

**2025-041-RZ, 10950 284 Street,
Zone Amending Bylaw No. 8100-2026**

Recommendations:

THAT a Public Hearing be waived in accordance with Section 464(2) of the *Local Government Act*.

THAT *Zone Amending Bylaw No. 8100-2026* be given first, second and third reading.

THAT *Zone Amending Bylaw No. 8100-2026* be adopted.

Report Purpose and Summary Statement:	To recommend that Council waive a Public Hearing and consider giving first, second and third reading, and then adopting <i>Zone Amending Bylaw No. 8100-2026</i> to permit an Animal Shelter use on the property located at 10950 284 Street.
Previous Council Action:	N/A
Proposed Variance:	N/A
Strategic Alignment:	Diversified, Thriving Economy; Liveable Community
Communications:	Pursuant to Section 467 of the <i>Local Government Act</i> , and Section 94 of the <i>Community Charter</i> , public notice that Council will consider waiving the Public Hearing and consider first, second and third reading of the bylaw was published on April 17, 2026, and subsequently scheduled for publication on April 24, 2026, in the local newspaper. Written notices were mailed out to area residents.

To: Mayor and Council

File number: 2025-041-RZ

**2025-041-RZ, 10950 284 Street,
Zone Amending Bylaw No. 8100-2026**

BACKGROUND:

Applicant: Senior Animals In Need Today Society (SAINTS) - Paula Gagne

Legal Description: Lot 46, Section 9, Township 15, New Westminster Land District 51873

OCP Designation: *AGR (Agricultural)* [no change]

Within Urban Area Boundary: No

OCP Major Corridor: No

Zoning: A-1 (Small Holding Agricultural) [no change]

Surrounding Uses:

North:	Use: Residential
	Zone: A-1 (Small Holding Agricultural)
	Designation: <i>Agricultural</i>
South:	Use: Residential
	Zone: A-1 (Small Holding Agricultural)
	Designation: <i>Agricultural</i>
East:	Use: Residential
	Zone: A-1 (Small Holding Agricultural)
	Designation: <i>Agricultural</i>
West:	Use: Residential
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: <i>Agricultural</i>

Existing Use of Property: Residential and Agricultural

Proposed Use of Property: Animal Shelter and Agricultural

BACKGROUND:

Property Description:

The subject property is located at 10950 284 Street, and is approximately 2.124 hectares in area and currently occupied by a single-detached dwelling, barn and accessory outbuildings (Attachment A). The property is located within the Agricultural Land Reserve and is therefore subject to the regulations established the *Agricultural Land Commission Act*. Vincent Creek runs through the eastern portion of the property, and the site is characterized by open fields and mature trees.

Project Description:

The applicant, Senior Animals In Need Today Society (SAINTS), is proposing a site-specific zoning text amendment to the A-1 (Small Holding Agricultural) zone to allow for an Animal Shelter use. The intent of this application is to permit the use of the existing single-detached residential building as staff office space and additional accommodation for senior and surrendered animals. The applicant has also submitted a Building Permit application for the construction of a new barn on site for animal shelter space, which is permitted under the A-1 zone (Attachment C).

SAINTS is a non-profit organization that provides sanctuary for senior and special needs animals. They provide specialized care for elderly and palliative animals with needs that may not be able to be met in traditional shelter settings.

The proposed text amendment to the A-1 zone will apply only to this property and will allow SAINTS to continue caring for animals on site. Currently an Animal Shelter use is only permitted in the P-1 (Park and School) zone of the Zoning Bylaw.

PLANNING ANALYSIS:

For this application, staff identified no issues during the preliminary review that would require additional applications or conditions to be satisfied before Council's consideration of the Zone Amending Bylaw. The application is consistent with the Official Community Plan land use designation. Therefore, staff are recommending the waiving of a Public Hearing, and consideration of first, second, and third readings, and adoption of the proposed Zone Amending Bylaw at the same Council meeting.

Official Community Plan:

The development site is currently designated *Agricultural* in the Official Community Plan (OCP). The designation supports the rearing of animals on site and is consistent with an Agricultural use permitted under the A-1 zone. While an Animal Shelter use is currently permitted only in the P-1 (Park and School) zone, the OCP also supports institutional uses in rural areas where the use and related programs respect the rural character, as set out in Policy 4-35:

Policy 4 – 35: An Institutional use may be considered in rural areas provided that the use, character, and related programs of the operation respects rural character,

is sited to minimize conflicts with adjacent rural neighbours, and existing on-site services and infrastructure can support the use.

Zoning Bylaw:

The subject property is zoned A-1 (Small Holding Agricultural), which permits an Agricultural use, which includes the rearing of livestock and other animals. The proposed *Zone Amending Bylaw No. 8100-2026* would permit an Animal Shelter use at this location to allow for SAINTS to utilize the property for staff office space and indoor shelter space for animals with special needs.

Public Hearing:

Pursuant to Section 464(2) of the *Local Government Act*, a local government is not required to hold a public hearing if a proposed bylaw is consistent with the provisions of the corresponding OCP. Given that the proposed Zone Amending Bylaw is consistent with the City's OCP, staff recommend that a Public Hearing not be held.

CONCLUSION:

It is recommended that the requirement for a Public Hearing under Section 464 of the *Local Government Act* be waived, as the application is consistent with the current OCP designation and does not require a Public Hearing. It is also generally consistent with the intent of the current A-1 zoning of the property which permits an Agricultural use.

Staff are also recommending that Council consider first, second, and third readings of *Zone Amending Bylaw No. 8100-2026*, and that Council adopt the Bylaw as the application is a minor change to a permitted Agricultural use.

"April Crockett"

Prepared by: April Crockett, Planner 1

Attachments:

- (A) Aerial Photo
- (B) OCP and Zoning Map
- (C) Building Permit Site Plan
- (D) *Zone Amending Bylaw No. 8100-2026*

Report Approval Details

Document Title:	2025-041-RZ, 10950 284 Street, Zoning Bylaw Text Amendment A-1 Zone.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Aerial Photo.pdf- Attachment B - OCP and Zoning Map.pdf- Attachment C - Site Plan from Building Permit.pdf- Attachment D - Zone Amending Bylaw No. 8100-2026.docx
Final Approval Date:	Apr 13, 2026

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer