

DISTRICT OF KITIMAT

BYLAW NO. 1934

*A BYLAW TO AMEND KITIMAT OFFICIAL COMMUNITY PLAN, KITIMAT MUNICIPAL CODE AND KITIMAT ZONING MAP WITH RESPECT TO PERMITTING MIXED USE SOCIAL HOUSING.*

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WHEREAS THE *BC Local Government Act* specifies an *Official Community Plan* (OCP) is a statement of objectives and policies to guide decisions on planning and land use management;

AND WHEREAS THE *BC 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;

AND WHEREAS Kitimat Council deems it is in the public interest to amend zoning to create a mixed used social housing zone and change the designation governing 461 Quatsino Boulevard;

NOW THEREFORE the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as "*R3-C Mixed Use Social Housing Zone and Official Community Plan Amendment Bylaw No. 1934, 2018*".
2. *Kitimat Official Community Plan*, Schedule D Future Land Use (Northern Area) map, is hereby amended to show subject parcel on Schedule A, which is attached to and forms part of this bylaw, as "Neighbourhood"
3. *Kitimat Municipal Code* is hereby amended by:
  - a. adding the following zone name at Part 9 – PLANNING, Division 4 – RESIDENTIAL ZONING Subdivision 1, section – 2:  

9.4.1.2	i.	R3-C Residential Zone – Mixed Use Social Housing
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  - b. adding a zone at Part 9 – PLANNING Division 4 – RESIDENTIAL ZONING titled "R3-C Social Housing Development Zone", as section 9.4.11, further to the provisions outlined in Schedule "B".
4. The zoning map is hereby amended to show area identified as subject parcel on Schedule C as R3-C Mixed Use Social Housing.
5. Re-numbering of Division 4 – Residential Zone as required and updated affected references.

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

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

A PUBLIC HEARING was held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

FINALLY ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MAYOR

\_\_\_\_\_  
Philip Germuth

CORPORATE OFFICER

\_\_\_\_\_  
Debbie Godfrey



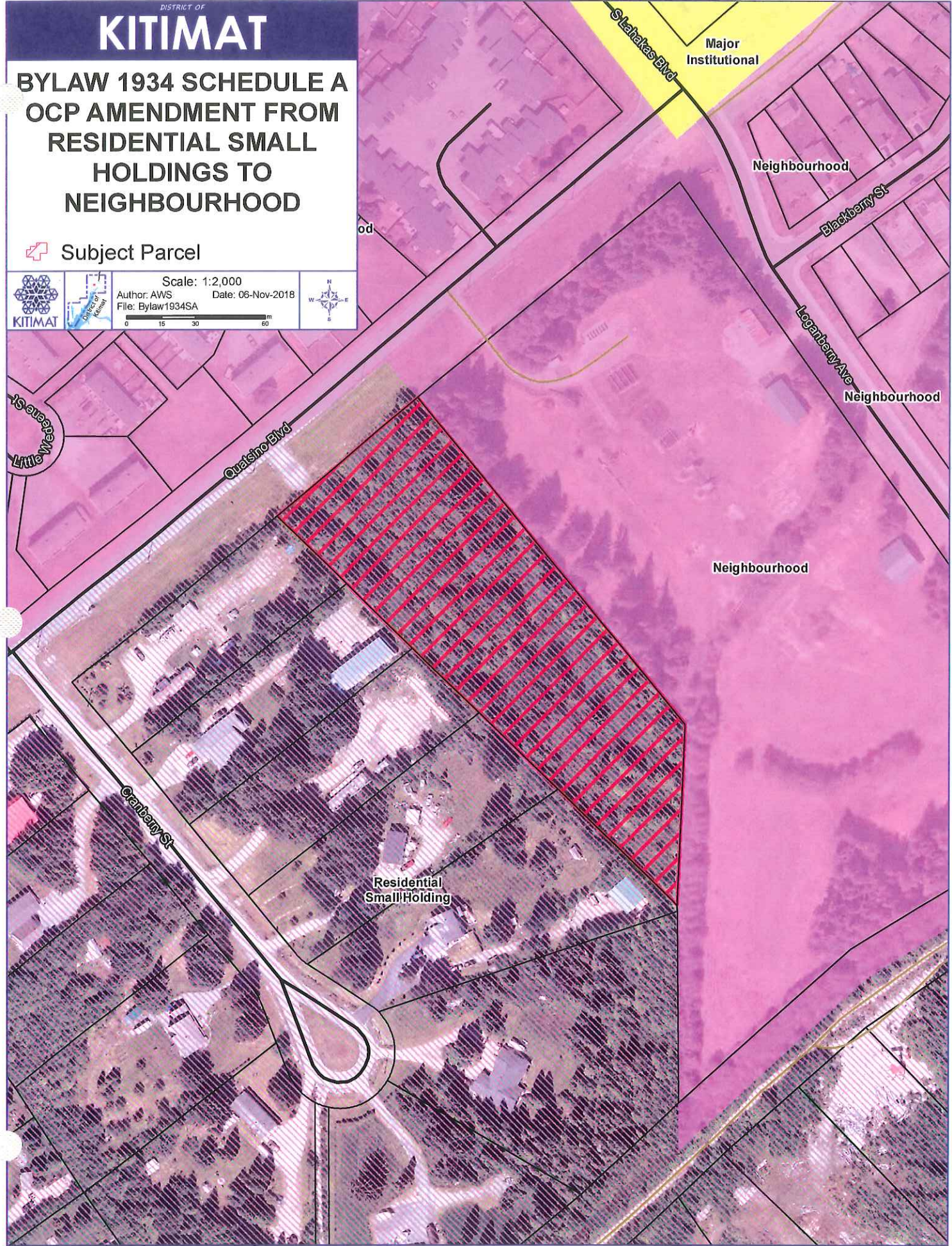
DISTRICT OF  
**KITIMAT**

**BYLAW 1934 SCHEDULE A  
OCP AMENDMENT FROM  
RESIDENTIAL SMALL  
HOLDINGS TO  
NEIGHBOURHOOD**

 Subject Parcel



Scale: 1:2,000  
Author: AWS Date: 06-Nov-2018  
File: Bylaw1934SA





**Schedule "B"**

PART 9 - PLANNING

Division 4 - Residential Zoning

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Subdivision 11 – R3-C Mixed Use Social Housing Zone

9.4.11. Permitted and Accessory Uses

1. Permitted Principal Uses:
  - a. Social Housing
  - b. Senior Citizens Housing
2. The following accessory uses are permitted:
  - a. Home Business Address
3. The following secondary uses are permitted when combined with principal uses:
  - a. Day Care (Child)
  - b. Day Care (Adult)
  - c. Education
  - d. Office
  - e. Personal Service Shop
  - f. Public Assembly
  - g. Restaurant
  - h. Retail Trade
4. Residential use is permitted on the ground floor; secondary uses must be below or abut residential unit(s)
5. The following accessory uses are permitted with established principal or secondary uses:
  - a. Buildings and structures necessary to accommodate the requirements of the use

Conditions of Use – Residential

6. Lot Area (Minimum): 185 sq m per dwelling unit, subject to a minimum of 1,110 sq m
7. Lot Coverage (Maximum): 25%
8. Floor Area Ratio (Maximum): 0.5
9. Maximum Development: 55 units
10. Distances Between Buildings (Minimum): 5.0 metres

Conditions of Secondary Use

11. Floor Area Ratio (Maximum): 0.3
12. Area for Retail Trade (Maximum): 750 sq m per distinct unit

Conditions for All Uses in Zone (building envelope):

13. Height of Buildings (Maximum): 15 metres

14. Front Yard (Minimum): 4.5 metres
15. Side Yard (Minimum): 5.0 metres
16. Rear Yard (Minimum): 7.5 metres
17. Lot Frontage (Minimum): 40 metres
18. Lot Area: 0.75 ha
19. Yard adjacent or abutting zones where principal use is residential must include a landscape screen no less than 2.0m wide and 1.5m high.

Off-Street Parking

20. Residential:

- a. One parking stall required per two dwelling units
- b. One visitor parking stall for every five units
- c. Covered bike storage must be provided with a minimum of five bike stalls per 15 dwelling units

21. Secondary Uses:

- d. For restaurants - one space for every 4.5 sq m of GLA
- e. For public assembly – one space for every 4.5 sq m of area
- f. For retail, personal service shops, offices and all other secondary uses - 1.5 sq m parking area for every sq m of GLA
- g. See also 9.5.1.6 to 9.5.1.9.

22. Parking Prohibition see: 9.4.1.21 to 9.4.1.26

23. Off-Street Loading and Unloading: See 9.5.1.11 and 9.5.1.12

Access:


24. Each access shall be paved if the abutting street is paved.
25. One access with a width not exceeding 7.5m per lot where the lot has a frontage of 40m or less.
26. Where a lot has a frontage of 40m or more, one additional access not exceeding 7.5m is permitted.

Shipping Containers as Accessory Buildings and Structures: See 9.5.1.13 to 9.5.1.14

Signs: See Part 9, Division 3

DISTRICT OF  
**KITIMAT**

**BYLAW 1934 SCHEDULE C  
ZONING AMENDMENT  
FROM G1 TO R3-C**

 Area to be rezoned



Scale: 1:2,000  
Author: AWS Date: 06-Nov-2018  
File: Bylaw1934SC



C1 - City Center Zone  
R5-A - Special Welfare or Rest Homes

G1 - Institutional

R1-B - One Family - Detached or Semi-Detached

G2 - Local Park

G2 - Local Park

R3-C - Mixed Use Social Housing

R1-B - One Family - Detached or Semi Detached

R3-B - Multi-Family - Apartments

G3-B - Strawberry Meadows

G2 - Local Park

G3-B - Strawberry Meadows

Wedene St

Quaisno Blvd

Shahates Blvd

Blackberry St

Loganberry Ave

Cranberry St

