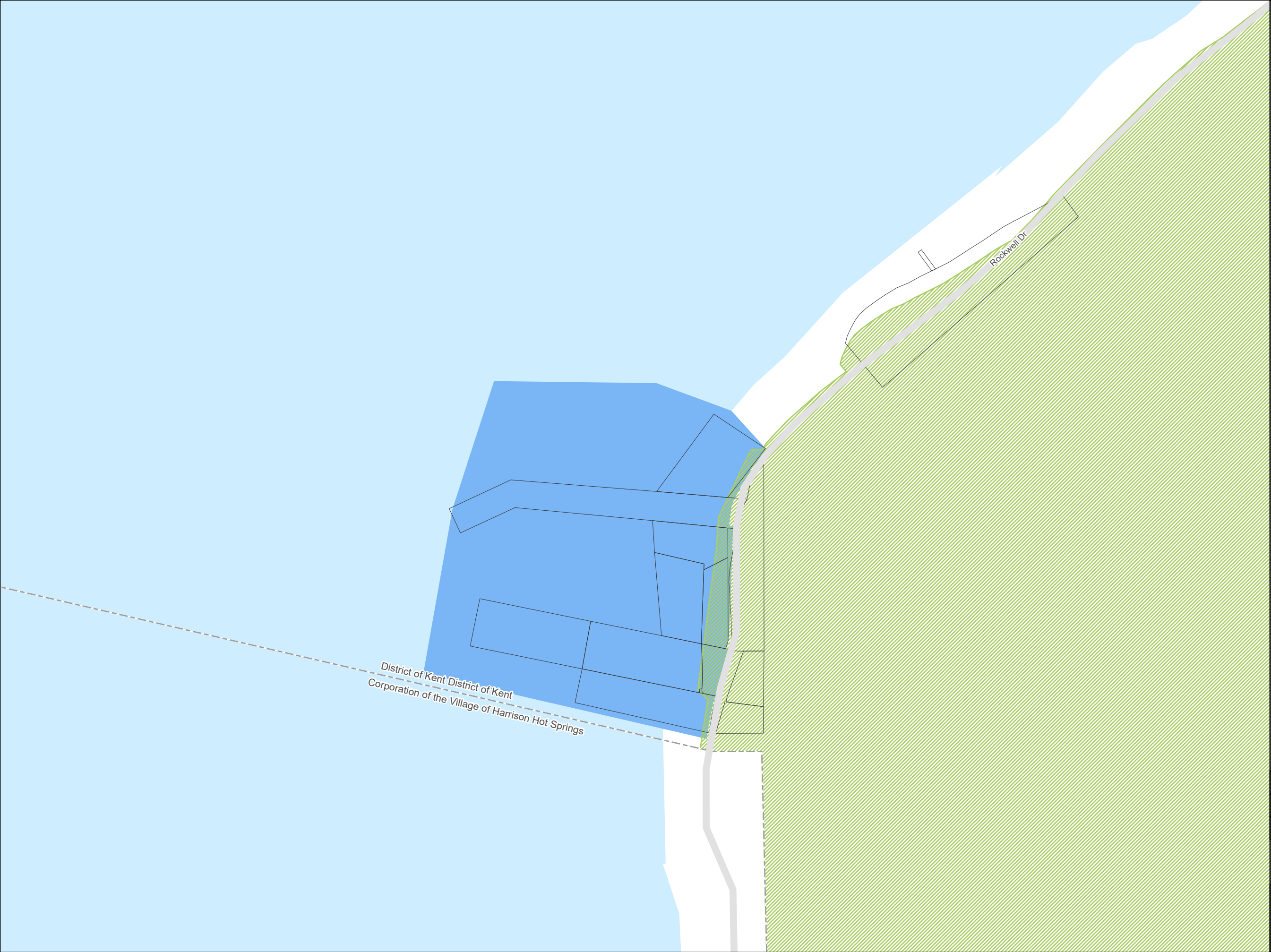


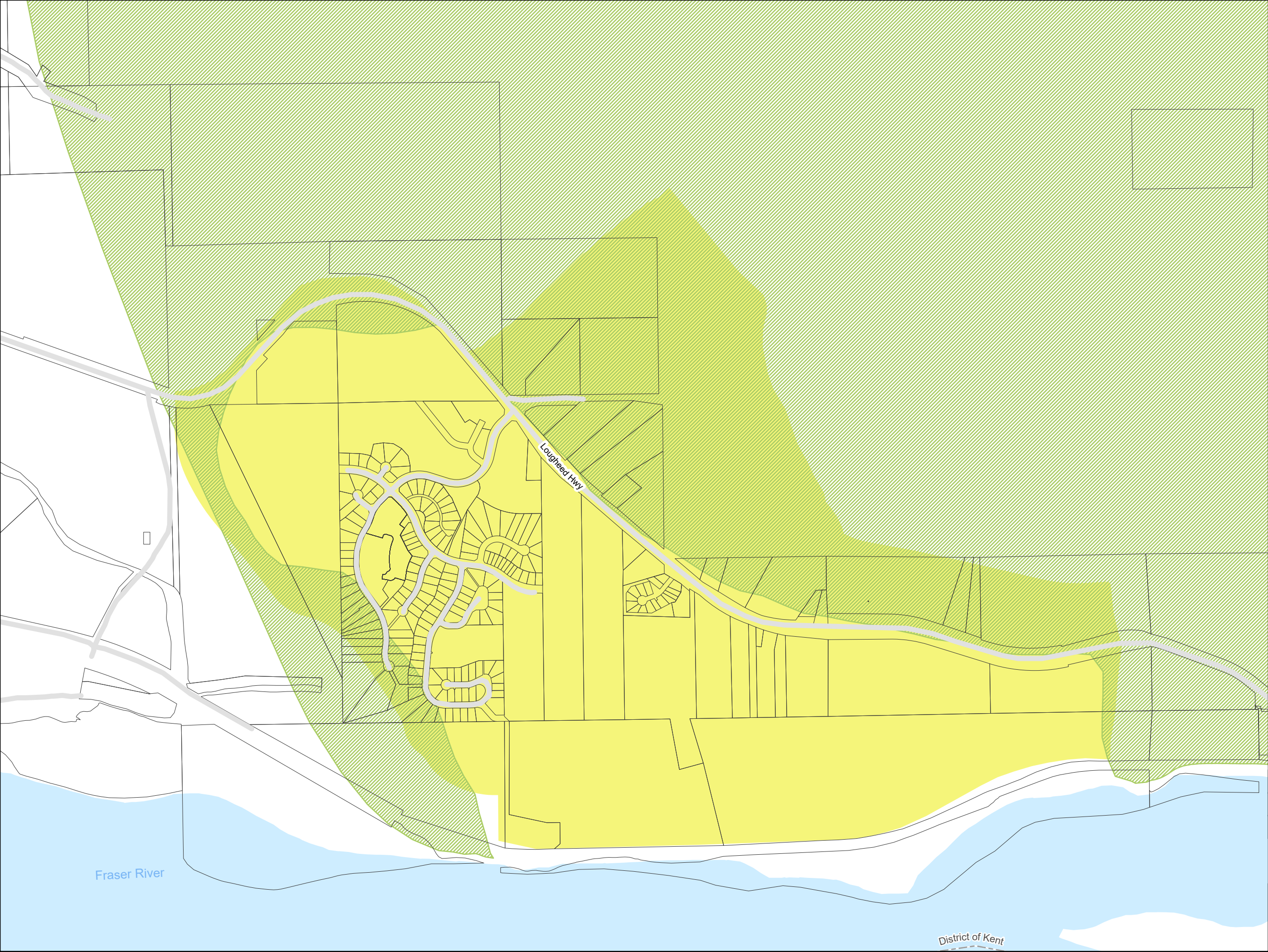
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P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Schedule C-2





DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

**MOUNT WOODSIDE
DEVELOPMENT PERMIT AREA**

LEGEND

— Roads

□ Lot Lines

DPA

▨ DPA1 - Hillside

■ DPA5 - Mount Woodside

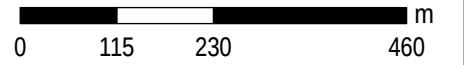


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KENT
AGASSIZ

7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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Schedule C-3

CEMETERY ROAD
DEVELOPMENT PERMIT AREA

LEGEND

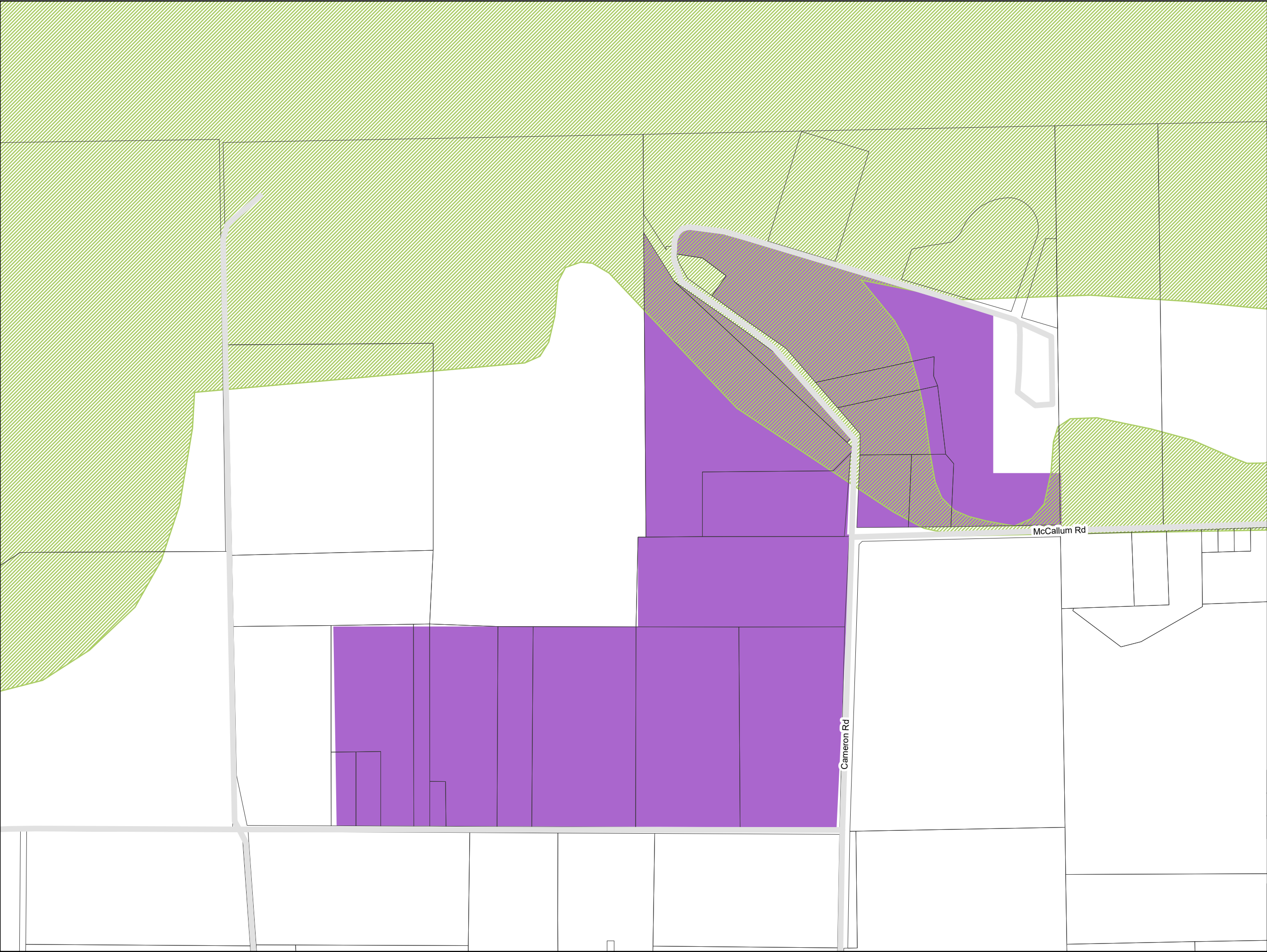
 Roads

 Lot Lines

DPA

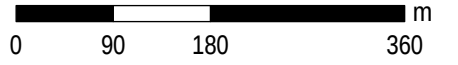
 DPA1 - Hillside

 DPA6 - Industrial



7170 CHEAM AVE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
EMAIL: planning@kentbc.ca
WEBSITE: www.kentbc.ca

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DRAWING NO.
Schedule C-4

SCHEDULE D

(BYLAW NO. 1508)

DISTRICT OF KENT

Mount Woodside

Neighbourhood Plan



Prepared for

District of Kent

Prepared by

UMA Engineering Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4



C832-009-02-01

May 30, 2003

Mount Woodside

NEIGHBOURHOOD PLAN

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Mount Woodside

NEIGHBOURHOOD PLAN

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Mount Woodside

NEIGHBOURHOOD PLAN

1.0 Introduction

The District of Kent's Official Community Plan (OCP) identified the southwest corner of Mount Woodside as one of the last remaining undeveloped areas in Kent that is not encumbered by steep slopes or within the Agricultural Land Reserve (ALR). It is within good proximity to the services in Agassiz and regional recreation opportunities. The area is relatively flat in most areas, with mature vegetation, and there are a number of outstanding view corridors of the Fraser River basin, mountains and surrounding area. As a result this area has high development potential. The OCP indicates that Mount Woodside is recognized as a potential long-term residential community. It is identified as Residential – Rural, as shown on Schedule B of the OCP. Adjacent area designations include Agriculture and Resource Management.

District Council requires the preparation of a Neighbourhood Plan prior to receiving rezoning applications within the Mount Woodside community. An amendment to the OCP designation from Residential – Rural is necessary prior to advancing land development applications in this area.

By undertaking a Neighbourhood Plan, the District can adopt a planned and orderly approach to future development of Mount Woodside. The Neighbourhood Plan establishes a more detailed land use framework, outlines servicing requirements, and determines strategies to finance infrastructure improvements.

A 1994 planning study conducted by the Fraser Valley Regional District identified two distinct areas in southwest Mount Woodside which could be considered for future development. The area located on both sides of Highway 7 (identified in this document as Phase 1) is the primary focus of this planning review. Phase 2, located north of Highway 7, can be considered long-term development potential and as such will require an amendment to the OCP from Resource Management prior to considering development applications on this Crown Land. A separate Neighbourhood Plan could be developed for Phase 2, should the District wish to consider its development potential. As a result the current Mount Woodside Plan only addresses servicing and linkages between Phase 1 and Phase 2, as a long-term consideration.

1.1 Policy Framework

The Neighbourhood Plan complements the Official Community Plan and provides an opportunity for greater detail to reflect local conditions in the area of the Neighbourhood Plan. Policies that are specific to the Neighbourhood Plan have been highlighted to facilitate reference. These policies appear under appropriate headings throughout the text, and reflect formal Council policy. The balance of the text is intended to provide context and background. The text is further supplemented with a series of maps which also form part of this Neighbourhood Plan.

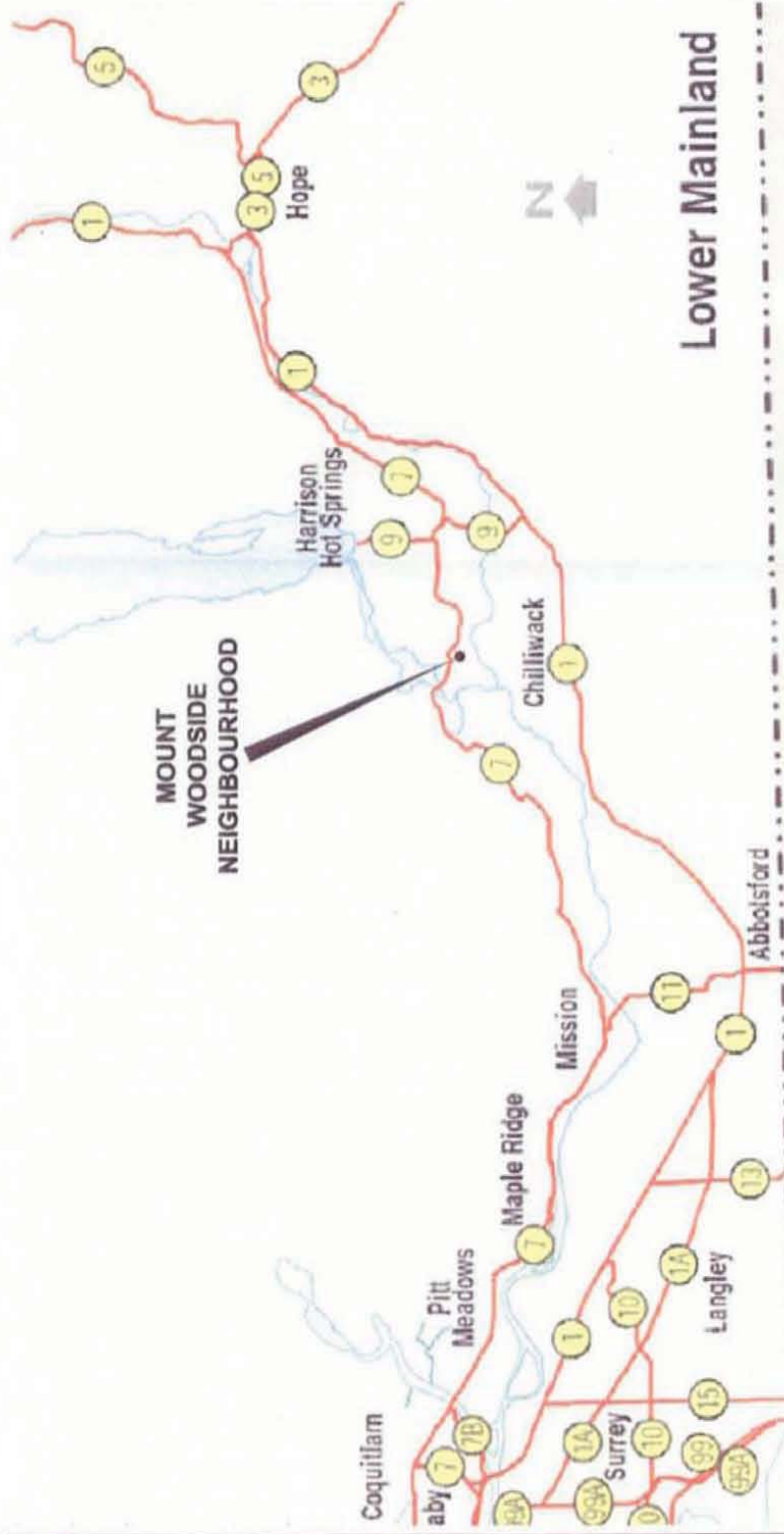


Mount Woodside

NEIGHBOURHOOD PLAN

1.2 Regional Context

Mount Woodside is located approximately 12 kilometres west of Agassiz within the District of Kent. Within the region the planning area is approximately a 30 minute drive from Mission (population 33,000) and Chilliwack (population 67,000). Access to the Greater Vancouver District can be either by Highway #7 through Mission or Highway #1 through Chilliwack. Either route is approximately a 2 hour drive to Vancouver.



Mount Woodside

NEIGHBOURHOOD PLAN

2.0 Area Characteristics

The Neighbourhood Plan area lies along the southwest corner of Mt. Woodside in the District of Kent. It is centred on the Lougheed Highway (Highway # 7) and is approximately 12 kilometres west of Agassiz and 3 kilometres east of Harrison Mills. The plan area is bounded by the Fraser River to the south and the Agricultural Land Reserve (ALR) boundary to the west, steep topography to the north and a significant creek to the east.

The CPR mainline rail traverses the southern boundary of the plan area. Towards the east the Scowlitz Nation occupies Scowlitz IR 1.

The access to Agassiz is accentuated by a hazardous, steep, and winding section of Highway #7 which had been considered for relocation in the past by the Ministry of Transportation.

The planning area is somewhat removed from the major populated centre within the District of Kent, which is Agassiz.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

REGIONAL CONTEXT



SOURCE: Fraser Valley Regional District, 2000

- NEIGHBOURHOOD PLAN PHASING
- MUNICIPAL BOUNDARY

Map
2

Mount Woodside

NEIGHBOURHOOD PLAN

2.1 Current Land Uses – Mount Woodside

Land uses consist of rural residential, recreation, limited agricultural uses, and natural forest. There is also a small commercial node that includes sleeping accommodations and a coffee shop that is accessible off the Highway. A high portion of the planning area remains open space and undeveloped, which is conducive to a planned, orderly approach to development.

The most dominant features within this area are Highway #7 and the CPR tracks.

District of Kent

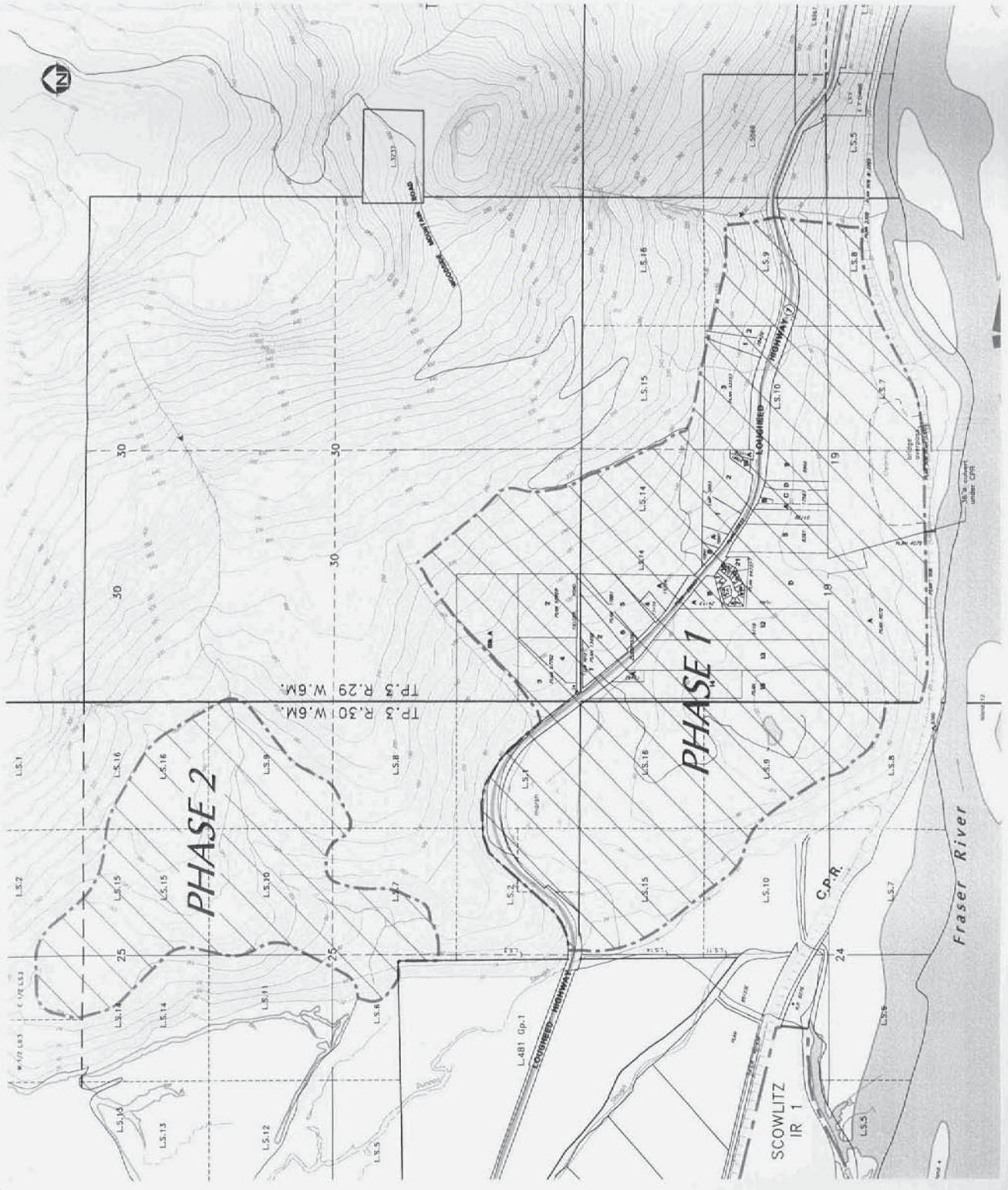
**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN
STUDY AREA LOCATION**

Map
3

UMA

0 50 100 200 300 400 500m
Project C332-009-01-01 April 2003

NEIGHBOURHOOD BOUNDARY



Mount Woodside

NEIGHBOURHOOD PLAN

2.2 Existing Policy & Regulations

The OCP objectives for growth management contain the following statements:

- ensure development pays its way and not add to the tax burden;
- encourage infill within the Agassiz townsite;
- provide expanded development opportunities in portions of Mount Woodside;
- maintain the commercial focus within the Agassiz townsite;
- create “complete communities”; and
- provide a variety of housing choices.

This Neighbourhood Plan with its associated policies supports the growth management objectives contained within the OCP. It notes that long-term growth opportunities can be expanded within the Residential – Rural land use designated areas in Mount Woodside if growth opportunities within the Residential – Reserve area are not realized.

A financing strategy for infrastructure improvements has been developed within this Neighbourhood Plan to ensure development is self supporting.

This plan describes suggested limitations on the commercial uses within Mount Woodside to maintain the role of the downtown core in Agassiz, as the focal business centre for the District of Kent.

It also recommends adopting slope guidelines to facilitate geotechnical reviews, investigations and assurances within stability hazard locations in Mount Woodside. These locations have been identified on Map 6. Development Permit Area designations are recommended to protect these potential hazard locations until satisfactory geotechnical investigations take place.

The Neighbourhood Plan recommends adopting a minimum 30 metre leavestrip adjacent to all streams within Mount Woodside subject to a detailed environmental review. Construction practices should be monitored for compliance to the Land Development Guidelines for the Protection of Aquatic Habitat during land clearing and servicing activities. Additionally, the proposed Subdivision and Development Bylaw details sediment and erosion control standards to mitigate the impact of land development activities adjacent to streams in the plan area. The District can also consider a Tree Protection Bylaw to monitor and protect certain trees.

During the planning process for this Neighbourhood Plan consideration should be given to removing up to 46 hectares of land from the ALR. These lands are isolated from other agricultural lands, have difficult access considerations and the general topography is not conducive to agricultural activities. Staff at the Land Reserve Commission is receptive to considering an application to remove the ALR lands identified within this



Mount Woodside

NEIGHBOURHOOD PLAN

neighbourhood plan. A formal application to the Commission preferably endorsed by District Council is required to initiate this process.

The last review of the Official Community Plan (2001) recognized that Mount Woodside has the potential to become a complete community if planned properly. To prevent piece-meal development that would limit the opportunity to have a planned and orderly community, the OCP permitted a 0.8-hectare (2 acres) minimum lot size for properties within the Residential – Rural designation. Furthermore, the OCP indicates that if property owners wish to reduce the minimum lot size to allow further subdivision, a comprehensive development scheme (or in other words a Neighbourhood Plan) would have to be approved jointly by the District of Kent and, if necessary, the Provincial Agricultural Land Commission (ALC). The District will amend the Land Use Plan, Schedule B, in the OCP to reflect this Neighbourhood Plan.

The District's Zoning Bylaw was updated following adoption of the OCP in 2001. In order to comply with the intent of the OCP, the Zoning Bylaw increased the minimum lot size for residential properties in the Mount Woodside area (RR-1) ten-fold from 0.2 ha ($\frac{1}{2}$ acre) to 2.0 ha (5 acres). Once again, this bylaw is used to prevent piece-meal development.

The District shall require each developer/owner to submit a rezoning and subdivision application prior to the development of specific parcels within the Mount Woodside Neighbourhood. Each application shall conform to the intent of this Neighbourhood Plan.

2.3 Land Tenure

Areas on the southwest side of Mt. Woodside consist of privately owned land and Crown Land. Crown land is largely undeveloped and heavily forested and extends up the entire Mount Woodside slopes. With respect to the private land, there are a variety of landowners, both small residential and large holdings.

Some owners of large holdings wish to proceed with rezoning their property to accommodate mixed use developments. Advancing this plan will facilitate these applications.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

LAND OWNERSHIP

1. Sharon Villeneuve
2. Birute Vindasius
3. 593144 BC Ltd. Inc
4. Ken Maher
5. Tebrinke Holdings Ltd.
6. Leo Labelle
7. Maureen Wendt
8. Andrzej Baranowski
9. Donald Crowhurst
10. Newgen Harrison Development, Inc.
11. David Doran
12. Lillian Lowie
13. Donald Duncan / Robert Duncan
14. David Haslie
15. Bernice Nancy Riker
16. Daniel Graham
17. Ethel Waldron
18. West Tree Farms Ltd. C/O Scott Paper
19. Darren McDonald
20. William Muthall
21. Judson Baker
22. Michael Saulnier
23. Daryl Wood
24. Arthur & Veronica Madge
25. Marius & Cornelia DeGroot
26. Koffee Kettle Cafe
27. Abram Reimer & Diana Lucas
28. James Bodner
29. Louise Nielsen
30. Constant & Julia Hickman
31. David & Audrey Anrell
32. Verla Langford
33. Dennis & Janet Morphy
34. Toni & Arnold Heffell
35. Joseph Vaugois & Rene Armand
36. Clifford Thiessen
37. Andrew & Susan Kreiler
38. Fernand St. Laurent
39. Erik Lacey
40. George Denis
41. Percy Drury & Cheryl Monroe
42. Barbara Howe
43. Ronald Millip
44. Ann Goodwin
45. Donald & Mary McLean
46. Simon & Katrina Ozzard
47. Zoila Arevalo
48. Reginald & Freida Ryder
49. Glenville & Joyce Manning
50. Leslie & Phyllis Johnson
51. John & Jacqueline Perry
52. Rim Mann
53. Jewellery Investment Corp 61
54. Shaw Cablestems Inc.

NEIGHBOURHOOD BOUNDARY

Map
4



Mount Woodside

NEIGHBOURHOOD PLAN

2.4 Crown Lands

Portions of Crown Lands have a woodlot tenure controlled by the Scowlitz Nation. This woodlot permit was awarded to the Scowlitz Nation through a competitive bid process. The permit allows the Scowlitz Nation to harvest portions of the woodlot in a controlled manner. The areas currently being harvested are shown on Map 5. A portion of this woodlot is contained within the proposed neighbourhood boundaries for Mount Woodside. A formal process initiated by Land and Water British Columbia Inc. is required to release these lands for development. Negotiations with the Scowlitz Nation will be necessary during this process.

The Boy Scouts of Canada lease a portion of Crown Lands located within proposed Phase 2, however due to the timing and uncertainty of these lands for development this tenure is not considered relevant at this point in time.

Land and Water British Columbia Inc. have also granted a number of surface water licences as shown on Map 5. These water licences will require protection during development of adjacent and up-slope lands until the permit holders connect to a municipal water system.

Policy

The District shall require elimination of the existing water licences, as alternate access to a municipal water system becomes available.

Land and Water British Columbia Inc. Marketing Division have provided input in the preparation of the neighbourhood plan. As the “developer” of Crown Lands this Division supports local government plans which foster development and enhance the value of Crown Lands.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

WOODLOT AND WATER LICENCES

- WOODLOT LICENCE BOUNDARY
- PROPOSED CUT AREA
- WATER LICENCE
(locations are approximate only)
- NEIGHBOURHOOD BOUNDARY

Map
5

UTM



Mount Woodside

NEIGHBOURHOOD PLAN

2.5 Surrounding Land Uses

2.5.1 Kilby

Kilby is a small residential community located adjacent to the Fraser River approximately 3 kilometres west of Mount Woodside. It is home to the historic Kilby Museum and Kilby Provincial Park, which are regional attractions within the District of Kent.

2.5.2 Scowlitz Reserve

The Scowlitz Nation occupies three Reserves in the region. The closest Reserve is approximately 69 hectares located on the banks of the Fraser River approximately 0.5 kilometre west of the planning area.

2.5.3 Agricultural Lands

Most of the lands between Harrison Mills and the Scowlitz Reserve are actively farmed.

2.5.4 Recreational Opportunities

This region is heavily influenced by an abundance of recreational opportunities. Both the Fraser and Harrison Rivers offer excellent fishing, boating and picnic activities. The closest public boat launch and day use picnic site is located on the Fraser River adjacent to Harrison Mills in Kilby Provincial Park.

Access to Hemlock Valley downhill and cross-country ski area is located off Highway #7 across the Harrison River. This recreational area is frequented by visitors from the entire Lower Mainland region. The Sandpiper Golf Course is also located here.

Generally, this region has excellent hiking and biking opportunities.

2.5.5 Mount Woodside

Mount Woodside is predominantly forest covered and contains forestry related activities. In addition recreational opportunities, primarily accessed by Mount Woodside Road, include hunting, fishing, hiking and hang-gliding. Currently there are 2 locations along Mount Woodside Road which are used for hang-gliding. A landing zone has been established within the small clearing in the ALR lands adjacent to the Fraser River within the plan area.

Mount Woodside

NEIGHBOURHOOD PLAN

3.0 Development Influences

3.1 Topographical Conditions

Map 6 provides the topographical contour information obtained from T.R.I.M mapping. The level of accuracy is considered appropriate for neighbourhood planning purposes; however onsite topographic surveys will be necessary in order to establish appropriate zoning boundaries when considering development applications.

The neighbourhood boundary limits will be adjusted through topographic and slope stability reviews. Generally, slopes in excess of 35% shall not be developed and either retained in its natural state or dedicated to the District for environmental reserve during the subdivision process. Slopes also require onsite site specific geotechnical investigations to determine the limits of acceptable development risk.

Policy

Residential land use will be permitted on slopes up to 35%; however the District will develop geotechnical guidelines for hillside developments, and may require development applicants to submit detailed reviews by a qualified geotechnical Engineer.

Topographic constraints impact internal road network grades and relationships between properties. Standards established in the Subdivision and Development Bylaw shall be used to determine acceptable municipal and private road grades and lot grading within the plan area.

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

GEOTECHNICAL HAZARDS



NEIGHBOURHOOD BOUNDARY



BASE MAP SOURCE: Fresno Valley Regional District, 2000

Mount Woodside

NEIGHBOURHOOD PLAN

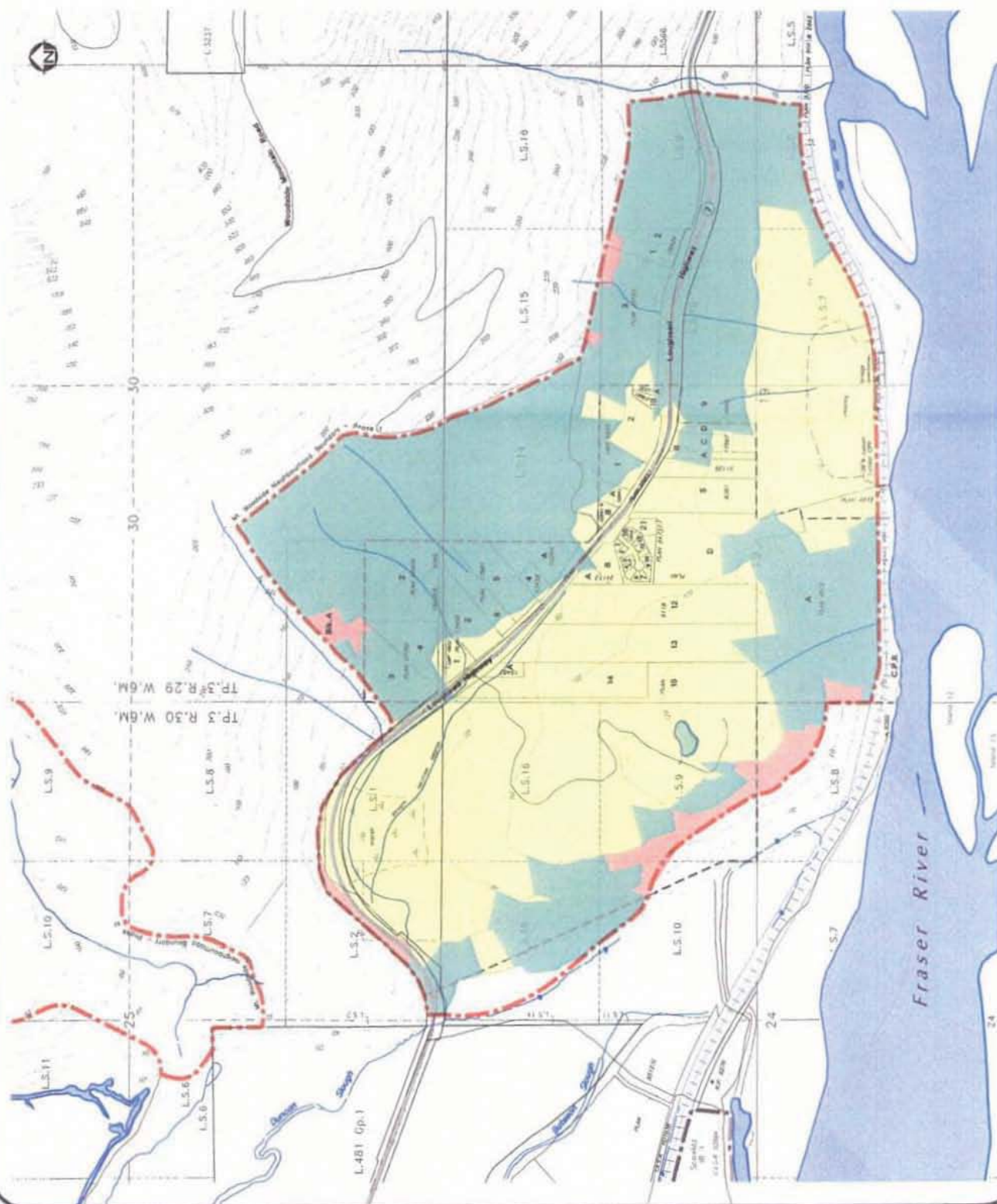
Map 7 incorporates the 1994 Thurber Engineering Report describing slope stability issues for the Mount Woodside area. Further detailed onsite geotechnical investigations shall be required with each development application in areas adjacent to the boundaries established by the Thurber Engineering Report.

