

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: August 6, 2025

Subject: Zoning Amendment Application – 25 Gagnon Place – Kennel Operation

RECOMMENDATION:

THAT Council receive this report for information.

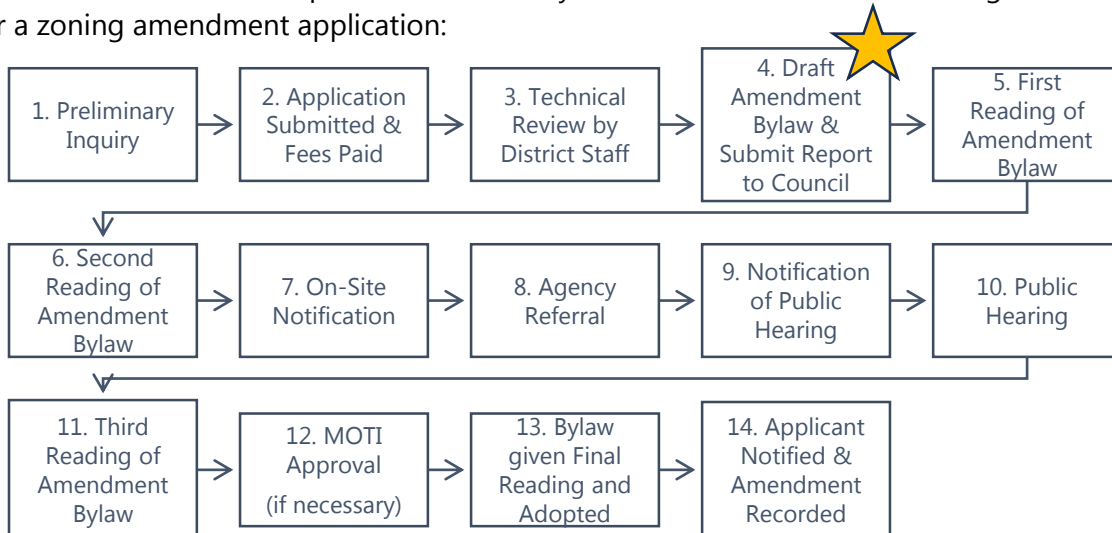
BACKGROUND:

The District has received an application to amend Zoning Bylaw No. 1368, 2017 to allow a Kennel as a permitted accessory use at 25 Gagnon Place in order to construct and operate a pet boarding and daycare facility at their home. A copy of the following have been attached:

- a) Corporate Services Technical Review of the Application
- b) Written submission by the applicant with further detail on their proposal
- c) Letter submitted by the applicant from neighbouring property owners
- d) Maps indicating property location, zoning, and OCP designations
- e) A copy of the District's Zoning regulations for the proposed use
- f) A copy of the OCP RS designation policy objectives
- g) A copy of the Kennel requirements from Animal Control & Licensing Bylaw

Zoning Bylaw Amendment Process:

In accordance with Development Procedure Bylaw No. 1369, 2017, the following are the steps for a zoning amendment application:



The application is at Step 4, presenting the technical report and proposed amendment bylaw to Council for consideration on whether to move forward with the application process.

Technical and Policy Review

Corporate Services staff underwent a technical review of the inquiry to address the appropriateness of the proposed use in consideration of:

- Official Community Plan Bylaw No. 1304
- Zoning Bylaw No. 1368
- Province of BC *Cattery and Kennel Regulation*
- Animal Control and Licensing Bylaw No. 1354, 2016
- Business License Bylaw No. 1355, 2016
- Road Access
- Setbacks
- Road Access
- Water Supply
- Sewage Disposal
- Garbage Disposal
- Storm sewers and stormwater management
- Snow Removal
- Fire flows and hydrant location and spacing
- Contaminated Sites
- Hydro
- Natural Gas
- Health and Safety
- Landscaping
- Other Planning Considerations

Next Steps:

A copy of the proposed Zoning Amendment Bylaw No. 1526, 2025 has been included in the Bylaw section of this agenda.

Council is being asked to consider one of the following options at that time:

1. Give first and second reading of Zoning Amendment Bylaw No. 1526, 2025 and proceed with the next steps in the application process.
2. Reject the proposed amendment and do not move further with the application process.



BUDGETARY IMPACT:

There is no budgetary impact associated with this recommendation.

COUNCIL PRIORITIES:

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Emily Kaehn, Director of Corporate Services

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer