

PUBLIC NOTICE



Zoning Bylaw Amendment 1746, 2025

Date & Time: At the Regular Council Meeting of February 24, 2025 at 6:00 pm

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

NOTICE IS HEREBY GIVEN that the District of Kent Council will consider first, second, and third reading for District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1746, 2025.

Under Section 464(3)(b) and (c) of the Local Government Act, local governments are prohibited from holding Public Hearings for a proposed zoning bylaw if the bylaw is consistent with the Official Community Plan and if the amendment is for the sole purpose of a development that is, in whole or part, a residential development.

If adopted, Bylaw 1746 would allow a site-specific exemption to the Lake Area Residential Zone (RL) property at 7502 Rockwell Pl that would allow for a 3-unit townhouse (triplex).

Subject Land: 7502 Rockwell Place

Location Map



0 25 50 m

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 February 7 to 24, 2025 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

Send Your Comments

Email: planning@kentbc.ca

Mail: Acting Director of
Development Services

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

For More Information

Contact: Planning

Department

Phone:

(604) 796-2235

Email:

planning@kentbc.ca

All written comments received by 12:30 p.m. on February 24, 2025 will be distributed to Council. Members of the public may observe the proceedings of the Council meeting either in person or online.

Surrounding Uses: North: Lake Area Residential (RL)
South: Lake Area Residential (RL)
East: Lake Area Residential (RL)
West: Lake Area Residential (RL)

DISCUSSION:

The owner/applicant is requesting a site-specific exemption to the Lake Area Residential Zone (RL) of his property at 7502 Rockwell PI that would allow for a 3-unit townhouse (triplex).

The purpose of the RL zone is to provide for single-family development along Harrison Lake and the Rockwell Drive area on lots not less than 400 square metres with an approved community water and sewer system. If lots are serviced by community water, but not sewer, the minimum lot size is 2000m² (0.5 acre).

District staff performed a plan and policy review related to the proposed land use changes. Below are OCP policies to consider for the proposed development as well as justifications for zoning amendment.

General Residential Policy 1 - Encourage a diversified range of housing types and tenures to accommodate residents with varying income levels, age structures, family sizes and housing preferences.

This project would introduce a townhouse in the Residential Lake Zone (RL) area. Currently the RL Zone allows for a single-family dwelling and a secondary suite. The secondary suite can not be a separate real-estate entity. Allowing this site-specific 3-unit townhouse, with the ability for each unit to be separately owned (strata), will diversify the housing type and tenure in the Residential Lake Area.

Residential - Lake Area Policies 1 - A minimum lot size of 2.0 hectares (5 acres) shall apply to land in a Residential - Lake Area designation where water and sewer services are provided on-site. Smaller lots, 400 m² (4,300 ft²) in size, are permitted where a community water and sewer system is provided. Smaller lot development, however, shall be subject to further site analysis, planning and community consultation to ensure that development can be accommodated in a manner that is safe and preserves the natural attributes of the hillside.

The subject property is 0.1859 ha (just less than 0.5 acre) and for comparison, if this were zoned Rural Residential 3 (RR3), the number of units allowed would be a principal use of a single-family dwelling, a secondary suite, and an accessory dwelling unit (ie. coach house), for a total of 3 units.

Parking:

To meet the District's Off-Site parking requirements, the owner will need to be provide a minimum of two parking spaces for each unit with an additional two spaces designated for visitors. A maximum of 1 parking space per dwelling unit can be enclosed in a garage space.

Servicing:

Staff have confirmed that the proposed 3-unit townhouse can be connected to the Rockwell Bay Water System.

The owner has retained the services of Blackstone Engineering Ltd to design, certify and supervise the installation of a private sewage disposal system to accommodate a 3-unit townhouse with 3 bedrooms in each unit.

Rationale:

Staff are supportive of the zoning text amendment to allow a triplex if the owner/applicant agrees to enter into restrictive covenants with the following conditions:

1. Maximum of 3 bedrooms per unit (total 9 bedrooms).
2. No secondary suites in any of the 3 permitted units.
3. No short-term rental accommodations permitted on the site.

Staff recommend that if the Bylaw is supported by Council, that the bylaw not receive adoption until the above-noted covenants have been registered at Land Titles.