A slope analysis shown on Map 7 provides a graphic illustration of the grades in the area. Generally slopes 35% or greater should not be developed for urban purposes, unless minor regrading can reduce the grades in small isolated areas. Slopes 20% or greater should consider geotechnical concerns when reviewing development applications within Mount Woodside.

Policy

For properties with slopes 20% or greater, a geotechnical review shall be submitted in conjunction with rezoning applications. Zoning boundaries will be determined through geotechnical analysis of slope stability.

District of Kent
MOUNT WOODSIDE
NEIGHBOURHOOD PLAN
Phase 1
SLOPE ANALYSIS



Mount Woodside

NEIGHBOURHOOD PLAN

3.2 Vegetation, Wildlife & Fisheries

There is a lack of environmental information for the Mount Woodside area. Department of Fisheries and Oceans and Ministry of Water, Land and Air Protection have provided limited information during the planning process. It is anticipated their input may be received during the rezoning and subdivision application stages. Due to the lack of information, each development application shall provide site specific environmental details or agree to provide details prior to subdivision application.

The study area is comprised of large tracts of heavily forested (coniferous), natural areas. Minor clearing has historically occurred within minor residential pockets and a small tract in the southeast corner on the ALR lands.

There are numerous streams, an existing man-made pond and a marsh area located adjacent to Highway # 7. All of these resources should be protected or require further reviews.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

SITE FEATURES



AGRICULTURAL LAND RESERVE

AGRICULTURAL CAPABILITY CLASSIFICATION
(for ALR within study area only)

3TA Reduced range of crops caused by topography (slope) and soil moisture deficiency
(3T) Classification upgraded with improvements to soil moisture deficiency

4W Reduced range of crops caused by excess water
(2WT) Classification upgraded with improvements to excess water and topography

UNMAPPED Soils not classified

NEIGHBOURHOOD BOUNDARY

Map
8

uma



BASE MAP SOURCE: Fraser Valley Regional District, 2000



Mount Woodside

NEIGHBOURHOOD PLAN

3.3 Watershed Characteristics

The Mount Woodside community is located between the low-lands along the Fraser River and the steep slopes of Mount Woodside. Numerous small to intermediate sized creeks drain the Mount Woodside slopes through the plan area before discharging into the Fraser or Harrison Rivers. The entire catchment area, which drains through the plan area, is estimated at approximately 3,000 hectares.

Replacing current forest areas with hard-surfaced urban forms will require detention and storm water quality measures prior to discharging to the Fraser River or the Harrison River via Duncan Slough. An important consideration will be mitigating impacts of increased run-off with urbanization, both volume and intensity, on the agricultural areas to the west.

Existing drainage courses and creeks must be protected and retained in order to accommodate natural flow paths within the watershed catchment area.

Policy

Streams shall be protected with a minimum 30 metre setback or as determined through a detailed environmental review. Storm water discharge shall not scour or pollute existing channels. The District will require detailed mapping in conjunction with subdivision or development applications.

Protection of the groundwater aquifer is necessary for both existing wells and future water supply needs.

3.4 Archaeological Information

The Ministry of Sustainable Resource Management have indicated current archaeological registry records do not indicate known sites within this area. Further research through the Sto:lo Nation have revealed this area is an archaeological “hot spot” for both the Sto:lo and Chehalis Nations, as a result an overview assessment is required for Mount Woodside prior to development occurring.

Policy

An archaeological assessment shall be prepared in conjunction with subdivision and development applications.

3.5 Agricultural Activities

Issues associated with urban-rural interfaces have been addressed with this Neighbourhood Plan process. Issues, which require consideration include:

- Traffic on rural roads;
- Drainage, both possible flooding of low-lying farmlands and storm water quality;
- Changes to hydrologic regimes which could impact existing water wells and surface water licences;
- Effective method of sewage disposal;
- Agricultural noise and odours; and
- Agricultural pesticide management.

3.6 Summary of Development Influences

The influences noted below have assisted in shaping the density, infrastructure recommendations and policies included in this plan.

- Topographic constraints limit the extent of development on the west, and portions of the south and north boundaries;
- Geotechnical and slope stability issues may preclude some lands from development;
- Existing creeks within the plan area shall be retained in their natural state;
- A portion of the plan area is located within the Agricultural Land Reserve;
- Current forestry and agriculture activities shall be compatible with future residential development;
- Access to Highway # 7 will be constrained by the Ministry. The posted speed of 80 kph may become a safety issue;
- Some concerns with transit opportunities, employment opportunities and access to community facilities may occur due to its location;
- Fragmented ownership could delay subdivision and servicing lands, particularly on the north side of the Highway; and
- General lack of existing infrastructure will require significant offsite expenditures.

Policy

The District shall discourage piecemeal development applications in order to phase infrastructure improvements and provide for public amenities.

Mount Woodside

NEIGHBOURHOOD PLAN

4.0 Development Opportunities

4.1 Neighbourhood Plan Boundary

In order to manage the future development of Mount Woodside, the Neighbourhood Plan proposes two separate phases. The boundary of Phase 1 has been expanded to the south east to include isolated agricultural lands, and to the north to include a portion of Crown lands up to 35% slope. There is some development potential on Mount Woodside north of the Highway # 7, which is outside of the study area. The theoretical population capacity of this area, which can be regarded as Phase 2, has been considered when planning for infrastructure such as sanitary sewer and water; however the development potential of Phase 2 can be considered by District Council at a later date.

Policy

The District shall support removing up to 46 hectares from the ALR; and

Policy

The District will only consider a Phase 2 OCP amendment upon completion of Phase 1.

4.2 Market Opportunities

There is a lack of market analysis available for the Mount Woodside area. It is recommended the District obtain a comprehensive market analysis and strategy in conjunction with the rezoning application. A local realtor provided the following information regarding the Kent market opportunities.

The most active residential market over the last 5 years in Agassiz has been strata projects targeting retired couples, typically 65 to 75 years old. This market currently resides in the GVRD and have decided to move “up the valley” to take advantage of lower real estate pricing and bank the difference in equity. This market sector requires easy access to amenities, is looking for a newer smaller home (1,500 square feet), has room for a double-garage and RV parking, and lower strata fees. This market is not likely to consider Mount Woodside due to its location.

The Mount Woodside market will likely draw from Mission and other communities north of the Fraser River targeting young, working families who do not mind driving to obtain amenities, shopping and services. This market typically seeks a larger single family lot in a rural, private setting. Lower land costs will be a draw for this market. Younger, more mobile retirees (barely 60) with one spouse still working would consider Mount Woodside to move into a larger home. This market sector seeks lower density subdivisions, affordable pricing and is not concerned with significant commuting distances. Access to the West Coast Express in Mission could be a market benefit for this sector.

4.3 Summary of Development Opportunities

A summary of the development opportunities for Mount Woodside include:

- Urban setting in a rural environment, close to nature and agricultural opportunities;
- Excellent access to regional outdoor recreational facilities;
- Outstanding 360 degree view corridors;
- Affordable housing; and
- Low density community.

Policy

In reviewing development applications the District will endeavour to protect significant 360 degree views, where possible. View locations shall be identified on development applications.

Mount Woodside

NEIGHBOURHOOD PLAN

5.0 Conceptual Land Use Plan

5.1 Plan Objectives

Historically Mount Woodside has only received cursory planning reviews. In conjunction with amending the OCP an in-depth analysis of the influences, infrastructure needs and planning policy framework needs to be adopted by District Council. Once adopted rezoning applications can be submitted to the District for consideration. To guide the preparation of a conceptual land use plan, the following objectives were developed. Future rezoning and subdivision plans should consider each objective noted below:

- Create a self sustained community;
- Create a planned community, rather than advancing individual land owner interests;
- Plan for future development applications;
- Protect adjacent existing and future agricultural activities;
- Mitigate commercial influences on Agassiz businesses, and the Scowlitz Nation;
- Create a framework for securing public amenities in the long-term;
- Protect environmental and natural features, including the existing pond;
- Protect and accommodate existing forestry practices;
- Recognize existing transportation corridors, and limitations for access to a controlled access highway and a CPR crossing;
- Develop strategies to finance infrastructure; and
- Protect significant views.

5.2 Land Use Plan

The Land Use Plan on Map 9 can be described as follows:

Residential & Strata:

- Predominantly single family at low densities between 7 – 10 units per gross hectare;
- Specific multi-family, strata and mobile home sites have not been shown, rather criteria will be developed to guide future rezoning applications, in order to attain flexibility;
- Strata located in eastern portion due to difficult terrain and access;
- Social housing needs cannot be effectively accommodated within a community which lacks public transportation options;

Mount Woodside

NEIGHBOURHOOD PLAN

- Small acreage development shall be limited in order to optimize infrastructure operating requirements;
- Maximum multiple family project density shall be 50 units per hectare;
- Architectural form and character guidelines for multiple family shall consider street-front units, blend with single family style and discourage gated communities; and
- Multiple family and mobile home sites shall be located on collector roads and generally conform to Policy 4-27 of the OCP.

Policy

The District will consider the establishment of a comprehensive zone to accommodate flexibility in overall density, while limiting small acreage development. The permitted commercial uses shall consider impacts on Agassiz businesses.

Policy

The District shall consider a Development Permit Bylaw for multiple family and commercial form and character in conjunction with rezoning applications.

Commercial:

- Size shall be limited to 1.0 hectare to mitigate impacts on Agassiz businesses;
- Permitted uses similar to service commercial and service station commercial uses as described within the Zoning Bylaw;
- Located at the major entrance to Mount Woodside, with Highway exposure, but no direct access to the Highway;
- Architectural form and character guidelines shall be prepared;
- Development shall recognize adjoining residential uses through appropriate building siting, architectural treatments and landscaping; and
- Design shall mitigate impact on existing stream at the proposed location.

Policy

Within the Mount Woodside neighbourhood commercial opportunities shall be limited in scope and size to a maximum of 2500 square metres.

Mount Woodside

NEIGHBOURHOOD PLAN

Community Facilities:

- A combined community centre, public works yard and fire hall site in a central location with good access to the Highway;
- One centrally located elementary school, approximately 3.5 hectares; and
- Consider opportunities for places of worship.

Policy

One community, public works and fire hall site shall be provided in a central location with good access to the Highway; and

Policy

One elementary school site approximately 3.5 hectares shall be centrally located adjacent to the community park site.

Parks & Trails:

- Perimeter trails around the site linking both sides of the Highway feeding into the existing bridge over the CPR tracks. Parking area at the bridge on the north side of the tracks. Trails would not be wheel chair accessible due to topographic constraints;
- Limited active park opportunities due to difficult topography on the north side. Small active park north of Highway;
- Recreational opportunities between the CPR railway tracks and Fraser River;
- Central community active park site, approximately 3.5 hectares net of pond, located beside the existing pond, and linked to the school site; and
- Smaller vista park(s) overlooking the Fraser River and views to the north, could be wheel chair accessible. Location(s) to be determined at rezoning applications.

Policy

Perimeter trails, which may not be wheel chair accessible, shall surround the neighbourhood feeding into the existing bridge over the CPR tracks. Parking shall be provided on the north side of the tracks;

Policy

The area between the CPR tracks and the Fraser River shall be retained for park purposes;



Mount Woodside

NEIGHBOURHOOD PLAN

Policy

Council will seek the dedication of one centrally located approximate 3.5 hectare community park, incorporating the existing pond and link to the school site; and

Policy

At least one vista park shall be provided and linked to the trail system.

Environmentally Sensitive Areas:

- Steep slopes shall be designated environmentally sensitive areas;
- Protect environmental attributes of all existing streams and watercourses; and
- Further investigations of the marsh area shall take place.

Policy

The ultimate disposition of the marsh area adjacent to Highway # 7 will be determined in association with an environmental evaluation. This site may require protection from development;

Policy

The District shall require detailed environmental reviews with each subdivision or development application where appropriate; and

Policy

The District will endeavour to retain the existing escarpment and steep slopes in public ownership through the development process.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

LAND USE PLAN

PLAN HIGHLIGHTS

1. Perimeter trail system - tied to vista park, neighbourhood parks and school
2. Vista park at top of bank - linked to bridge and recreation opportunities at river
3. Environmentally sensitive area provides agricultural buffer
4. Central school/park site linked to each other
5. Public works/firehall/community center at Mt. Woodside Road - access to highway
6. Retain/separate Mt. Woodside Road forestry traffic
7. Park adjacent to firehall/community center
8. Hang glide/vistas park area (offsite)
9. 30m buffer on all streams
10. Retain existing pond and incorporate into park
11. Dedicate environmentally sensitive area
12. Link commercial to school and park with pathway

- RESIDENTIAL
- STRATA RESIDENTIAL
- COMMERCIAL
- COMMUNITY FACILITY
- PARK
- ENVIRONMENTALLY SENSITIVE AREA
- PERIMETER TRAIL
- 30m STREAM SETBACK (from stream top-of-bank)
- NEIGHBOURHOOD BOUNDARY

Map
9

UMA

0 50 100 200 300 400 500m
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Mount Woodside

NEIGHBOURHOOD PLAN

5.3 Development Densities

In order to accommodate a flexible development pattern a new comprehensive zone will be created for the Mount Woodside Neighbourhood. The principle advantage from the developer's perspective is flexibility in land use density within an uncertain market sector. It is recommended that the process for creating a separate comprehensive development zone for Mount Woodside be separated from the neighbourhood planning process.

Given the location's attributes and the environmental characteristics, a low density community is most appropriate for this area. A range of densities, but low in an overall context, and associated population projections have been developed for the Mount Woodside Neighbourhood to guide long-term infrastructure and servicing needs for the community. The following table is intended as a guide only; as a result specific zoning densities approved by the District over time shall prevail.

Table 1 – Development Densities

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

(1) based on 7 units per gross hectare

(2) based on 10 units per gross hectare

(3) based on 2.6 persons per unit and 7 units per hectare (minimum population)

(4) based on 3.2 persons per unit and 10 units per hectare (maximum population)

Depending upon whether the existing agricultural lands are removed from the ALR, and whether Phase 2 is developed, the range of population projections for Mount Woodside is large, ranging between a minimum of 3,350 people to a maximum of 9,600 people. This large variance creates some difficulty in planning the Mount Woodside community. For the purposes of this plan it is assumed the agricultural designated lands and Phase 2 will be developed in the medium and long-term.

5.4 Interface with adjacent land uses

During the course of developing Mount Woodside a successful interface with the adjacent agricultural and forestry activities are important. Agricultural impacts requiring specific attention include potential degradation of ground water supplies, impacts on existing wells, potential flooding of agricultural lands and potential farm vehicle conflicts with other motorized traffic.

Forestry activities are typically industrial in nature and as such special consideration is necessary to protect those interests. Impacts include potential conflicts with logging trucks and other large forest sector vehicles, dust, smoke and noise concerns in close proximity to residential development. The District could consider placing covenants against the subdivision titles to advise future purchasers of potential impacts from agricultural and forestry activities.

Policy

Provision is required for a suitable buffer to agricultural and forestry lands and activities in the neighbourhood; and

Policy

Covenants are suggested over lots to notify owners of potential nuisances, where appropriate.

5.5 Impact on adjacent communities

The Scowlitz IR 1 is the closest community to Mount Woodside. It currently accommodates four homes on 69.0 hectares. Further residential development on the reserve is prohibitive due to a high water table that fluctuates with the Fraser River levels, and poor quality water wells. Agriculture has been the predominant activity on this reserve, but adequate drainage could improve the agricultural capability of these lands. The Nation is also considering potential greenhouse construction as a long-term goal for Scowlitz IR 1.

Developments contemplated on Williams IR2 and Sqawkum Creek IR 3 include gravel extraction, heritage boat tours, new seafood plant, fish fertilizer production and improvements to the existing Sqawkum Park Campground. Some commercial development fronting Highway # 7 is envisioned to service the Lake Errock and Scowlitz communities.

Harrison Mills is an isolated rural community with historic roots. Development of Mount Woodside can introduce more traffic into this small community with increased use of the Provincial Park, boat launch and visitation to the Kilby Museum and craft shops.

Mount Woodside

NEIGHBOURHOOD PLAN

Across the Harrison River is access to the Hemlock Valley Ski Resort and other recreational opportunities. The Sandpiper Golf Course is located on the banks of the Harrison River in an attractive setting. It is likely residents in Mount Woodside will want to use these excellent recreational facilities.

Agassiz, in the heart of the District of Kent, is the closest urban centre to Mount Woodside. The commercial sector can anticipate greater business opportunities with the development of Mount Woodside. Recreational and cultural facilities should also anticipate growth in their demand.

Mission is located approximately 30 minutes west of Mount Woodside. Some commercial and commuter traffic wishing to utilize the West Coast Express should increase with the development of Mount Woodside.

Chilliwack is the largest urban centre in the region and within a 30 minute drive of Mount Woodside. It is anticipated the majority of larger commercial activities will occur in Chilliwack.

Mount Woodside

NEIGHBOURHOOD PLAN

6.0 Infrastructure & Servicing Plan

The Subdivision and Development Bylaw provides engineering design standards for all onsite servicing requirements. This plan addresses only significant offsite or onsite service requirements. Further servicing details will be determined by the District during the rezoning and subdivision application processes. All cost estimates provided herein require further detailed review, and are not to be relied upon.

Policy

Mount Woodside shall conform to the Subdivision and Development Bylaw standards and each lot shall provide full urban services.

6.1 Sanitary Sewer

Possibly one of the major servicing considerations for the plan area is the review of sanitary sewage disposal. Two main themes were investigated, being onsite treatment or offsite piping to the existing sewage treatment plant located on the Fraser River at the end of Tanmer Road in Agassiz.

6.1.1 Offsite Discharge

Offsite discharge involves constructing a new low-pressure sanitary sewer force main from the site to the Kent Wastewater Treatment Plant on Tanmer Road approximately 13 kilometres away. This alternative would have to consider the long-term potential of Phase 2 development. Due to the uncertain timing of this future phase a separate feasibility analysis should be undertaken to determine whether it's financially advantageous to provide for this additional capacity during the initial force main construction, or defer once Phase 2 becomes more certain.

All options require a large capacity lift station to pump into the offsite force main. This lift station could be located either at the northwest quadrant or the southeast quadrant of the plan area. A second smaller capacity lift station would be required to pump into the force main.

Three options for the alignment of a potential offsite force main include:

- Option # 1 follows the dyke right of way along the Fraser River to Cutler Road, then north to Agassiz. This alignment would require additional land acquisition for a separate sewer right of way adjacent to the dyke right of way. Some economies may be realized by partially combining land right of way requirements with the existing dyke. An added benefit with this option is the long-term development potential on Hopyard Mountain. The total distance to the plant would be approximately 13 kilometres. Additional site investigations should be undertaken to determine the

Mount Woodside

NEIGHBOURHOOD PLAN

feasibility of constructing a force main between the Fraser River and Hopyard Mountain itself with difficult terrain conditions;

- Option # 2 follows the CPR right of way into Agassiz. Land right of way acquisition would be necessary, and depending upon soil conditions, may require some separation from the actual tracks. Hopyard Mountain could be serviced in the long-term, however this alignment is approximately 1 kilometre away and at the highest point on Hopyard Mountain. As a result an onsite sanitary lift station would be necessary to service the Mountain; and
- Option # 3 follows Highway # 7 into Agassiz. This alignment may be slightly longer than either Option # 1 or # 2, however it may be possible to construct the force main within the existing highway right of way, thereby minimizing land right of way acquisition costs.

Land acquisition and large front-end costs are the most significant obstacles to offsite discharge of sanitary sewage.

All offsite force main options could provide for an interception of the existing Kent and Mountain Institution flows, which currently directly discharge to the Fraser River. Cost sharing for a portion of the offsite force main with the Federal Government may assist with lowering the high initial front-end costs associated with the offsite discharge option.

District of Kent

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN
POSSIBLE SANITARY SEWER
SCHEME - OFFSITE DISCHARGE**

Map
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uma



NEIGHBOURHOOD BOUNDARY

BASE MAP SOURCE: Fraser Valley Regional District, 2000



Mount Woodside

NEIGHBOURHOOD PLAN

6.1.2 Onsite Treatment

Onsite Treatment involves constructing a sanitary sewer treatment plant on or near the plan area. Four options for plant locations and outfall were investigated:

- Option # 1 locates the sewer plant in the northwest corner of Phase 1 in the vicinity of the marsh area with an outfall to the Harrison River, likely along Highway # 7, some 2.4 kilometres away. An onsite lift station would be required in the southeast corner of the plan area adjacent to the CPR tracks. The principle advantage of this option is ease of servicing to accommodate potential growth opportunities within Phase 2 and only one onsite lift station (Map 11);
- Option # 2 locates the sewer plant outside the plan area possibly south of the CPR tracks adjacent to the Fraser River. Access to this location would have to be secured either through the Scowlitz Reserve or off the end of Kilby Road. Land acquisition or right of access would have to be secured. It is likely three catchment areas with two lift stations would be necessary to serve Phase 1. In addition the lift station located in the northwest quadrant would have to be oversized or upgraded to accommodate Phase 2 sewage flows. The principle advantage of this option is it locates the sewage plant away from future residential development and recreational opportunities along the Fraser River (Map 12);
- Option # 3 locates the sewer plant adjacent to the CPR tracks in the southeast quadrant of the plan area. By locating the plant further eastwards, a lift station for the southeast quadrant may be eliminated, resulting in two catchment areas, as opposed to three under Option # 2. The main disadvantage of this alternative is its location in proximity of residential development and recreational opportunities along the Fraser River (Map 13); and
- Option # 4 locates the sewage plant onsite at the approximate high point south of the Highway. At least two lift stations would be required to pump up to the sewer plant. Discharge to the Fraser River would occur over a steep embankment along the south edge of the study area. This option is the preferred option of the land owner as it is the easiest to implement and requires minimal land acquisition. The principle disadvantage of this option is locating the sewer plant in the “heart” of the residential community on prime development lands. The perception of locating such a facility in the heart of the community requires further consideration (Map 14).

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

POSSIBLE SANITARY SEWER SCHEME - OPTION 1



District of Kent

MOUNT WOODSIDE
NEIGHBOURHOOD PLAN
POSSIBLE SANITARY SEWER
SCHEME - OPTION 2



NEIGHBOURHOOD BOUNDARY

Map
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UMA



BASE MAP SOURCE: Fraser Valley Regional District, 2000

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

POSSIBLE SANITARY SEWER SCHEME - OPTION 3

NEIGHBOURHOOD BOUNDARY

Map 13

bullet

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BASE MAP SOURCE: Fraser Valley Regional District, 2000

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

**POSSIBLE SANITARY SEWER
SCHEME - OPTION 4**

Summary

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NEIGHBOURHOOD BOUNDARY



BASE MAP SOURCE: Fraser Valley Regional District, 2000

Mount Woodside

NEIGHBOURHOOD PLAN

The design criteria for the ultimate sewer plant for both Phase 1 and 2 include the following:

- Outfall shall be designed and constructed for ultimate design population potential;
- Ministry of Water, Land and Air Protection approval shall accommodate both Phase 1 and 2;
- The Environmental Impact Study (EIS) required under the Municipal Sewage Regulations shall accommodate both Phase 1 and 2 growth potential; and
- Outfall location shall be sensitive to future recreational opportunities along the Fraser River.

The plant can be constructed in stages as growth occurs in the plan area. The recommended phasing for sewer plant construction is:

- Short term up to 3,200 people on approximately 100 hectares;
- Medium term up to 6,400 people on approximately 230 hectares; and
- Long term up to 9,600 people on approximately 300 hectares.

Perpetual sewage plant maintenance costs, estimated at an additional \$100,000 annually, is the principle obstacle to considering the onsite sewer treatment alternative.

An approximate cost comparison of each alternative is outlined below:

Onsite Treatment:

- Total capital cost = \$2.5 million; and
- Extra annual operating costs estimated at \$100,000, escalating at approximately 2% annually.

Offsite Discharge:

- Total capital cost = \$4.0 million for trunk, pump and booster station; and
- No additional operating costs, included in the existing plant operation on Tanner Road.

A net present value analysis was completed comparing the offsite discharge alternative to constructing an onsite treatment plant. The high front end costs associated with the offsite discharge alternative are offset by the additional operating costs for a second sewage treatment plant in the District of Kent. As the present value analysis is roughly equivalent for either alternative, further investigation of the potential costs and recovery of front-end costs is recommended. A principle advantage of the offsite discharge alternative, which had not been factored into the present value analysis, is the potential connection of the Kent and Mountain Institutions and the long-term development potential of Hopyard Mountain.



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NEIGHBOURHOOD PLAN

Policy

The District will not process any rezoning applications in this neighbourhood until a decision is reached on sewage disposal alternatives;

Policy

The District shall conduct a financial analysis, with assistance of local developers, on the impacts to the municipality of onsite versus offsite sewage disposal;

Policy

If selected, the District shall require onsite sewage treatment plant to accommodate full development potential of Mount Woodside Phase 1 and 2; and

Policy

The District shall require oversizing to provide service for Phase 2.

6.2 Water Distribution

6.2.1 Water Supply

Water supply options include offsite wells with a transmission main to the plan area, or an intake on the Fraser or Harrison Rivers with an onsite water treatment plant. A cost analysis comparing these options was not undertaken due to the uncertainty of the location for the offsite water wells. This plan assumes the cost to provide offsite well water would be significantly less than the water treatment alternative. In addition the annual operating costs for a series of water wells should be significantly lower than a treatment plant.

Preliminary discussions with a hydrogeologist suggestions water wells located along the Harrison River valley should be able to produce sufficient capacity with acceptable quality to service both Phase 1 and Phase 2 in Mount Woodside. Detailed hydrological analysis and test wells are required to locate the water source.

Policy

The District shall not process a rezoning application in this neighbourhood until an acceptable, proven offsite water supply is located.

Recently the Greater Vancouver Regional District (GVRD) and the Fraser Valley Regional District (FVRD) have explored the long-term potential of constructing a supply main from Harrison Lake to the GVRD

Mount Woodside

NEIGHBOURHOOD PLAN

within the 15 to 20 year time horizon. Once this project becomes more certain the District could investigate connecting Mount Woodside to this supply system.

Offsite water well construction must consider the following:

- Sufficient quality and quantity of supply to meet the needs of both Phase 1 and 2 development potential;
- Protection of the groundwater aquifer is crucial to the long-term success of a well system;
- Regular monitoring will be required to meet Ministry of Health drinking (potable) water guidelines;
- Disinfection may be necessary between the offsite water wells and the plan area; and
- A contingency for an alternative water source should be considered in case one or more wells become contaminated or water quality deteriorates.

6.2.2 Onsite Water Reservoir(s) – Phase 1

Onsite water reservoir(s) will be required to service the plan area. The reservoir(s) should provide capacity to accommodate fire protection, equalization storage and emergency storage. The methodology to calculate the size of the reservoir(s) follows:

- Fire protection requirements for a commercial wood-frame structure in the Subdivision and Development Bylaw = 10,000 litres/minute. The Fire Underwriters Survey standard requires 2 hours of storage for this type of fire protection. 10,000 litres * 120 minutes = 1.2 million litres;
- Equalization storage is required to offset the peak water demands so that the supply pumps in the wells can operate at the maximum day demand level. Equalization storage is calculated as:

equivalent population (3,350 to 9,600) * average daily design flow (500 l/c/d)
 * maximum day peak factor (2.0)
 * 25% = 0.84 to 2.4 million litres;

- Emergency storage provides for temporary failure of the supply system or heavier than anticipated demands. Emergency storage is calculated as 25% of the fire protection and equalization storage requirements = 510,000 to 900,000 litres; and therefore
- Total estimated reservoir(s) capacity should be 2.6 to 4.5 million litres (dependant upon population).

The cost to construct a single large reservoir will be much less on a unit basis than two smaller reservoirs. Constructing a single reservoir in the upper portion of Phase 1 on the north side of the Highway together with a pressure reducing station for lands on the south side of the Highway will likely be the most cost effective solution. At least two pressure zones will be necessary to service lands on both sides of the Highway. The water reservoir should be approximately 12 metres higher than the highest building in the pressure zone.

Detailed design calculations will be required to confirm sizing and elevation of the reservoir(s).

Policy

The District shall determine a strategy for water reservoir(s) location and capacity in conjunction with considering the first rezoning application in Mount Woodside.

6.3 Storm Water Drainage

Phase 1 storm water drainage can be accommodated within two roughly equivalent catchment areas of approximately 115 hectares each (Map 15). Detailed storm water analysis will be necessary to determine the extent of offsite up-slope drainage which needs to be intercepted into the subdivision drainage systems and the boundaries of each catchment area. Consideration shall be given to introducing groundwater infiltration systems for lands south of the Highway in order to mitigate offsite storm water flows and maintain a healthy groundwater system in the region. Lands on the north side of the Highway with slopes approximately 30% are considered too steep to deploy groundwater infiltration methods.

The western catchment area drains west to Duncan Slough via an existing creek in the northwest quadrant of the plan area. Duncan Slough is then pumped through the Bateson Pump Station to the Harrison River. A detailed storm water management study is required to design offsite flows in accordance with the Subdivision and Development Bylaw standards. Storm water flows shall be controlled to prevent flooding of the low-lying farmlands adjacent to Duncan Slough, prevent scouring of the existing stream channel which feeds into Duncan Slough and provide water quality parameters associated with discharge into an active fish bearing river. Improvements to the Bateson Pump Station may be necessary to accommodate the full life-cycle of the planned storm sewer system within Mount Woodside.

The eastern catchment area drains south to the Fraser River. An existing 600 mm diameter CMP culvert crosses under the CPR tracks. A storm water management study is required to investigate the feasibility of utilizing the existing culvert and preventing flows from scouring existing creeks and slopes within the catchment area. Water quality parameters should be investigated as this system discharges directly to the Fraser River.

Point or surface discharge of storm water flows over the steep slopes along the western and southern portions of the plan area shall be discouraged in order to mitigate erosion, slope instability and flooding concerns. The existing CPR tracks will have to be protected to ensure flooding or scouring of the rail bed does not occur.

Policy

Storm water detention shall be required to mitigate impacts on the CPR tracks, Fraser River, Duncan Slough and Bateson Pump Station;

Mount Woodside

NEIGHBOURHOOD PLAN

Policy

A Storm Water Management Plan shall be prepared with consideration of the first rezoning application to consider upland drainage requirements, groundwater infiltration opportunities, storm water quality, protection of groundwater aquifer and prevention of flooding on low-lying agricultural lands; and

Policy

Point or surface storm water discharge over steep slopes shall be discouraged.

The existing man-made pond shown on Map 8 could be utilized for some storm water controls; however due to its location its effectiveness may be minimal.

MOUNT WOODSIDE
NEIGHBOURHOOD PLAN

POSSIBLE DRAINAGE CATCHMENT AREAS

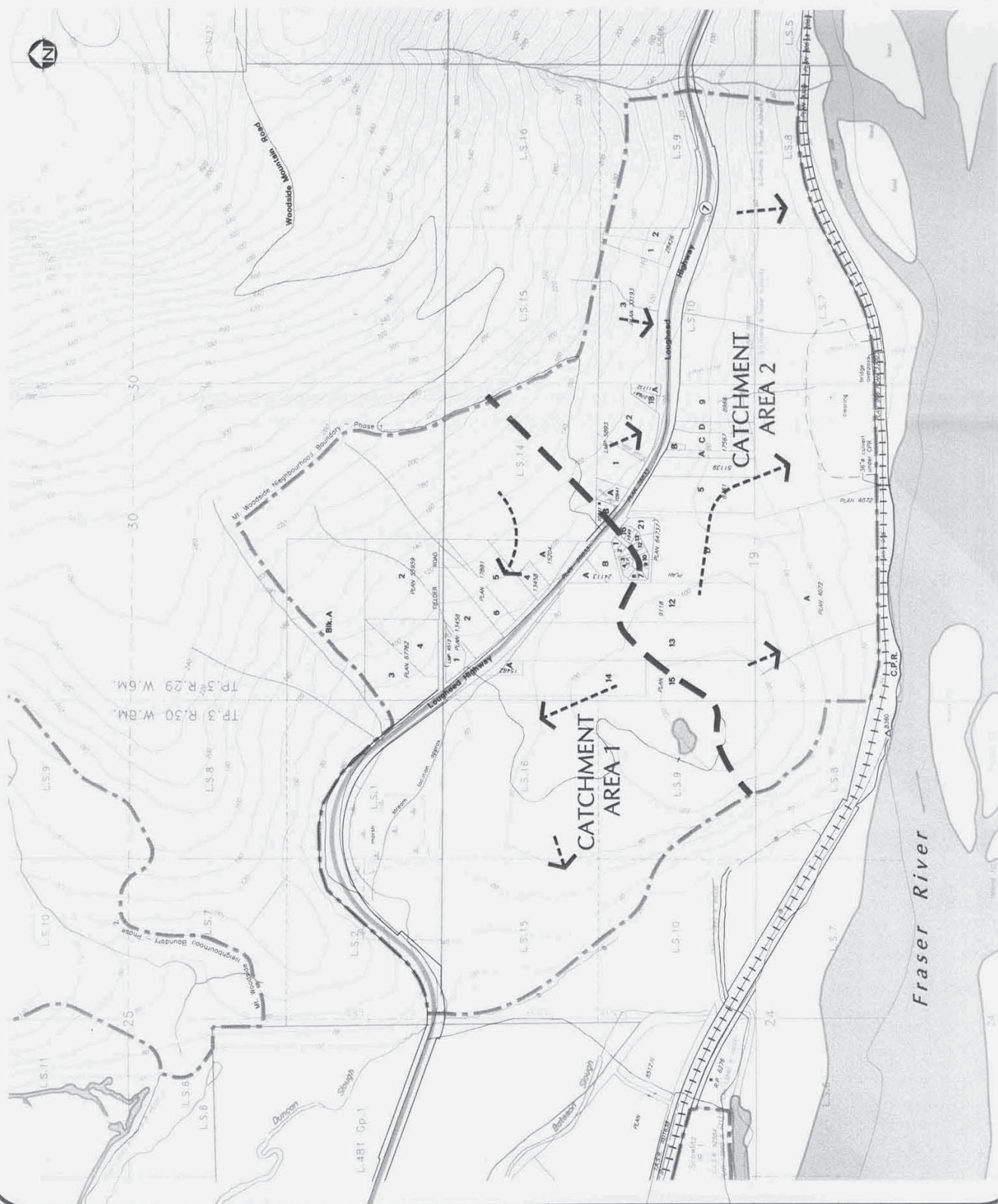
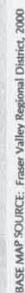
NEIGHBOURHOOD BOUNDARY

Map 15

Sumo



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Mount Woodside

NEIGHBOURHOOD PLAN

6.4 Transportation

6.4.1 Highway # 7

Highway # 7, a controlled access highway, dissects the planning area. This existing high-speed (80 kph) corridor will form a barrier to linking developments on both sides of the Highway. Possibly the most significant impact on residential development within Mount Woodside will be the speed of traffic, and in particular large trucks, which currently traverse this area. Towards the east the Highway narrows, and traverses a steep, winding grade down to the low-lying farmland surrounding Agassiz. This small section of Highway can be difficult during the winter months and extreme caution is necessary at this location.

By controlling the number of access points to Highway # 7 this plan recognizes the importance of maintaining a good transportation connection through the area. Secondly, the existing driveway accesses to the Highway can be eliminated during the course of developing this community.

Policy

No more than two all directional accesses shall be permitted to Highway # 7; and

Policy

The District will seek to eliminate individual Highway accesses as development occurs.

The plan proposes two controlled/signalized all directional intersections with Highway # 7. The extent of additional lane requirements and timing for signalization can be determined during the rezoning process.

A pedestrian overpass may be required to link development and community facilities on both sides of the Highway. The timing and location of a pedestrian overpass can be deferred to future rezoning applications. The need for an overpass will be dependent upon the eventual speed of the highway traffic through this area.

Policy

The District shall plan for a potential pedestrian overpass(s), while limiting desire lines across the Highway.

