

PUBLIC NOTICE

Official Community Plan Amendment Bylaw
No. 1508.29, 2025



NOTICE OF PUBLIC HEARING: AMENDMENT BYLAW No. 1508.29

Date & Time: March 9, 2026 at 6:00 pm

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

Notice is hereby given that pursuant to Section 464(1), and 466 of the *Local Government Act* (LGA) that the District of Kent will hold a Public Hearing to consider the proposed Official Community Plan Amendment Bylaw No. 1508.29, 2025.

Purpose: The proposed OCP Amendment is to amend the Official Community Plan for housing policy changes to comply with Local Government Act (Bill 44) legislative requirements.

For More Information

Contact Sean Yilmaz, Manager of Planning
Phone: (604) 796-2235 | Email: planning@kentbc.ca

View Draft Bylaw

Copies of the draft bylaw and all background materials will be available for viewing online at kentbc.ca and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from February 20, 2026 to March 9, 2026 during regular office hours of 8:30 am to 4:30 pm.

Send Your Comments

Email: planning@kentbc.ca
Mail: Manager of Planning

District of Kent
PO Box 70
Agassiz, BC V0M 1A0

All comments will be distributed to Council. Written submissions received by 12:30 pm, March 9, 2026, will be included in the Public Hearing record.



REPORT TO COUNCIL

DATE: January 19, 2026 **FILE:** OCP UPDATE 2025

FROM: Sean Yilmaz, Manager of Planning

SUBJECT: Official Community Plan (OCP) Update – Draft OCP Bylaw No. 1508.29, Second Reading

RECOMMENDATION:

THAT Council give Second Reading to Official Community Plan Amendment Bylaw No. 1508.29, 2025;

AND THAT Council direct staff to schedule a Public Hearing on March 9, 2026, at 6:00 p.m.;

AND THAT staff be directed to undertake all required notification, agency referrals, and legislated consultation steps prior to Public Hearing.

BACKGROUND:

The District is undertaking a targeted update to the Official Community Plan (OCP) to address housing-related policy changes and align with recent provincial housing legislation.

Council previously reviewed a draft of the housing-focused OCP update and provided feedback related to clarity, accuracy, and how certain policies were expressed.

Following that direction, staff worked with the consultant team to review all Council comments and revise the draft accordingly. A tracking spreadsheet was used to document comments and revisions, and a revised draft OCP update has now been prepared for Council's consideration.

CAO
 Regular Agenda Date _____
 In Camera Agenda Place _____
 Public Hearing Other _____

DISCUSSION:

Overview of Revisions Incorporated into the Draft OCP

The revised draft Official Community Plan incorporates a series of targeted updates intended to improve clarity, accuracy, and alignment with recent provincial housing legislation, while maintaining the overall vision and land use framework of the existing OCP. Key revisions include the following:

1. **Policy Clarity and Accuracy**
Minor editorial revisions were made throughout the document to improve clarity, accuracy, and internal consistency, without altering overall policy intent.
2. **Housing Policies and Provincial Alignment**
Housing-related policies were refined to align with recent provincial housing legislation, clarify intent, and better reflect local context, constraints, and servicing considerations.
3. **Agricultural Land and ALR Interface**
Agricultural policies were updated for clarity and consistency, including refinements at the residential–ALR interface, while maintaining the District’s longstanding commitment to agricultural land protection.
4. **Infrastructure and Servicing Context**
References to infrastructure, servicing capacity, and physical constraints were clarified to ensure policies are read in the context of existing systems and limitations.
5. **Outdated or Inapplicable Policies**
Policies identified as no longer achievable or applicable within the scope of this update were removed, without introducing new policy directions.
6. **Editorial and Visual Updates**
Minor updates to terminology, naming conventions, and imagery were made to improve readability, accuracy, and overall presentation.

Detailed, page-by-page revisions incorporated into the draft are provided in Appendix A.

What the OCP Update Represents

This Official Community Plan update is a targeted, housing-focused amendment to the District’s existing OCP. It responds to recent provincial housing legislation while maintaining the overall direction and intent of the current plan.

The update focuses on refining housing-related policies, improving clarity and accuracy, and ensuring consistency across key sections of the document. It supports a broader range of housing forms where appropriate, while preserving the District’s established land use framework and long-term growth strategy.

Importantly, this update does not approve or authorize specific development proposals, introduce new land use designations, or fundamentally alter the vision of the existing OCP. It also does not replace the need for future, more comprehensive OCP updates that may address broader policy areas.

Council's approval at this stage advances the OCP amendment through the statutory process.