ENVIRONMENTAL CONSIDERATIONS:

In 2022 Madrone Environmental Services provided the owner with a geotechnical hazard assessment for the purpose of allowing a single-family dwelling on the property. As the scope has changed to be for a 3-unit townhouse, an updated Geotechnical and Environmental Assessment will be required to reflect the new proposed use.

BUDGETARY CONSIDERATIONS:

1. The applicant has paid the required rezoning and is responsible for costs associated with posting the notification sign on the subject property.
2. DCCs will apply to the future development.

POLICY CONSIDERATIONS:

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

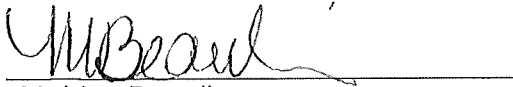
Section 464(3)(b) and (c) of the *Local Government Act* prohibits a public hearing on a proposed zoning bylaw if the bylaw is consistent with the Official Community Plan and if the amendment is for the sole purpose of a development that is, in whole or part, a residential development.

Notices will be mailed to property owners within 100 m of the property, no later than 10 days prior to the date of the first reading on the bylaw.

ATTACHMENTS:

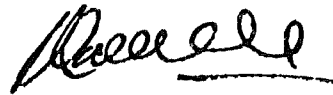
1. Appendix A: Location Map
2. Appendix B: Aerial Photo
3. Appendix C: District of Kent Zoning Bylaw, Amendment Bylaw No. 1746, 2024

Respectfully submitted for your
consideration



M. Lisa Beaulieu
A. Director, Development Services


Approved for submission by

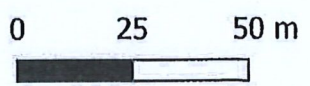


Wallace Mah,
Chief Administrative Officer

Appendix A: Location Map



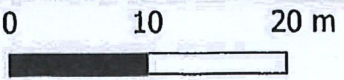
 Subject Property



Appendix B: Aerial Photo



 Subject Property



THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1746

“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 the “District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1746, 2025”.

2. **TEXT AMENDMENT**

a. **Part 9.3.1 Lake Area Residential Zone (RL)**

i. **Add .4 Site Specific Exemption**

Table 9.4.1 Site Specific Exemptions	
Legal Description:	Exemption:
LOT 13 SECTION 32 TOWNSHIP 4 RANGE 28 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 71897 PID 004-500-482	Permit a 3-unit townhouse as a permitted use.

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 _____, 2025.

READ A SECOND TIME this __ day of _____, 2025.

READ A THIRD TIME this __ day of < >, 2025.

MINISTRY OF TRANSPORTATION APPROVAL this __ day of < >, 2025.

FINALLY PASSED AND ADOPTED this __ day of < >, 2025.

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. 1746, 2025"
adopted on this __ day of < >, 2025.

Clair Lee, Director of Corporate Services



DISTRICT OF KENT

BYLAW NO. 1746

DATE: January 21, 2025

FILE NO. R24-05

INITIALS
REQUIRED

INITIALS
REQUIRED
(CLERICAL STAFF)

ORIGINATOR	CORP ADMIN	ACTION TO BE TAKEN	DONE	DATE
<i>mm</i>	<i>SS</i>	INTRODUCTION OF BYLAW		
<i>mm</i>	<i>SS</i>	Advertise Bylaw prior to First Reading		
<i>mm</i>	<i>SS</i>	FIRST READING		
<i>mm</i>	<i>SS</i>	SECOND READING		
		Rescind Second Reading		
		Amend Bylaw and Re-read Second		
		Approval of Reg. Dist. (borrowing bylaws)		
		Approval of Inspector of Municipalities		
		Approval of Ministry of Municipal Affairs		
		Advertise bylaw (or Waiving of bylaw)		
<i>mm</i>	<i>S</i>	Public Hearing		
		THIRD READING		
		Rescind Third Reading		
<i>mm</i>	<i>S</i>	Amend Bylaw and Re-Read Third		
		Approval of MOTI		
		Alternate Approval Process		
		Advertise Bylaw		
		Public Hearing		
<i>mm</i>	<i>S</i>	Quashing Period		
		ADOPTION		
		Quashing Period		
		File with Inspector of Municipalities		

THIS MUST BE COMPLETED BY ORIGINATOR

LEGAL AUTHORITIES

LGA

MISCELLANEOUS

Public Hearing prohibited