6.4.2 Internal Collector Road System

An internal collector road system (shown dotted on Map 9) has been developed to limit the grades for the most-part to 12%, reduce the number of access points to Highway # 7 and provide continuity between lands on both sides of the Highway. This collector system is conceptual so as to allow flexibility with individual subdivision applications.

Policy

In order to accommodate future subdivision patterns the District will seek to retain flexibility within the internal collector road system.

The western connection at Fielder Road should align with the access to the lands south of the Highway in a manner that provides a 90 degree crossing of the Highway, safe stopping distances at the bottom of Fielder Road, and minimize the impact on Lot 1 Plan 13458. The existing improvements on Lot 1 are situated along the south-eastern boundary of this parcel; therefore realigning Fielder Road at this intersection could be feasible.

Policy

Align access south of the Highway at Fielder Road in a manner that provides a 90 degree crossing of the Highway.

Grades on Fielder Road approach 20%. Detailed subdivision design shall consider ways to mitigate this excessive grade; however it is recognized a short steep section on this collector may be satisfactory.

The location of the eastern connection is more flexible; however the connection to the Highway should aim towards the mid-point between the Highway curves at this location.

Policy

Development of an eastern road connection across the Highway should aim towards the mid-point between the Highway curves.

As subdivisions occur in Mount Woodside, temporary emergency only access points to the Highway shall be provided until the full collector system has been completed.

Policy

Temporary emergency access only may be provided to the Highway and removed once replaced by the full collector system.

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Existing property improvements shall be considered when locating the collector road system. As improvements in Mount Woodside are relatively sparse, this should not become a significant issue. If the lands in the south-east quadrant currently within the ALR, remain agricultural, an alternative collector road system needs to be developed.

6.4.3 Mount Woodside Road

Mount Woodside Road is currently a Forestry Service road providing access to portion of Mount Woodside. This road is used for logging and recreational purposes. It is anticipated active logging will continue in this area for the foreseeable future, as a result the interface with the future residential development in Mount Woodside requires special planning considerations. It is suggested, in order to separate heavy industrial, logging truck traffic from residential areas, this road remain “as is” with residential lots backing onto it. No direct access to residential lots should occur off Mount Woodside Road. The proposed collector road system should provide right of way to the existing industrial traffic using Mount Woodside Road. Should logging activities in the area cease in the long-term, the existing road corridor could be converted to a recreational hiking/biking trail within the planned subdivision.

Policy

Residential lots shall back onto Mount Woodside Road; and

Policy

Should logging activities be discontinued, portions of the existing Mount Woodside Road corridor are to be converted to a hiking/biking trail.

6.4.4 CPR Crossing

Due to the proximity of the Fraser River, there will be a strong desire to provide pedestrian access to this area. As the CPR tracks forms a barrier between the planned residential lands and the Fraser River, efforts will be necessary to control and limit the number of pedestrian rail crossings. An historic bridge crosses the CPR at the south-eastern boundary of the plan area. The feasibility of using this existing crossing for pedestrian traffic across the CPR should be investigated. Walking trails and direct access to the CPR can be channelled to this location in order to provide a safe crossing of the tracks. Except for maintenance purposes, vehicular access across the tracks shall not be permitted. A parking lot north of the CPR tracks shall be provided for recreational users at this location.

Policy

The District will aim to retain a separation between future residential uses and the CPR railway, by channelling access across the tracks to the existing bridge;



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Policy

The District shall require a safety investigation of the existing private bridge crossing the CPR; and

Policy

No vehicle access, except for maintenance purposes, shall be permitted across the CPR tracks.

6.4.5 Ministry of Transportation

Provincial Acts for controlled access highways (Highway # 7) regulate both the zoning and subdivision processes necessary to develop the Mount Woodside community; therefore Ministry of Transportation support is crucial to the development of Mount Woodside. A summary of the Provincial Acts follows:

Highway Act:

Section 54 allows the Minister of Transportation to control or prohibit access to a controlled access highway within an 800 metre radius of the proposed intersection to the highway during the rezoning process.

Land Title Act:

Section 80 regulates subdivisions adjacent to controlled access highways requiring approval of either the Minister of Transportation or the Ministry Subdivision Approving Officer.

Local Government Act:

Section 924 regulates construction of commercial or industrial buildings exceeding 4,500 square metres in gross floor area requiring approval by the Minister of Transportation.

It is important to note most lands within Phase 1 are located within 800 metres of the proposed intersections with Highway # 7. As a result all rezoning applications within Mount Woodside may require Ministry approval. Contingencies should be developed to mitigate the uncertainty of future Ministry requirements as Mount Woodside develops.

Discussion with local Ministry staff can be summarized as:

- Would not support reducing the current posted speed limit of 80 kph;
- Prefer only one all directional intersection with the Highway, while other access points could be limited to right in/right out only;

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- Other than potential intersection improvements, no offsite improvements are contemplated;
- Consider a tight diamond, multi-plate interchange design for the primary access to Mount Woodside; and
- No plans to relocate Highway # 7 along the Fraser River.

6.4.6 BC Transit

Currently BC Transit, through Township Transit Services Inc., offers limited scheduled service between Chilliwack, Rosedale, Popkum, Agassiz and Harrison Hot Springs. The cost of this service is shared between the District of Kent, the Village of Harrison Hot Springs, the City of Chilliwack, the Fraser Valley Regional District, BC Transit and passenger fares. A complimentary HandyDart Service provides convenient door-to-door transportation for people with special needs.

The two types of service that might apply to the Mount Woodside Neighbourhood is an extension to the community service offered by the Agassiz-Harrison paratransit system and/or a taxi-based service for commuters to the West Coast Express. Factors affecting the type of transit service, if any, are the communities' desire for transit, the political will to pay for a portion of the service, and the type of market being served. For example a senior's orientated market would warrant a different type of service than a commuter service market.

Transit service to Mount Woodside should not be anticipated until a substantial portion of the community has been developed. Minimal long-term transit centre needs could be accommodated at the planned community centre.

Policy

Long term BC Transit terminal requirements, if any, shall be accommodated at the future community centre.

6.4.7 Phase 2

Access to Phase 2 will be limited to one location at the western boundary. The cost and environmental impact of constructing a road connection between Phase 1 and 2 is considered undesirable. A series of walking trails could be provided to link both areas for pedestrian use only. A proposed second Forestry access road between these phases should be limited to logging and recreational traffic only. No direct access from either Phase 1 or 2 should be provided to this proposed second Forestry access road; however emergency only access for Phase 2 should be considered. Access to Phase 2 will traverse existing agricultural lands before connecting to Highway # 7 at Kennedy Road. This new connection to Phase 2 will require Land

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Reserve Commission approval; however as this area is considered a potential long-term expansion of Mount Woodside this issue can be addressed at a future date.

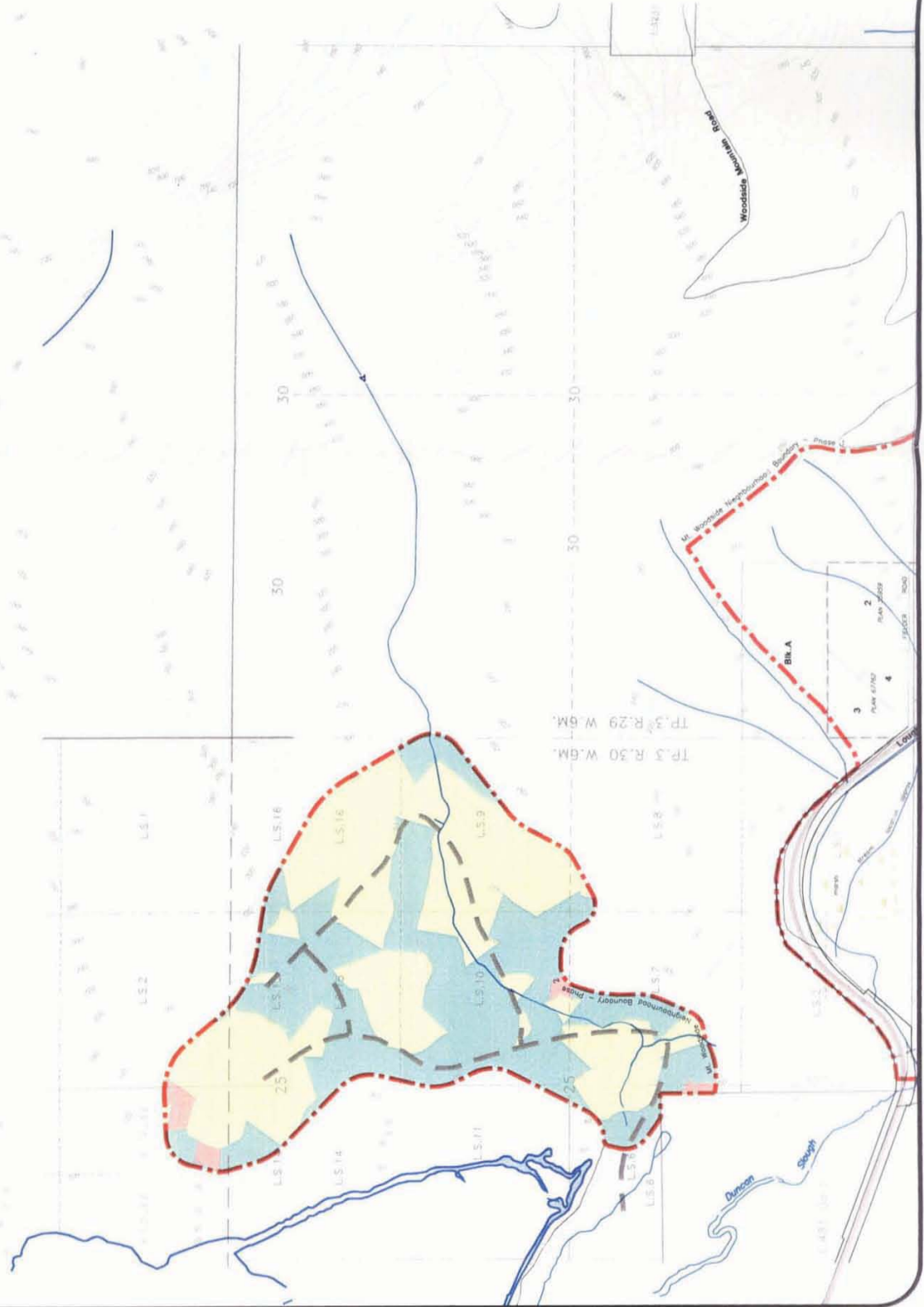
Policy

No vehicle access between development slated for Phase 1 and 2.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

Phase 2 SLOPE ANALYSIS & ACCESS



Mount Woodside

NEIGHBOURHOOD PLAN

6.5 Solid Waste/Recycling

The residents of Agassiz currently contract individually with private companies to pick-up both solid waste garbage and recyclable materials. A recycling depot exists in Agassiz. The current level of recycling activity is relatively low in comparison to other Lower Mainland communities. The District is considering ways to improve recycling efforts within Agassiz. Under the current system there is limited incentive for residents to recycle their solid waste and the District does not have a mandatory recycling bylaw. One method would be to have the District contract directly with a disposal firm to manage garbage and recycling materials.

Currently garbage is disposed at the Bailey landfill in Chilliwack. This landfill has a 10 year capacity with the option of expanding onto adjacent lands. Alternatively garbage could be hauled to Cache Creek for disposal.

It is recommended the District consider engaging a private disposal company to manage garbage and recycling needs for Mount Woodside, and recover their costs through a utility assessment. It is also recommended the District consider a mandatory recycling bylaw to reduce the waste deposited in the landfill sites. These actions would enhance Policy 7-37 of the OCP which requires initiatives to reduce, reuse, and recycle within the District. If successful these actions can be adopted within the Agassiz townsite as well.

Policy

The District shall engage a private contractor to collect garbage and recycling materials, recovering costs through a utility assessment and adopting a recycling bylaw.

6.6 Utilities

Terasen Gas

This area is not currently served with natural gas through BC Gas. The closest point of service is located in Agassiz. BC Gas would consider expanding their distribution system to Mount Woodside provided a portion of the offsite costs are funded by developers.

The preliminary estimate to extend the natural gas distribution system from Agassiz to Mount Woodside is \$3,000,000. Due to the extensive offsite costs it may not be feasible to extend the natural gas system in the short-term.

BC Hydro

No comments were received from BC Hydro.



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Shaw Cable

Extensions to the existing system in Agassiz will be necessary to provide service to Mount Woodside. No estimates were provided for this extension.

Telus

Extensions to the existing system in Agassiz will be necessary to provide service to Mount Woodside. No estimates were provided for this extension.

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7.0 Implementation

7.1 Phasing of Development

The Mount Woodside Neighbourhood has been broken down into 2 distinct phases. Phase 1 represents land mostly designated within the OCP as Rural Residential. The proposed neighbourhood boundaries have been expanded from 135 hectares to approximately 230 hectares. Due to the long-term absorption of Phase 1, for planning infrastructure, a further breakdown into short, medium and long term is described below.

Phase 2 represents land designated within the OCP as Resource Management and is considered very long-term development potential. Further investigations are required prior to considering an OCP amendment and this plan recommends Phase 2 development not be considered until most of Phase 1 has been completed.

For the purposes of this document Mount Woodside phasing should consider the following general outline:

- Short term of approximately 100 hectares (700 units) located south of the Highway and outside the ALR;
- Medium term of approximately 50 hectares located south of the Highway and within the ALR. Approval from the Land Reserve Commission is necessary to support development on these lands; and
- Long term of approximately 80 hectares is located north of the Highway within Phase 1.

The timing for build-out of each stage based on an annual absorption rate of 70 units, and assuming an average density of 7 units per hectare* is shown below.

Table 2 – Phasing

Phasing	Area (Hectares)	Total Units*	Build-Out (Years)	Accumulated Time (Years)
Short	100	700	10	10
Medium	50	350	5	15
Long	80	560	8	23

*lower end of the population projection range

Based on the assumptions described above, starting with the first proposed subdivision, it could take approximately 23 years to complete Phase 1 (230 hectares).

7.2 Development Feasibility

A development feasibility proforma was prepared in conjunction with the preparation of this plan. Obviously the assumptions used regarding costs, market revenues and absorption rates all affect the outcome of a proforma. Utilizing the offsite costs noted below in 7.4 Development Financing ample developer's profit margins are anticipated over the course of developing Mount Woodside. Minor differences between properties can be expected due to varying site conditions. Profit margins are dependent upon the developer's successfully creating a market niche for this community.

7.3 Public Amenities

School Site

Under Section 937.2 of the Local Government Act, municipalities in conjunction with the local school district can collect an assessment referred to as School Site Acquisition Charges from developers to wholly or partially fund acquisition of future school sites. This assessment, similar to Development Cost Charges, must be initially established by the School District and then agreed to by the District. This bylaw shall be adopted prior to receipt of subdivision applications in Mount Woodside in order to collect the assessment. The bylaw would be based on the cost to acquire serviced land times an assist factor and divided by the total number of units within the catchment area.

Policy

The District will request the School Board to consider a School Site Acquisition Charges Bylaw.

Based on a range of anticipated densities there could be 1,290 to 2,300 units within Phase 1. If the cost to acquire a serviced 3.5 hectare site is approximately \$700,000, the School Site Acquisition Charge would be approximately \$500 per unit using the lower end of anticipated densities (1,290 units).

Due to the location of this new plan area Mount Woodside residents can anticipate bussing their children to school until sufficient population resides in this area in order to justify a capital expenditure by the Ministry of Education. Alternatively, developers could assist the School District with an initial capital contribution to fund both land acquisition and elementary school construction. This practice was successfully adopted by a developer in the City of Abbotsford, and has proven to offer an amenity for young families not readily available in other new communities.

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Parks

Under the Local Government Act, Section 941 the District can require developers to dedicate up to 5% of their land for park purposes provided the OCP contains policies and designations respecting the location and type of future parks. Alternatively, the District can require cash in lieu; however the value is determined at the date of preliminary approval of the subdivision typically based on raw, un-serviced land value.

Some park land acquisition and development requirements within Mount Woodside can be obtained through the rezoning and subdivision process at no cost to the District. To effectively employ this strategy the District needs to determine their park requirements and its location early in the planning process. By adopting a Mount Woodside Neighbourhood Plan into the OCP, the District will define these requirements. In order to address equity between land owners the District could accept cash-in-lieu of park dedication where parkland is not required, and use the proceeds to acquire lands where more than 5% of the subdivision application requires park land. The disadvantage of accepting cash-in-lieu payments is the funds received from developers is based on un-serviced land values; whereas land acquisition for parks typically includes servicing costs, resulting in a shortfall with the amount of funds collected.

Alternatively, the District could adopt a Development Cost Charge (DCC) Bylaw for park land acquisition and some improvements in Mount Woodside. This method of funding is common practice in the Lower Mainland to satisfy park needs. The disadvantage of this alternative is it will take a number of years to build a parkland DCC reserve sufficient to acquire land and construct improvements.

As most parkland could be located south of the Highway, it is important for the District to consider equitable sharing of the dedication of parkland. This equity is most easily accomplished through a DCC Bylaw. An estimated park DCC could be in the range of \$1,500 per unit.

Policy

The District will establish a Development Cost Charge Bylaw for park land acquisition and park development.

Environmental Reserve

In order to protect environmentally sensitive areas prior to receipt of subdivision applications, the District could designate environmentally sensitive areas as Development Permit Areas under Section 919.1 of the Local Government Act. By doing so, the District can protect the integrity of these areas as the Development Permit (DP) designation prevents grading and site clearing activities prior to the issuance of a DP. Most environmental protection areas could be obtained by the District through the rezoning and subdivision processes. The exact limits of the area to be set aside can be determined through geotechnical and environmental analysis in conjunction with the rezoning or development permit application. The District



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could obtain most of the environmental reserve lands at no cost and little if any credit towards parkland dedication requirements.

Policy

The District will establish a Development Permit Bylaw for environmental and hazardous protection in conjunction with the first rezoning bylaw and will require dedication without compensation of environmentally sensitive areas. Private ownership with protection through a covenant may be considered as an alternative.

Alternatively, environmental protection areas can be left in private ownership and a covenant protecting the resource filed during the rezoning process. The principle disadvantage of registering a covenant against the title is enforcement once the homes are constructed and residents wish to “take control” and use their land.

Fire Hall/Public Works Yard/Community Centre

Provision has been made in the plan for a combined fire hall, public works yard and community centre site. The exact size and requirements for this community amenity have not been defined; however the plan recognizes the long-term need for such facilities. Typically land can be provided through a rezoning process provided the developer’s site area is large enough to warrant this type of dedication to the District. It is recommended this facility be located on the north side of the Highway on Crown Lands adjacent to Mount Woodside Road.

A community facility to accommodate a fire hall and community centre could cost between \$3 and \$5 million dollars to construct. It is recommended the District request developers to contribute towards this cost on a unit basis upon considering rezoning applications in Mount Woodside.

Policy

The District will consider provision of a contribution towards development of a Fire Hall, Public Works Yard and Community Centre, as part of new development applications.

One of the significant issues facing the District with the development of Mount Woodside will be fire fighting requirements. It is likely a substantial portion of this community would be developed prior to obtaining sufficient funds through the development process to construct a Fire Hall. Staffing the new fire hall with volunteer fire fighters may also become a challenge.

Policy

Automatic fire sprinklers for all buildings is required until a fully operational Fire Hall is constructed.

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Major Recreation and Cultural Facilities

The major community recreational and cultural facilities for Mount Woodside will be located within Agassiz. The District has considered construction of an ice arena and indoor swimming pool to supplement the existing amenities. A significant capital expenditure will be required for either or both of these facilities. It is recommended Mount Woodside developers partially contribute for major District-wide recreational and cultural facilities.

Policy

The District may seek a contribution for major recreational and cultural facilities as development occurs, in order to minimize the financial impacts on existing taxpayers.

Public Amenity Funding

The following table summarizes public amenity needs and possible funding:

Table 3 – Public Amenity Funding

Amenity	Funded By	Comments
School Site	Developers	Requires a School Site Acquisition Charges Bylaw
School Building	School District/ Ministry of Education	Funding determined by Ministry priorities
Park and Environmental Reserve	Developers	Obtain through rezoning and subdivision processes
Park Development	Developers and District	Requires a DCC Bylaw
Fire Hall/Community Centre	Developers and District	Due to timing likely cost share
Public Works Yard	District	Site improvements only
Major Recreation	Developers and District	Cost share

7.4 Development Financing

A summary of the major infrastructure improvements for Phase 1 only are shown below. Phase 2 improvements require further analysis. Short-term is defined as 0 – 10 years, medium-term as 10 – 20 years and long-term is beyond 20 years.

Financing these improvements over the long-term will require a commitment by the District to establish a program to capture appropriate development fees in order to complete the improvements. Obviously the District has substantial latitude regarding timing for collection of these improvement costs and how that will

be accomplished. This plan sets out one strategy to accomplish that objective. There are other choices available to the District when considering each rezoning application.

Section 939 of the Local Government Act provides cost sharing of major infrastructure improvements front-ended by developers through a latecomer process. Under the current legislation the time limit for collecting a latecomer improvement is 10 years. The following table assumes 700 units will be serviced within a 10 year time-frame (short term), therefore the front-ending developer can anticipate some of their initial capital costs, plus interest, back over a 10 year period. The improvements marked with an asterisks are anticipated to be front-ended by developer(s).

Development Cost Charge Bylaws are suggested for park land acquisition and park development costs. It is anticipated the District will play a lead role in acquiring and developing park sites.

Table 4 – Development Financing – Short Term (0 – 10 Years)

Improvement	Estimated Cost	Funding Source	Estimated Cost per Unit**
Water Supply*	unknown	Developer	unknown
Water Reservoir*	\$1,000,000	Developer	\$1,430
Water PRV*	\$300,000	Developer	\$430
Sewer Plant/Outfall*	\$1,800,000	Developer	\$2,570
Park Land Acquisition	\$350,000	DCC	\$500
Park Development	\$700,000	DCC	\$1,000
School Site Land Acquisition	\$350,000	SSAC	\$500
Fire Hall/Community Centre	\$4,000,000	Developer	\$2,485
Major Recreation/Culture	\$7,500,000	Developer	\$4,660
Total Cost Per Unit			\$13,575+

** based on 700 units, except where the improvement occurs in more than one phase, the estimated cost per unit has been calculated based on the total number of units (1610 units)

* latecomer improvement

It is reasonable to anticipate further unspecified improvement costs will occur over time, therefore the cost for future stages may be greater than what is shown below. One of the difficulties with establishing medium and long term costs is the wide range of potential development densities previously noted. As a result of these considerations, the estimated cost per unit has not been shown for development beyond 10 years. It is recommended the District periodically review development financing alternatives for Mount Woodside as more certainty occurs.

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Policy

Over time the District will develop a funding strategy for medium and long term infrastructure improvements and maintenance as development patterns become more apparent.

Table 5 – Development Financing – Medium Term (10 – 20 Years)

Improvement	Estimated Cost	Funding Source
Sewer Plant Expansion	\$700,000	Developer
Park Land Acquisition	\$350,000	DCC
Park Development	\$700,000	DCC
School Site	\$350,000	SSAC
Fire Hall/Community Centre	\$4,000,000	Developer
Major Recreation/Culture	\$7,500,000	Developer

Table 6 – Development Financing – Long Term (20 – 30 Years)

Improvement	Estimated Cost	Funding Source
Pedestrian Overpass(s)	\$1,000,000	Developer
Park Land	\$350,000	DCC
Park Development	\$700,000	DCC
Fire Hall/ Community Centre	\$4,000,000	Developer
Major Recreation/Culture	\$7,500,000	Developer

7.5 District Costs

During the course of developing Mount Woodside the District can anticipate some additional costs. Examples of these additional costs include:

- Planning costs;
- Development application processing costs;
- DCC assist factor costs;
- Public Works Yard site improvement costs;
- Fire Hall/Community Centre costs;
- Additional park development and major recreation/culture costs; and
- Maintenance costs.



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The School District can anticipate additional costs associated with the construction of a new elementary school, and bussing costs in the interim.

7.6 Development Approval Process

This plan suggests a number of ancillary development related bylaws be considered by the District in conjunction with considering a rezoning application. These are outlined in Section 7.7 Ancillary Bylaws. Some of these bylaws can be considered in conjunction with the Mount Woodside Neighbourhood Plan review.

The next step towards approving development within the Mount Woodside Neighbourhood is adoption of this plan. In conjunction with Council's consideration of the Neighbourhood Plan, further amendments to the Official Community Plan will be necessary. Following adoption of the plan further studies and analysis is recommended to be conducted during the rezoning application process. As Section 939 of the Local Government Act provides a 12 month grand-father allowance for bylaws adopted after receiving a subdivision application, it is recommended the District withhold receiving subdivision applications within Mount Woodside until after third reading of a rezoning bylaw.

Policy

The District as a matter of policy will not accept subdivision applications until third reading of a rezoning bylaw.

Following adoption of this plan new zoning regulations pertaining to comprehensive zoning districts can be considered by the District.

7.7 Ancillary Bylaws and Guidelines

A number of bylaws shall be considered in conjunction with this plan:

- Development Permit Bylaws for protection of the environment and hazardous conditions;
- Development Permit Bylaw for multi-family and commercial form and character guidelines;
- Development Cost Charges Bylaw to assist with financing public amenities;
- Adoption of a Subdivision and Development Bylaw;
- Creation of a new comprehensive zone within the Zoning Bylaw to permit flexible zoning requirement;
- Adoption of a Recycling Bylaw and Utility Rates Bylaw; and
- School Site Acquisition Charge Bylaw.

SCHEDULE E (BYLAW NO. 1508)

Background and Implementation District of Kent Agricultural Area Plan



Prepared by:
Don Cameron Associates
with support from the
Steering Committee for the
Agricultural Area Plan

April, 2010

“Agriculture likes it here”

ACKNOWLEDGEMENTS

Don Cameron Associates and the Steering Committee for the District of Kent Agricultural Area Plan are pleased to present the Agricultural Area Plan.

We wish to acknowledge the financial assistance of Agriculture and Agri-Food Canada and the Investment Agriculture Foundation of BC for making this project possible. Thanks are also extended to the BC Ministry of Agriculture and Lands and Council of the District of Kent for their financial support for this work. To the members of the agricultural industry who opened their farms for tours, attended meetings or interviews, and gave willingly of their time and knowledge, thanks are given. Thanks are also extended to those citizens who may not be directly involved with the agricultural industry but who cared enough about it to participate in the Open House meetings and discussions. The suggestions in this plan are based on the knowledge and experience of producers involved in the industry and others who provided comments and input.

Don Cameron Associates and members of the Steering Committee express their appreciation to the late Corney Klop who contributed immensely to the development of the District of Kent Agricultural Area Plan. Corney Klop will be remembered for his dedication to the Kent Agricultural Advisory Committee and Kent Agricultural Plan steering Committee as well as his numerous contributions to agriculture and to his community, the District of Kent.

Please direct comments and enquiries about this document to:

Darcey Kohuch, Director of Development
District of Kent
604.796.2235 DKohuch@district.kent.bc.ca

Steering Committee Members:

Peter Andres
Martin Dinn
Lorne Fisher
Laurens Van Vliet
Kim Sutherland

Agriculture and Agri-Food Canada (AAFC) is pleased to participate in this project. AAFC is committed to working with our industry partners and the Investment Agriculture Foundation of BC to increase public awareness of the importance of the agriculture and the agri-food industry to Canada. Opinions expressed in this publication are those of the organization and not necessarily AAFC's.

Funding provided by:



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1 AGRICULTURAL AREA PLAN DEVELOPMENT

The Agricultural Area Plan was based on consultations and discussions with the agricultural community and other interested citizens. It was developed in consultation with a Steering Committee appointed by Council of the District of Kent. By applying the strategies of the Agricultural Area Plan, agriculture's historically important role in the District may be recognized and supported. This recognition and support will be manifested through the adoption of the Agricultural Area Plan as a sub-plan or schedule of the revised Official Community Plan.

1.1 PURPOSE OF THE PLAN

The purpose of the Agricultural Area Plan is to provide for the sustainability, enhancement, development and retention of viable farming and agricultural uses in the District while providing connection between agriculture and the community. The Agricultural Area Plan identifies ways the community and agricultural sector can realize the greatest economic benefit from their agricultural resource.

1.2 THE IMPORTANT PLANNING QUESTIONS

To develop the plan, the following questions were asked:

- Where has agriculture in the District been? Where is it now? (the history)
- Where does it want to go in the future? (the vision)
- How is it going to get there? (the goals, strategies, and recommendations)
- How will the industry know when it has arrived? (the implementation and monitoring strategy)

1.3 RELATIONSHIP AMONG THE PLANNING TERMS

The following relationship among the main planning terms was applied:

- The *guiding principles* for the plan, which relate to the terms of reference prepared by the Kent Agricultural Advisory Committee, provide a broad framework and processes under which the plan was developed.
- The *vision* for the future identifies where the community wants agriculture to be over the long term.
- The *main goals* are the building blocks for the vision.
- The *strategies* are derived from the main goals and the recommendations within each strategy provide the means for achieving the plan's vision and goals.
- The *implementation strategy* provides detail on how the plan's recommendations might be implemented and the time lines for implementation.

1.4 STEPS IN DEVELOPING THE PLAN

The following steps were used to develop the Agricultural Area Plan:

- Meetings with the Steering Committee
- Review of background materials and relevant legislation
- Review of industry issues including the industry in other jurisdictions
- Tours of District farms
- Meetings and interviews with members of the agricultural community
- Meetings with District of Kent staff and others in the community
- Preparation of an initial overview Draft Report for review with the Steering Committee and the community in two open house public meetings
- Preparation of a Draft Agricultural Area Plan in consultation with the Steering Committee
- Review of the Draft Agricultural Area Plan with staff of the BC Ministry of Agriculture and Lands and the Agricultural Land Commission
- Review of the Draft Agricultural Area Plan by members of the Steering Committee, the Kent Agricultural Advisory Committee and members of Council
- Revision of the Plan and presentation to the community in two public meetings
- Further revision and addressing of more than 90 issues from the community
- Presentation to Council for approval of the plan
- Completion of the final plan and Background and Implementation report.

2 BACKGROUND AND CURRENT SITUATION

2.1 DISTRICT OF KENT AGRICULTURE IN PERSPECTIVE

2.1.1 Historical Background

In 1867, Lewis Nunn Agassiz, retired captain of the Royal Welsh Fusiliers, settled in what is now known as the town of Agassiz. By 1892, a lively farming community was established, the main enterprises being potatoes, root crops, and dairy and beef cattle. The District of Kent was incorporated on January 1, 1895.

The District of Kent has some of BC's best land for farming. A moderate climate and fertile soil guaranteed early farmers good crops. Their agricultural products were sold to prospectors attracted to the area by the gold rushes in the 1850's and 1860's. Today, some local farmers still sell their products to area tourists and others visiting the District.

In the early 1900's, the Lower Mainland of BC had heavy population growth, which influenced the development of the District of Kent dairy industry. A special train picked up farmer's milk for Vancouver. Later, trucks replaced the train and production capacity increased. Today, the District dairy industry is progressive and extensive, boasting some of BC's largest and most successful producers.

Hop growing was also a feature of the early history of the District. In 1892, three hop yards were started in the District, one on the west side of Cameron road between Hunt Road and the Fraser River, one at the corner of Else and Hot Springs Road, and the largest at the base of Hopyard Mountain where three hundred acres of hops were grown. The hop harvest started in August, continued to October, and required about 1,000 pickers. From 1939 to 1945, the industry flourished, with marketing occurring across Canada and to England. In 1948 a major flood of the

Fraser River killed the plants. The hop yards were sold in 1952 and the fertile land they used was soon managed by dairy farmers growing hay and corn for cattle.

The Dominion Experimental Farm was established in Agassiz in 1889. Since its inception, several name changes have taken place: it was known as the Agassiz Research Station from 1959 to 1994, then became the Pacific Agriculture Research Centre, and in 1996, was re-named the Pacific Agri-Food Research Centre. The relationship between the District of Kent and this federal facility for agricultural research has been a close one. The District provided land, people and services and the facility provided employment attracting trained, professional residents as well as recognition for Agassiz and the District of Kent, particularly in agricultural circles. It has helped to make the District one of BC's most prominent and successful agricultural regions.

The Pacific Agri-Food Research Centre specialized in horticulture from its beginnings and numerous plant varieties have been under test at the facility. Also, an animal research program was initiated early in its history. Today, the Centre has a land base of 310 hectares and includes poultry research facilities, a feed mill, the Avian Research Centre, greenhouses, and a weather station that has been collecting weather data since 1889. Along with a heritage stone barn built in 1893, the Centre has a modern laboratory and office complex conducting research on a wide range of subjects. The University of British Columbia's Dairy Education and Research Centre is on site providing collaboration on dairy cattle research.

Agriculture has consistently been the main activity of the District of Kent and the importance of agriculture remains to this day.

2.1.2 The District of Kent in Profile

The District of Kent is located 120 km east of Vancouver and 260 km west of Kelowna. Agassiz is the residential hub of the District. There are about 5,000 people currently living in the District and most live in Agassiz. The population has grown slowly and growth rates have been less than for other areas of the Fraser Valley Regional District. Growth rate projections suggest an upward trend but current economic conditions have affected growth in the shorter term. Agassiz is close to the Trans Canada Highway and is served by rail. Air service is provided by Highland Helicopters and the Chilliwack and Abbotsford airports some 30 and 60 km away respectively. The District also includes the communities of Harrison Highlands, Harrison Mills, Ruby Creek and Rockwell Drive. The village of Harrison Hot Springs is not part of the District.

According to Environment Canada, the District of Kent has the warmest year-round climate in Canada with mean temperatures ranging from 3 to 5 degrees Celsius in the winter months and 16 to 19 in the summer. The District gets precipitation every month with the lowest amounts generally occurring in August and September.

Most of the labour force in the District is employed by the following employers: Corrections Canada, Harrison Hot Springs Resort and Spa, Fraser Cascade School District, Britco, Pacific Agri-Food Research Centre, Rimex, the District of Kent, and the RCMP. About 30% of the labour force works in Agassiz. Median family incomes in the District tend to be slightly lower than those in neighbouring areas but the cost of living in the District is also lower. The water supply to the District is plentiful and generally of high quality. Only Agassiz provides residents with sewage

service; all other residents use septic tanks. The Corporation of the District of Kent is governed by a Mayor and four Councilors.¹

2.1.3 Land Status and Jurisdiction

This Agricultural Area Plan deals with District land in the Agricultural Land Reserve. District boundaries include First Nations' reserves, Sasquatch Provincial Park, and Provincial Crown land (including aquatic land) outside local government jurisdiction.

Table 1 presents the land status and regulatory authorities within the District of Kent. Where the ALR is in place, regulation of the use of private land is shared between the local government and the Agricultural Land Commission, an agency of the provincial government and the regulatory authority for the ALR. The shaded box indicates the focus of the Agricultural Area Plan, the private land within the District of Kent that is also within the Agricultural Land Reserve. The land uses on this land are regulated by both the District of Kent and the Agricultural Land Commission. Crown land in the District contains 52 hectares of land in the ALR. This land is regulated by the Agricultural Land Commission and the Integrated Land Management Bureau (ILMB).

Table 1. Land Status and Jurisdiction in the District of Kent

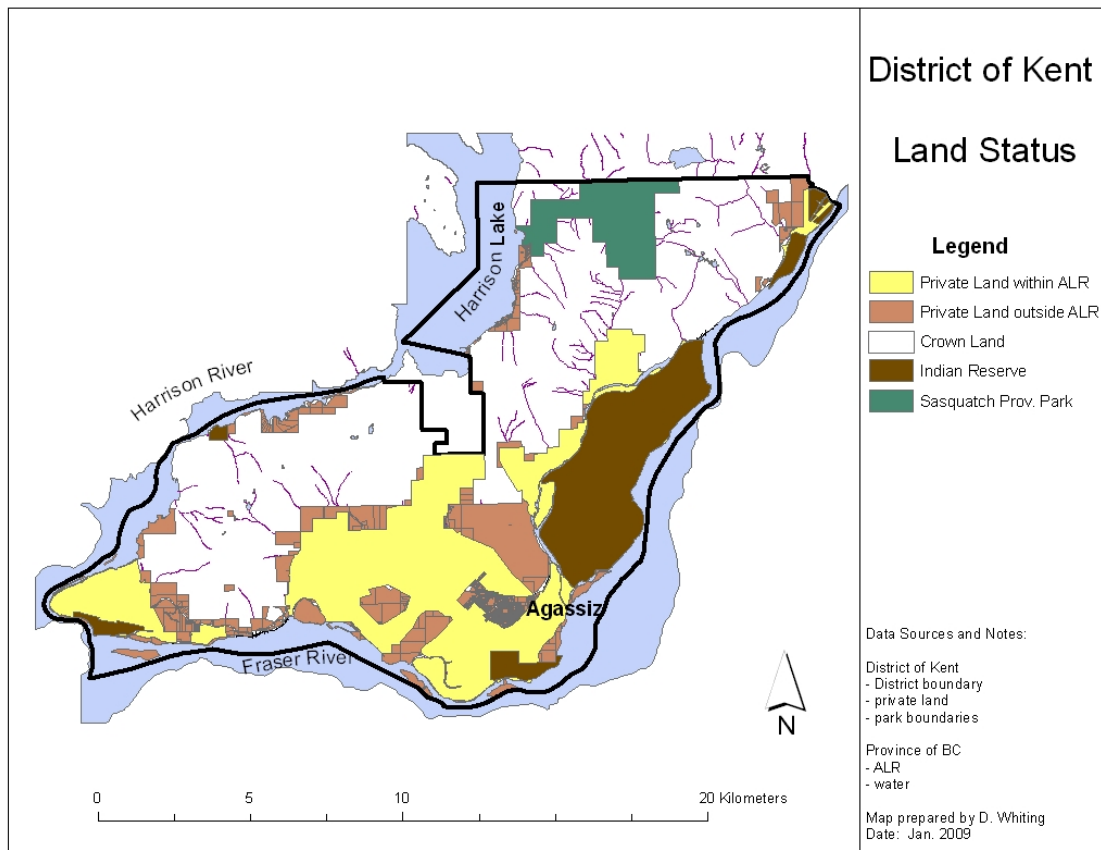
District of Kent (DoK), Total Area = 22,267 ha							
Water area = 5,578 ha Provincial and Federal agencies	Land area = 16,689 ha						
	First Nation reserve area = 1,199 ha Federal Agencies and First Nations	Private land area = 5,204 ha		Crown land area = 9,418 ha		Sasquatch Provincial Park area = 868 ha	
		ALR area = 4,092 ha DoK ALC	Non-ALR area = 1,112 ha DoK	ALR area = 52 ha ILMB and ALC	Non-ALR area = 9,366 ha ILMB	ALR area = 0 ha	Non-ALR area = 868 ha MoE

The Agricultural Land Commission does not have jurisdiction within First Nations reserves but ALR maps and statistics for the District of Kent show portions of First Nations' reserve lands within the ALR. There are six First Nations' reserves located within the boundaries, or adjacent to, the District of Kent: Lukseetissum, Wahleach Island, Seabird Island, Tseatah, Scowlitz, and Chehalis.

As indicated in Figure 1, nearly all land within the ALR is private land. About 80% of the private land in the District is within the ALR.

¹ Much of the data in this section was obtained from District of Kent *Statistical Profile Package*, 2005.

Figure 1. District of Kent Land Status



2.1.4 Farms in the District of Kent

Farm numbers are in constant flux and statistical data compiled by provincial and national bodies is usually out of date. The 2006 Census of Agriculture provided the most recent statistical data for this Agricultural Area Plan, being completed in 2010. Two other sources provided data: an agricultural overview specific to the District of Kent prepared in 2008 by the BC Ministry of Agriculture and Lands² and a detailed survey of farms in Kent, completed in 2004 by the Kent Agricultural Advisory Committee.³

Census data reported 119 farms in the District in 2006. Using the BC average of three persons per farm, the District's farm population was estimated to be 357.⁴ Using these figures, the farm population in the District as a percentage of the total District population is estimated at about 7%, quite a bit higher than the farm population as a percentage of BC's population in general which is about 1.5%.

² Sustainable Agriculture Management Branch, BC Ministry of Agriculture and Lands, District of Kent Agricultural Overview, July 2008.

³ Kent Agricultural Advisory Committee, *Small Lot Agriculture in the District of Kent, BC*, December 2004.

⁴ It should be noted that the KAAC study of small lot agriculture in the District, referred to above, counted 143 farms in 2004. Discrepancies in farm numbers likely relate to different definitions of a "farm". Also, the KAAC study identified 23 farms that were not in production at the time of the survey.

As in most areas of BC and Canada, farm numbers in the District of Kent have been declining. In 1996, 133 farms were reported. Between 1996 and 2006, the District lost 14 farms. But, the number of hectares farmed in the District rose by some 44 hectares over the same 10-year period, leading to an increase in farm size. Most of the District land is in field crops, generally corn for silage or other hay and fodder crops used to feed livestock, primarily dairy cows.

The dairy industry has traditionally been the centrepiece of District agriculture and it remains the most prevalent today. The progressive dairy farmers in the District act in some ways as an anchor for District agriculture. District dairy farms are operated by BC leaders in the industry and their farms are well kept and highly efficient.

Considerable hazelnut production occurs in the District. Hazelnuts are the dominant commercial nut crop produced in BC and about 380 acres produce some 600,000 pounds of hazelnuts. The District has also seen an increase in the number of farms producing strawberries and blueberries. Increased acreage in blueberries has been noted throughout BC during the past decade.

District of Kent farms tend to report higher gross farm receipts than farms in the Fraser Valley Regional District or in BC overall. Forty-eight percent of District farms have total gross farm receipts exceeding \$100,000 compared with 39% in the FVRD and 18% in BC. Most of these high producing farms are dairy farms.

British Columbia has an expanding agricultural industry and growing conditions in the province make possible a wide variety of agricultural products. Such is the case in the District of Kent where a strong direct farm marketing and agri-tourism sector is evolving. Many farmers serve niche markets or produce unique products where demand often exceeds supply. For example,

- Local artisan cheese production has become an important attraction for the District, with sales generated from a retail outlet right on the farm.
- Farmed salmon and crayfish are produced from land-based tanks.
- A local farmer has identified a niche market for pea sprouts and produces more than 60,000 pounds annually.
- A local greenhouse provides specialty crops such as greenhouse peppers.
- There are farms growing wasabi and garlic, products often sold to restaurants or to consumers directly from the farm.
- District farms produce a wide range of other specialty crops, including floriculture, numerous fruits and vegetables and mushrooms, and raise various types of livestock including beef cattle, alpacas, sheep, goats, and pigs.

2.1.5 Soils

Detailed soil surveys of the District of Kent were completed in 1967 and 1981. Within the Agricultural Land Reserve, some 25 soil series were mapped. Table 2 and Figure 2 present the seven major soil series represented. These soils occupy 93% of the ALR within the District.

Table 2. Major Soil Series in the District of Kent

Soil Series	Area (ha)	Soil Moisture Characteristics	Agricultural Productivity
Fairfield	923.5	• Imperfectly drained • High water holding capacity • Fluctuating groundwater table is present with height partially dependent on water level in Fraser River. Water table rises into upper soil layers during periods of heavy rain	• Among the best soils in the Lower Fraser Valley • Suitable for most crops except those very sensitive to fluctuating water table and occasional “wet-feet”
Matsqui	838.4	• Well to moderately well drained • Relatively low water holding capacity • Temporary groundwater tables often develop in the subsoil during the freshet period on the Fraser River or during heavy, prolonged rain	• Well suited to most agricultural crops • Irrigation is common during the latter stages of most growing seasons to maintain good production
Monroe	528.9	• Moderately well to well drained • High water holding capacity • Temporary groundwater tables may develop in the subsoil during the freshet period on the Fraser River or during heavy, prolonged rain	• Well suited to most agricultural crops • Irrigation is beneficial during dry summers to maintain good production
Dewdney	457.1	• Imperfectly drained • High water holding capacity in upper part of profile, low in the subsoil • Groundwater table fluctuates with the level of the Fraser River and also rises temporarily during periods of heavy rainfall	• Valuable agricultural soils. • Most crops can be grown productively although droughty conditions may develop during the latter part of most growing seasons unless irrigation is used
Hjorth	417.0	• Poorly to moderately drained • Moderately pervious with a high water holding capacity and slow surface runoff • Water tables are near and sometimes at the surface during most of the winter and during the freshet stage of the Fraser River	• Relatively fertile soils used for pasture, hay and some cereal grains • High water tables are the main limitation for these soils. They could be quite productive if water tables were controlled.
Page	316.1	• Poorly to moderately poorly drained • Moderately pervious and has a high water holding capacity and slow surface runoff • Water tables are near the soil surface for most of the winter and during the freshet stage of the Fraser River but gradually recede after that	• Page soils are limited by high water tables and poor drainage. Most perennial crops suffer substantially during the winter while high water tables interfere with crop growth during the spring freshet period
Kent	294.8	• Moderately poor drainage • Groundwater table fluctuates with the level of the Fraser River and also rises temporarily during periods of heavy rainfall	• Valuable agricultural soil • Water table is usually low enough in growing season to cause slight to moderate restriction to crop growth • During very dry summers, moisture deficiencies may occur

Figure 2. Principal Agricultural Soils in the District of Kent

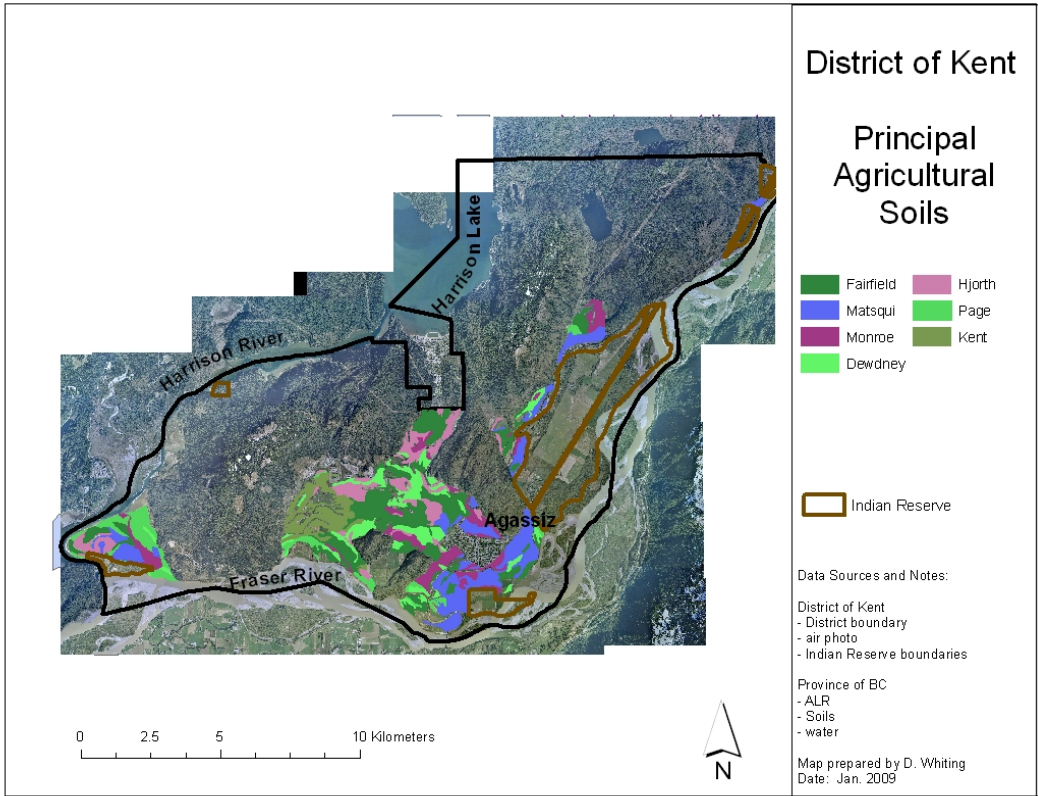
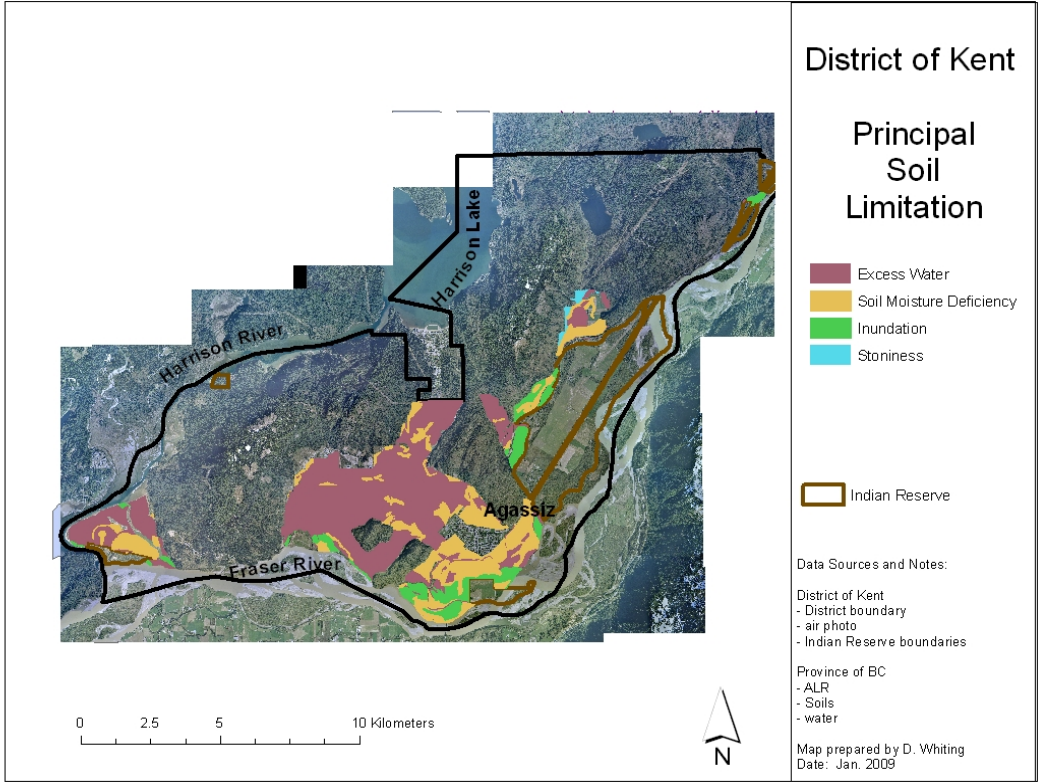


Figure 3. Principal Soil Limitations in the District of Kent



In their unimproved state, all agricultural soils have some limitations that affect agricultural capability. Figure 3 indicates the type and extent of the principal limitations affecting agricultural capability in the District of Kent. Excess water is the main limitation; others are soil moisture deficiency, inundation by the Fraser River, and stoniness.

Over 100 years of agricultural development has led to the improvement of agricultural soils by reducing limitations. This has been accomplished through better drainage (to reduce excess water), irrigation (to reduce soil moisture deficits), dykes (to reduce inundation by the Fraser River), and rock picking (to reduce stoniness). Through these efforts, the agricultural capability rating has increased for District soils. The Agricultural Capability (improved) rating is shown in Figure 4.

Figure 4. Agricultural Capability (Improved) in the District of Kent

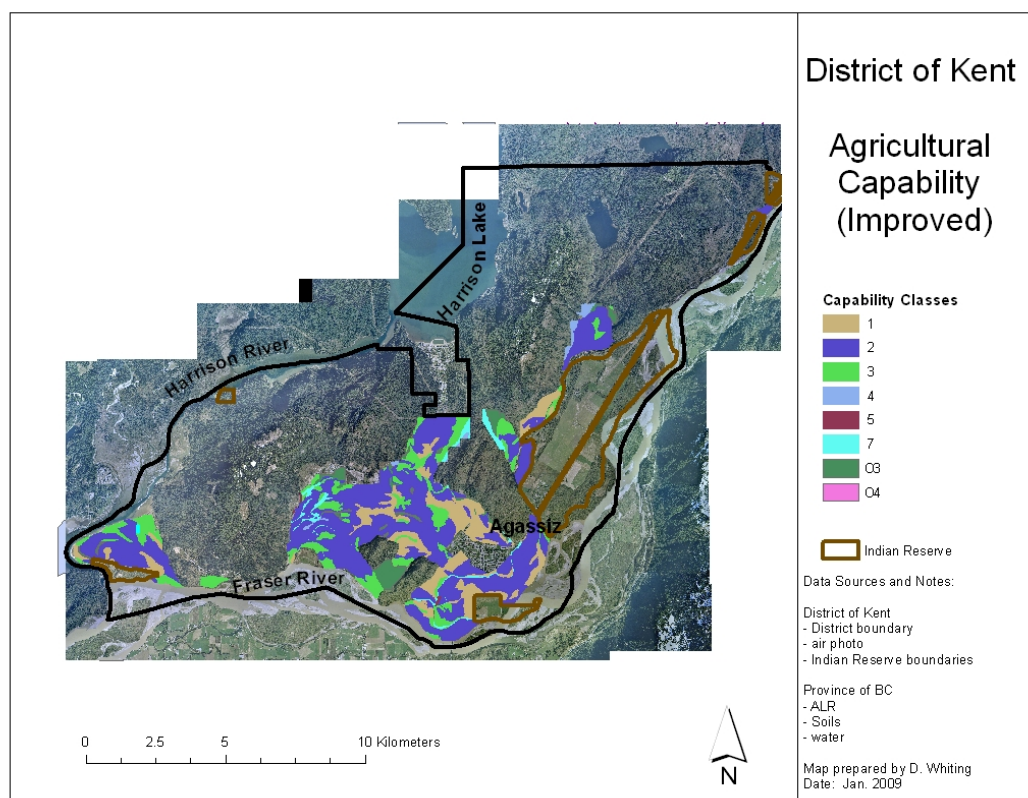


Table 3 outlines the land classes used to describe the improved capability of the land to grow agricultural products and the distribution of these classes within the ALR-land in the District of Kent. Virtually all of the agricultural land in the District (92%) is in Classes 1, 2, or 3.

Table 3. Agricultural Capability Classifications (Improved) in the District of Kent⁵

Class	Description of Capability Class	Distribution within ALR	
1	Land in this class has no or only slight limitations that restrict its use for the production of common agricultural crops	716 ha	17%
2	Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.	2445 ha	59%
3	Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.	655 ha	16%
4	Land in this class has limitations that require special management practices or severely restrict the range of crops or both	51 ha	1%
5	Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops	9 ha	na
6	Land in this class is non-arable but is capable of producing native and/or uncultivated perennial forage crops	0 ha	na
7	Land in this class has no capability for arable culture or sustained natural grazing	7 ha	na
O3	Organic Soil - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.	227 ha	6%
O4	Organic Soil - Land in this class has limitations that require special management practices or severely restrict the range of crops or both	1 ha	na

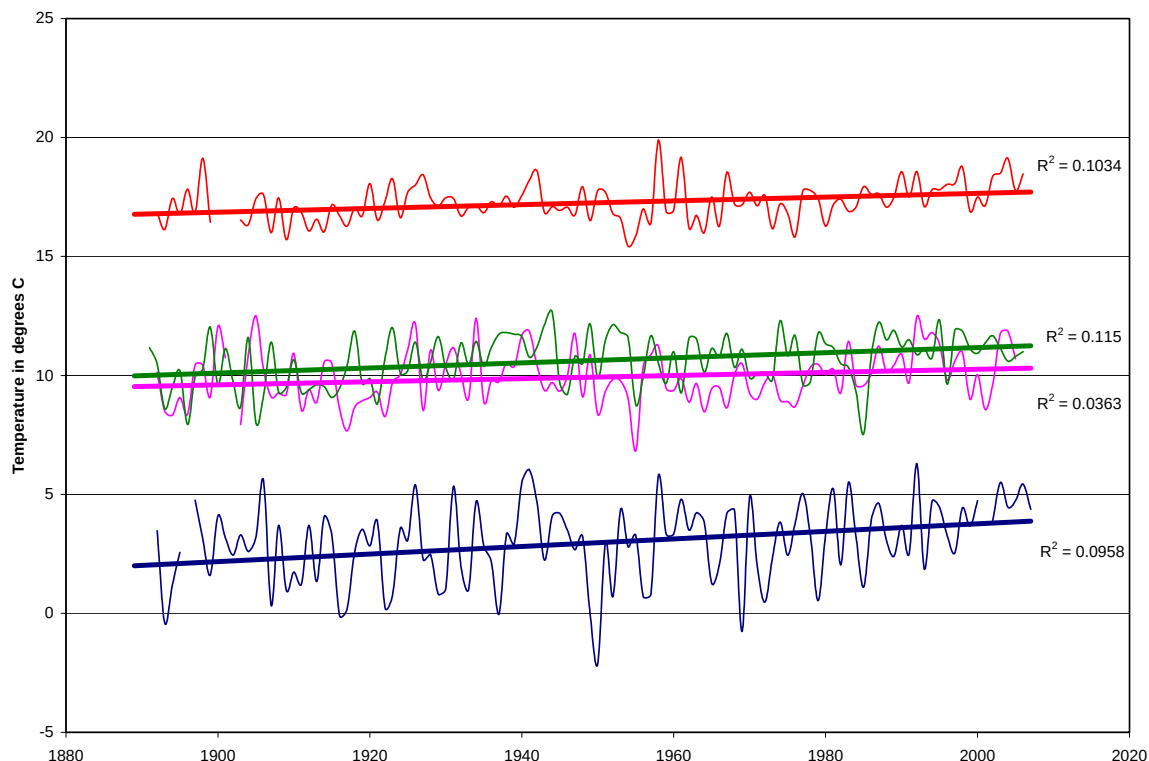
2.1.6 Climate

Considerable debate has been heard on the subject of global warming and its possible impact on our future. Recorded weather readings at the Pacific Agri-Food Research Centre provide over a century of temperature and precipitation records for analysis. Figures 5 to 9 can inform the agricultural industry of both opportunities and challenges that may result from longer term trends.

The climate of the District of Kent has been gradually changing over time but, as expected, there are year-to-year variations in amounts of moisture and temperature that exceed overall trends. Figure 5 indicates the District mean temperature is getting warmer. In each season, the mean temperature has been slowly rising, on average, during the past century. Figure 5 shows from top to bottom, summer in red (June, July, August), fall in green (September, October, November), spring in pink (March, April, May) and winter in blue (June, July, August). Each season has been getting warmer, particularly the winter.

⁵ The percentage of Land distribution within the ALR is based on 4,111 hectares.

Figure 5. Seasonal Mean Temperature at Agassiz (1890 – 2006)



For each of the four seasons, the mean maximum temperature and mean minimum temperature was plotted for each year over the past century. In each season, the mean minimum temperature has risen. In winter, the mean maximum temperature has also risen. In the other three seasons the mean maximum temperature is falling. The warming of all seasons, appears to be an outcome of warmer nights rather than warmer days. This is likely a result of greater cloud cover, day and night. Cloud cover reduces heating during the day providing insulation and reduced night time cooling.

Figure 6. Winter (Dec/Jan/Feb) Mean Temperature at Agassiz (1890 – 2006)

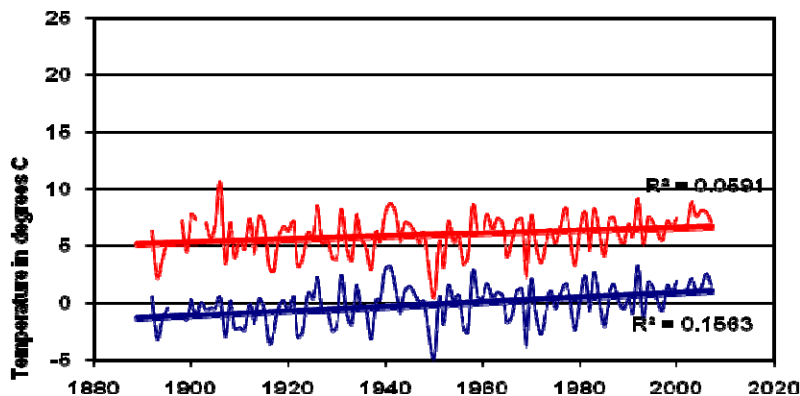


Figure 7. Spring (Mar/Apr/May) Mean Temperature at Agassiz (1890 – 2006)

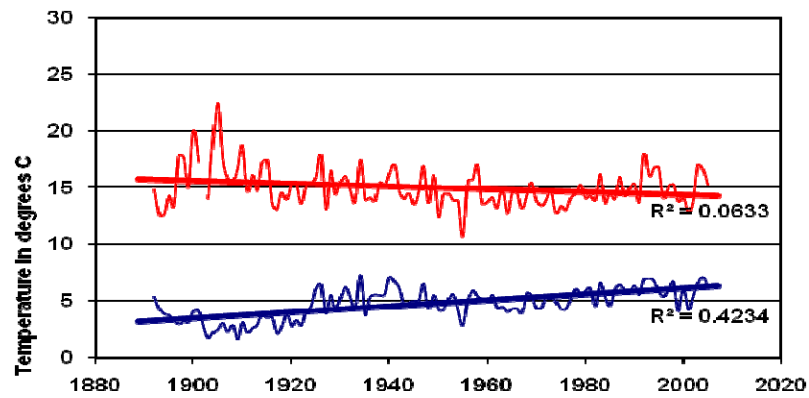


Figure 8. Summer (Jun/Jul/Aug) Mean Temperature at Agassiz (1890 – 2006)

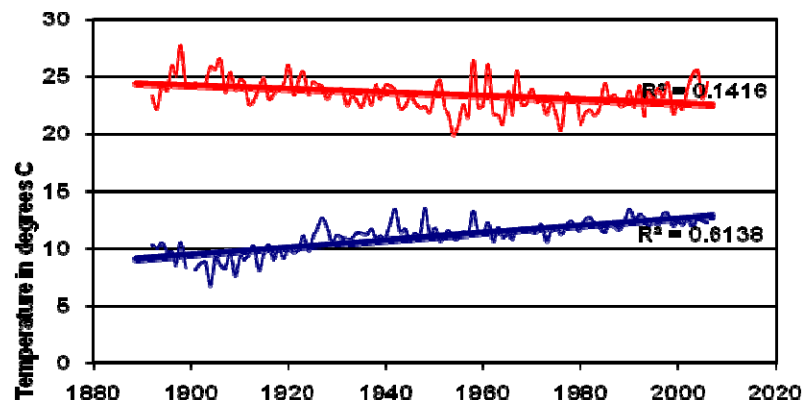
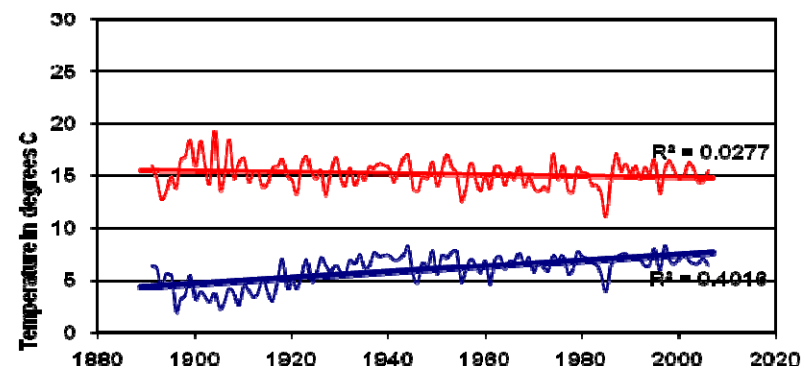
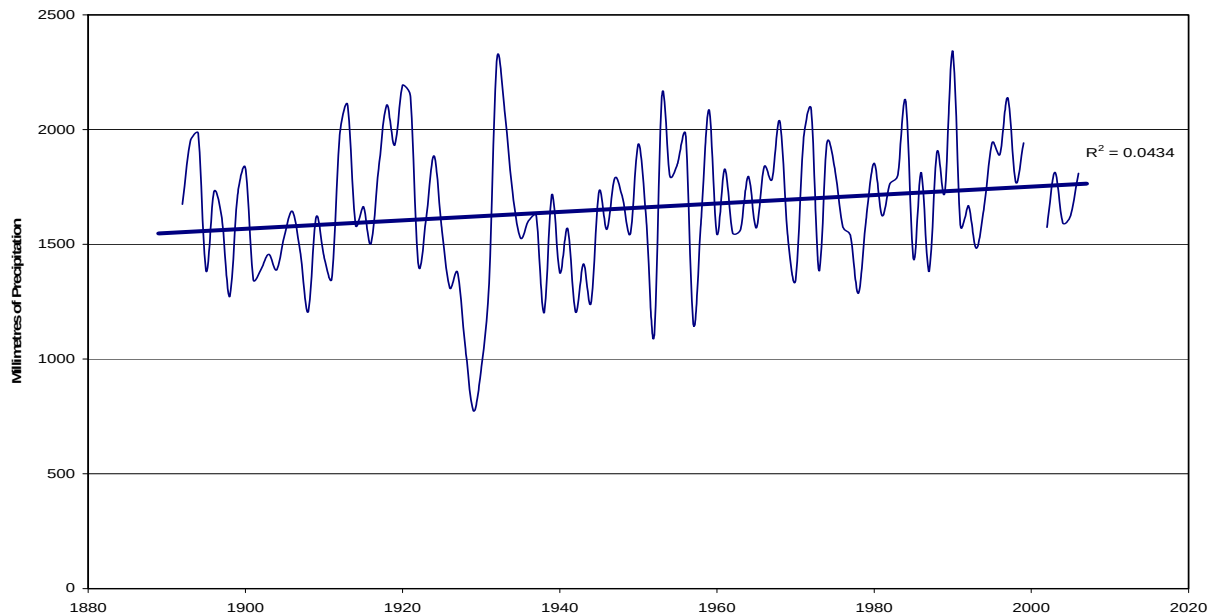


Figure 9. Fall (Sep/Oct/Nov) Mean Temperature at Agassiz (1890 – 2006)



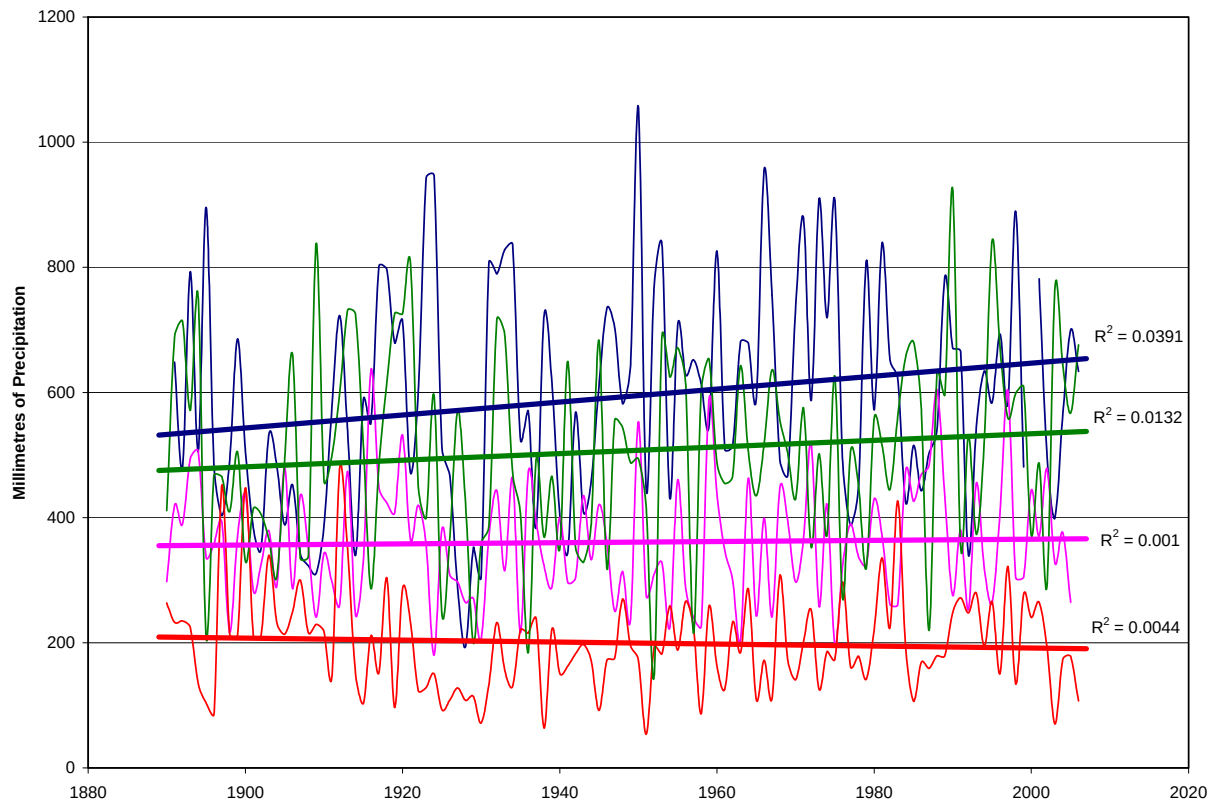
The District is also receiving more moisture but, in all cases, year-to-year variations can exceed changes in longer term trends. Figure 10 shows the annual precipitation at Agassiz for the past century. There is a trend toward higher annual precipitation. Higher precipitation is thought to be a result of higher temperatures resulting in higher rates of evaporation. Associated with the increased evaporation is increased cloud cover (with impacts on temperatures) and precipitation.

Figure 10. Annual Precipitation at Agassiz (1890 – 2006)



It is interesting to note that increasing precipitation is occurring in the fall and winter, not in spring and summer when many seasonal agricultural operations occur, as shown in Figure 11. The farming sector is often considered to be one of the most vulnerable to the impacts of weather but these impacts may be both positive and negative. A general trend to warmer temperatures, for example, could extend the range of crops capable of being grown in the District.

Figure 11. Seasonal Precipitation at Agassiz (1890 – 2006)



2.1.7 Flood Plain and Dykes

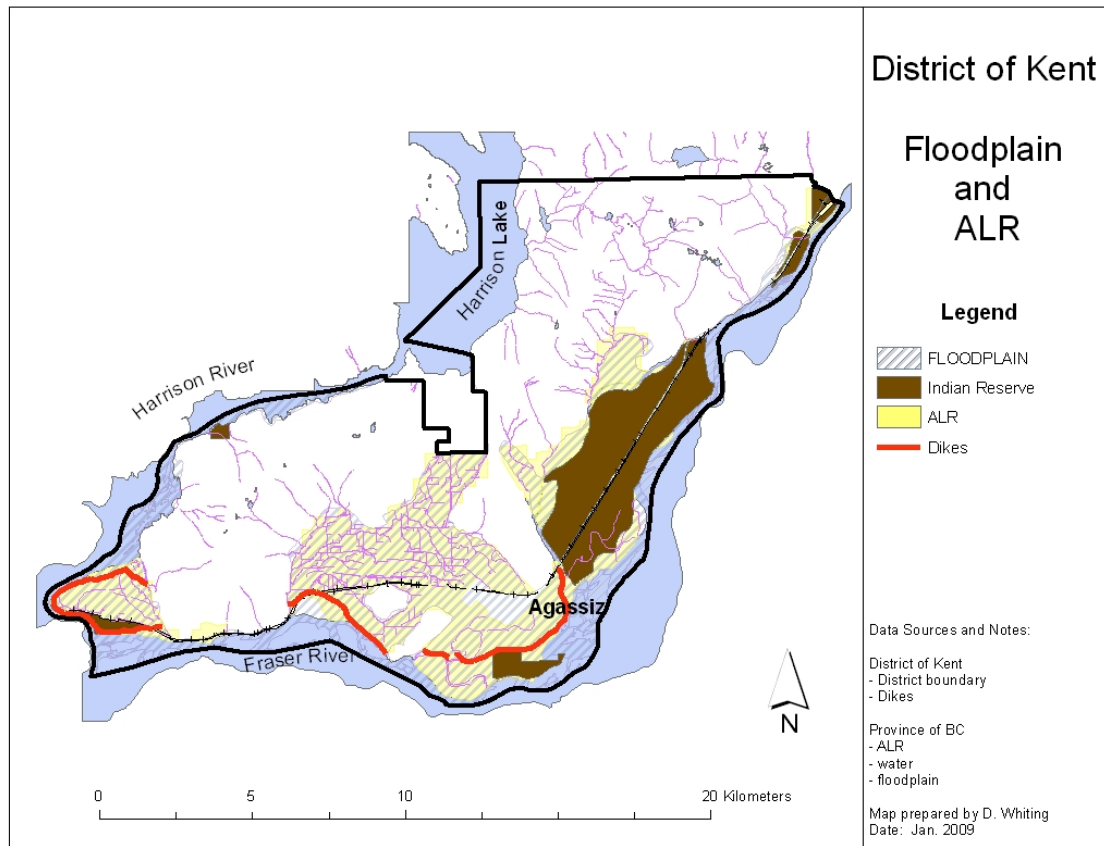
The District of Kent is heavily influenced by the Fraser River and its tributary, the Harrison River. These bodies of water form all but the northern boundary of the District. Most private land used for agriculture in the District is on the fertile agricultural soils that developed on alluvial deposits of the Fraser River during the past 10,000 years and since the retreat of the continental ice sheet.

Much of the District is located on the active floodplain of the Fraser River. The river transports and deposits large quantities of sediment, resulting in the braiding and movement of river channels. This is leading to the erosion of land in some areas and the deposition (or accretion) of land in others.

River levels are subject to significant fluctuation from season to season. Levels are also subject to extreme flood events. Devastating floods have affected the District of Kent in 1894 and 1948. It was the 1894 flood that stimulated the construction of dykes throughout the Fraser Valley.

Figure 12 presents the clear alignment between the Agricultural Land Reserve and the 200 year floodplain. The land with high agricultural value is coincident with low elevation areas susceptible to flooding. The map also shows the dykes.

Figure 12. The Flood Plain and the ALR in the District of Kent



2.1.8 The Establishment of the Kent Agricultural Advisory Committee

The Kent Agricultural Advisory Committee began informally by recruiting members through personal contact and local newspaper solicitation. During the early meetings, terms of reference were developed. The first set of recorded minutes of the Committee were from November, 2002 and some 16 issues to be dealt with by the Committee were arranged into four categories – economic, planning, sustainability (pollution and environmental) and agricultural awareness. Many of these issues have been reviewed and addressed in the Agricultural Area Plan. The terms of reference for the Kent Agricultural Advisory Committee were amended in 2009.⁶

The mandate of the Committee is two-fold:

- To identify and address agricultural issues important to the District of Kent and advise Council on those issues, and
- At Council's request provide information on problems and concerns in the area of agriculture.

⁶ Updated terms of reference for the Kent Agricultural Advisory Committee are provided in the appendix.

The Committee has been active in many aspects of agriculture and has taken its role seriously. For example, the Kent Agricultural Advisory Committee combined with the Fraser Basin Council to complete a project on small lot agriculture development. Partially funded by the Investment Agriculture Foundation through the Small Lot Agriculture Initiative, the project resulted in development of the *Circle Farm Tour* program and *A Taste of Agassiz*, which featured local food products. The Kent Agricultural Advisory Committee was also the driving force behind the development of the Agricultural Area Plan.

2.2 SWOT ANALYSIS FOR THE DISTRICT OF KENT

Despite a strong commitment to the future of agriculture in the District of Kent, the District must ensure policies and strategies are in place to support a profitable industry. There is a need to encourage the agricultural community to make the necessary investments for future growth to maximize the value of the high quality agricultural land in the District.

2.2.1 Strengths of the Industry

As an important strength, the District of Kent has some of BC's highest quality and most productive farm land. Farmers can grow virtually anything in the District's fertile soil.

The District has historically been involved with agriculture and people who live in the area generally recognize the importance of agriculture to the community. The guiding principle for agricultural policy for the District is the promotion of the agricultural industry as a lifestyle choice and profitable economic activity. Over the years, successive Councils have been committed to these ends.

Operating since 2002, the District of Kent has an active Agricultural Advisory Committee with an aggressive mandate.

The dairy industry anchors the agricultural sector in the District. The District has a higher percentage of farms with total gross farm receipts of \$100,000 or more than either the Fraser Valley Regional District or the Province and most of these high-producing farms are dairy operations.

Serving an agricultural community, Agassiz provides some of the necessary infrastructure for the local industry. This infrastructure is expected to improve as more farmers are attracted to the District.

The District of Kent has numerous smaller acreage parcels of land that could be farmed. There is already an active, informal group of local producers, the Agassiz Producers Group, encouraging new farmers to start. Initiated in 2005 to find markets for local agricultural products, primarily through area chefs in higher-end restaurants, the APG provides coordination for product delivery and also offers a "grow to order" program to respond to specific needs of chefs. The APG has been active promoting local agricultural businesses that have been pursuing specialized markets. According to the APG, there are markets available for locally-produced agricultural products that are not being filled and, for some products already on the market, demand is exceeding supply.

The District has an energetic farm community. There is a passion for farming that is supported by an unusually large number (considering the relatively small population) of agricultural professionals living and working in the District. The presence of the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre, and the close proximity of the University of the Fraser Valley agricultural programs at the Chilliwack campus are considered areas of strength for the agricultural industry.

2.2.2 Weaknesses of the Industry

Narrow roads in the District may hamper the safe movement of farm equipment, particularly during times of increased tourist traffic or employee travel to other local businesses such as the federal Kent and Canada Mountain prisons located in the area.

Farmers are concerned about the lack of traffic controls on Lougheed highway and the bridge. Crossing the bridge with large farm equipment requires temporary bridge closing which can be problematic, particularly during times of higher traffic density.

Some parcels of land in the Agricultural Land Reserve are not being used for agricultural production and may be large rural estates. There is concern about the fractured land base, particularly among dairy farmers.

The relentless encroachment of the Fraser River, which gobbles up prime agricultural land as it works, is an issue. Getting rid of water is also a concern. Potential flooding and other water drainage issues are weaknesses for the agricultural industry.

The District, like other areas of BC and Canada, is not immune from rural resident versus urban resident conflict. Farmers report that odours from manure applications are the source of most of the complaints they receive. Some area urban residents are concerned that farmers can start businesses on agricultural land that are in direct competition with other town-based businesses where tax rates may be higher.

2.2.3 Opportunities for the Industry

There are markets for locally-produced agricultural products that are not being filled and there is considerable room for expansion with products that are already being well accepted, such as artisan cheeses, pea shoots, varieties of garlic, and farmed salmon. Local progressive dairy farmers may be in a favourable position to start additional specialty crop development on their larger farms.

Agri-tourism and culinary tourism are opportunities for local farmers who may wish to capitalize on the increasing consumer interest in local agricultural products. There are also opportunities for vertical integration (farmers control more of the steps involved in getting an agricultural product to market) within existing farm operations. There are opportunities for farmers to add more value to the products produced on local farms. There may be opportunities to increase the sales of local products by starting a local farmers' market in the area and some study of the potential for a market has been undertaken. Alternatively, there may be opportunities to retail locally-produced farm products through local retailers in Agassiz.

There are opportunities for farmers selling products directly from the farm gate as tourists visit the area to take advantage of the local tourist attractions such as the Kilby Historic Site, Minter Gardens, and Harrison Hot Springs.

Positive working relationships with First Nations present an opportunity to continue encouraging agricultural production, particularly on Seabird Island. The Island residents have traditionally supported their own agricultural enterprises and have also leased prime farm land to other farmers in the District.

2.2.4 Threats to the Survival of the Industry

The agricultural industry in BC is fluid. It is constantly changing and adjusting as farmers enter and leave. Climatic and other growing conditions in the province make it possible to grow a wide variety of crops – there are more than 200 different commodities being produced in the province. Competition and other market conditions may be opportunities or threats. Recently, BC's large tree fruit industry (particularly apples) was significantly hurt by product dumping from other countries. The District of Kent's dairy farmers keep a watchful eye on their own supply management system and worry about threats to its survival.

The trend to escalating land prices in the Lower Mainland of BC is being observed in the District of Kent. Although some farmers are locating in the District because land prices are relatively lower than other parts of the Lower Mainland, there are farmers leaving the District to take advantage of lower land prices in other parts of Canada. When land prices are too high, it may become commercially unattractive to start a farming operation. There are concerns among existing farmers that there will be no one to succeed them when it is time for them to retire.

Lack of access to land for possible expansion of existing farm operations presents a threat, particularly to the dairy industry. Additional land for expansion may simply not be available. There is a need to continually update and expand in order to remain viable and lack of available land to do so is a threat.

Farmers have had to deal with pests such as insects, birds, wild fowl, deer, squirrels, and bears since farming began. And, generally speaking, they have dealt effectively with these pests so that both the farmer and the animal can co-exist. Lately, farmers have had to deal with increasing levels of pressure from society to consider wildlife habitat and wildlife preservation as one of their responsibilities. Bearing the additional costs of wildlife management and other environmental issues presents a threat to agriculture.

Farmers complain about regulations that impact on their capacity to farm. But, as society evolves and more people come to the area, the volume of regulations is likely to increase. Canadians are concerned about food quality and the environment. But will farmers continue to absorb the growing costs of food production in a more tightly regulated environment? If the answer is "no", then the application of more regulations on the sector is a threat to its survival.

Housing developments, urban growth, and other industrial growth – what is sometimes called "progress" – presents a threat to agriculture. As more people come to an area that is being farmed, there is usually more conflict as normal farm practices affect the lives of non-farmers.

The District is challenged to find a way to “balanced growth”. The failure to find the appropriate balance will be a threat to the survival of the agricultural industry in the District.

2.3 POLICY CONTEXT

2.3.1 The National Agricultural Policy Framework

Growing Forward, the most recent federal, provincial and territorial government agricultural policy agreement, offers strategies that are consistent with this Agricultural Area Plan. The agreement lays the groundwork for coordinated federal-provincial-territorial action over the next five years (2008 to 2012) to help the agricultural sector become more prosperous, competitive, and innovative. The current agreement also contains details of a renewed Business Risk Management program suite launched on April 1, 2008. The *Growing Forward* Framework Agreement will supersede the *Federal-Provincial-Territorial Framework Agreement on Agricultural and Agri-Food Policy for the Twenty-First Century* (also known as the *APF Framework Agreement*), which was signed in June 2002.

The *Growing Forward* agreement includes the following vision for the future of agriculture in Canada:

Our common vision is for a profitable and innovative agriculture, agri-food and agri-based products industry that seizes opportunities in responding to market demands and contributes to the health and well-being of Canadians.

Present programming to achieve this vision is contained in three strategic outcomes:

1. A competitive and innovative sector
2. A sector that contributes to society’s priorities
3. A sector that is proactive in managing risk.

The *Growing Forward* agreement is consistent with the strategies identified in this Agricultural Area Plan including the following main points:

- Placing additional emphasis on profitability in agriculture
- Expanding and encouraging innovation
- Improving government regulatory performance
- Supporting industry-led marketing strategies
- Enhancing food safety and food quality
- Improving environmental performance of the sector.

2.3.2 Fisheries and Oceans Canada

Over the years, Fisheries and Oceans Canada has become increasingly involved with activities on BC farms, namely through policy and legislation related to fish habitat management. Canada’s *Fisheries Act* provisions related to protecting fish and fish habitat apply to the whole of Canada, including private property in every province and territory. Another important piece of legislation administered and enforced by Fisheries and Oceans Canada is the *Species at Risk Act*. This Act

came into force in 2004 and it was primarily created to protect aquatic species, including fish, reptiles, marine mammals, and mollusks.

Fisheries and Oceans Canada operates from six regions across Canada. The Pacific Region includes British Columbia and the Yukon. There are 22 offices in the Region. Fisheries and Oceans Canada works closely with other agencies, including the BC Ministry of the Environment.

2.3.3 Provincial Agricultural Policy

In 2008, the BC Ministry of Agriculture and Lands released *Growing a Healthy Future for B.C. Families*, a new Agriculture Plan for the province. The Agriculture Plan contains 23 strategies articulated within five overarching themes. The five themes for the plan are:

1. Producing local food in a changing world
2. Meeting environmental and climate challenges
3. Building innovative and profitable family farm businesses
4. Building First Nations agricultural capacity
5. Bridging the urban/agriculture divide.

The Agricultural Area Plan for the District of Kent offers strategies that are consistent with the BC Agriculture Plan. The Agricultural Area Plan provides recommendations to encourage local food production and contribute to the strengthening of community food systems.

The Agricultural Area Plan also supports environmental management. There is a specific recommendation in the plan to encourage farmers to complete Environmental Farm Plans. Also, farmers are being encouraged to work with local agricultural professionals to find ways to meet, and to exceed, science-based regulations related to soil, water, and air quality.

The Agricultural Area Plan supports farm profitability. It is the position of the plan that having profitable farm businesses is the best way to ensure sustainable agriculture and future food security.

The District of Kent works with six First Nations reserves: Chehalis, Lukseetisum, Scowlitz, Seabird Island, Tseatah, and Wahleach Island. The District is in a favourable position to encourage First Nations agricultural capacity. The Agricultural Area Plan, under the strategy “foster partnerships and collaboration”, will support First Nations where ever it is practical and possible to utilize their excellent farm land for increased agricultural production.

The Agricultural Area Plan also contains recommendations to bridge the urban/agriculture divide. The Agricultural Area Plan supports partnerships and collaboration and other strategies designed to ensure agricultural development does not adversely affect others.

On a more local level, the BC Ministry of Agriculture and Lands, with an office in Abbotsford, provides a wide range of programs and services to District of Kent farmers. Area staff provide expertise in agricultural renewal, strengthening farming, and various land planning initiatives. Ministry staff advocate for agriculture and for individual farmers. They liaise with other provincial Ministries and federal government staff on health and quarantine issues, slaughter

waste regulation, and meat inspection. Staff monitor application of the various pieces of provincial legislation that impact on farming such as the *Farm Practices Protection Act* (Right to Farm) and other acts affecting farming in BC. They also support farmers with various funding assistance programs.

Studies by the Ministry have addressed the contributions of the agricultural sector to local governments in terms of taxes. Often, non-farming taxpayers think farmland does not provide a fair share of money to the municipal tax base. But the studies demonstrated that rural residents pay the same house taxes whether they are located on farmland or in an urban setting. In addition, fairness in taxation may consider services provided. The cost of local government services to rural areas tend to be lower than services provided in the urban area. When these points are considered, the farming area pays more in taxes than it receives in services so farmland is actually a net contributor of tax revenue to the municipal area.⁷

2.3.4 Edge Planning for Agriculture

Agriculture is particularly vulnerable, and conflict may occur between farmers and others, where active farms interface with other land uses. Farmers are part of the community and they don't enjoy dealing with neighbour complaints. Having appropriate "edge planning" strategies, which often includes some form of buffering, is an important way the District can "protect and enhance" its valuable agricultural land.

The purpose of edge planning is to encourage compatibility with adjacent land uses. Edge planning, done appropriately, can help the District to ensure longer term security for farming along the urban/agriculture edge. The type of strategy used for an effective edge plan will vary, depending on the circumstances and the creativity of the people involved.

The BC Ministry of Agriculture and Lands and the Agricultural Land Commission recently prepared guidelines for edge planning. The rationale behind these guidelines is the concept of shared responsibility for the edge. To accomplish this, the following main guidelines were developed:

- Defining edge planning areas on both sides of the ALR boundary, not just the farmer side or the development side
- Designing communication tools to enhance public awareness of the edge planning objectives
- Amending or adopting bylaws that encourage intensive land use with strengthened land management along the edge planning area.

The guidelines prepared by the BC Ministry of Agriculture and Lands and the Agricultural Land Commission suggest local governments design and manage the edge planning process. The first step is to identify areas of the community where edge planning could be beneficial. Any appropriate edge planning strategy should be developed in consultation with the Kent Agricultural Advisory Committee and the farmers and other citizens involved.⁸

⁷ BC Ministry of Agriculture and Lands, *Direct Financial Contribution of Farming Areas to Local Governments in British Columbia*, October 2005.

⁸ For details on edge planning see BC Ministry of Agriculture and Lands, *Guide to Edge Planning*, 2008.

2.3.5 The Agricultural Land Commission Act

In 1973, the provincial government approved the *Agricultural Land Commission Act* that established a special land use zone to protect land with agricultural potential in the province. The zone is called the Agricultural Land Reserve. The ALR encompasses approximately five percent of the province and almost 50% of the land base of the District of Kent.

The *Agricultural Land Commission Act* is implemented through regulations related to the Act and through the activities of the Agricultural Land Commission, an independent provincial agency. There are uniformed Act enforcement officers in place. The *Agricultural Land Commission Act* takes precedence over, but does not replace other legislation and bylaws that may apply to the land. Local and regional governments, as well as other provincial agencies, are expected to plan in accordance with the provincial policy of preserving agricultural land.

Agriculture is the priority use within the Agricultural Land Reserve. Farming is encouraged and non-agricultural uses are controlled by the legislation and regulations. Provisions involving the definition of farm activities and other non-farm uses permitted in the ALR are important for the implementation of the *Agricultural Land Commission Act*. There are specific requirements for soil removal and placement of fill, for example. The regulations also define procedures for submitting applications for inclusion and removal of land from the ALR and they identify filing requirements and the respective roles of local governments and the Agricultural Land Commission. Land in the ALR is subject to provincial regulation whether private or Crown.

2.3.6 The BC Ministry of the Environment

The Fish and Wildlife Branch of the BC Ministry of the Environment establishes legislation, policies, and procedures for managing fishing and hunting activities, and for the allocation of fish and wildlife resources for recreational and commercial use. The BC Ministry of the Environment may work closely with Fisheries and Oceans Canada in the area of fish habitat management.

The goal of the provincial Fisheries program is to conserve the natural diversity of fish and fish habitat and to sustainably manage freshwater sport fishing in B.C. The province exercises delegated authority, under the federal *Fisheries Act*, for the management of non-salmon freshwater fisheries.

Wildlife Management Programs operated by the Ministry of the Environment maintain and manage wildlife, habitat and sustainable uses and keep a balance between human use of wildlife and conservation. The Ministry of the Environment administers and enforces the *Wildlife Act* of British Columbia.

The Ministry of the Environment would like a Wildlife Management Area in the District of Kent to include some 1,400 hectares of land at the confluence of the Harrison and Chehalis rivers near Harrison Mills. The boundaries of the District of Kent extend to the middle thread of the Harrison River. A portion of the Crown aquatic land to be included in the Wildlife Management Area is within the District of Kent. There is no upland in the proposal within the District of Kent. The only upland is habitat on private land that is owned by the Nature Trust on the other side of the river.

The farm community has been generally uninterested in establishing this Wildlife Management Area, because it may impact on future farming practices. But farmers generally are proud of their consideration for wildlife. It may be possible to achieve the aims of the Wildlife Management Area with a broader focus on biodiversity within the Environmental Farm Plan program. By managing wildlife in this manner, farmers can maintain some control over the processes used. Essential to this approach, however, is the need to effectively promote to the community at large the farmers' activities in wildlife management and habitat protection.

The Riparian Area Regulation managed by the Ministry of the Environment under the *Fish Protection Act* was discussed in the District. The regulation provides protection for the natural maintenance of stream health. Maintenance includes such things as sources of large organic debris (fallen trees and tree roots), areas for stream channel migration, vegetative cover to help moderate water temperature, provision of food, nutrients, and organic matter to the stream, stream bank stabilization, and buffers for streams from excessive silt and surface runoff pollution.

The current Riparian Area Regulation does not apply to agricultural or institutional development. It is important to the agricultural community that this exemption be retained in order to ensure that the extensive network of drainage systems throughout the agricultural lands can be appropriately maintained. It is felt that establishing streamside protection and enhancement areas through the Riparian Area Regulation would create an additional regulatory roadblock on farmers' ability to adequately drain their lands to be usable for efficient production.

2.3.7 Agricultural Waste Control Regulation

Developed under the BC *Environmental Management Act* and *Health Act*, the purpose of the Agricultural Waste Control Regulation is to "describe practices for using, storing and managing agricultural waste that will result in agricultural waste being handled in an environmentally sound manner".⁹ The Regulation requires farmers to avoid manure application on frozen land, on land with standing water or saturated soils, during times of heavy wind, and in amounts exceeding what is required for crop growth.

2.3.8 The Farm Practices Protection Act

The *Farm Practices Protection Act* applies to farmers who operate in the Agricultural Land Reserve or in other areas where farming is permitted by local zoning bylaws. When farmers operate using "normal farm practices", the Act protects the farmer against nuisance actions, court injunctions, or specific nuisance bylaws related to the operation of the farm.

The *Farm Practices Protection Act* established the Farm Industry Review Board as the tribunal that considers complaints from persons aggrieved by odour, noise, dust, or other disturbances resulting from farm operations, and encourages settlement of the complaints. The Board will hear complaints and determine whether the disturbance in question results from normal farm practices.

⁹ *Agricultural Waste Management Regulation*, Part 1, Purpose.

2.3.9 The Land Title Act

The *Land Title Act* gives the approving officer of the District the power to assess potential impacts of proposed subdivisions on farmland. Before subdivision approval is given, the approving officer may require adequate buffering of farmland from the subdivision, or the removal of unnecessary roads directed to the Agricultural Land Reserve, to ensure no unreasonable interference with farm operations.

2.3.10 The Local Government Act

The *Local Government Act*, a provincial Act, provides the legislative framework for local governments. Under the Act, certain provisions address agriculture, such as those covering community planning, zoning, nuisance regulations, the removal and deposit of soil, weed and pest control, and water use and drainage. Particular sections of the Act address planning for agriculture. There may be policy statements in a community's Official Community Plan that respect the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use. Also, land use bylaws adopted by a local government are expected to recognize specific planning standards for agricultural operations.

The District of Kent OCP was completed in June, 2001 and there are plans to initiate an update. The current OCP supports agriculture in the District.

2.3.11 The Fraser Valley Regional District

The Fraser Valley Regional District was formed in 1995 by the amalgamation of Central Fraser Valley, Dewdney-Alouette and Fraser Cheam Regional Districts. The FVRD is a partnership of local government members including the Cities of Abbotsford and Chilliwack, the Village of Harrison Hot Springs, eight electoral areas, and the Districts of Mission, Hope, and Kent.

In 2004, the FVRD prepared a regional growth strategy¹⁰ identifying eight growth management goals, the second of which was to “support and enhance the agricultural sector”. The Fraser Valley is one of the most intensively farmed areas in Canada and the FVRD generates more annual farm receipts than any other regional district in BC. The FVRD is committed to the expansion of the agricultural sector while at the same time addressing other regional growth pressures. Providing support for the agricultural sector in the District of Kent is consistent with the FVRD regional growth strategy.

One strategy for balancing urban growth needs with protection of the agricultural land base is sometimes called “grow up not out”. The strategy encourages communities to develop within their existing boundaries, essentially providing accommodation for more people on the same amount of land. Agassiz, for example, has embraced the approach and now boasts the highest urban density figures in the FVRD in terms of people accommodated per hectare. At this point, the District of Kent is exploring ways to accommodate future growth within the town of Agassiz as well as industrial development that may be important for the economic future of the District.

¹⁰ *Choices for Our Future: Regional Growth Strategy for the Fraser Valley Regional District, 2004.*

2.3.12 The Fraser Basin Council

The Fraser Basin – the area drained by the Fraser River and its 13 main watersheds – stretches 1400 km from the Rockies to the City of Richmond. The Basin boasts one of the world's most productive salmon river systems. Its ecosystem supports 65 species of fish and numerous species of birds, mammals, plants, and trees. Eighty percent of BC's economy is generated in the Basin. Almost 70% of all British Columbians live within the Fraser Basin.

In 1997, community groups, business, and four orders of government, including First Nations, came together to create the Fraser Basin Council. Its mandate is to ensure that the decisions we make now will protect and advance the Basin's social, economic, and environmental sustainability into the future. The Fraser Basin Council conducts research, offers a series of programs and services, and is an advisory group to governments and other agencies.

2.3.13 The District of Kent Official Community Plan

The District of Kent's most recent Official Community Plan was adopted in 2001. The intent of the OCP is to guide decisions in relation to policies for land use (including farmland and agricultural activities) and establish a framework for all aspects of land use regarding social, environmental, economic, and growth management objectives. It is anticipated that a review and update of the OCP will be initiated in 2010.

The 2001 OCP reflects the District's support for agriculture and identifies that "the District of Kent's historic roots lie with the agricultural community".¹¹ A series of policies related to agriculture is identified in the OCP.

As a broad statement of direction, the OCP provides the statutory authority for the more detailed and site-specific zoning and subdivision bylaws, development permit system, and other policy instruments designed to ensure that development is appropriate and meets public expectations. These tools provide guidance on siting, building mass, permitted land uses and activities, the character and form of development, and other details. These site-specific tools include land use plans for:

- Agassiz
- Else/Ashton Road
- Hot Springs Road
- Golf Road
- Rockwell Drive
- Cemetery Road
- Harrison Mills
- Mount Woodside (and a neighbourhood plan)

The OCP identified the development of an agricultural area plan as a priority to provide agricultural opportunities while meeting community concerns over the protection of the ground

¹¹ *District of Kent Official Community Plan*, June 2001, p. 42.

water resource and potential conflicts over non-compatible land uses. As part of developing the plan, it was expected there will be further agricultural policy refinements to:

- Protect agricultural areas and enhance farming
- Maintain agricultural activities
- Enhance agricultural viability
- Co-ordinate farming and environmental protection
- Manage water use and drainage
- Increase agricultural awareness and community involvement.

The Agricultural Area Plan is expected to be a sub-plan or schedule of the revised OCP. The Agricultural Area Plan provides more detail on the agricultural sector than the OCP. It must be adopted by Council as part of the OCP bylaw so staff recognize the Agricultural Area Plan as part of the guidelines for managing the community.

2.3.14 Zoning Bylaw 1219, 2002

The District's Zoning Bylaw was adopted in 2002. It regulates the location and use of buildings and structures and the use of land, including the surface of water, within the District of Kent. "For that purpose the District is divided into zones pursuant to the provisions of the Local Government Act, having due regard to the promotion of health, safety, convenience, welfare of the public, overcrowding of land, preservation of the amenities peculiar to any zone, the securing of adequate light, air, and access, the value of the land and the nature of its present and prospective use and occupancy, the character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses, and the conservation of property values." ¹²

Under the Zoning Bylaw, the definition of agricultural use means "a use providing for the growing, rearing, producing and harvesting of agricultural products" and specifically includes:

1. The processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm and the storage of farm machinery, implements, and agricultural supplies, and repairs to farm machinery and implants used on that farm;
2. The keeping of dogs, horses, cattle, swine, poultry, pigeons, doves, bees, furbearing animals or other livestock;
3. The operation of stockyards, abattoirs, and composting facilities; and
4. Excludes all manufacturing processing, or storage or repairs not specifically included in this definition.

A definition for intensive agricultural use is also provided in the Zoning Bylaw; it generally refers to larger poultry or livestock operations and larger greenhouse operations. The Zoning Bylaw provides some specific setbacks for intensive agricultural uses.

The purpose of the Agricultural (A) Zone "is to provide for agricultural and related rural development and to protect the agricultural integrity of land within the Agricultural Land

¹² Zoning Bylaw, p. 2.

Reserve.” The existing agricultural zone provides a regulatory tool to manage agricultural uses and activities.

2.4 EDUCATION AND RESEARCH

2.4.1 The Pacific Agri-Food Research Centre

The Pacific Agri-Food Research Centre, with two facilities in British Columbia at Summerland (including the Kamloops Range Research Unit) and Agassiz, is one of Agriculture and Agri-Food Canada's national network of 19 research centres. Research at both sites addresses national agricultural priorities.

Originally established as the Dominion Experimental Farm, today, the Pacific Agri-Food Research Centre in Agassiz has a land base of 310 hectares with a 7.5 hectare field site in Abbotsford. It includes poultry research facilities, a feed mill, the Avian Research Centre, greenhouses and a weather station that has been collecting weather data since 1889. Along with a heritage stone barn built in 1893, the Centre has a modern laboratory and office complex conducting research on a wide range of subjects. In addition, the University of BC's Dairy Education and Research Centre is on site leading to collaboration on dairy cattle research.

Key areas of research currently being conducted at the Agassiz facility are:

- Assessing behaviour and evaluating the welfare of dairy cattle, including feeding behavior, detection of lameness, and behaviours when sick
- Poultry nutrition and nutrition effects in relation to bone strength and welfare
- Identifying, monitoring and preserving poultry stocks for short-term use and long-term availability
- Soil biochemistry and fertility, soil microbiology, soil degradation and environmental quality
- Insect pest control measures for vegetables, berries and greenhouse vegetables
- Strawberry and raspberry varieties that adapt well to Canada's Pacific northwest, with emphasis on natural disease and insect resistance
- Innovative production and post-harvest methods to improve the quality of fruits, berries, nuts and greenhouse vegetables
- Greenhouse vegetables to enhance antioxidant content for human health; ways to increase the tolerance of these vegetables to low storage temperatures and to prolong their shelf life.

2.4.2 The UBC Dairy Education and Research Centre

The University of British Columbia's Dairy Education and Research Centre is on the site of the Pacific Agri-Food Research Centre. This location has paved the way for increased collaborative research between the Pacific Agri-Food Research Centre and the University, particularly on dairy cattle.

The UBC Dairy Education and Research Centre was designed to provide education and technology transfer programs in support of the dairy industry in BC and beyond. The Centre supports a critical mass of scientists and provides sufficient numbers of animals in a well-equipped setting for research.

The Centre is unique in Canada and is one of the largest in the world. It is rapidly developing a leading international reputation for dairy cattle research. The main animal research facility was opened in 2000. This facility contains 300 free-stalls, a 24-cow milking parlor, offices, a dry lab, and public reception areas. In 2005, the Feed Intake Research Facility, which can house up to 120 animals over 15 months of age, was completed. Feed and water intake consumption by individual animals that are group-housed can be measured continuously on a 24-hour per day basis.

The new Heifer Research Facility for calves between 11 weeks and 15 months of age was completed in 2006. This facility is equipped to continuously measure individual animal feed intake in groups of calves.

Also, in 2006, the Westgen¹³ Calf Research Facility for calves to 11 weeks of age was completed. The building contains teaching and research facilities which are equipped to continuously measure milk, water, grain, and forage consumption as well as body weight by individual calves housed in six separate age groups.

The Dairy Education and Research Centre's basic farming operation is financially self-sufficient. Revenues generated from the sale of milk and animals cover the costs of management and farm-worker salaries, animal feeds and care, utilities, and routine maintenance. Research costs are above and beyond the costs of the basic operation of the Centre.

The Centre attracts students and researchers from across the country and internationally. It provides opportunities in training for industry workers and college technical students as well as hands-on practical and research experience for undergraduate students.

2.4.3 The University of the Fraser Valley

The University of the Fraser Valley is a fully accredited public university that enrolls some 11,000 students annually. With campuses in Abbotsford, Chilliwack, and Mission, and regional centres in Hope and Agassiz, the University has begun development of a new 80-acre campus in the Canada Education Park along the Vedder River in Chilliwack. The Chilliwack campus is only about 30 minutes from Agassiz.

The University of the Fraser Valley offers 13 bachelor's degrees, one applied master's degree and more than 80 certificate and diploma programs in applied and academic areas, including trades. Agricultural programs are offered at the Chilliwack campus. Several programs at the diploma and certificate levels are of particular interest to farmers in the District of Kent including the Livestock Production Certificate program and the two-year Agricultural Technology Diploma.

¹³ Westgen (Western Canada's Genetics Centre) provides artificial insemination services to dairy farmers and beef producers in British Columbia, Alberta, Saskatchewan, and Manitoba.

2.5 PERSPECTIVES FROM OTHER JURISDICTIONS

When the Agricultural Area Plan was being prepared, the agricultural industry in Canada was showing some evidence of growth and optimism, despite the downturn in the Canadian and world economies. Sales have been steady, farmers are buying farm equipment, and there has been a surge of interest in food security and the production of food for local consumers.

What are the likely influences on agriculture over the life of this Agricultural Area Plan? What is happening to agriculture in other parts of Canada and around the world? What is the role of agriculture in the future of Canada, British Columbia, and the District of Kent?

In a recent issue of *Country Guide*, Editor Tom Button provided a list of influences on agriculture in the future. He suggested new markets will emerge in specialty areas such as canola oil and soybeans, larger farm corporations will likely continue, and marketing of agricultural products will be even more important in the future. He is worried about whether farmers are doing enough to deal with farm succession, and this is an important concern among District of Kent farmers. Button is confident that Canadian farmers will remain world leaders in adapting to change.¹⁴

Questions about the future of agriculture are being addressed in many jurisdictions besides the District of Kent. For example, in Washington State, many apple growers were unable to compete with lower-cost producers elsewhere and they turned to the development of local markets. Farmers paid attention to local consumers who were seeking quality products and who cared about where their food products were grown. Smaller operators who couldn't compete with prices on a global scale, found themselves unable to keep up with the local demand for their products.

In the District of Kent, farmers on small acreages that are selling within expanding niche markets suggested they could easily sell much more of their product if they could only grow more. The various *Buy Local* and *Support Your Local Farmer* campaigns have assisted the industry with the development of local, and profitable, markets.

Certainly there are many limitations to the future of agriculture when the focus is only on local markets. Encouraging local sales of agricultural products and services is not the panacea for profit troubles in agriculture. Indeed, a recent paper provided by the George Morris Centre at the University of Guelph suggested there are numerous regulatory and other limitations standing in the way of any reliance on only local sales.¹⁵ On the other hand, when it is suggested that some food for an average meal in BC may travel as much as 2,500 km and come from five different countries, it is not surprising that some local farmers are able to encourage, and profit from, local sales of agricultural products.

In other parts of Canada, farmers continue to adapt to changing circumstances. Canadian farmers have successfully maintained their global export markets through innovation and growth. Top farmers have improved their management skills, including studying their more exact costs of production. They have also turned their attention to marketing, finding ways to

¹⁴ *Country Guide*, January 2009, Page 6.

¹⁵ Gooch, Martin, *Local Food-The Untold Story*, George Morris Centre, October, 2007.

attract a higher price for their products despite the competition from regions in the world with lower cost of production.

Top farmers are looking beyond their farms for information and advice. They are building relationships with other sectors of the economy and practicing successful business strategies in the same way that other successful business people do. Top farmers are inquisitive and curious and continuously look for new ways to improve their operations. Sometimes those ways come from advances in technology and other innovations. Sometimes improvement comes from creativity and the capacity to see new applications for older knowledge. Farmers are continually innovating and designing ways to maximize the use of their resources and equipment. Farmers in the District of Kent, through the Agassiz Producers Group, have found creative ways to improve their product marketing.

Progressive farmers recognize the importance of partnerships whether it is with retailers or other marketers, or education and research institutions such as Universities and Colleges that can contribute to their operations with innovative ideas. Farmers spend more of their time interacting with other top business leaders and research institutions seeking new markets for their products based on consumer preferences. In the District of Kent, the opportunities for more of this interaction are extensive. With the presence of the Pacific Agri-Food Research Centre, the UBC Dairy Education and Research Centre, and the close proximity of the University of the Fraser Valley, the District is well-served with education and research facilities.

Diversification, value-added, and vertical integration have become increasingly important strategies in modern agriculture. Many District of Kent farmers are using these strategies. Some have introduced new commodities as part of their production, adding value to the products they produce such as making cheese from their own milk, or sauerkraut from their own cabbage, or retaining more of the steps in getting their product to the consumer. Some District farmers do their own product grading and packaging and find their own markets, both local and national.

Farmers of the future will also be the ones who recognize the changes occurring in the world around them and adapt to those changes. Today, we hear a lot about protection of the environment, about safe food products, and about animal rights and welfare. Many successful farmers have adapted by reducing or eliminating the use of chemicals on their farms and by producing their products with full attention to land rejuvenation and sustainability. Farmers are developing environmental farm plans as a way to practice due diligence and to show consumers how they care about their land and farm practices. On-farm food safety programs are being incorporated and many farmers have willingly adopted Canadian Food Inspection Agency approved best practices for managing animals on their farms.

Today's world is dominated by rapid technological growth in virtually all areas of our economy. It would be naïve to think that agriculture will be impacted by changing technology any less than any other sector. We can expect to see more widespread use of robots even beyond the current robotic milking systems. A local firm, Westcoast Robotics, has established in the District and in their first year of operation sold more than a dozen robotic units. Many progressive farmers may eventually turn to robots or other machines to replace the current reliance on seasonal labour. We can expect ongoing application of computer technology to all farm operations with those unwilling to embrace the changes eventually lagging behind.

3 IMPLEMENTATION STRATEGY

Identifying an appropriate time frame for implementation of an Agricultural Area Plan is difficult. In preparing this Agricultural Area Plan, the time frame of 20 years was considered to be realistic. Regular reviews of the plan are recommended as part of the implementation strategy. Generally, successful implementation of an agricultural area plan can be traced to the early commitment and motivation of Council and the Agricultural Advisory Committee.

Despite mention of a time frame, one principle of an Agricultural Area Plan is the recognition of “agriculture forever”. This principle, relating to the land base for agriculture, is important because quality farm land is always under pressure from other potential uses.

3.1 ROLE OF THE AGRICULTURAL AREA PLAN

The District of Kent Official Community Plan is a legal document for planning and managing the District’s social, economic, and physical future. The OCP provides a long-range vision to reflect community values determined through a public participation process. The OCP is based on a realistic assessment of the District’s existing situation, future prospects, and relationship to the surrounding region.

In addition to the OCP, the District charts its course with other planning or strategic documents such as various Neighbourhood Plans and other Regional District growth strategies and others.

The District recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset, and an important contributor to the local economy. The District is committed to protecting the supply of agricultural lands and to ensuring the viability of farm operations.

It is expected the Agricultural Area Plan will be a sub-plan or schedule of the revised Official Community Plan, and this intent was identified in the 2001 OCP. It is a plan for the agricultural sector that provides more detail for agriculture than the OCP. The Agricultural Area Plan must be adopted by Council and appropriate bylaws implemented where required so staff recognize the Agricultural Area Plan as part of the guidelines for managing the OCP. The Agricultural Area Plan is an important member of the District’s planning and strategic documents.

Implementation of the plan will require some bylaw adjustments and there will be other demands placed on District staff as the plan recommendations are assessed and implemented.

3.2 MONITORING AND REVIEW PROCESS

Various indicators of successful implementation of the Agricultural Area Plan should be developed and monitored on an annual basis. Monitoring will determine the impact of the plan and will provide motivation and support for the implementation process.

In order to provide evidence of increased profitability in the industry and progress with implementation of the plan, some of the following considerations may be monitored:

1. Increase and/or change in marketing channels used by producers, for example:
 - Increases in farm direct marketing opportunities
 - Volume of local sales of local products
 - Evidence of increased Agri-tourism
2. Retention and/or expansion of number of farms in operation, and percentage of land in production, for example:
 - Number of farms sold in the District
 - Average farm size
 - Hectares (acres) of land in the ALR in Kent
 - Number of cows milked in the District
 - Number of beginning farmer start ups
 - Number of experienced farmers recruited to the area
3. Number of applications for removal, approvals, rejections for non-farm use and sub-division in the ALR
4. Number of jobs on farms retained and/or created
5. Increase in diversification of agricultural production and agriculture-related processing mix in the community
6. Increase in agriculture-related on-farm value-added activity
7. Development of a mentoring program or other services and tools for farmers and new entrants to farming
8. Development of new post-secondary agricultural education courses through local Universities and colleges, including business planning courses
9. On-going local employer-employee training
10. Perceptible increase in support for agriculture, for example:
 - Increase in positive agriculture industry media coverage
 - Number of farmer – neighbour complaints
 - Community calls for farmland protection and/or preservation
 - Positive comments about the tour of area farms
 - The establishment of an Agriculture Week in the District.

An appropriate review process for the Plan should be established. Any plan, regardless of how much effort and skill went into its development, must be regularly reviewed and updated to make sure it remains applicable and valid. Regular plan reviews should be conducted by the Kent Agricultural Advisory Committee on a bi-annual basis and a full review of the plan should be done after the fifth year of implementation.

3.3 IMPLEMENTING THE SPECIFIC RECOMMENDATIONS

In order to facilitate the Agricultural Area Plan implementation, the specific recommendations advanced in the plan have been isolated and provided with further details. Where possible, funding options have been identified. Although the Agricultural Area Plan may have a life of some 20 years, the timeline for recommendations to be implemented was tightened to about 10 years. It is recognized that it may be difficult for the District to initiate action on all of the recommendations within a 10-year time frame.

Note: The recommendation numbers refer to those used in the Agricultural Area Plan.

3.3.1 Encourage Industry Profitability

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 4.1.1 Commitment to ALR Land</i>	KAAC report to Council Include in OCP	KAAC Council	OCP Review 2010/2011
<i>Recommendation 4.1.2 Inventory non-permitted uses</i>	Staff review Report to Council	Staff Council	Prior to next OCP in 2010/2011
<i>Recommendation 4.1.3 Bring non-permitted uses into compliance</i>	KAAC review Staff plan Report to Council	KAAC Staff Council	Over next 10 years
<i>Recommendation 4.1.4 Determine if further development is an option in Golf Road/Ashton Road area</i>	Staff review Report to Council Consult with neighbourhoods	Staff Council Neighbourhoods	Completed by 2011
<i>Recommendation 4.1.5 Initiate a Golf Road/Ashton Road Neighbourhood Plan</i>	Determine if development required Review with citizens Prepare Neighbourhood Plan	Staff Citizens Council	Completed by 2012
<i>Recommendation 4.1.6 Discourage applications for removal of ALR land (McCaffery)</i>	Review all applications by KAAC Report to Council	KAAC Council	Upon plan acceptance
<i>Recommendation 4.2.1 Consider edge planning strategies to protect farmers from impact of development</i>	Staff review with citizens and farming community Design appropriate edge plans Review with KAAC Report to Council	Citizens Staff KAAC Council	During life of the plan
<i>Recommendation 4.2.2 Ensure covenant to identify agricultural practices</i>	Staff Council	Staff Council	Upon plan acceptance

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 4.3.1 Ensure dykes provide protection from river encroachment but encourage recreation trails that do not conflict with farming operations.</i>	Plans developed by Community Recreation and Parks Services in consultation with the agricultural community affected	CRRS Staff KAAC Council	Ongoing
<i>Recommendation 4.3.2 Review plans for recreation trails on dykes with the agricultural community, the Kent AAC and the ALC where required.</i>	Plans developed by Community Recreation and Parks Services Review with agricultural community Review with KAAC Review with ALC if required Report to Council	CRRS Staff KAAC Council	Ongoing
<i>Recommendation 4.4.1 Encourage amalgamation of contiguous parcels of land</i>	Staff identify parcels	Staff Council	Ongoing
<i>Recommendation 4.4.2 Provide information on benefits of farming to non-farming ALR land owners</i>	Staff identify benefits Review with KAAC Report to Council	BCMAL Staff KAAC Council	Ongoing
<i>Recommendation 4.5.1 Discourage applications for additional residences on ALR land</i>	Council	Council	Ongoing
<i>Recommendation 4.5.2 Consider eliminating RR1 and RR 2 zones</i>	Staff review Review with KAAC Report to Council	Staff KAAC Council	During life of the plan
<i>Recommendation 4.5.3 Adopt a homeplate bylaw</i>	Staff review policies in other jurisdictions Review with KAAC Report to Council	Staff KAAC Council	Completed by 2011
<i>Recommendation 4.6.1 Support farmers by working closely with regulatory bodies to make changes for efficient ditch cleaning and allow installation of screens to prevent migration of fish into ditch systems</i>	Review current procedures Meet with regulatory bodies Make changes as required	Staff Council Regulatory bodies	Ongoing
<i>Recommendation 4.6.2 Implement appropriate bank protection and encourage better dredging of the Fraser River</i>	Review situation with regulatory bodies and the FVRD and/or Province	Staff Regulatory Bodies FVRD/Province Council	Ongoing

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 4.6.3</i> <i>Update refuge area maps and other strategies for livestock evacuation</i>	Review existing maps Update as required	Staff Council BCMAL	Ongoing
<i>Recommendation 4.7.1</i> <i>Support farmers to make their products available for local purchase</i>	Review situation with farm community Utilize District website	Staff Agassiz Producers Group	Completed by 2011
<i>Recommendation 4.7.2</i> <i>Review ways to encourage a local farmers' market</i>	Review by CRRS Review with Kent Agassiz Chamber of Commerce Review by KAAC Review with agricultural community	CRRS KAAC Agricultural community	Completed by 2011
<i>Recommendation 4.8.1</i> <i>Provide supportive regulatory environment for farm diversification efforts</i>	Monitor all District regulations to ensure support for agriculture	Staff KAAC Council	Ongoing
<i>Recommendation 4.8.2</i> <i>Update existing kitchen to commercial standards</i>	Review with agricultural community Review with business community Obtain cost estimates	Community Agriculture Society KAAC Seek funding from IAF	Completed by 2011
<i>Recommendation 4.9.1</i> <i>Review development cost charges bylaw and establish appropriate development cost charge rates</i>	Review by KAAC Report to Council	Staff KAAC Council	Upon plan acceptance

3.3.2 Enhance Agricultural Capacity

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 5.1.1</i> <i>Appoint staff person for agriculture</i>	Ongoing	Staff Council	Upon plan acceptance and ongoing
<i>Recommendation 5.2.1</i> <i>Encourage KAAC to continue to address agricultural issues</i>	Ongoing	Council KAAC	Upon plan acceptance and ongoing
<i>Recommendation 5.2.2</i> <i>Fill KAAC community liaison positions in a timely manner</i>	Identify candidates	Council	Upon plan acceptance and ongoing

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 5.3.1</i> <i>Prepare Decision Guidelines form</i>	Prepare Draft form Use form and build and add to it as required	Staff KAAC	Completed by 2011
<i>Recommendation 5.3.2</i> <i>Introduce agricultural impact assessment process</i>	Review other processes used in other municipalities Develop process to suit District	Staff KAAC Council	Completed by 2011
<i>Recommendation 5.3.3</i> <i>Apply agricultural impact assessment process to Cemetery Hill and Mount Woodside</i>	Apply to areas as required	Staff KAAC Council	Completed by 2012
<i>Recommendation 5.4.1</i> <i>Encourage BCMAL to develop business planning and other tools for small acreage farmers</i>	Review by KAAC Write letter to BCMAL	KAAC BCMAL	Completed by 2011
<i>Recommendation 5.4.2</i> <i>Develop an agricultural business profile</i>	Identify components of profile Review with BCMAL staff	Staff KAAC BCMAL	Completed by 2011
<i>Recommendation 5.4.3</i> <i>Encourage BCMAL to initiate a mentoring program</i>	Review by KAAC Write letter to BCMAL	KAAC BCMAL IAF	Completed by 2011
<i>Recommendation 5.4.4</i> <i>Amend Zoning Bylaw lot restrictions for intensive agricultural use</i>	Review by KAAC Report to Council	KAAC Council	Completed by 2011
<i>Recommendation 5.5.1</i> <i>Declare "Agriculture Week"</i>	KAAC review Report to Council	KAAC Council	Upon plan acceptance
<i>Recommendation 5.5.2</i> <i>Continue agricultural area tours</i>	KAAC review	KAAC	Ongoing
<i>Recommendation 5.5.3</i> <i>Incorporate more opportunities to review agricultural issues during farm tours</i>	Review opportunities with farm community	KAAC	Ongoing
<i>Recommendation 5.5.4</i> <i>Expand farm tours to neighbouring areas</i>	Review opportunities with farm community	KAAC	Ongoing

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 5.5.5</i> <i>Organize agriculture information seminar on agricultural rules and regulations</i>	Develop list of regulations to include for seminar Contact relevant organizations	KAAC Regulatory bodies	Completed by 2011 and repeat as required
<i>Recommendation 5.6.1</i> <i>Provide information on farm activities, events and normal farm practices on District website</i>	Collect information as required	Staff KAAC	Completed by 2011 and ongoing
<i>Recommendation 5.6.2</i> <i>Emphasize farmers' manure spreading patterns on District website</i>	Collect information as required	Staff KAAC	Completed by 2011 and ongoing
<i>Recommendation 5.6.3</i> <i>Develop website section on current local agricultural products and services</i>	Contact interested farmers Modify website to accommodate	Staff KAAC APG	Completed by 2010 and ongoing
<i>Recommendation 5.7.1</i> <i>Prepare a brochure on agriculture</i>	Review requirements Prepare brochure	Staff KAAC	Completed by 2011
<i>Recommendation 5.8.1</i> <i>Encourage BCMAL to prepare Best Management Guidelines for visual appearance of farming areas</i>	KAAC review Prepare letter to BCMAL	KAAC	Upon plan acceptance
<i>Recommendation 5.8.2</i> <i>Encourage BCMAL to prepare Best Management Guidelines for building placement on farms</i>	KAAC review Prepare letter to BCMAL	KAAC	Upon plan acceptance
<i>Recommendation 5.9.1</i> <i>Develop a signage program to minimize traffic hazards</i>	Review by KAAC Review with Ministry of Transportation	Council Ministry of Transportation	Completed by 2011
<i>Recommendation 5.11.1</i> <i>Retain a dedicated part-time person for implementation of the Agricultural Area Plan</i>	Review by KAAC Review funding options (IAF) Advertise and hire	KAAC IAF	Upon acceptance of plan
<i>Recommendation 5.11.2</i> <i>Review the Agricultural Area Plan after fifth year</i>	KAAC review Establish appropriate monitoring information	KAAC	Completed after fifth year of plan implementation

3.3.3 Foster Partnerships and Collaboration

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 6.1.1 Support a Working Group for agriculture in the District</i>	KAAC meet with PARC & UBC staff Consider a first meeting to review possible value and topics Prepare terms of reference for Working Group	KAAC PARC UBC Council	During first year of plan implementation
<i>Recommendation 6.1.2 Encourage relevant research and understanding</i>	Ongoing	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.3 Address environmental and other regulations</i>	Ongoing	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.4 Invite regulatory bodies to Working Group meetings</i>	Staff and KAAC to develop list of people to invite	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.5 Investigate ALUS and similar programs</i>	Ongoing	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.6 Encourage Environmental Farm Plans</i>	Develop list of farms with completed plans Promote value of EFP	KAAC Working Group BCAC	During first year of plan implementation and ongoing
<i>Recommendation 6.1.7 Investigate relevance of an education program to address urban use of chemicals</i>	Review existing programs in other municipalities Consider merits	KAAC Working Group Council	To be decided by Working Group
<i>Recommendation 6.1.8 Foster excellence in agriculture</i>	Review and discuss at meetings	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.2.1 Maintain positive relationships with First Nations</i>	Invite First Nations to relevant District activities as required	Council	Ongoing
<i>Recommendation 6.3.1 Encourage interested agricultural businesses to join Chamber of Commerce</i>	Contact Chamber Review list of farms already as members Promote benefits to agricultural businesses	KAAC Council	Ongoing
<i>Recommendation 6.4.1 Continue to build positive working relationships with FVRD and the province</i>	Attend meetings as required	Staff Council	Ongoing

4 APPENDIX

4.1 KENT AGRICULTURAL ADVISORY COMMITTEE TERMS OF REFERENCE



THE CORPORATION OF THE DISTRICT OF KENT

Agricultural Advisory Committee TERMS OF REFERENCE

- 1. Mandate:** To identify and address agricultural issues important to the District of Kent and advise Council on those issues.

At Council's request provide information on problems and concerns in the area of agriculture.
- 2. Membership:** Members to be appointed by Mayor in consultation with the Chairman of the Committee to a maximum of ten members at large, five executive members and three non-voting liaison members.
- 3. Executive:** To consist of a Chairman, Vice Chairman, Secretary-Treasurer and two Directors.
- 4. Liaison:** Three non voting members, one representing the Provincial Government and two representing Council to act as a source of information and for regional district and municipal support.
- 5. Term:** Term of membership will be for three years, but reviewed annually.
- 6. Qualifications:** Voting members to be active in the Agriculture Industry, but shall not include District staff or liaison members.
- 7. Quorum:** A quorum will consist of five voting members.
- 8. Minutes:** Minutes shall be taken at each Committee meeting and each Executive meeting and circulated to the membership, Mayor and Chief Administrative Officer.

Resolutions requiring consideration by Council shall be given to the Mayor along with a supporting statement.

- 9. Remuneration:** Members shall service without remuneration.
- 10. Annual Budget:** Executive to prepare an annual budget for submission to CAO by January 31.

Considered and Approved by Council on the 13th day of March 2006. Amended February 6, 2009 – Approved February 9, 2009.

4.2 THE CONSULTANT TEAM

The Consultant Team – Don Cameron Associates District of Kent Agricultural Area Plan

Don Cameron, MSc., P.Ag. has over 30 years of experience in management, consulting, teaching, research, and organizational development. He has worked in a consulting role with farmers in most agricultural commodities in BC and with people in governments, the private sector, and with not-for-profit organizations and volunteers. He has 12 years of formal teaching experience and holds a M.Sc. degree from the School of Agricultural Economics and Extension Education at the University of Guelph. He has extensive experience with group facilitation and conducting focus sessions

Kari Huhtala, MCIP has over 25 years of policy planning experience in social and community planning, community participatory projects, project/program review and assessment, and budgeting planning and review. He has worked as a professional planner with the City of Richmond, the City of Vancouver, and the Corporation of Delta on development and municipal land use policies in B.C. Kari worked with Don Cameron to develop the City of Richmond Agriculture Viability Strategy.

Dave Whiting P.Ag, MCIP has over 30 years experience as a land use planner, agrologist, and educator, and teaches agriculture and land/resource planning at Thompson Rivers University on a part-time basis. He is a member of three professional organizations - the Canadian Institute of Planners, the BC Institute of Agrologists, and the BC College of Teachers.

James Rahe, Ph.D received his Ph.D from Purdue University in biochemistry and biological science and is Professor Emeritus in plant pathology at Simon Fraser University, recently retired. Dr. Rahe has extensive experience with soils and agricultural land capability with a specific specialty in herbicidal activity in diverse agricultural soils.

Rod MacLean, M.Sc. P. Eng. is a Project Manager and Agricultural Engineer with Associated Engineering in Kelowna, BC. His current role is as private consultant, acting as design engineer for utilities in the Okanagan. Rod's 18 years of experience include being a soil conservation and irrigation specialist, as well as engineering manager with UMA Engineering Ltd., and senior manager with the Irrigation Branch of Alberta Agriculture, Food and Rural Development.

Albert Anderson is a Doctor of Veterinary Medicine who practiced in the Fraser Valley for many years while also developing, with his family, one of the most successful agri-tourism operations in BC. Operated as Aldor Acres Limited, the farm features an educational dairy operation as well as farm tours and the direct sale of a wide range of agricultural products.

Jyl Singh is the current accreditation inspector with the BC AgriTourism Alliance and she is heavily involved with agriculture and agricultural opportunities in the province, particularly as they relate to the "experience economy". Jyl is a past President of the Fraser Valley Farm Direct Marketing Association and, with her husband Tim, developed a highly successful farm market, specialty greenhouses, and an important agri-tourism destination in the Lower Mainland.

SCHEDULE E (BYLAW NO. 1508)

District of Kent Agricultural Area Plan



Prepared by:
Don Cameron Associates
with support from the
Steering Committee for the
Agricultural Area Plan

April 2010

“Agriculture likes it here”

ACKNOWLEDGEMENTS

Don Cameron Associates and the Steering Committee for the District of Kent Agricultural Area Plan are pleased to present this Agricultural Area Plan.

We wish to acknowledge the financial assistance of Agriculture and Agri-Food Canada and the Investment Agriculture Foundation of BC for making this project possible. Thanks are also extended to the BC Ministry of Agriculture and Lands and Council of the District of Kent for their financial support for this work. To the members of the agricultural industry who opened their farms for tours, attended meetings or interviews, and gave willingly of their time and knowledge, thanks are given. Thanks are also extended to those citizens who may not be directly involved with the agricultural industry but who cared enough about it to participate in the Open House meetings and discussions.

The suggestions in this plan were prepared using the knowledge and experience of producers involved in the industry and others who provided comments and input.

Don Cameron Associates and members of the Steering Committee express their appreciation to the late Corney Klop, who contributed

immensely to the development of the District of Kent Agricultural Area Plan. Corney Klop will be remembered for his dedication to the Kent Agricultural Advisory Committee and Kent Agricultural Plan Steering Committee, as well as for his numerous contributions to agriculture and to his community, the District of Kent.

Please direct comments and enquiries about this plan to:

Darcey Kohuch, Director of Development,
District of Kent
604.796.2235
DKohuch@district.kent.bc.ca

The following are the Steering Committee members for the Agricultural Area Plan:

Peter Andres
Martin Dinn
Lorne Fisher
Laurens Van Vliet
Kim Sutherland

Agriculture and Agri-Food Canada (AAFC) is pleased to participate in this project. AAFC is committed to working with our industry partners and the Investment Agriculture Foundation of BC to increase public awareness of the importance of the agriculture and the agri-food industry to Canada. Opinions expressed in this publication are those of the organization and not necessarily of AAFC.

Funding provided by:



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This Agricultural Area Plan is supported by a Background and Implementation document providing background information on the plan's development process, information about agriculture in the District, the policy context in which the plan was developed, and an implementation strategy. The document is available on the District website at: www.district.kent.bc.ca

THE FUTURE OF AGRICULTURE IN KENT

1 OVERVIEW

The District of Kent has some of British Columbia's highest-quality farm land, and that factor, coupled with a favourable climate, makes this District one of BC's most productive agricultural areas. The Agricultural Area Plan has the protection and enhancement of this valuable land resource for agriculture as its most important goal.

With increasing parcelization and other non-farm uses evident, the District decided to prepare an Agricultural Area Plan. The Agricultural Area Plan was developed prior to the anticipated revision of the District's Official Community Plan. It is expected the Agricultural Area Plan will be a sub-plan or schedule of the revised Official Community Plan. The OCP revision is expected to be underway in 2010.

The purpose of the Agricultural Area Plan is to provide for the sustainability, enhancement, development and retention of viable farming and agricultural uses in the District. The Agricultural Area Plan was developed using input from both the farming and general community.

District residents view their community as a farming community. Despite some tensions noted between the rural and more urban sectors of the District, most people have traditionally supported the protection of the District's agricultural base. Historically, people of the District have been supportive of the agricultural industry "as an economic activity, a lifestyle choice, and as a community characteristic."¹

¹ *District of Kent Official Community Plan*, June 2001, page 43.



Based on a total District land area that excludes First Nation reserves, forest reserve, Crown land, and roads and highways, about 50% of the District land lies within the Agricultural Land Reserve. The town of Agassiz is the residential hub of the District.

The District wants to keep its farmers producing profitably and attract new entrants to ensure that the productive agricultural land is being used most effectively for agriculture.

Some recommendations in the Agricultural Area Plan were prepared to encourage profitability in the agricultural industry. Consistent with other agricultural strategies at the provincial and federal levels, a profitable agricultural sector is one way to ensure that farmers remain in business and new farmers are attracted to the area.

Expansion of the agricultural industry may be encouraged by preserving and enhancing the land base for agricultural purposes. Preserving and enhancing the land base will involve adequate drainage for existing agricultural land. It also involves working with the Fraser Valley Regional District and provincial and federal governments to limit the encroachment of the Fraser River on land being currently used, or potentially available, for agriculture.

The District of Kent, like most areas of BC, has numerous smaller land parcels of five acres or less. Many successful farmers operate on smaller acreages. With current support for more locally produced food, there are reasons to believe in a healthy future for smaller-acreage farmers. For these reasons, the Agricultural Area Plan has recommendations for farmers planning to diversify or add value to their products and services even though they may be farming on a smaller-acreage land base.

The District of Kent is reluctant to support and enhance the agricultural industry if there are consequent impacts on other residents. To this end, the plan has recommendations to increase understanding and awareness of normal farming practices. Also, compliance with existing regulations governing any expansion of agricultural businesses is emphasized. For example, farm businesses are allowed to have retail sales from the farm. However, farmers must ensure that at least 50% of the retail sales area is limited to the sale of farm products produced on the farm, and the total area, both indoors and outdoors, used for the retail sales of all products must not exceed 300 m².²

The Agricultural Area Plan also contains recommendations to foster partnerships and collaboration among farmers and others interested in agriculture, as well as among agriculture and other residents and businesses in the District and beyond. These recommendations are rooted in the belief that, when people work together, the resulting benefits outweigh benefits that might be achieved through conflict.

² *Agricultural Land Reserve Use Subdivision and Procedure Regulation, Part 2, Permitted Uses.*

2 GUIDING PRINCIPLES OF THE PLAN

There are eight guiding principles identified as part of the developmental process of the Agricultural Area Plan. The purpose of the guiding principles is to ensure that the plan meets the needs of both the agricultural community and other citizens. The guiding principles were established in consultation with the project steering committee and were based on the original terms of reference.

The plan will:

1. Be an integral part of the overall planning objectives in the District Official Community Plan
2. Ensure that the main use of District land in the Agricultural Land Reserve will be for a vibrant and profitable agricultural industry
3. Ensure that the stability and integrity of the ALR boundary is supported and maintained
4. Provide for agriculture's access to land and water resources
5. Support agricultural opportunity on large and small acreages and address urban-edge issues
6. Provide for public awareness and understanding of the important role of agriculture in the District
7. Address the need for effective communication with all affected farmers and residents in the development and implementation of the strategies identified in the Agricultural Area Plan
8. Connect favourably with Regional District, Provincial and Federal government planning and development strategies and initiatives.

3 VISION AND GOALS

The following is the **vision** for the future of agriculture in the District of Kent:

The District of Kent, with some of BC's most productive land for agriculture, will protect and enhance this valuable resource. Using strategies emphasizing cooperation and communication, the District will support its agricultural sector in becoming increasingly vibrant and profitable.

The **main goals** for the Agricultural Area Plan are to:

- Encourage industry profitability by providing commitment to the protection and enhancement of agricultural land for agricultural uses and other related and supportive measures for the agricultural industry
- Enhance agricultural capacity with organizational processes and procedures and through the provision of appropriate industry promotion within the District and Region
- Address agricultural issues, water and drainage and other regulatory concerns, through the establishment of partnerships, collaboration and information sharing.

The main goals lead to three strategies. Within each of the strategies, specific recommendations emerged. The recommendations are directed mainly to District of Kent Council or the Kent Agricultural Advisory Committee. The strategies, mirroring the three goals, are:

1. Encourage industry profitability
2. Enhance agricultural capacity
3. Foster partnerships and collaboration.

4 STRATEGY – ENCOURAGE INDUSTRY PROFITABILITY

Farmers, like other business people, make future decisions based on opportunity and risk. Consistent with other agricultural strategies developed at both the provincial and federal levels of government, the Agricultural Area Plan contends that one of the best ways to ensure the future of agriculture and farming, and to maintain effective and appropriate land stewardship and a sustainable agricultural industry, is to make sure it is profitable for farmers to work there. Farmers will continue farming as long as they can make a reasonable return on their invested dollars and their time.

One way to encourage farmers to continue farming is to provide commitment to protection of the land they use to do it. Recommendations in this strategy protect the existing land committed to agriculture and ensure that the land is available and used for agricultural purposes.

Addressing water-related issues in the District is also important for industry profitability. The District abuts the Fraser River, which has a wide flood plain. In addition to adequate drainage, there is a need to reduce river encroachment, protect groundwater supplies and protect local residents from flooding.



This strategy also includes recommendations to encourage local sales of agricultural products and services.

Farmers themselves are ultimately responsible for the profitability of their own farm businesses. They need to be aware of changes occurring in their industry and be open to opportunities. These opportunities may lie in diversification, value-added, or forms of vertical integration, or specific marketing strategies. To the extent that the District can assist farmers in this way, recommendations were prepared to encourage diversification and support for increased local sales.

4.1 Commitment to Agricultural Land

Agricultural land is good land for everything. It is usually flatter and accessible. It may be less expensive to develop than alternative land less suitable for agriculture. For this reason, land designated for agriculture is under continual pressure to be used in other ways besides farming.



Given reasonable market and financial conditions, the more good land there is available for development and housing, the more growth will occur. To further protect and enhance the agricultural land in the District, limits to land-base growth for the town of Agassiz are in place. Future growth of the town is expected within the existing townsite boundaries using the approach of “grow up, not out.” The town of Agassiz has done well to date with densification and currently boasts one of the highest populations per hectare of all communities in the Fraser Valley Regional District. To facilitate densification, a municipal water system was built, and plans are in place

to upgrade and expand the municipal sewer system. The District has observed lower than expected population growth in the past but does anticipate “balanced growth” over the next 20 to 30 years. Population growth is expected to be accommodated without the need to use land currently designated for agricultural purposes.

Support for using agricultural land for other uses may result when the land is not being farmed. Parcelization—creating smaller parcels from larger land parcels—may contribute to the land not being farmed. When land is not farmed, other uses are promoted. Small land pieces have non-farm uses and are more easily removed from the ALR. Agricultural land is lost, not necessarily in big pieces but more likely in smaller ones. Other growth surrounds agricultural land, discouraging farmers and making it more difficult to farm. Death to farm land occurs “from a thousand cuts.”³

District residents have shown support for protection of the agricultural land in the District of Kent. There are some existing land situations in the District requiring attention to further protect and enhance valuable agricultural land.

Recommendation 4.1.1

It is recommended the District of Kent continue to confirm commitment in future Official Community Plans to the protection and enhancement of land within the Agricultural Land Reserve for agricultural purposes.

a) Non-permitted Uses

There are non-permitted uses occurring on agricultural land in the District of Kent. These uses involve any activity not currently included under “agricultural use” in Zoning Bylaw 1219

³ This reference to a thousand cuts comes from the Imperial Chinese form of slow torture, but the expression “death by a thousand cuts” is often used to describe the tactic of making small and gradual changes over time so that nobody notices or complains.

and any non-permitted uses under the *Agricultural Land Commission Act*. These non-permitted uses are inconsistent with the vision of the Agricultural Area Plan, which has as its most important goal to “protect and enhance” agricultural land in the District.

Some of the existing non-permitted uses have been in place for a considerable length of time, and it may be inappropriate to suggest they be eliminated without due consideration for the people involved. Nonetheless, future non-permitted uses should not be allowed, and existing non-permitted uses should be phased out as appropriate.

Recommendation 4.1.2

It is recommended the District of Kent direct staff to prepare an inventory of all current non-permitted uses on agricultural land in the District.

Recommendation 4.1.3

It is recommended the District of Kent develop a plan to address all non-permitted uses in the ALR, with the intent of ensuring that the non-permitted uses are brought into compliance with the District Zoning Bylaw and the *Agricultural Land Commission Act*.

b) The Teacup Property

This property, shaped like a teacup, was designated in the existing Official Community Plan (OCP) as an area for future residential development.⁴ With an OCP designation of “Residential Reserve,” the property is prime agricultural land and is located adjacent to Highway 9 in Agassiz. The teacup property and what to do with it has been a stimulant for debate among District of Kent citizens.

The teacup property was included within the Urban Growth Boundary of the Fraser Valley

⁴ *District of Kent Official Community Plan*, June 2001, page 30.

Regional District (FVRD) *Choices for Our Future: Regional Growth Strategy for the Fraser Valley Regional District*. This growth strategy was supported by the FVRD in 2004. The urban



growth boundaries in the *Choices for Our Future* document were taken from municipal official community plans (OCPs). Because the FVRD document was published in 2004,

it reflected content from the District of Kent OCP done in 2001.

It is likely the future of the teacup property will continue to be discussed in the District. Because the Official Community Plan will be reviewed and updated shortly, the OCP forum of discussion was considered most appropriate for this issue. It is the position of the Agricultural Area Plan that the land should not be removed from the Agricultural Land Reserve and should not be considered for future residential development.

c) The Golf Road and Ashton Road Area

The Golf Road and Ashton Road areas present a challenge to District planners should municipal sewer services become available to either of the two areas. Land in these areas is within the Agricultural Land Reserve, but most of the properties are two acres or less and many were subdivided prior to December 21, 1972. Under the terms of the *Agricultural Land Commission Act*, Section 23 (1), restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c.208, less than two acres in area. Some properties in the area may have had other non-farm uses prior to December 21, 1972. Should this be the case, the non-farm use

may continue but only on the land upon which the non-farm use was operating. The non-farm use does not extend to the entire land parcel.

If sewer-main construction in either of these two areas occurred, it is possible that sewer services would be made available to the Golf Road and/or Ashton Road residents. With available sewer services, it is likely that some property owners would apply for non-farm use development such as higher-density housing.

Smaller parcels of land in the ALR that are not being farmed are generally considered to be areas of potential conflict with adjacent farms, particularly if the smaller parcels become even smaller through further subdivision.

Should sewer projects with the Golf Road or Ashton Road areas reach construction stage, the District should determine whether it is receptive to the development of adjacent lands not restricted by the Agricultural Land Commission regulations. If the District is receptive to further development in these areas, such development should be appropriately planned to avoid haphazard development that may lead to issues with neighbouring farms.

Recommendation 4.1.4

It is recommended that, prior to construction of sewer mains within the Golf Road and Ashton Road areas, the District determine whether it is receptive to further development of lands in these areas that are not restricted by Agricultural Land Commission regulations.

Recommendation 4.1.5

It is recommended that, if additional development is supported, the District of Kent initiate a Neighbourhood Plan for the Golf Road or Ashton Road areas, and this plan ensure that permitted non-agricultural development does not unreasonably interfere with adjacent farming operations.

d) The McCaffery Road Property

Identified in the 2001 Official Community Plan, it was suggested this parcel be removed from the Agricultural Land Reserve to accommodate new homes. Some new homes have already been built, and discussions have been held about additional housing in the area.

The Kent Agricultural Advisory Committee has reviewed this issue and recommended no further housing be approved for the area. The housing already established has experienced drainage problems, with residents expressing concerns to the District. Drainage problems have also been observed by staff of the UBC Dairy Education and Research Centre. Despite some buffering, current residents are exposed directly to adjacent farming activities occurring on the UBC site. An active dairy farm operates on the site, and although the herd is primarily for research purposes, the management is consistent with normal farming practices occurring on other dairy farms in the area.

Recommendation 4.1.6

It is recommended the District of Kent discourage any applications for removal of additional land from the Agricultural Land Reserve at the north end of McCaffery Road.

4.2 Appropriate Edge Planning

Agriculture is particularly vulnerable, and conflict may occur between farmers and others, where active farms interface with non-agricultural land uses. One strategy for mitigating potential conflict in these instances is “edge planning.” Having appropriate edge-planning strategies, which often include some form of buffering, is a way the District can “protect and enhance” its valuable agricultural land. The type of strategy used for an effective edge plan will vary depending on the circumstances and the creativity of the people involved.

There may be District areas where edge planning becomes an important tool for the District. Education about the benefits of edge planning and strategies for edge plans that take into account the concerns of both farmers and other citizens generally work best for everyone. Recent guidelines prepared by the BC Ministry of Agriculture and Lands, in consultation with the Agricultural Land Commission, and identified in the Background section of this plan, suggest “edge planning areas” be established in situations where appropriate edge planning can occur.⁵

When edge planning is working best, farmers are able to operate their farms without the pressure of neighbour complaints, and the farms are freer from vandalism, rainwater runoff and other factors that could lead to financial loss.

Recommendation 4.2.1

It is recommended the District of Kent, in situations where development may impact farm operations in any way, consider edge-planning strategies as an effective option for protecting farmers from possible impact on their operations.

Recommendation 4.2.2

It is recommended that, as part of a development process, the District of Kent require all property owners with land bordering, or adjacent to, agricultural land to have an appropriate covenant, under Section 219 of the *Land Title Act*, attached to their properties identifying agricultural practices that may occur and ensuring that respect for buffering and other edge-plan strategies is given.

⁵ For details on edge planning, see BC Ministry of Agriculture and Lands, *Guide to Edge Planning*, 2008.

4.3 Dyke Areas and Trails for Recreation

Although much of the District of Kent land base is a working landscape for farmers, there are dyke areas and trails for recreation.

Dyke lands are mostly located on private property. The District of Kent has access to the dykes through a land access agreement with the landowners. The upper surface of the dykes is attractive for walkways, bicycle paths and other recreational uses. These other uses may be in conflict with farming activities if they lead to land damage, littering, crop vandalism or theft, and they may create liability issues for the farmer-owner.

The dykes in the District of Kent are mainly located in the southern and western parts of the District, where agricultural land is protected from the Fraser River on the south side, and in the area at the confluence of the Fraser and Harrison Rivers. The Agricultural Land Commission must give permission for any recreational use of dykes in the Agricultural Land Reserve.

The dykes are already used by some responsible citizens, and, if used appropriately, the dykes can contribute to quality of life in the District. Some Lower Mainland municipalities have found ways to use their dykes for recreational purposes and avoid conflict with farmers. Indeed, the presence of active farm businesses may add further appeal for urban users. There may be opportunities for farmers to contribute to dyke users’ agricultural education and awareness using appropriate signage. Worries about vandalism and theft may be mitigated with appropriate gating to prevent motorized vehicles, and with fencing to limit access to farm land. Worries about litter and possible crop damage may be avoided with appropriate garbage receptacles and proper maintenance schedules performed by District staff.

Recommendation 4.3.1

It is recommended the District of Kent ensure dykes be used for their primary purpose of providing protection from river encroachment, but a secondary use for recreational trails should be encouraged. Dyke-trail development planning and operation must include appropriate strategies to allow recreational use of the dykes without creating conflict with adjacent farming activities and must include consultation with the Agricultural Land Commission.

The District of Kent has other recreational trails that are enjoyed by residents and visitors. The “District of Kent Active Transportation Plan 2009” addressed active transportation networks to encourage development and enhancement of trails and recreation corridors. Other recreational trails and amenities will be considered by the District from time to time. There is considerable value to the community in terms of healthy, active living to have these recreational trails and services, and their development should be encouraged by the Agricultural Area Plan.⁶

Recommendation 4.3.2

It is recommended the District of Kent, in all cases where recreational trails may be considered in, or adjacent to, agricultural land, have plans reviewed by the Kent Agricultural Advisory Committee and the Agricultural Land Commission where required, and involve the agricultural community in the planning and implementation of design standards and maintenance or operation plans, to take into consideration concerns of the agricultural community and to minimize conflict.

⁶ For detail on the issues and opportunities when developing trails in farm and ranch areas, see BC Ministry of Agriculture and Lands, *A Guide to Using and Developing Trails in Farm and Ranch Areas*, 2005.

4.4 Parcel Amalgamation

Amalgamation of smaller parcels of agricultural land into larger units does not occur frequently. Most people opt to keep intact land that is already in smaller parcels, even though farming may be occurring on contiguous parcels in a manner consistent with the parcels being amalgamated. If farming occurs on these parcels in that way, there are limited negative impacts on farming.

British Columbia is considered to have the most heavily parcelized agricultural land base in Canada. Pressure to use smaller parcels for non-agriculture purposes is intense because BC’s best agricultural land is also located in its areas of greatest population density. Larger parcels of land are more suitable for the sustainability of agriculture over the longer term. Larger parcels also provide for a broader range of agricultural uses.

If amalgamation of parcels can be encouraged, then it is a benefit for the future of agriculture as it ensures future use of the land; and future owners of the land will have a parcel most appropriate for agricultural use. Normally, amalgamation of existing contiguous parcels can be done at the local District level. However, although amalgamation of parcels is desirable, it should not be obtained if conditions of amalgamation include additional residential or industrial or other non-agricultural uses. In other areas of the Lower Mainland where amalgamation attempts have been initiated, conditions for amalgamation have generally been advanced.

Recommendation 4.4.1

It is recommended the District of Kent encourage amalgamation of contiguous parcels owned by one land owner to the extent possible, but not if any non-agricultural use of any part of the parcels is proposed as a condition of amalgamation.

Recommendation 4.4.2

It is recommended the District of Kent and the Kent Agricultural Advisory Committee make a special effort to provide land owners with parcels in the Agricultural Land Reserve, but who may not be actively farming those parcels, with available information about the benefits of farming as a source of income and the tax benefits that may be available when the land is being actively farmed.

4.5 Additional Residences and Homeplate Bylaw

When agricultural land is occupied by additional residences, the value of the land for agricultural purposes may be impacted over the longer term. Adding another home, possibly for a retiring family member, may eventually lead to more people who are not actively farming living on agricultural land. This can occur either on the death of a family member or when health or other reasons force a family member to move. Depending on where the additional residence is situated, future farming practices may be compromised.

Another situation that can lead to additional residences on farm land is the building of a new residence for the farm family while they are living in the existing residence. After finishing the new residence, another home remains that may still be quite acceptable as a rental home. The District will consider appropriate means to ensure there remains only one residence on the property, consistent with the *Agricultural Land Commission Act*.

Mobile homes located on ALR parcels as a second dwelling, if not on a permanent foundation, are generally supported by the Agricultural Land Commission. Additional dwellings for farm help may also be approved, but the dwellings must be necessary for farm use. Some additional dwellings on agricultural land have been erected for farm use, but later,

when the farm use is no longer needed, have evolved to other non-farm uses.

Although the District may approve additional dwellings on farm land, local approving officers are advised to seek input on the decision from the BC Ministry of Agriculture and Lands and officers of the Agricultural Land Commission.

Recommendation 4.5.1

It is recommended the District of Kent, as a matter of policy, discourage applications for additional residences in the Agricultural Land Reserve.

The District of Kent currently has two Rural Residential zones. These zones, Rural Residential 1 Zone (RR1) and Rural Residential 2 Zone (RR2) both suggest “residential use” as a principal use within the zone. The District of Kent would like to encourage that the principal use of its agricultural land be for agriculture. This principal use in the RR1 and RR2 zones may suggest that the parcel in question is not on land where the use is expected to be farming. According to the *Agricultural Land Commission Act*, “a person must not use agricultural land for a non-farm use unless permitted by the ALCA, the regulations or an order of the Commission.”⁷

Eventually, as the number of additional dwellings on agricultural land is reduced and farm uses for smaller parcels increase, there may be valid reasons to remove the RR1 and RR2 zones.

Recommendation 4.5.2

It is recommended the District of Kent, after discouraging applications for additional permanent dwellings on agricultural land, consider removing the Rural Residential 1 and Rural Residential 2 zones from the Zoning Bylaw so that all agricultural land has as its

⁷ *Agricultural Land Commission Act*, Section 20, subsection 1.

main purpose to provide for agricultural and related rural development.

Also, discussion of land parcels of five acres or less in BC suggests that homes on parcels that are not being actively farmed are actually rural estates being developed at significantly less cost than equivalent homes placed in a more densely inhabited urban core. Often, rural areas on agricultural land are the only place where oversize residences can still be built.

Some BC municipalities have considered, or have introduced, measures designed to ensure that the agricultural values of land in the Agricultural Land Reserve are considered when the land is used for residential purposes. Agricultural values are affected if the placement and size of residences have a negative impact on the future agricultural potential of the land.

Municipal measures to address these concerns are referred to as a “homeplate policy” or bylaw. The City of Abbotsford is considering such a bylaw, and the corporation of Delta has already adopted one. The “homeplate” is set up in such a way that the house and any accessory buildings are included. Maximum homeplate areas may be established, and square footage allowed for principal residences may be identified. The homeplate area may be restricted to a reasonable distance from the access road or street, thus avoiding placement of a large house in the middle of a land parcel. The placement of the homeplate should be site-specific so that the productive agricultural land can be maximized.

Homeplate regulations within the District of Kent can protect agricultural values and future agricultural potential while recognizing residential activity that may occur on existing parcels within the ALR. The District of Kent

already has a number of smaller parcels of prime agricultural land that could be used for rural estates at the expense of future agricultural uses. The homeplate bylaw should limit the impact of this use on agricultural land.

Recommendation 4.5.3

It is recommended the District of Kent, upon the review of homeplate policies and bylaws in other jurisdictions, adopt an appropriate homeplate bylaw for the District of Kent.

4.6 Appropriate Drainage and Floodplain Protection

The District of Kent, unlike some BC municipal areas where the adequacy of the water supply is the major concern, is more concerned about getting rid of excess water. This issue extends to concerns about the floodplain. Almost all of the District’s excellent agricultural land is in the floodplain of the Fraser River and is protected by a system of dykes.

Some areas of the District have been identified as environmentally sensitive, where natural drainage streams and watercourses require stream and habitat stewardship.



Considerable work has been done to develop appropriate ditch-maintenance procedures for the District of Kent. This work was undertaken by the District’s Drainage Committee working with Fisheries and Oceans Canada and the then BC Ministry of Water, Land and Air Protection.

The District has also undertaken comprehensive drainage studies to develop ditch-maintenance procedures that take into consideration flooding and farm drainage as well as fish-habitat needs. The District of Kent accepts the stewardship and responsible management of the drainage system in cooperation with Fisheries and Oceans Canada and the BC Ministry of the Environment.

Drainage-ditch maintenance concerns farmers, because limited ditch maintenance may lead to longer periods of water accumulation on farm land and possible increased miring of farm equipment. Poorly drained soils may exhibit less bacteriological activity and nutrient recycling. Longer periods of visible water on the land, or saturated land, also affect farmers' ability to spread manure. Under the Agricultural Waste Control Regulation, farmers cannot apply manure to their land if the land is saturated or has areas of water pooling. The regulation provides other limitations on farmers who must spread manure on their land.

The farming community of the District of Kent has continually expressed concern over the way in which ongoing changes in environmental regulations have hampered ditch-cleaning operations, particularly since many of these ditches have been treated as habitat areas. Farmers contend that they cannot afford to support maintenance techniques, such as hand-cleaning, in ditches that favour habitat development over effective drainage procedures. Effective maintenance of ditches involves regular, full machine-cleaning and clipping of both banks so that the ditch is not blocked with debris and rotting grass. It is critical to the farming community that the ditches retain their original purpose, which is to drain the farm lands. The restrictive ditch-maintenance regulations and the costs associated with the inability to effectively farm agricultural land that has been compromised by poor drainage is prohibitive to farmers. The agricultural community has repeatedly argued a need for regulation changes that will permit the

re-establishment of the ditch systems as farm drainage and allow the implementation of necessary screening structures to prevent fish from migrating back into the ditch systems from sloughs and streams.

It is important for the District of Kent to continue a regular ditch-cleaning program in cooperation and consultation with area farmers that follows generally accepted procedures for ditch maintenance.

In addition to difficulties establishing cleaning and maintenance protocols, the District of Kent is concerned about streamside setback regulations and the impact they may have on farm land. Many of the drainage ditches in the District were originally engineered to provide drainage for agricultural land. These ditches were extended and upgraded in the late 1970s and early 1980s under the Agri-Food Regional Development Agreement. In this context, the ditches were primarily established for the purpose of farm drainage and were not intended to be natural streams or part of the natural watercourse.

It is important for the District to work closely with regulatory bodies to ensure that farmers are meeting, and exceeding where possible, the requirements of legislation and regulations that affect ditches and other natural watercourses.

Recommendation 4.6.1

It is recommended the District of Kent continue to support farmers by working closely with the BC Ministry of Agriculture and Lands, Fisheries and Oceans Canada, and the BC Ministry of the Environment to make necessary regulatory changes that will allow cleaning procedures that achieve greater efficiency in ditch cleaning and ditch maintenance and will allow installation of screens to prevent the migration of fish into the ditch systems.

The recent Agassiz Slough Drainage Study⁸ suggested the District will need to upgrade its capacity for stormwater removal to meet an anticipated 10-year storm event. Significant updates would be necessary to meet the 100-year storm event. In addition, there is a need to ensure that the District of Kent remains alert to possible flooding of the Fraser River. The flooding of agricultural land would have serious impact on farm crops and livestock. There is considerable livestock inventory in the District, mainly dairy cows.

Protection of the existing floodplain is an issue of concern to farmers. Concerns were expressed about the continuous and relentless work of the Fraser River to reclaim the productive land in the floodplain, and there may be need to consider shoreline protection, often referred to as “riprapping,” where rock or other material is used to provide shoreline protection. In addition, inadequate dredging to remove gravel and sediment from the river leads to a shallower river and increases the likelihood of flooding. However, dredging to remove gravel from the river may impact salmon numbers, as salmon deposit their eggs in the gravel during spawning season. This limits when dredging can occur.

Recommendation 4.6.2

It is recommended the District of Kent work closely with Fisheries and Oceans Canada, the Fraser Valley Regional District, and the Province as required, to implement appropriate bank protection and encourage better dredging of the Fraser River.

⁸ Water Management Consultants, Agassiz Slough Drainage Study, October 2007.

Recommendation 4.6.3

It is recommended the District of Kent continue to work closely with the agricultural community, the Kent-Harrison Joint Emergency Program committee, the Fraser Valley Regional District and the BC Ministry of Agriculture and Lands to continually update refuge-area maps and other strategies for community and livestock evacuation in the event of flooding.

4.7 Encouraging Local Sales

Many District farmers sell in a provincial marketplace where their quality products are sold for profitable returns. Other farmers have

found ways to develop niche and local markets for their products.

When it is suggested that food for an average meal in BC may travel 2,500 kilometres and come from five different countries, it is not surprising to hear more about encouraging local sales. Encouraging local consumers to “Buy Local” or “Eat Local” has

potential benefits for the District economy and can help sustain and improve profits for local farm businesses.

There are reasons to believe that the interest in local sales of locally produced agricultural products is not temporary. There are worldwide local-food movements, fuelled in part by such successful books as *The 100 Mile Diet*, written by local BC authors,⁹ which was preceded by Barbara Kingsolver’s *Small Wonder*.¹⁰ An internationally popular author, Kingsolver has



⁹ Smith, Alisa and J. B. MacKinnon, *The 100 Mile Diet: A Year of Local Eating*, Toronto: Random House Canada, 2007.

¹⁰ Kingsolver, Barbara, *Small Wonder*, Thorndike Press, 2002.

since released a second book documenting the story of her family seeking to live for one complete year with food produced on their own farm or on those of their neighbours.¹¹

It may be feasible for local dairy farmers to more aggressively position themselves as the providers of the quality milk and dairy products being consumed in the District of Kent and the Lower Mainland of BC. Indeed, established dairy farmers may find it beneficial to have additional specialty crop development on their larger farms.

Farmers may sell their products to local consumers either from the farm gate through a sales outlet of some type, in other retail establishments in the area or through local farmers' markets.

Recommendation 4.7.1

It is recommended the District of Kent make every effort, in cooperation with the Kent Agricultural Advisory Committee, the local agricultural community and the Harrison Agassiz Chamber of Commerce where appropriate, to support District farmers in making their products available for local purchase either from the farm gate or through a farmers' market or in cooperation with other local retailers.

A farmers' market is being considered for the District of Kent. There are some 100 farmers' markets listed with the BC Association of Farmers' Markets, and they are expanding in BC. They can stimulate local farm sales and encourage community spirit. Successful markets can become tourist destinations, providing additional returns to the community and often helping sales for other local merchants.

Farmers' markets also help satisfy consumer demand for local food and farm-fresh products. They are popular because of consumer health

concerns caused by "food scares" and the wish of consumers to know more about where their food is coming from. Farmers' markets have benefited from the impact of celebrity chefs and others who have been promoting the value and quality of local food. Farmers' markets may be a marketing opportunity for new entrants to the industry.

Having a farmers' market in the District of Kent is supported by District staff through Community, Recreation and Park Services. Some stimulus for a market could come from the provision of local facilities designed to assist with market outreach.

Farmers' markets, however, are difficult to start: there is considerable cost to farmers when they participate, and there must be a sufficient volume of consumers to make the market worthwhile for farmers. Getting key farmers to participate in a farmers' market in the District may be problematic.

Recommendation 4.7.2

It is recommended the District of Kent, in cooperation with interested local farmers and the local business community, and the Harrison Agassiz Chamber of Commerce if appropriate, review ways to encourage development of a local farmers' market in the Agassiz and Harrison area.

In addition to encouraging local sales at farmers' markets, through other local retailers or from the farm gate, there may be merit in fostering further connections between local farmers and restaurateurs seeking to feature local products. The Agassiz Producers Group, an informal group of local producers, began in 2005 to find markets for local agricultural products, primarily through area chefs in higher-end restaurants. According to the Agassiz Producers Group, there are markets available for locally produced agricultural products that are not being filled. For some products already on the market, demand is exceeding supply.

¹¹ Kingsolver, Barbara, *Animal, Vegetable, Miracle: A Year of Food Life*, HarperCollins, 2007.

Specialty products available in the District, such as artisan cheeses, crayfish and pea sprouts, for example, are featured in restaurants and other food outlets. Support from the District may help to encourage more featuring of local food products. The strategy in this Agricultural Area Plan to “enhance agricultural capacity” provides additional recommendations for promoting and encouraging local sales and value-added products.

4.8 Diversification and Value-Added

The agricultural industry faces pressures for economic viability similar to those faced by any other dynamic industry. To support profitability in the agricultural community, farmers need to take advantage of business opportunities as they present themselves.

There are options available to farmers wishing to diversify or add value to their products. Adding value need not be difficult. It can be as easy as husking some of your own corn before selling it, or locating a sales outlet where your products can be more easily accessed by the travelling public.¹² Farmers may consider direct farm marketing (selling products directly to the consumer) or more agri-tourism or culinary tourism options that may attract customers to their farms. Diversification may include vertical integration, where farmers take on more of the steps in producing finished products for consumers.

Recommendation 4.8.1

It is recommended the District of Kent support farmers considering value-added, vertical integration, agri-tourism, culinary tourism or other diversification efforts by continuing to provide a supportive regulatory environment for this to occur.

¹² Morton, Gary, *Building Added Value Through Farm Diversification*, Canadian Farm Business Management Council.

A supportive regulatory environment can be fostered using a later recommendation assigning a staff member to provide liaison between the agricultural community and the community at large. By having a staff person identified as a contact for the agricultural community, understanding of the various regulations affecting local agricultural businesses will be improved.

Other forms of value-added that could be initiated in the District of Kent may be facilitated by an area kitchen that meets the requirements of a commercial kitchen. The



Agricultural Hall has a quality kitchen that could be updated to meet commercial kitchen standards. The kitchen update may benefit other businesses in the non-agriculture sector of the District. There has been increased interest in other areas of BC for courses on canning and pickling and making preserves. Courses offered in these subject areas may stimulate use of a commercial kitchen in the District of Kent.

Recommendation 4.8.2

It is recommended the Kent Agricultural Advisory Committee, in cooperation with the local Agriculture Society and interested area farmers and others, obtain cost estimates for updating the existing Agricultural Hall kitchen to commercial kitchen standards and seek appropriate funding for this update to be undertaken.

4.9 Development Cost Charges

More local sales of agricultural products or services may create more pressure on local service infrastructure. It is reasonable that a building erected on agricultural land for the purpose of retailing agricultural products from the farm should have appropriate development cost charges applied to it. The intent of the building is to retail farm products; getting those sales is expected to cause more traffic on area roads, for example, and other District services may be impacted. Similarly, a farmer who erects another barn or storage shed on agricultural land may also be contributing to increased use of road infrastructure or other District services, often through the increased use of heavy farm equipment or larger trucks coming to the farm.

Bylaw 1306 identifies Development Cost Charges for the construction and upgrading of collector roads and intersections within the District.

Recommendation 4.9.1

It is recommended the District of Kent review its current development cost charges bylaw to address the impact of farm buildings on District infrastructure and to establish appropriate development cost charge rates.

5 STRATEGY – ENHANCE AGRICULTURAL CAPACITY

About one-half of the land in the District of Kent is in the Agricultural Land Reserve. More than 90% of the land available for agriculture is being farmed. However, the percentage of people farming this land is much less than one-half of the District population. In 2006, there were 119 farms reported in the District, and the farm population (based on the BC average of three persons per farm) was estimated to be under 400 (actually 357). With the District population

at about 5,000, one-half of the District land base is operated by 7 percent of the people.¹³

The agricultural industry provides a contribution to the District by supporting local service infrastructure and businesses and contributing to District tax revenue. In the District of Kent, 5% of the tax revenue is derived from farms, excluding tax revenue from farm homes and buildings. Recent studies by the BC Ministry of Agriculture and Lands suggest the agricultural sector is a net contributor of tax revenue when the housing and buildings component of the farm, and the reduced supply of municipal services to the agricultural sector, are taken into account.

This strategy includes a recommendation that a staff member be identified as a first point of contact for the agricultural industry and to liaise with the Kent Agricultural Advisory Committee. The strategy also provides recommendations to encourage new entrants to the agricultural industry and addresses issues concerning local traffic and safe movement of farm equipment. Finally, it recommends resources be obtained to implement the Agricultural Area Plan.

5.1 Designated Staff Member

A recent study by the American Farmland Trust, although focused on farmers in Nebraska, concluded that farmers will more likely be positive about the future of agriculture if they regard local government as supportive, particularly when dealing with potential conflicts with the non-farm community.¹⁴ Having a designated staff member as a first point of contact for the agricultural industry will indicate support for farmer efforts to farm in a manner that reduces conflict with their neighbours.

¹³ Data obtained from *District of Kent Agricultural Overview*, BC Ministry of Agriculture and Lands, July 2008.

¹⁴ American Farmland Trust, *Sustaining Agriculture in Urbanizing Counties*, 2008.

The Kent Agricultural Advisory Committee is an important Committee of Council. In order to make responsible recommendations to Council, the Committee must have the necessary background information for their meetings.

Recommendation 5.1.1

It is recommended the District of Kent continue to appoint a staff person as the designated first point of contact for agricultural issues and concerns, to attend all meetings of the Kent Agricultural Advisory Committee, and to prepare the background material and other items necessary for those meetings.

5.2 The Kent Agricultural Advisory Committee

Appropriate communications and decision-making structures are important for implementation of the Agricultural Area Plan. Currently, there is an Agricultural Advisory Committee with terms of reference and members appointed by Council.

The terms of reference for the Kent Agricultural Advisory Committee were accepted by Council in March 2006 and further amended and approved in February 2009. Since its establishment, the Committee has been active in many aspects of agriculture and has taken its role seriously. The Kent Agricultural Advisory Committee was the impetus for the development of an Agricultural Area Plan.

As farmer numbers have declined, and more specific commodity organizations and associations have appeared, general farm organizations to deal with local farmer issues have almost disappeared. The revised terms of reference for the existing Kent Agricultural Advisory Committee provide for adequate input to Council on behalf of the agricultural sector. By providing some focus for leadership within the District, more specific attention can be paid to local agricultural issues.

Recommendation 5.2.1

It is recommended the District of Kent encourage the Kent Agricultural Advisory Committee to continue to identify and address agricultural issues in the District and, where appropriate, provide information on problems and concerns in the area of agriculture.

Another component of the vision for the future of agriculture in the District of Kent involved cooperation with the rest of the community. The revised terms of reference for the Kent Agricultural Advisory Committee provide for three liaison members for the Committee. One of the liaison members represents the provincial government, and the other two are community members representing Council. These appointments are not for people active in the agricultural industry.

There are benefits to having views heard at the committee level from citizens interested in agriculture but not actively farming. This provides active farmers with different viewpoints and may promote broader discussion at committee meetings.

Recommendation 5.2.2

It is recommended the District of Kent make every effort to ensure that Kent Agricultural Advisory Committee positions for liaison members from the community are filled in a timely manner.

5.3 Decision Guidelines and Agricultural Impact Assessment

When the Kent Agricultural Advisory Committee addresses local issues, it is important to ensure that all background information is provided. Also, the Committee should ensure a level of consistency in the advice being provided to Council. Decision guidelines would ensure that the Kent Agricultural Advisory Committee has appropriate, consistent information for their meetings, regardless of staff changes or other interruptions. A decision guidelines form should

consist of, but not be limited to, the following main considerations:

- Provision of appropriate maps for locating the land in question
- Background to the issue, including related decisions
- Letters received and relevant reports
- Regulations and other legislation that may impact the decisions.

Recommendation 5.3.1

It is recommended the Kent Agricultural Advisory Committee, in consultation with the designated staff member, prepare a Decision Guidelines Form to identify the main information required as background for their meetings.

The Kent Agricultural Advisory Committee provides recommendations to Council on any land-use applications or other changes that may impact agriculture in the District. Recommendations should be consistent and fair. Consideration should be given by Council to the development of appropriate policy-defining processes for dealing with these land-use applications, minor Agricultural Land Reserve boundary adjustments, or other changes to land in the Agricultural Land Reserve.

Some municipalities, such as the City of Surrey, have developed policies for considering these applications. The policies reflect the reality that, even though the District is committed to protecting its agricultural land, applications for removal of land from the Agricultural Land Reserve, or boundary adjustments within it, will be received from time to time.

With such a policy in force, the District of Kent and the Kent Agricultural Advisory Committee would be able to more consistently apply processes for considering applications affecting the Agricultural Land Reserve. In some cases, the District may wish to involve a qualified third

party to advise the District on the agricultural impact of the decision.

The agricultural impact assessment process should include, but not be limited to, the following considerations:

- Minor boundary adjustments
 - ✓ Size of the parcel adjusted
 - ✓ Location of the parcel
 - ✓ Impact on the ALR boundary
 - ✓ Topographical or natural features implicated
 - ✓ Compensation considerations if relevant
- Alternate land-use applications
 - ✓ Agricultural and soil capability
 - ✓ Present land use
 - ✓ Adjacent land use
 - ✓ Proposed use and other areas where use could be located
 - ✓ Amount of land involved
 - ✓ Compatibility with area agricultural uses
 - ✓ Water runoff affecting drainage patterns
 - ✓ Air quality and noise implications
 - ✓ Traffic volume and safety considerations
 - ✓ Buffers or other physical barriers from agricultural operations
 - ✓ Overall impact on agriculture
 - ✓ Impact on wildlife and livestock
 - ✓ Compensation considerations where relevant

Recommendation 5.3.2

It is recommended the District of Kent, with input from the Kent Agricultural Advisory Committee and other appropriate bodies such as the BC Ministry of Agriculture and Lands and the Agricultural Land Commission, prepare an appropriate agricultural impact assessment process so that all situations involving land-use

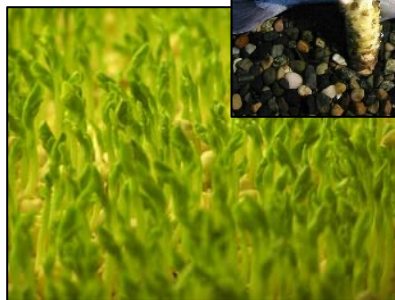
applications or other issues affecting agricultural land in the District of Kent may be addressed through a consistent process.

When reviewing the land in the Agricultural Land Reserve in the District, it was noted that there was at least one boundary issue under discussion with the Agricultural Land Commission and at least one other area that may require attention.

The boundary established for the ALR around Cemetery Hill was being reviewed with the Agricultural Land Commission and may require some modest adjustment. The Mount Woodside area was identified as a residential zone primarily for single-family residential purposes. However, the Mount Woodside Neighbourhood Plan, completed in 2003, identified some potential issues with land situated in such a way as to make it very difficult to be farmed, and that land may lie within the Agricultural Land Reserve.

Recommendation 5.3.3

It is recommended the District of Kent, in consultation with the Kent Agricultural Advisory Committee and with appropriate consultation and review with the Agricultural Land Commission, consider the Agricultural Land Reserve boundary in the Cemetery Hill area and the Mount Woodside land that may lie within the Agricultural Land Reserve as two situations for applying the agricultural impact assessment policy.



5.4 Encouraging New Entrants

When land committed to agriculture is not being actively farmed, pressure increases for other uses. There are smaller parcels in the District of Kent that could be actively farmed. Discussions with some farmers suggested there is a potential market for agricultural products that could be produced on smaller parcels. As local consumers continue to place emphasis on food security and the availability of local food products, it is expected these factors will drive an escalation in demand for local food. The District of Kent would like to do whatever is possible to encourage smaller parcels to be actively farmed.



There are a number of advantages available to potential District farmers. The quality of the land and climate of the area are highly suited for agricultural

production of virtually any crop. Land prices in the area remain competitive and are still lower than elsewhere in the Lower Mainland.

However, starting a new farm operation is difficult, and new entrants must be cautious. Niche-market agriculture can be competitive, and short-term success may not ensure longer-term profitability. Future market potential, marketing strategies, and investment or capital-cost requirements must be considered. Most crops being started may not be ready for market until at least several growing years, adding even more risk to the venture.

Members of the Agassiz Producers Group have considerable personal and anecdotal evidence to suggest there are unfilled markets for more

locally produced agricultural products. They have conducted area surveys to support this evidence. There are active farmers in the District who are willing to assist other interested potential farmers to start local businesses on smaller land parcels. Despite markets being available and other farmers willing to provide support, potential farmers may still require additional business planning and other start-up tools.

New entrants may require information about other resources available to them, including support for business and financial planning, where to get farm labour, and various programs and services available from provincial farm organizations, the British Columbia Agriculture Council and the BC Ministry of Agriculture and Lands.

Recommendation 5.4.1

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to identify and develop the most appropriate business planning and other tools to support potential smaller-acreage farmers in the province.

In other recommendations below, the District of Kent website was identified as a source for more complete agricultural information for residents and visitors on normal farming practices and agricultural events and products available for sale. There is an appropriate section on the website for this information, currently called “Business in Kent,” which could also feature an agricultural profile for the District of Kent.

Recommendation 5.4.2

It is recommended the Kent Agricultural Advisory Committee, in cooperation with the Circle Farm Tour participants and the BC Ministry of Agriculture and Lands, develop an agricultural business profile providing information on agriculture as a business opportunity for use on the District website and as a component of a brochure on agriculture.

The agricultural industry in the District of Kent expressed concern about its capacity to attract young people and new entrants. It was felt that people who may be considering farming simply do not have access to the knowledge, or do not have the skills, to make the move.

Commonplace among other industries, mentoring programs are beginning to catch on with farmers. Mentors can be recruited from the active and experienced farmers who are already farming in the District and are willing to share their knowledge and experience with others. A mentoring program is currently being offered by the Canadian Farm Business Management Council, which has produced a background resource on mentoring programs in agriculture.¹⁵

Recommendation 5.4.3

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to initiate an organized mentoring program to assist new farmers to begin agricultural operations and to assist existing farmers seeking help to expand their operations.

An issue related to new entrants is ensuring that the capacity exists for farmers to make their own choices

about the type of operation they wish to have. The District of Kent Zoning Bylaw currently restricts intensive agricultural uses to lot sizes of 10 acres minimum (4 hectares). Although it may be desirable to encourage intensive agricultural use on larger parcels, it is unlikely the Zoning Bylaw, because of the provincial



¹⁵ Communications Tour du Lac Inc., *Farm Mentoring: A Community Mentorship Handbook*, Canadian Farm Business Management Council, Ottawa, 2006.

Farm Protection Act, could prevent a potential farmer from choosing an intensive agricultural use on a parcel of less than 10 acres.

Recommendation 5.4.4

It is recommended the District of Kent amend the Zoning Bylaw regulations, Agricultural Zone, to remove any lot-size restrictions for intensive agricultural use.

5.5 Agricultural Awareness and Industry Public Identity

Increasing non-farmer understanding of the agricultural industry may reduce the number of incidents of rural-urban conflict. More agricultural awareness and understanding for local citizens may support the local industry through increases in local purchasing of agricultural products and services.

People in most communities generally want to know more about agriculture. Having a progressive and active agricultural community in the District is considered by many to improve the quality of their lives.

Recommendation 5.5.1

It is recommended the District of Kent declare an “Agriculture Week” in the District to place emphasis on the active agricultural industry and the importance of agricultural operations to the preservation of green space and enhancement of the quality of life in the District of Kent.

Some municipalities in BC have had success with helping others to better understand agriculture by providing regular farm tours. The District of Kent Agricultural Advisory Committee has been conducting such tours since 2005. The press, local politicians and other interested people are invited to participate. Generally, a meal is served during, or after, the tour, featuring local products as much as possible. The farm tour encourages agricultural awareness by providing agricultural information to others through the local farm press and

other information sources. This annual tour may be part of the “Agriculture Week” mentioned above.

The agricultural tours are also of value to participating farmers, as they provide new ideas for their existing operations. Government extension specialists were once regularly present on BC farms, but during the last 15 years or so, the province, like most provinces in Canada, has reduced its services in extension and technology transfer. Farmers have turned to other information sources such as fertilizer and equipment suppliers, bankers and accountants, agricultural consultants, the internet and other farmers.

Recommendation 5.5.2

It is recommended the Kent Agricultural Advisory Committee continue to organize and conduct agricultural area tours in order to highlight agricultural operations in the area and promote the contributions of the local agricultural industry.

During meetings with the agricultural community, it was mentioned there were not enough opportunities for farmers and others interested in agriculture to meet and discuss the impact of local issues and other trends in agriculture. There may be value to District of Kent farmers in having their tours include, from time to time, opportunities for discussion and review of local agricultural issues and concerns.

Recommendation 5.5.3

It is recommended the Kent Agricultural Advisory Committee, where possible, consider ways to incorporate more opportunities for discussion and review of local agricultural issues into their farm tour programs.

In order to provide farmers with even more ideas and options for their farm operations, and for perspective on agricultural issues and concerns, there may be merit, from time to time, in having the farm tour include other areas of BC.

Recommendation 5.5.4

It is recommended the Kent Agricultural Advisory Committee expand their tours to include, from time to time, neighbouring and other areas of BC.

Some members of the community suggested that various rules and regulations affecting agriculture are not widely understood. A difference of opinion about the role of Riparian Area Regulations was one area noted. Regulations change. Interpretations of policies continually change. There is a need to regularly review the regulations that are in place and how they may apply to farming in the District of Kent.

Recommendation 5.5.5

It is recommended the Kent Agricultural Advisory Committee in cooperation with the area agricultural community and selected members of various regulatory bodies, such as the BC Ministry of the Environment, the BC Ministry of Agriculture and Lands, the Agricultural Land Commission, and Fisheries and Oceans Canada, organize and present an information seminar for the community on agricultural rules and regulations.

5.6 The District Website

The District has an effective website that is being used by District residents to access current information about District activities and services. Websites are an important communication tool, and the website may be a communication tool of considerable value in support of the District's efforts to improve agricultural awareness and understanding and to address issues that may create rural-urban conflict. Often, effective communication can mitigate conflict.

Recommendation 5.6.1

It is recommended the District of Kent develop a specific section on the District website to provide citizens and others with information

about current agricultural activities and events in the District and with information about normal farm practices that may be underway on District farms. This section of the website may be most appropriately located within the "Business in Kent" heading and may involve an expansion of information currently contained under the subheading "Agricultural Land Reserve Information."

Some farmers indicated that most of the complaints they receive from the non-farming public relate to the normal farm practice of spreading manure. These complaints arise even though farmers follow Best Management Guidelines for manure spreading and management. Anything that can be done to reduce complaints in this area will contribute positively to a more attractive and acceptable farm community.

Recommendation 5.6.2

It is recommended farmers' manure spreading patterns be one of the normal farm practices emphasized on the District website.

When communicating on the website about normal farm practices, farmers also have an opportunity to better inform their neighbours about their farm businesses. Some additional information that could be available on the website includes:

- The extent of provincial, national and local sales
- What the agricultural business is doing to improve food safety and food quality or for the environment or wildlife
- The availability of local products for sale to consumers, where relevant
- Hours of operation of the businesses, where relevant
- More details about the business, such as customers reached.

During the farm tours held prior to the preparation of the Agricultural Area Plan, farmers who sell agricultural products and services from their own retail centres indicated there is value to be gained from better promotion of local products.

Recommendation 5.6.3

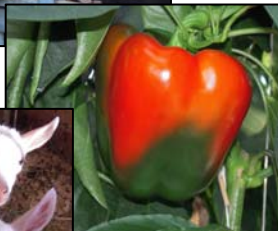
It is recommended the District of Kent, in cooperation with the Kent Agricultural Advisory Committee, develop a section on the website to provide District citizens and other visitors with information about current local agricultural products and services available for purchase. Updates for this information should be the responsibility of the farmers involved.

5.7 A Brochure on Agriculture

The agricultural industry is the largest single industry in the District, and it operates on close to one-half of the District's entire land base. The District is committed to the protection and enhancement of this valuable land base for agricultural purposes.

A brochure on agriculture in the District of Kent may be an additional tool to assist the District to explain its commitment to agriculture. The brochure may also be important for attracting potential farmers to the District.

It is difficult to predict whether there will be a continuing requirement for hard-copy brochures and other similar promotional tools, particularly as wider use of electronic communication continues. It is expected the brochure will be updated on a limited basis.



Recommendation 5.7.1

It is recommended the District of Kent prepare a brochure on agriculture. The brochure should highlight the various types of farming opportunities and advantages of farming in the District, and identify normal farm practices while addressing steps being followed for the maintenance of good-neighbour relations.

5.8 Best Management Guidelines for an Attractive Farm Community

The visual attractiveness of the farming area encourages citizens to support agriculture in the District of Kent. Well-kept, progressive and productive farms dotting the landscape in the District impress visitors and are a source of pride for non-farm residents. As new farms get started, and other farms in the District expand and develop, it is important to maintain the high standards for quality, clean and attractive farmsteads in the District.

Recommendation 5.8.1

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to prepare Best Management Guidelines for contributing to the visual appearance of a farming area.

With almost all of the agricultural land in the District improved to Class 1, 2 or 3, there is some merit in encouraging limited use of the land for buildings and other structures. In

a recommendation above, a homeplate bylaw was suggested to limit house size and location. There is merit in providing guidelines to farmers for locating farm buildings in a manner that will preserve the land for future agriculture.

Recommendation 5.8.2

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to prepare Best Management Guidelines for building placement on farms to minimize their impact on the agricultural land.

5.9 Traffic in Farm Areas

Many District of Kent roads are narrow. Because of ditches or other impediments, road widening is not practical. Local residents generally have no problems with the narrow roads, and they exercise caution when farmers move farm equipment from farm to farm or field to field. Farmers are also careful to follow appropriate guidelines for the safe movement of farm equipment.

Residents and farmers have complained about more traffic on District roads. At some times of the day, particularly when workers with Corrections Canada are beginning or ending their shifts, high volumes of traffic on the District's narrower roads have been observed. Also, owners of smaller parcels of agricultural land not presently being farmed are being encouraged to farm their land. Some may choose value-added and marketing options that encourage even more visitors, and traffic, to the District.

Higher-than-normal traffic volume creates potential hazards for farmers and their families. It may be difficult for the District to influence driver habits and patterns. Traffic-calming strategies and other approaches may yield desirable results, but these strategies usually create additional inconvenience for those who live in the area.

Recommendation 5.9.1

It is recommended the District of Kent, in consultation with the Kent Agricultural Advisory Committee, develop a signage program for the District to ensure that appropriate signs are placed in farming areas to warn drivers about slower-moving vehicles, to indicate when drivers must yield to farm vehicles, and to identify normal farming practices that may be occurring in the area.

5.10 Moving Farm Equipment

Moving farm equipment on the heavily travelled Agassiz-Rosedale Bridge on Highway 9 was identified as an issue. The bridge is the only

option farmers have for moving their equipment to leased or owned farms on the south side of the Fraser River. Movement of larger farm equipment across the Fraser River can be problematic, as the bridge is not wide enough to maintain normal traffic flow.



Normal farming practices, which are often heavily influenced by weather and other unforeseen events, make it difficult for farmers to predict when the movement of a larger piece of equipment may be necessary.

The Ministry of Transportation and the Insurance Corporation of BC have prepared a booklet to assist farmers with the safe movement of their farm equipment. Farmers in the District should obtain a copy of the booklet to guide them on the safe movement of their farm equipment.¹⁶

¹⁶ BC Ministry of Transportation and ICBC, *Farm Vehicles on the Move: A Guide to Licensing and Insuring Farm Vehicles in British Columbia*.

5.11 Resources for Implementation

Implementing the recommendations in the Agricultural Area Plan assumes some involvement and commitment from the local farm community. There will also be a need for resources to coordinate the implementation of the recommendations and to maintain some momentum for enhancing the relationships between the agricultural community and the community as a whole.

It is understood some additional resources may be available from the BC Ministry of Agriculture and Lands and the Investment Agriculture Foundation to districts in BC attempting to implement the recommendations of an Agricultural Area Plan. Funding support for a part-time position may be shared among the District, other governmental agencies, agricultural stakeholders and other appropriate funding agencies. It is suggested the budget assigned for this component of the Agricultural Area Plan be in the range of \$36,000 to \$42,000 over the three years.

Recommendation 5.11.1

It is recommended the District of Kent retain a dedicated part-time person for the first three years of implementation of the Agricultural Area Plan to ensure that some resources are in place to coordinate the implementation process, that decisions are recorded, that the monitoring process for the Plan is established and operating, and that liaison with Council, the agricultural community and the general public is being carried out.