NEXT STEPS:

Subject to Council approval:

1. **Referrals**
The revised OCP amendment will be circulated to relevant provincial agencies, First Nations, and regional partners for review and comment. Referrals will be undertaken in parallel with Public Hearing notification, where feasible.
2. **Public Hearing**
A Public Hearing will be scheduled in accordance with the Local Government Act to provide an opportunity for public input.
3. **Post-Hearing Review**
Staff will review referral responses and public input and make any recommended revisions.
4. **Third Reading and Adoption**
The bylaw will be brought back to Council for consideration of third reading and adoption.
5. **Next Phase of OCP Update (Non-Residential Policies)**
Following adoption of this amendment, staff will move forward with the next phase of the Official Community Plan update, focusing on non-residential land use policies and remaining OCP components not addressed through this housing-focused update.

CONCLUSION:

Staff believe the revised OCP update reflects Council direction, addresses prior concerns regarding clarity, and is ready to advance through referrals and Public Hearing toward adoption.

BUDGET IMPLICATIONS/FINANCIAL CONSIDERATIONS:

Costs associated with the OCP Update are included in the current planning budget and previously approved work plan.

ALTERNATIVES:

1. Provide further direction to staff before 2nd Reading.
2. Defer readings pending additional revisions.
3. Reject the bylaw.

ATTACHMENTS

1. Appendix A – Summary of Revisions Incorporated into the Draft OCP
2. Appendix B - Draft Official Community Plan Bylaw No. 1508.29, 2025
3. Appendix C - Draft Official Community Plan – Updated Version (Revised)
4. Appendix D - Draft OCP Maps Package

Respectfully submitted for your
consideration

Approved for submission by

Sean Yilmaz,
Manager of Planning

Wallace Mah,
Chief Administrative Officer

Appendix A – Summary of Revisions Incorporated into the Draft OCP

The following revisions were incorporated into the revised draft Official Community Plan Update.

Page 2 – Purpose of the OCP

- Clarified language to emphasize that the OCP is **not** a regulatory tool (e.g., zoning bylaw), including bolding “not” for emphasis.
 - Reference added clarifying the OCP as a **foundational guideline** for policies.
 - *Minor text edits made to improve clarity and consistency.*
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Page 3 – Community Overview

- Revised wording describing factors contributing to Agassiz’s development as a compact community, beyond the ALR boundary alone.
 - *Revisions incorporated as per suggested edit*
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Page 10 – Economic Development

- Added references to **co-ops and other forms of housing**, and related infrastructure supports.
 - *Policy wording updated to better reflect current economic conditions.*
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Page 14 – Guiding Principles

- **Policy 2.2.4 – Residential:** Added references to affordability.
 - *Revisions reflect outcomes supported through engagement.*
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Page 16 – Overview / Population Context

- Updated population overview language to reflect strong housing demand.
 - *Break-out box revised to better reflect current agricultural context.*
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Pages 20–22 – Agricultural Land Use

- Agricultural Land Use – Fields and Crops: Clarified terminology (e.g., “nursery trees”).
 - Formatting edits applied where requested (e.g., bolding key paragraphs).
 - *Editorial refinements made without changing overall policy intent.*
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Pages 28–30 – SSMUH and Housing Objectives

- SSMUH policies: Clarified wording to reflect provincial direction and local servicing context.
 - Added references to infrastructure requirements (e.g., sewer capacity) to support density.
 - Housing Objectives: Reworded introductory language to clarify long-term housing needs.
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Pages 33–38 – Residential Policies

- Affordable Housing: Added clarifying sentence at the end of the first paragraph.
 - Residential – Low Density: Clarified ‘additional dwelling unit (ADU)’ references to improve understanding.
 - Residential – Medium Density (Policy 4.3.5): Added clarification regarding fire safety and municipal servicing factors.
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Pages 44 – ALR Interface

- **Residential – Future:** Updated references to Agricultural Land Commission (ALC) approval requirements.
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Pages 50–57 – Industrial Land Use

- **Commercial Land Use – Land Assembly:** Updated references where grocery-related assembly is no longer applicable.
- **Industrial Land Uses:** Updated tenant references.

Page 60 – Institutional Uses

- Updated section to include “**medical facility**”.

Page 85 – Harrison Sts’ ailes Wildlife

- Updated photograph to better reflect wildlife and natural environment (removal of “photo of cattle”).

Page 86 – Environmental Policies

- **Policy 5.5.5:** Clarified continued collaboration with the Fraser Basin Council on flood protection and added First Nations Emergency Planning Secretariat.
- *Minor wording refinements made to improve clarity.*

Page 89 – Roads and Highways

- Clarified statement that District roads are generally adequate, with added context recognizing limitations during Highway 1 flood closures.

Page 98 – Water

- Editorial clarification made to improve consistency and readability.

Page 104 – Solid Waste Management

- Updated section to reflect recent solid waste and recycling initiatives by the District.
- *Corrected previously inaccurate block text.*

Page 110 – Health and Safety

- Added reference to community safety initiatives (e.g., **Speed Watch**).

Document-Wide Updates

- Updated terminology and naming conventions.
 - Removed outdated or no-longer-applicable references.
 - Minor editorial edits made throughout.
 - Visual update made to better reflect the District's natural context.
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Appendix B - Draft Official Community Plan Bylaw No. 1508.29, 2025