

PUBLIC NOTICE

Zoning Bylaw Amendment



NOTICE OF PUBLIC HEARING: AMENDMENT BYLAW 1706

Date & Time: January 9, 2023 at 7:00 pm

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

If adopted, Bylaw 1706 would rezone the 7449 Morrow Road from Single-Dwelling Residential 1 (RS1) to Multiple Dwelling Residential (RM1) to facilitate a future townhouse development.

Bylaw 1706: Subject Land



For More Information

Contact Lisa Beaulieu, Director of Development Services

Phone: (604) 796-2235 | Email: mlbeaulieu@kentbc.ca

View Draft Bylaw

Copies of the draft bylaw and all background materials will be available for viewing on-line at kentbc.ca and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from December 22, 2022 to January 9, 2023 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

Send Your Comments

Email: mlbeaulieu@kentbc.ca

Mail: Director of Development Services

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

All comments will be distributed to Council. Comments must be received by 12:30 pm, January 9, 2023.

Attend and Speak

Anyone is welcome to attend the public hearing. At the meeting, you will be given the opportunity to present your views on the proposed bylaw directly to Council.

In addition to attending in-person, the Public Hearing will be streamed via Microsoft Teams. Registration for the live-stream is available on Kentbc.ca

Site Description: The subject property is a typical rectangular single-family lot with an existing single-family dwelling (SFD) on the site.

Neighbourhood

Character: The subject property is on the north side of Morrow Road which is one of two areas in the Agassiz Townsite that has seen multi-family infill redevelopment over the past 20 years.

Surrounding Uses: North: Single-family residential (zoned RS1)
South: Single-family residential (zoned RS1)
East: Single-family residential (zoned RS1)
West: Multi-family residential (zoned RM1)

DISCUSSION:

Executive Summary

The applicants are requesting Council consider their rezoning application for 7449 Morrow Road that would see the subject property rezoned from Single-Dwelling Residential 1 (RS1) to Multiple Dwelling Residential (RM1).

Rezoning to the RM1 zone would allow a maximum density of four units on the subject property with a maximum height of 12.0 m.

OCP Policies and Staff Recommendation

District staff supports the rezoning since the proposed is consistent with the 2014 *Official Community Plan* designation of the subject property for Residential – Multi Family use and with the following OCP policies:

General Residential Policy 2

Focus residential growth near existing services and infrastructure.

General Residential Policy 5

All residential areas shall be encouraged to achieve their maximum development potential in the long term due to the limited supply of suitable land in the District and the need to reduce pressures on agricultural land and environmentally sensitive areas.

Residential – Multi Family Policy 1

Lands designated for Residential - Multi-Family uses shall be permitted primarily along Agassiz-Rosedale Highway 9, Heath Road, and the north side of Morrow Road.

Residential – Multi Family Policy 3

A range of housing types including ground level apartments, townhouses, and stacked apartments shall be encouraged with the Residential - Multi-Family designation.

Residential – Multi Family Policy 5

Maximum densities within the Residential – Multi-Family designation shall be 50 - 75 units per hectare (20 - 30 units per acre) subject to the provision of sanitary sewer, storm sewer, and connection to the municipal water system.

Residential – Multi Family Policy 10

Infill and redevelopment of existing areas designated as Residential - Multi-Family shall be encouraged before re-designating new areas.

A Development Permit review of the form and character of the proposed townhouse development will be required prior to the issuance of a building permit.

ENVIRONMENTAL CONSIDERATIONS:

Densification of housing in the Agassiz townsite, in conjunction with encouraging active transportation, is key to reducing greenhouse gas emissions in the District.

BUDGETARY CONSIDERATIONS:

The applicant has paid the required Zoning Map Amendment fee and is responsible for the cost of installing a notification sign on the subject property.

POLICY CONSIDERATIONS:

The *Zoning Bylaw* amendment will be conducted in accordance with Section 464 of the *Local Government Act* and the *District of Kent Development Procedures Bylaw No. 1194, 2001*.

ALTERNATIVES/OPTIONS:

- 1) Staff's recommendation.
- 2) Do not support recommendation.
- 3) Request further information.

ATTACHMENTS:

- 1) Appendix A: Location Map
- 2) Appendix B: Aerial Photo
- 3) Appendix C: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1706, 2022

Respectfully submitted for your
consideration

Approved for submission by

M. Lisa Beaulieu
Director of Development
Services

Wallace Mah,
Chief Administrative Officer

Location Map

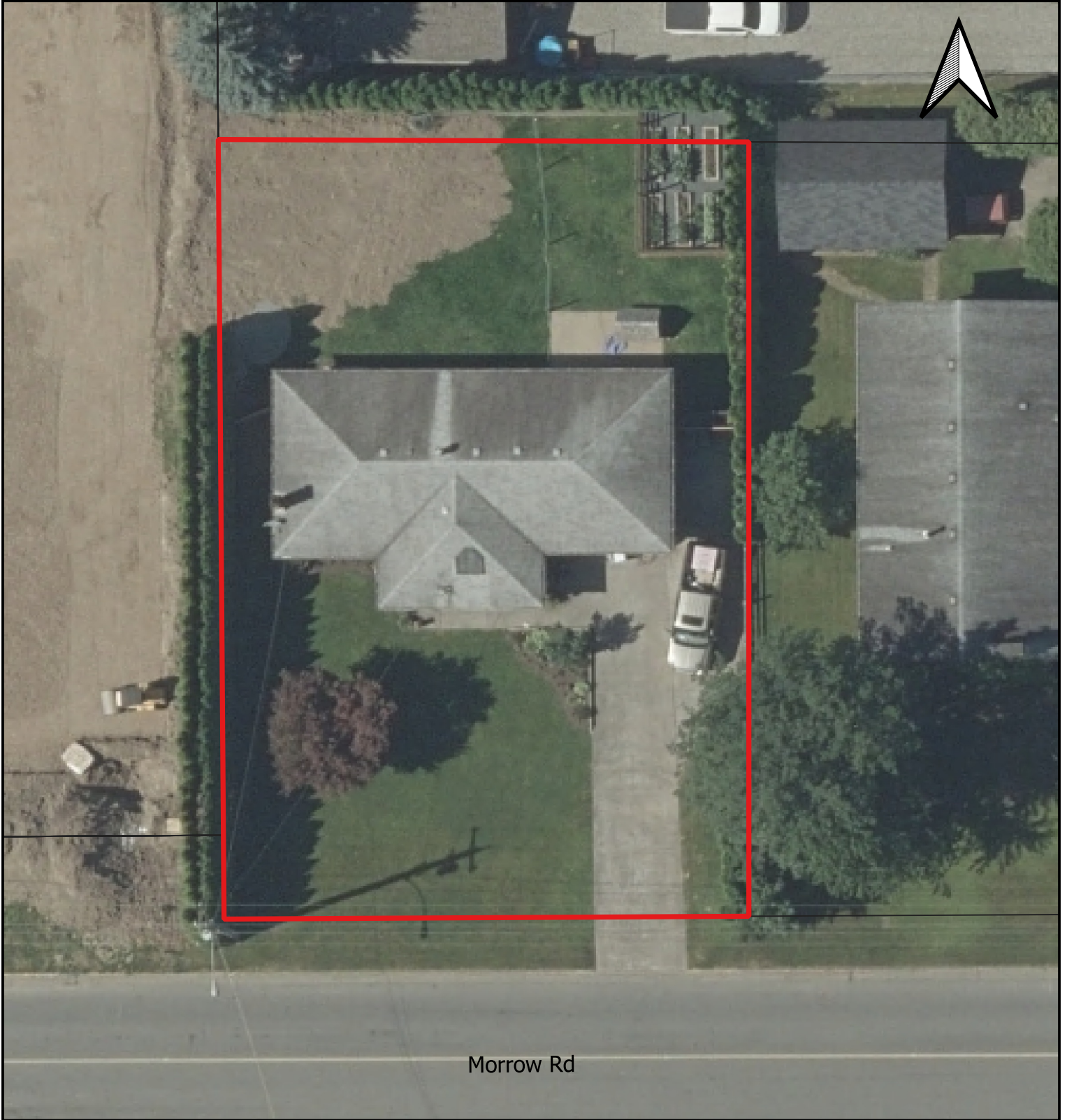


Subject Property

0 15 30 m



Aerial Photo



Morrow Rd



Subject Property

0 5 10 m



THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1706

“A bylaw to amend the District of Kent Zoning Bylaw 1219, 2001.”

WHEREAS the Council of the Corporation of the District of Kent has deemed it advisable to further amend Zoning Bylaw No. 1219, 2001;

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

1. CITATION

This bylaw may be cited for all purposes as “District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1706, 2022”.

2. MAP AMENDMENT

That Zoning Reference Map 10 of Schedule A, Zoning Reference Map Key of the District of Kent Zoning Bylaw No. 1219, 2001 be amended for the lands:

Currently legally described as:

Lot 33 District Lot 49 Group 1 Yale Division Yale District Plan 42103

Commonly known as:

7449 Morrow Road, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1706-1 attached hereto by rezoning the above-described lands from Single-Dwelling Residential 1 (RS1) to Multiple-Dwelling Residential 1 (RM1).

3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

READ A FIRST TIME this day of

READ A SECOND TIME this day of.

MINISTRY OF TRANSPORTATION APPROVAL this day of

A PUBLIC HEARING WAS HELD this ___ day of ___

READ A THIRD TIME this ___ day of ___

FINALLY PASSED AND ADOPTED this ___ day of ___

CERTIFIED CORRECT:

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No.1706, 2022"
adopted on this ___ day of ___

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO.1706

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1706-1



Land District: YDYG
Land Title Office: New Westminster District

 FROM: SINGLE-DWELLING RESIDENTIAL 1 (RS1)
TO: MULTIPLE DWELLING RESIDENTIAL 1 (RM1)

This is Map Amendment Schedule 1706-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1706, 2022"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer