

DISTRICT OF KITIMAT
BYLAW NO. 2069, 2025

Mulberry Street Zoning Amendment Bylaw No. 2069, 2025

A BYLAW TO AMEND PART 9, DIVISION 4 OF THE KITIMAT MUNICIPAL CODE AND ZONING MAP WITH RESPECT TO ALLOWING A SECOND OR ACCESSORY DWELLING UNIT ON MULBERRY STREET PROPERTIES

WHEREAS the *Local Government Act* allows a local government to divide portions of a municipality into zones and regulate land, buildings and other structures, including with respect to use, density, siting, size and dimensions and subdivision;

WHEREAS the Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to allow a second dwelling unit on Mulberry Street properties;

AND WHEREAS, the District of Kitimat has a consolidation of regulatory bylaws referred to as the *Kitimat Municipal Code*;

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

1. This bylaw may be cited as "Mulberry Street Zoning Amendment Bylaw No. 2069, 2025".
2. The *Kitimat Municipal Code* is hereby amended by amending the zoning of the mentioned legal parcels and amending the Zoning Map outlined as follows:
 - a. Amending the zoning of the following legal parcels from "R1-B One Family Residential" to "R2-A Two-Family Residential":
 - i. LOT 1 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-015 (6 Mulberry Street)
 - ii. LOT 2 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-023 (18 Mulberry Street)
 - iii. LOT 3 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-031 (28 Mulberry Street)
 - iv. LOT 4 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-040 (34 Mulberry Street)
 - v. LOT 5 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-058 (40 Mulberry Street)
 - vi. LOT 6 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-066 (44 Mulberry Street)
 - vii. LOT 7 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-074 (54 Mulberry Street)
 - viii. LOT 8 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-082 (66 Mulberry Street)
 - ix. LOT 9 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-091 (65 Mulberry Street)
 - x. LOT 10 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-104 (59 Mulberry Street)
 - xi. LOT 11 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-112 (55 Mulberry Street)
 - xii. LOT 12 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-121 (53 Mulberry Street)

- xiii. LOT 13 DISTRICT LOTS 6014 AND 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-139 (51 Mulberry Street)
- xiv. LOT 14 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-147 (49 Mulberry Street)
- xv. LOT 15 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-155 (47 Mulberry Street)
- xvi. LOT 16 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-163 (41 Mulberry Street)
- xvii. LOT 17 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-171 (35 Mulberry Street)
- xviii. LOT 18 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-180 (31 Mulberry Street)
- xix. LOT 19 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-198 (27 Mulberry Street)
- xx. LOT 20 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-201 (23 Mulberry Street)
- xxi. LOT 21 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-210 (19 Mulberry Street)
- xxii. LOT 22 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-228 (17 Mulberry Street)
- xxiii. LOT 23 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-236 (13 Mulberry Street)
- xxiv. LOT 24 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-244 (9 Mulberry Street)
- xxv. LOT 25 DISTRICT LOT 6025 RANGE 5 COAST DISTRICT PLAN EPP125446, PID 032-020-252 (5 Mulberry Street)

b. Amending the Zoning Map to affect the above re-designations, as shown in Schedule A.

3. Part 9 – Planning, Division 4 – Residential Zoning, Subdivision 6 – R2-A Two-Family Residential Zone of the *Kitimat Municipal Code* is hereby amended by adding and amending text outlined as follows, including updating related section numbers and cross-references accordingly:

9.4.6.1 Permitted Uses – Accessory Use

- i. Accessory Dwelling Unit (Detached) at:
 - i. Lots 1 to 25, District Lot 6025, Range 5 Coast District, Plan EPP125446 (5, 6, 9, 13, 17, 18, 19, 23, 27, 28, 31, 34, 35, 40, 41, 44, 47, 49, 51, 53, 54, 55, 59, 65, and 66 Mulberry Street)

9.4.6.2 Conditions of Use - Permitted Buildings and Structures Per Lot

- c. Notwithstanding 9.4.6.2.a., one Detached Dwelling having no more than one Dwelling Unit and one Accessory Dwelling Unit (Detached) are permitted on a Lot (maximum two Dwelling Units on a Lot) at:
 - i. Lots 1 to 25, District Lot 6025, Range 5 Coast District, Plan EPP125446 (5, 6, 9, 13, 17, 18, 19, 23, 27, 28, 31, 34, 35, 40, 41, 44, 47, 49, 51, 53, 54, 55, 59, 65, and 66 Mulberry Street)

9.4.6.4 Conditions of Use – Lot Frontage (Minimum)

- a. 20 metres

- b. Notwithstanding 9.4.6.4.a, the minimum Lot Frontage is 15 metres at:
 - i. Lots 11-14 and 20-23, District Lot 6025, Range 5 Coast District, Plan EPP125446 (13, 17, 19, 23, 49, 51, 53 and 55 Mulberry Street)


9.4.6.16 Conditions of Use - Distances Between Buildings (Minimum)

- a. Detached Dwelling and Accessory Dwelling Unit (Detached): 3.7 metres

4. This bylaw shall come into force and be binding on all persons from the date of adoption.

PUBLIC NOTICE issued this	15 th day of	May, 2025
PUBLIC NOTICE issued this	22 nd day of	May, 2025
READ a first time this	26 th day of	May, 2025
READ a second time this	26 th day of	May, 2025
READ a third time this	26 th day of	May, 2025
FINALLY ADOPTED this	26 th day of	May, 2025

MAYOR



Philip Germuth

CORPORATE OFFICER









Tracy Tavares



KITIMAT
A Marvel of Nature and Industry

SCHEDULE A BYLAW 2069, 2025

-  Right-of-Way
-  Covenant
-  Easement
-  Legal Parcel
-  Bylaw Parcel


 Scale: 1:3,500
 Author: AWS
 File: Planning
 Date: 09-May-2025
 Revision: 0