Any plan, regardless of the care taken in its development, must be continually reviewed to ensure it remains relevant. Circumstances change, and it is important to assess progress and review directions. The Implementation Strategy provides some suggestions for statistical records that might be managed.

Recommendation 5.11.2

It is recommended the Kent Agricultural Advisory Committee conduct, in cooperation with the agricultural community, a review of the Agricultural Area Plan after the fifth year of implementation.

6 STRATEGY – FOSTER PARTNERSHIPS AND COLLABORATION

The District of Kent, with an active and innovative agricultural industry, can expect situations to arise that cause conflict with external and regulating bodies or non-farming residents of the District. Studies in various jurisdictions have repeatedly demonstrated the merits of developing partnerships and working together to achieve greater benefits for everyone. A recent study commissioned by the Agricultural Institute of Canada, for example, identified “relationship building” as one of the important characteristics of leading farmers.¹⁷



With both the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre within its boundaries, there is a strong cadre of agricultural professionals in the District willing to engage even more closely with the local agricultural industry. Within this strategy are recommendations to create an active Working Group for agriculture that will assist

¹⁷ Saskatchewan Agrivision Corporation Inc., *Re-Defining Agriculture*, prepared for the Agricultural Institute of Canada, February 2007.

the industry to address issues of conflict with regulatory bodies and others.

Farmers prefer to farm undisturbed and unregulated. But they are responsible for almost one-half of the District's land base, and their management of that land is of concern to non-farm residents. Public interest in food safety and quality and environmental protection has resulted in many of the regulations currently faced by farmers. This strategy of the Agricultural Area Plan provides recommendations for reviewing soil, air and water regulations and the farmer's role as a land steward.

The strategy concludes with recommendations addressing the need to continue collaboration with other levels of government and with the numerous First Nations in the District.

6.1 A Working Group for Agriculture

The District of Kent is well supplied with agricultural professionals and active and knowledgeable farmers. District farmers are leaders in agricultural groups and associations in the province. The District contains the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre.

Agricultural professionals are interested in working with farmers to help support and enhance the District's agricultural industry. Also, agricultural professionals benefit in their own work from close contact with practical and knowledgeable farmers. There may be very important contributions to be made to District agriculture by continuing to foster relationships between area agricultural professionals and farmers. During the development of the Agricultural Area Plan, the number of agricultural professionals living in the District, or in close proximity, was considered an important advantage for District farmers that could be enhanced. The District of Kent, and its staff, may be in a position to encourage the agricultural industry to foster these

relationships for the benefit of both farmers and the agricultural professionals. These relationships may best be strengthened by creating a Working Group to address agricultural issues and concerns. A modest amount of funding to provide refreshments and meeting amenities may be all that is required for this process to begin.

Recommendation 6.1.1

It is recommended the District of Kent continue to encourage the Kent Agricultural Advisory Committee to work with staff of the Pacific Agri-Food Research Centre and the University of British Columbia Dairy Education and Research Centre to establish a Working Group to review issues and concerns affecting agriculture and to make suggestions and recommendations to the appropriate bodies for addressing these issues and concerns.

Several areas were identified during the development of the Agricultural Area Plan where such a Working Group could make some useful contributions to the agricultural sector in the District.

a) Relevant Research for the District

It is important for the agricultural community to continue strong connections with the education, training and research institutions located in the area. Liaison with the progressive people at the Chilliwack campus of the University of the Fraser Valley or the UBC Dairy Education and Research Centre is important to assist the industry to remain current with research advancements. These research topics may extend well beyond the technical and production considerations of agriculture. During the development of the Agricultural Area Plan, the need for continual creativity and innovation was heard. How can we encourage more farmers to come to the District? How can we ensure future farming by addressing succession planning? Are there creative ways to ensure the farms we already have can continue?

Considerable research is already being done by the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre that has direct application to agriculture in the District. Topics for research follow mandated requirements directed by the research bodies and will include consultation with the farm community.

Recommendation 6.1.2

It is recommended the Working Group, in cooperation with the agricultural community, continue to encourage relevant research and assist District of Kent farmers with awareness and understanding of research advancements and other factors that may impact their businesses.

b) Input to Farm Regulations

Most people prefer to conduct their businesses undisturbed, as do farmers. But farmers in the District of Kent are now operating in an increasingly regulated environment. More rules and regulations have been put in place, driven by public demand for higher levels of food safety and food quality and concerns about environmental issues involving soil, air and water. Farmers are also impacted by regulations affecting how they handle their livestock and how they deal with wildlife that use their farms as habitat. Since most British Columbians are removed from direct involvement with farming, farm people may sometimes feel isolated and threatened by increasing levels of regulation. The unspoken implication is that they are abusing their land and animals.

Farmers opposing regulations are not necessarily against the broader intent of the regulations. Generally speaking, farmers oppose regulations when they are not being properly involved in their development and are not given credit for how much they are doing already to ensure their farm practices protect and enhance the land, air and water.

Are there ways to mitigate farmers' negative reactions to regulations? Can District of Kent farmers, along with the Working Group recommended above, provide the leadership needed to place farmers directly in front of the move to ensure food safety and to protect and enhance agricultural land, air and water quality? The District of Kent farming community may be "branded" as industry leaders in environmental stewardship. Farmers in the District could be identified as examples where positive relationships exist between industry regulators and farmers.

Recommendation 6.1.3

It is recommended the Working Group consider ways the agricultural industry can more effectively address environmental and other regulations impacting the industry by encouraging the industry to meet, and to exceed wherever possible, all science-based regulatory requirements for agriculture in the areas of air quality, land use and water use; by seeking ways to adequately measure and communicate these efforts to the public at large; and by positioning the industry as a strong and vibrant leader and an industry example for all areas of BC.

When there has been confrontation between farmers and regulatory bodies, it is difficult for farmers to maintain positive attitudes. The Working Group can assist farmers to discuss regulatory issues in a more neutral setting.

Recommendation 6.1.4

It is recommended local officials of Fisheries and Oceans Canada and the BC Ministry of the Environment, for example, be invited to participate in meetings of the Working Group to share their perspectives and viewpoints on efforts by the agricultural industry in the District of Kent to protect and enhance the agricultural land and to ensure food quality and environmental responsibility in the District.

c) The Farmer as a Land Steward

Farmers are, for the most part, quality land stewards. Operating from self-interest to some extent, farmers know the importance of ensuring their land is kept healthy and productive. But farmers resent being told what to do with their land when the implication is they are not following appropriate management practices.

There are some signs in other jurisdictions that farmers, when invited to participate in programs to protect the environment, and when compensated in some way for their efforts, respond positively and enthusiastically. Paying farmers to care for the environment (for the good of everyone) is an idea that should be embraced by the Agricultural Area Plan.

The Canadian Senate's Standing Committee on Agriculture and Forestry has officially endorsed the concept that paying farmers to care for the environment is the right and appropriate thing to do and there should be "incentives for producers as providers of social benefits beyond food production, such as environmental benefits."¹⁸ In Prince Edward Island, the government has become the first one to offer every farmer on the Island the opportunity to earn money for taking action on environmental efforts such as grassing waterways or preserving wildlife habitat on their farms.

The Environmental Farm Plan program, funded by Agriculture and Agri-Food Canada through the National Agricultural Policy Framework, *Growing Forward*, and offered through the BC Agriculture Council, offers farmers the opportunity for cash support for environmental actions they may take on their farms.

¹⁸ Standing Senate Committee on Agriculture and Forestry, *Agriculture and Agri-Food Policy in Canada: Putting Farmers First*, Interim Report, June 2006, p. 7.

Pilot projects in other parts of Canada have demonstrated the value of supporting farmers in this way. Norfolk County in Ontario has a pilot project under the banner of Alternative Land Use Services. ALUS is an ecological goods and services program that is unique in that it was designed by farmers, for farmers. Originating in the United States, and prepared to protect duck habitat for duck hunters, the program recognizes the value of conserving Canada's natural habitat while respecting and rewarding the important role that farmers play in environmental management.

One of the principles upon which ALUS is based is that farmers and ranchers are in the best position to deliver environmental goods and services on their land. The ALUS program also allows farmers to lead the environmental agenda and develop workable solutions in cooperation with their communities, farm organizations, governments, non-government agencies and the Canadian public. Another principle of the ALUS program is that a mix of public and private ownership of resources exists on private land, so the stewardship of natural habitat and environmental resources must be a shared responsibility of governments and landowners. Because of this shared nature, environmental services should be cost-shared with producers. Farmers should receive annual payments or other forms of compensation to deliver and maintain environmental services.¹⁹

Recommendation 6.1.5

It is recommended the Working Group further investigate programs and services similar to the Alternative Land Use Services Program and seek ways to involve farmers more extensively in land stewardship programs and help find ways to ensure that some compensation is provided for farmer efforts in these programs.

¹⁹ Further information about Alternative Land Use Services is available at <http://www.deltawaterfowl.org/alus/>

Many of the Environmental Farm Plan program principles are consistent with the role of the farmer as a land steward suggested in this Agricultural Area Plan. Having an environmental farm plan may be one of the few ways farmers can demonstrate due diligence in the environmental management of their farms. In addition, completion of an environmental farm plan may provide opportunities for farmers to be partially compensated for their activities in this area.

Recommendation 6.1.6

It is recommended the Working Group make every effort to encourage farmers in the District of Kent to complete an Environmental Farm Plan.

The Agassiz Slough Drainage Study mentioned earlier also identified possible issues with fish and endangered species habitat. The agricultural industry's nutrient runoff, more specifically runoff from the intensive dairy farms operating in the District, was identified as a contributor to lower-than-acceptable stormwater quality in the slough. Farmers have traditionally been active in providing effective land stewardship on their farms, and their use of fertilizers, for example, is controlled. Urban residents, on the other hand, may inadvertently be contributing more nutrients to the Slough as they fertilize their lawns and gardens, and do so uncontrolled.



Some municipalities have considered, and adopted, bylaws designed to regulate the use of selected fertilizers, herbicides and pesticides by urban dwellers. These bylaws may also extend to golf courses and other areas where chemicals

may be used to support greener lawns and fewer weeds.

Recommendation 6.1.7

It is recommended the Working Group review the possible application and value of an appropriate education program for the District of Kent to address urban use of chemicals including herbicides and pesticides.

d) The Concept of Quality and Excellence

District farmers understand the importance of producing quality agricultural products and services. Some of the province's best dairy farms are located in the District. District farmers developed the Circle Farm Tour to encourage people to come to their farms and buy their quality products and services. The Working Group could review ways of fostering continued excellence in this area. Suggestions for discussion include:

- The extent of education and training programs that support the local agricultural industry
- The extent of research related to the local agricultural industry
- The extent of strategizing for the future being done on a regular basis
- Improving the relationships between the agricultural industry and funding agencies such as the Investment Agriculture Foundation
- Improving linkages between the agricultural industry and interested educational institutions, including increased levels of cooperation and industry involvement on education advisory committees
- Enhancing the spirit of cooperation and collaboration between the agricultural industry and interested educational institutions
- Increasing levels of recruitment of students from the local educational

institutions as part of the normal agricultural industry recruitment patterns

- The extent of communication and publishing vehicles that are in place
- The extent of attention given to the requirements of environmental responsibility and sustainable agricultural practices.

Recommendation 6.1.8

It is recommended the Working Group review ways to foster excellence in Kent agricultural products and services.

6.2 Collaboration with First Nations

The recently completed BC Agriculture Plan provides support for the province to “facilitate First Nations participation in agriculture initiatives.”²⁰

First Nations have traditionally been land stewards, and much of their background and history supports the protection and enhancement of agricultural land. First Nations’ farmers participate in a wide range of agricultural sectors in BC, including cattle ranching, grape growing and market gardening. First Nations’ farms exist in every region of the province. The District of Kent has six First Nations within, or adjacent to, its boundaries. Seabird Island Indian band, for example, has considerable productive agricultural land, and District of Kent farmers have a history of leasing that land to support their own agricultural operations.

Agriculture may be a way for First Nations to further build and develop their communities. Encouraging agricultural development on productive agricultural land that is owned and managed by First Nations is in the best interests of the agricultural industry in the District of

Kent. The District of Kent has maintained positive working relationships with First Nations in their area.

Recommendation 6.2.1

It is recommended the District of Kent continue to maintain positive relationships with First Nations communities by inviting representatives to participate in agricultural tours and other appropriate District agricultural events.

6.3 Collaboration with the Business Community

Town of Agassiz businesses have experienced considerable business turnover. Attracting businesses with potential to survive and prosper is important for town residents as well as those in the farming community. There is a need for farmers to work closely with others in the District of Kent to find ways for all business people, agricultural and other, to grow and develop their businesses in the best interests of the overall economy of the District.

The Harrison Agassiz Chamber of Commerce is an existing organization designed to advocate on behalf of the business community in the District of Kent and Harrison Hot Springs. The mission of the Harrison Agassiz Chamber is “to strengthen business and community through leadership, advocacy and support. We will accomplish this by providing services of value to business, by working closely with all levels of government and by acting as a catalyst for economic development.”²¹

Many agricultural businesses in the District of Kent might benefit from working closely with other businesses through the local Chamber.

²⁰ BC Agriculture Plan, page 28.

²¹ Harrison-Agassiz Chamber of Commerce, www.harrison.ca.

Recommendation 6.3.1

It is recommended the District of Kent continue to encourage interested agricultural businesses to join the Harrison Agassiz Chamber of Commerce.

6.4 Collaboration with the FVRD and the Province

One of the guiding principles for developing the Agricultural Area Plan was that it should “connect favourably with Regional District, Provincial and Federal government planning and development strategies and initiatives.” The recommendations in the Agricultural Area Plan should be consistent with guidelines and objectives in place within the Fraser Valley Regional District and the province.

District of Kent Council members are actively involved with the FVRD, serve on various Committees and attend regional meetings.

Recommendation 6.4.1

It is recommended the District of Kent continue its practice of working closely with the Fraser Valley Regional District and the Provincial Government to build positive working relationships that will serve the needs of the agricultural industry in the District.



End of document

SCHEDULE F

Regional Context Statement

Schedule F - Regional Context Statement

Fraser Valley Regional District Regional Context Statement (RGS) Introduction

This Regional Context Statement establishes how the District of Kent's Official Community Plan (OCP) responds to and supports the Fraser Valley Regional District's Regional Growth Strategy (RGS), *Fraser Valley Future 2050*. The RGS provides a regional framework for growth management, environmental stewardship, infrastructure planning, economic development, housing supply and affordability, and climate resilience across the Fraser Valley.

Under the *Local Government Act*, an Official Community Plan must include a Regional Context Statement that describes the relationship between the OCP and the applicable Regional Growth Strategy (section 446) and demonstrates how the OCP is consistent with that Strategy (section 447). This Statement fulfills that statutory requirement.

The *Fraser Valley Future 2050* Regional Growth Strategy sets out a shared regional vision supported by eight goal areas: Collaboration; Economic Strength & Resiliency; Living Well; Community Building; Ecosystem Health; Transportation & Mobility; Infrastructure & Services; and Climate Change. These goals provide strategic direction while recognizing the distinct roles and characteristics of member municipalities.

The District of Kent OCP reflects this regional direction within the context of Kent's unique geographic and environmental setting. Located within the Fraser River floodplain and containing a significant proportion of land within the Agricultural Land Reserve, the District's planning framework emphasizes protection of agricultural lands, responsible management of flood risk, coordinated infrastructure planning, compact development within serviced settlement areas, and the provision of diverse and attainable housing options to meet current and projected needs.

The OCP responds to updated provincial housing legislation and the District's Housing Needs Report by identifying capacity for additional housing supply, supporting small-scale multi-unit housing in serviced areas, and encouraging a range of housing forms and tenures, including rental and below-market housing. At the same time, the Plan maintains Kent's rural identity and community character.

Collectively, the OCP's vision, guiding principles, land use designations, and policies support sustainable, inclusive, and coordinated local growth that aligns with regional objectives and is consistent with the intent of *Fraser Valley Future 2050*.

Regional Context Statement – Policy Alignment Table

District of Kent Official Community Plan (2025 Draft)

1.0 Collaboration

Goal: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.

RGS Policies

OCP Policies / Supplemental Information

Policy 1.1 Build and strengthen relationships with Indigenous communities and governments.	The OCP recognizes that the District of Kent is located within the traditional territories of multiple Indigenous communities and affirms the importance of respectful government-to-government engagement. Section 1.4 (Regional Context) acknowledges the District’s role within the broader regional and Indigenous landscape. The OCP supports continued collaboration with Indigenous governments on land use planning, environmental stewardship, floodplain management, infrastructure coordination, and emergency preparedness. Section 8 (Social Well-Being), including Policy 8.1.14, supports strengthening relationships with First Nations through participation in Community-to-Community (C2C) meetings, development of Memoranda of Understanding where appropriate, and continued cooperation. Through this coordinated framework, the OCP reinforces ongoing relationship-building and collaborative decision-making consistent with RGS Policy 1.1.
Policy 1.2 Work together to ensure regional success.	Section 1.4 (Regional Context) confirms the District’s membership in the Fraser Valley Regional District and the statutory requirement under the Local Government Act to prepare and maintain a Regional Context Statement demonstrating consistency with the Regional Growth Strategy. The OCP recognizes that Kent’s agricultural land base, flood protection infrastructure, watershed systems, and transportation corridors operate within an interconnected regional framework.

RGS Policies**OCP Policies / Supplemental Information**

	Policies throughout the OCP integrate land use planning with regional infrastructure capacity and environmental management objectives. Section 4.3 directs growth to existing serviced settlement areas, supporting compact development and efficient infrastructure use. Policy 4.2.2 requires compliance with the Agricultural Land Commission Act within the Agricultural Land Reserve. Policy 5.5.6 supports implementation of a Dyke Upgrade Plan, reinforcing coordinated regional flood protection efforts along the Fraser River system. The District works in collaboration with neighbouring municipalities, the Fraser Valley Regional District, provincial ministries, and other regional agencies on matters including watershed management, floodplain regulation, transportation planning, agricultural protection, and emergency preparedness. Through this coordinated and integrated approach, the OCP ensures that local decision-making supports regional resilience and shared objectives, consistent with RGS Policy 1.2.
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2.0 Economic Strength & Resiliency

Goal: To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.

RGS Policies**OCP Policies / Supplemental Information**

Policy 2.1 Protect and support employment lands.	The OCP establishes a diversified economic framework through Section 1.5 (Economic Development), which supports business retention, expansion, and investment within designated commercial and industrial areas. Policy 1.5.5 supports industrial and employment-generating uses within designated industrial lands that can be efficiently serviced and that minimize land use conflicts. Policy 1.5.4 supports revitalization and diversification of
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RGS Policies**OCP Policies / Supplemental Information**

	commercial uses in Downtown Agassiz to strengthen its role as the District’s commercial core. Sections 4.4 and 4.5 maintain clearly designated Commercial and Industrial land use areas, reinforcing long-term employment capacity and protecting lands intended for economic activity from incompatible encroachment. Together, these policies support the protection and enhancement of employment lands consistent with RGS Policy 2.1.
Policy 2.2 Promote growth and development in agriculture.	Section 4.2 (Agricultural Land Use) confirms that approximately half of the District’s land base is located within the Agricultural Land Reserve (ALR). Agriculture is foundational to the District’s economy and identity. Section 4.2 designates Agricultural lands for agricultural production purposes and supports long-term farm viability. Policy 4.2.1 affirms agricultural production as the primary use within the Agricultural designation, while Policy 4.2.2 requires subdivision and development within the Agricultural Land Reserve to comply with the Agricultural Land Commission Act. Policy 4.2.3 supports implementation of the Agricultural Area Plan and initiatives that strengthen agricultural sustainability and economic resilience. These policies protect the agricultural land base, limit fragmentation, and prioritize agricultural production, aligning directly with RGS Policy 2.2.
Policy 2.3 Create opportunities for employment and education.	Section 1.5 (Economic Development) supports economic diversification through local business development, home-based business opportunities, and collaboration with regional partners to strengthen employment growth. Policy 1.5.2 supports home-based businesses and remote work opportunities where compatible with surrounding land uses. Policy 1.5.7 supports collaboration with external partners to attract investment and improve economic conditions. The OCP’s land use framework directs growth to serviced settlement areas, reinforcing the relationship between housing supply and employment opportunities. Transportation policies in Section 6 support connectivity within the District and to neighbouring communities, facilitating movement of workers and goods. Collectively, these

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	policies create a supportive environment for sustained employment growth consistent with RGS Policy 2.3.
Policy 2.4 Work to attain the region's full tourism potential.	The OCP recognizes tourism as a complementary economic sector that builds upon Kent's agricultural base, natural environment, and proximity to Harrison Hot Springs. Policy 1.5.6 supports tourism-oriented commercial uses that enhance the downtown area, promote local agricultural experiences, and support community events and small businesses. Sections 4.4 (Commercial Land Use) and 4.7 (Parks, Recreation & Open Space) reinforce tourism-supportive land uses, including public amenities and trail connectivity. Tourism development is encouraged in a manner that remains compatible with agricultural land protection, environmental stewardship, and rural character, ensuring economic diversification without undermining core land use priorities. This balanced approach aligns with RGS Policy 2.4.

3.0 Living Well

Goal: To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.

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Policy 3.1 Promote healthy and inclusive living.	The OCP promotes healthy and inclusive communities through coordinated policies addressing housing, accessibility, community well-being, and the built environment. Section 8 (Social Well-Being) provides the primary framework. Policies 8.1.1 through 8.1.4 support collaboration with health and community service providers, while Policy 8.1.6 promotes local food security initiatives. Policy 8.1.9 supports universal accessibility in buildings and services, and Policy 8.1.11 encourages infrastructure that supports active lifestyles. Policies 8.1.15 through 8.1.18 reinforce community safety through policing initiatives and Crime Prevention Through Environmental Design (CPTED) principles.
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	Housing diversity is addressed in Section 4.3 (Residential Land Use). Policy 4.3.2 promotes a range of housing forms and tenures to accommodate different life stages and income levels, while Policies 4.3.19 and 4.3.20 support Small-Scale Multi-Unit Housing in serviced areas to improve housing accessibility. Section 3.3 (Population Shift) further recognizes the District's aging demographic and reinforces the need for accessible housing and proximity to services. Together, these policies support inclusive neighbourhoods, accessibility, and quality of life throughout all stages of life, consistent with RGS Policy 3.1.
Policy 3.2 Support arts and culture initiatives.	The OCP recognizes the role of the downtown core and community gathering spaces in fostering civic identity and social connection. Section 1.5 (Economic Development) supports revitalization of Downtown Agassiz as a focal point for commercial, cultural, and community activity. Policy 1.5.4 encourages diversification and strengthening of the downtown core, supporting spaces that enable community events and local businesses. Section 4.7 (Parks, Recreation & Open Space) supports public amenities and recreational facilities that contribute to community life. Through these policies, the OCP supports environments where arts and cultural initiatives can occur and flourish, consistent with RGS Policy 3.2.
Policy 3.3 Protect and enhance parks and recreation lands.	Section 4.7 (Parks, Recreation & Open Space) supports the protection and enhancement of public parks, recreational facilities, and trail systems. Policy 4.7.1 supports the continued provision and improvement of parks and recreational amenities to serve existing and future residents. Policy 4.7.2 supports connectivity between parks and neighbourhoods through trail systems and pedestrian linkages. Policy 4.7.4 supports dedication of parkland at the time of subdivision in accordance with the Local Government Act. Section 6 (Transportation) integrates the Active Transportation Plan and supports improved pedestrian and cycling connectivity between neighbourhoods, schools, parks, and commercial areas. By combining parkland dedication policies, recreational planning, and

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	active transportation integration, the OCP reinforces long-term protection and accessibility of parks and recreational lands consistent with RGS Policy 3.3.
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4.0 Community Building

Goal: To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.

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Policy 4.1 Concentrate growth in urban centres.	The OCP directs the majority of new residential and commercial development to serviced settlement areas, reinforcing compact community form and infrastructure efficiency. Policy 4.1.3 directs growth to existing serviced settlement areas to maximize use of available infrastructure and reduce pressure on agricultural lands. This direction is reinforced within Section 4.3 (Residential Land Use). Policy 4.3.7 focuses new residential development in areas that can be serviced by municipal water and sanitary sewer systems. Policy 4.3.8 prioritizes infill and redevelopment within existing serviced residential areas before designating new growth areas. Policy 4.3.14 encourages long-term intensification of residential areas to limit pressure on agricultural and environmentally sensitive lands. Together, these policies establish a clear urban containment framework that concentrates growth within defined settlement areas, supports efficient infrastructure investment, and protects the agricultural land base, consistent with RGS Policy 4.1.
Policy 4.2 Maintain the character of rural	N/A

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communities in electoral areas.	
Policy 4.3 Promote sustainable regionally-scaled resort development.	The District of Kent does not contain designated resort communities; however, the OCP supports tourism-related development at a scale appropriate to the community context. Policy 1.5.6 encourages tourism-oriented commercial uses that complement regional destinations such as Harrison Hot Springs while remaining compatible with agricultural protection and environmental constraints.
Policy 4.4 Ensure housing choice and affordability.	Section 4.3 (Residential Land Use) establishes a comprehensive framework to meet projected housing needs while protecting agricultural and environmentally sensitive lands through efficient land use patterns. The OCP promotes housing diversity across the community and aligns residential growth with available infrastructure and servicing capacity. Policy 4.3.2 promotes a variety of housing forms and tenures in all residential areas to accommodate households of different ages, incomes, and life stages, while Policy 4.3.6 permits rental housing in all residential areas. Policy 4.3.7 directs new residential development to areas that can be serviced by municipal water and sanitary sewer systems, and Policy 4.3.8 prioritizes infill and redevelopment of existing serviced areas before expanding into new lands. Small-Scale Multi-Unit Housing is identified as a key tool for addressing housing needs. Policy 4.3.19 permits SSMUH in serviced low-density areas, and Policy 4.3.20 positions it as a mechanism to help meet housing demand. The OCP integrates updated provincial housing legislation and aligns with the District's Housing Needs Report to ensure sufficient residential capacity is identified within serviced settlement areas. Affordability is further supported through Policy 4.3.26, which encourages affordable housing projects across the spectrum, and Policy 4.3.27, which permits below-market and supportive

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	housing in all residential areas. Policy 4.3.32 provides tools to secure long-term non-market or below-market rental units. Together, these policies support housing choice, rental supply, compact development, and long-term affordability consistent with RGS Policy 4.4.
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5.0 Ecosystem Health

Goal: To protect the air, water, and biodiversity on which we depend.

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Policy 5.1 Monitor, study, protect, and improve air quality.	Section 5.1 (GHG Reductions) establishes greenhouse gas (GHG) and energy reduction measures. Policy 5.1.1 commits the District to reducing GHG emissions by 10% below 2006 levels by 2025. Policy 5.1.3 requires climate change impacts and mitigation measures to be incorporated into planning and development review processes. Transportation-related emissions are addressed through Policies 5.1.5 and 5.1.6, which encourage compact communities and improvements to active transportation amenities. Policy 5.1.8 explores electric vehicle infrastructure, while Policy 5.1.9 supports energy efficiency and alternative energy initiatives. Section 6 (Transportation) integrates the Active Transportation Plan, encouraging walking and cycling infrastructure that contributes to improved air quality and reduced greenhouse gas emissions. Together, these policies establish measurable emission reduction targets and implementation tools consistent with RGS Policy 5.1.
Policy 5.2 Protect watershed health.	The District of Kent is situated within the Fraser River floodplain and includes an extensive network of dykes, drainage systems, and agricultural lands that function as part of the broader regional watershed. Section 5 (Environment and Sustainability), including Section 5.5 (Flood Protection and Erosion), contains detailed

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	policies. Policy 5.5.1 requires new development to meet minimum flood elevations plus freeboard. Policy 5.5.3 commits the District to updating floodplain mapping and amending Zoning Bylaw flood control provisions. Policy 5.5.6 supports implementation of a Dyke Upgrade Plan to ensure the District's 42 kilometres of dykes meet current standards. Section 5.3 (Riparian Areas) further protects watershed function. Policy 5.3.1 requires riparian protection consistent with the Riparian Areas Protection Regulation (RAPR), and Policy 5.3.2 requires development subject to RAPR to satisfy legislative requirements prior to approval. These policies collectively protect floodplain integrity, river systems, and riparian ecosystems, aligning with RGS Policy 5.2.
Policy 5.3 Protect biodiversity.	Biodiversity protection is supported through riparian regulation, geotechnical hazard management, and coordination within sensitive ecological areas. Policy 5.3.3 encourages voluntary riparian setbacks for agricultural activities to support long-term environmental protection. Section 5.4 addresses the Harrison–Sts'ailes Wildlife Management Area (WMA). Policy 5.4.1 commits the District to ongoing coordination with the Province regarding impacts to the WMA. Policy 5.4.2 supports compatible land use regulations adjacent to the WMA. Section 5.2 (Geotechnical Hazards & Steep Slopes) further protects sensitive upland ecosystems. Policy 5.2.2 requires geotechnical hazard assessments for development in designated hazard areas, and Policy 5.2.4 manages development on steep slopes through land use designations and development permit guidelines. Through riparian regulation, WMA coordination, floodplain management, and geotechnical controls, the OCP protects environmentally sensitive lands and ecological systems consistent with RGS Policy 5.3.

6.0 Transportation & Mobility

Goal: To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.

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Policy 6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods.

Section 6 (Transportation) supports a safe and efficient transportation network within the District and recognizes Kent's connectivity needs within the Fraser Valley. The OCP integrates the District's Active Transportation Plan and supports transportation improvements that enhance local mobility and regional connections, including movement of residents, visitors, and goods. Policy 6.1.1 supports the safe and efficient movement of people and goods, while Policy 6.1.2 integrates transportation planning with land use to provide a well-connected and compact community.

Section 6.4 (Transit) of the OCP supports coordinated regional transit service and collaboration with BC Transit and regional partners. Policy 6.4.1 links land use and transportation planning by directing new residential, commercial and industrial growth along existing and proposed transit routes within serviced settlement areas. Policy 6.4.3 supports enhancement of transit service between Agassiz, Harrison Hot Springs and Chilliwack, while Policy 6.4.4 supports expansion of transit connections to the District of Hope, Seabird Island Band and the City of Abbotsford. These policies strengthen regional connectivity and support affordable, accessible transportation options consistent with RGS Policy 6.1.

Road network planning is addressed in Section 6.2. Policy 6.2.2 supports a hierarchy of provincial,

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	collector, and local roads that accommodates regional and local traffic while reducing cut-through traffic in neighbourhoods. Policy 6.2.7 secures future road right-of-way requirements, and Policy 6.2.13 ensures appropriate development cost contributions toward municipal road infrastructure. These policies support coordinated regional connectivity and safe goods movement consistent with RGS Policy 6.1.
Policy 6.2 Promote active and alternative forms of transportation that prioritize pedestrians and cyclists.	The OCP integrates active transportation throughout Section 6 (Transportation). Policy 6.1.3 encourages active transportation as a viable option to improve health and reduce GHG emissions. Section 6.3 (Cycling & Walking) supports implementation of the Active Transportation Network Plan. Policy 6.3.1 commits to continued implementation of the Plan, while Policy 6.3.5 supports separated pedestrian and cycling routes where feasible. Policy 6.3.6 enhances pedestrian and cycling linkages between existing and future neighbourhoods, and Policy 6.3.7 supports improvements to the dyke trail system to enhance recreational and transportation opportunities. Together, these policies advance active transportation infrastructure and reduce reliance on single-occupant vehicles, consistent with RGS Policy 6.2.

7.0 Infrastructure & Services

Goal: To provide efficient, sustainable, and cost-effective services that contribute to compact and sustainable growth.

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Policy 7.1 Provide safe and efficient access to basic utilities.

The OCP integrates infrastructure planning with land use decisions to ensure growth occurs within serviced settlement areas where municipal utilities can be delivered efficiently. Section 7.1 (Water) supports safe and reliable water systems, with Policy 7.1.3 requiring new development to connect to the municipal system and Policies 7.1.9 and 7.1.10 protecting aquifer and groundwater quality. Policy 7.1.8 provides for regular review of Development Cost Charges to support sustainable infrastructure funding.

Section 7.2 (Sanitary Sewer) and Section 7.3 (Storm Sewer / Drainage) reinforce this coordinated servicing framework. Policies 7.2.1 and 7.3.2 require major new development to connect to municipal sewer and stormwater systems, while Policies 7.2.5 and 7.3.4 support appropriate cost recovery and long-term infrastructure planning.

Collectively, these policies ensure safe, coordinated, and financially sustainable delivery of core utilities aligned with compact settlement patterns, consistent with RGS Policy 7.1.

Policy 7.2 Ensure responsible management of solid waste.

Section 7.4 (Solid Waste Management) supports regional coordination in waste reduction and recycling initiatives. Policy 7.4.1 continues implementation of the District's Solid Waste Management Data Plan. Policy 7.4.2 supports local and regional initiatives for waste reduction and recycling in partnership with the Fraser Valley Regional District. Policy 7.4.3 explores expanded curbside recycling and compostable collection services.

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	These policies reinforce responsible solid waste management practices and alignment with regional service delivery objectives, consistent with RGS Policy 7.2.
Policy 7.3 Support coordinated emergency management and disaster preparedness across the region.	The District of Kent's location within the Fraser River floodplain requires a coordinated approach to emergency planning and infrastructure resilience. Section 5.5 (Flood Protection and Erosion) establishes the regulatory framework for floodplain management. Policy 5.5.2 requires development to comply with established Flood Construction Levels, while Policy 5.5.3 supports updates to floodplain mapping and associated regulatory controls. Policy 5.5.6 supports implementation of a Dyke Upgrade Plan to maintain and improve the District's flood protection system. Section 7.5 (Emergency Program Planning) further reinforces coordinated emergency preparedness. Policy 7.5.1 supports collaboration with neighbouring jurisdictions and senior governments to secure funding and approvals for emergency evacuation routes. Policy 7.5.2 provides for alternate Emergency Operations Centres and reception centres, and Policy 7.5.3 supports development of a designated helicopter landing zone to enhance emergency response capacity. Through integrated land use regulation, flood protection infrastructure, and emergency planning measures, the OCP supports coordinated regional disaster preparedness consistent with RGS Policy 7.3.
Policy 7.4 Promote sustainable infrastructure investment and long-term asset management planning.	The OCP aligns growth management with infrastructure capacity to promote long-term financial sustainability. Policy 4.1.3 directs growth to existing serviced settlement areas to maximize use of available infrastructure. Policy 4.3.7 requires new residential development to occur where municipal water and sewer services are available. Policy 7.1.8 and Policy 7.2.5 require regular review of Development

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	Cost Charges to ensure that new development contributes appropriately to infrastructure costs. Stormwater infrastructure planning under Policy 7.3.4 supports long-term upgrades to dykes and pump stations, reinforcing resilience and asset management. By coordinating land use decisions with infrastructure planning and cost recovery mechanisms, the OCP promotes efficient service delivery and responsible long-term capital investment.
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8.0 Climate Change

Goal: To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.

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Policy 8.1 Mitigate the region's impact on global climate change.	Section 5.1 (Greenhouse Gas Reductions) establishes the District's climate mitigation framework. Policy 5.1.1 commits the District to reducing greenhouse gas emissions by 10% below 2006 levels by 2025. Policy 5.1.3 requires climate change considerations to be incorporated into planning, infrastructure investment, and development review processes. Mitigation measures are integrated throughout the OCP's land use and transportation framework. Section 4.3 directs growth to existing serviced settlement areas to support compact development patterns and reduce infrastructure expansion. Policy 4.3.7 reinforces alignment between residential growth and available municipal services. Section 6 (Transportation), including Policies 6.1.3 and 6.3.1, promotes active transportation infrastructure and reduced reliance on single-occupant vehicles. Policy 5.1.8 supports exploration of electric vehicle infrastructure, and Policy 5.1.9 encourages energy efficiency and alternative energy initiatives.
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	Through measurable emission reduction targets and integration of land use, transportation, and infrastructure planning, the OCP embeds greenhouse gas mitigation into community design and capital planning decisions, consistent with RGS Policy 8.1.
Policy 8.2 Adapt to the impacts of climate change.	Climate adaptation is a foundational component of the District of Kent OCP due to the community's location within the Fraser River floodplain. Section 5.5 (Flood Protection and Erosion) establishes the regulatory and infrastructure framework for flood risk management. Policy 5.5.1 requires development to meet minimum Flood Construction Levels plus freeboard. Policy 5.5.3 supports updates to floodplain mapping and associated regulatory controls, and Policy 5.5.6 supports implementation of a Dyke Upgrade Plan to maintain and improve the District's flood protection system. The OCP designates Flood Hazard Development Permit Areas to ensure development incorporates site-specific mitigation measures prior to approval. Stormwater management policies in Section 7.3, including Policy 7.3.5, promote best management practices for runoff and drainage infrastructure planning. By integrating enforceable floodplain regulation, infrastructure upgrades, and coordinated emergency preparedness planning, the OCP embeds climate adaptation into land use and infrastructure decisions. These measures strengthen long-term community resilience and align with RGS Policy 8.2.
