

PUBLIC NOTICE

Zoning Bylaw Amendment

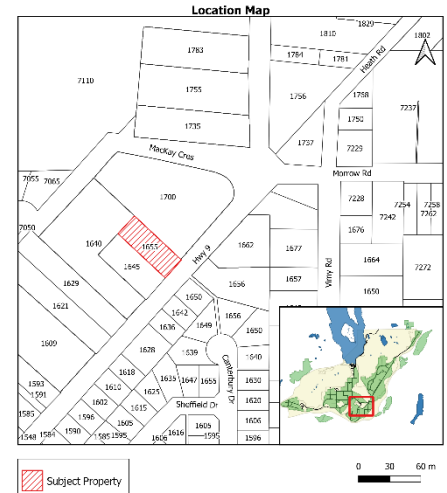


NOTICE OF PUBLIC HEARING ZONING AMENDMENT BYLAW 1689 1655 Agassiz-Rosedale Highway

Council of the District of Kent will be holding a public hearing for *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1681, 2021*.

If adopted, Bylaw 1689 would rezone 1655 Agassiz-Rosedale Highway from Single-Dwelling Residential 1 (RS1) to Multiple Dwelling Residential 2 (RM2) to facilitate a townhouse development.

Location Map Bylaw 1689 Subject Land



District Council will hold a public hearing for
Bylaw 1689 on:

February 14, 2022 at 7:00 pm

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

For More Information

Please contact Lisa Beaulieu,
Director of Development
Services, at (604) 796-2235 or
mlbeaulieu@kentbc.ca

View Draft Bylaws

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 January 28, 2022 to February 14, 2022 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, February 14, 2022.

COVID-19

Council meetings are currently open to the public with limited occupancy as per District of Kent COVID-19 Safety Plan. In accordance with the PHO, tonight's meeting has limited capacity for in-person viewing. Masks must be worn at all times, except when speaking. The public is also discouraged from consuming food or drink during the meeting.

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

Proposed
Zoning: Multiple-Dwelling Residential 2 (RM2)

Current Lot Size: 0.216 hectares (0.534 acres)

Site Description: The subject property is a partially treed rectangular lot fronting the Agassiz-Rosedale Highway.

Surrounding Uses: North: Multi-family residential (Multiple Dwelling Residential 1 (RM1) zoning)

South: Agassiz-Rosedale Highway and Single-Family Dwelling (RS1 zoning)

East: Multi-family residential (RM1 zoning)

West: Single-family dwelling (RS1 zoning)

DISCUSSION:

Executive Summary

The property owner has applied to rezone 1655 Agassiz-Rosedale Highway from Single-Dwelling Residential 1 (RS1) to Multiple Dwelling Residential 2 (RM2) to facilitate a future townhouse development on the site.

Rezoning this parcel will allow it to reach its maximum developmental potential and align its use more closely with the OCP. The parcel meets minimum lot size and lot width requirements for the RM2 zone.

Staff Rationale

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 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:

Concentrating higher density developments within the townsite and near existing infrastructure can be beneficial in reducing auto dependence when combined with appropriate pedestrian, public transit and bicycle infrastructure.

BUDGETARY CONSIDERATIONS:

As the proposed Zoning Bylaw Amendments are a District initiative, the District will incur the costs associated with advertising the bylaw amendments.

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) Location Map
- 2) Aerial Photo
- 3) Appendix A: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1689, 2021

Submitted for consideration by


Approved for Submission by

M. Lisa Beaulieu,
Director of Development Services

Wallace Mah,
Chief Administrative Officer

Location Map



 Subject Property



Aerial Photo



Subject Lands

0 5 10 m



THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1689

“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. 1689, 2021”.

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:

Parcel R (Reference Plan 8214) of Parcel D (Reference Plan 4096) District Lot 19 Group 1 Yale Division Yale District

Commonly known as:

1655 Agassiz-Rosedale Highway, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1689-1 attached hereto by rezoning the above-described land from Single-Dwelling Residential 1 (RS1) to Multiple Dwelling Residential 2 (RM2).

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

A PUBLIC HEARING WAS HELD this day of

MINISTRY OF TRANSPORTATION APPROVAL this day of

READ A THIRD TIME day of

FINALLY PASSED AND ADOPTED day of

CERTIFIED CORRECT:

Sylvia Pranger, Mayor

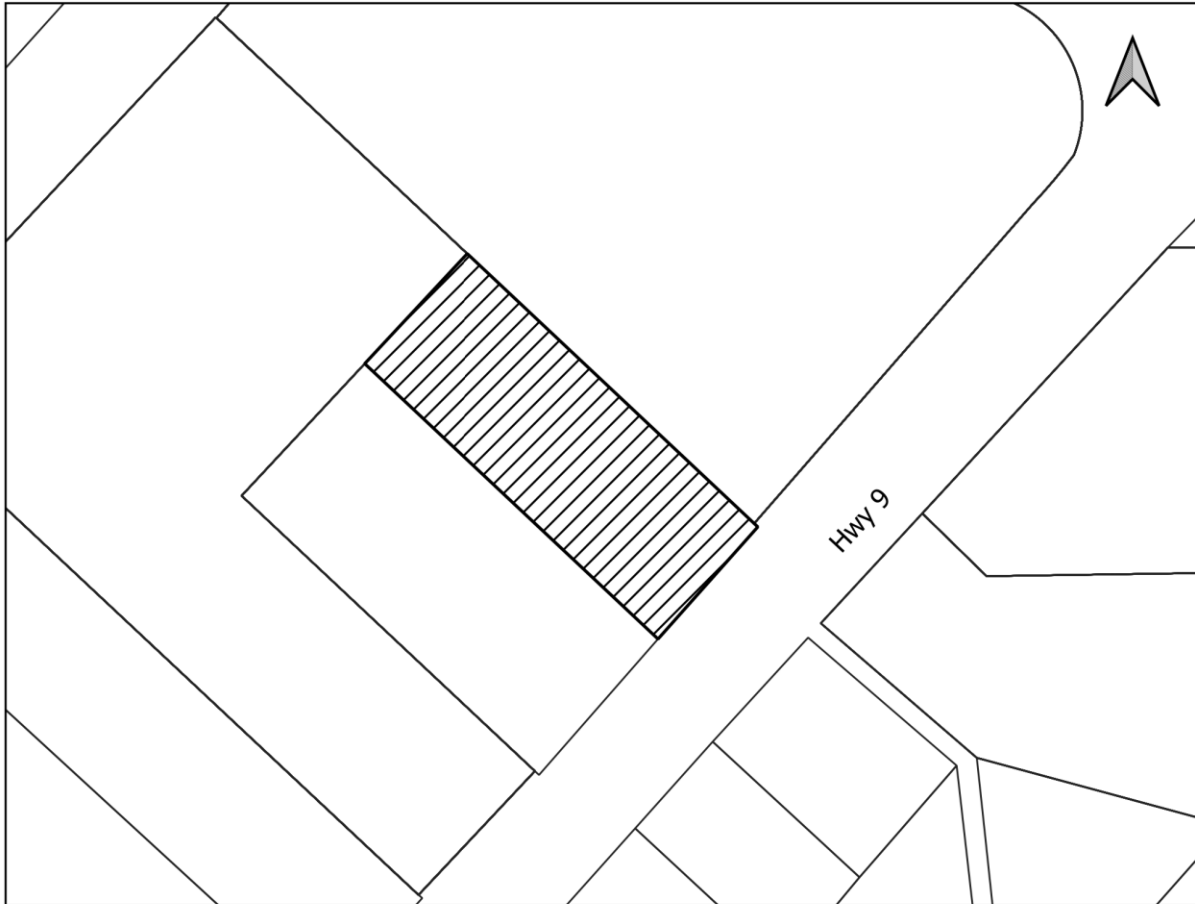
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No. 1689, 2021"
adopted on this day of

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1689

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1689-1



Land District: NWD
Land Title Office: New Westminster



FROM: SINGLE-DWELLING RESIDENTIAL 1 (RS1)
TO: MULTIPLE DWELLING RESIDENTIAL 2 (RM2)

This is Map Amendment Schedule 1689-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1689, 2021"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer