

# PUBLIC NOTICE

## Zoning Bylaw Amendment



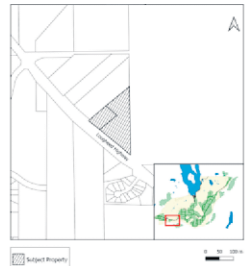
### NOTICE OF PUBLIC HEARING: AMENDMENT BYLAW 1708

**Date & Time:** February 13, 2023 at 7:00 pm

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

Bylaw 1708, if adopted, will rezone 2127 & 2215 Lougheed Highway from Rural Residential 1 (RR1) to Single-Dwelling and Secondary Dwelling Residential (RSS) to permit a future secondary dwelling.

#### Bylaw 1708: Subject Land



#### For More Information

Contact Lisa Beaulieu, Director of Development Services

Phone: (604) 796-2235 | Email: [mlbeaulieu@kentbc.ca](mailto: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](http://kentbc.ca) and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from January 27, 2023 to February 13, 2023 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

#### Send Your Comments

**Email:** [mlbeaulieu@kentbc.ca](mailto: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 13, 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](http://Kentbc.ca)



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## REPORT TO COUNCIL

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**DATE:** January 3, 2023 **FILE:** R22-10  
**FROM:** M.Lisa Beaulieu, Director of Development Services  
**SUBJECT:** *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1708, 2022 – 2215 and 2127 Loughheed Highway*

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### RECOMMENDATION:

**THAT** Council considers granting *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1708, 2022* first and second reading.

**AND THAT** Council considers setting a public hearing for *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1708, 2022* on February 13, 2023.

### PROPERTY DESCRIPTION:

Owners/Applicants: Ophelia Stanton

**Proposal:** To rezone the subject lands from Rural Residential 1 (RR1) to Single-Dwelling and Secondary Dwelling Residential (RSS) to permit a future secondary dwelling.

**OCP:** Residential – Single-Family

**DPA:** DPA5 – Mount Woodside

**Current Zoning:** Rural Residential 1 (RR1)

**Proposed Zoning:** Single-Dwelling and Secondary Dwelling Residential (RSS)

**Site Size:** 2127 Loughheed Highway

4,132 m<sup>2</sup>

CAO  
 Regular  Agenda Date \_\_\_\_\_  
 In Camera  Agenda Place \_\_\_\_\_  
 Public Hearing  Other \_\_\_\_\_

2215 Lougheed Highway14,325 m<sup>2</sup>Legal Description: 2127 Lougheed Highway

Lot 4 Except: Part Highway Plan 26833, Section 19 Township 3 Range 29 West of The Sixth Meridian New Westminster District Plan 13458

2215 Lougheed Highway

Parcel A (Explanatory Plan 15204) Lot 3 Except: Part Highway Plan 26833, Section 19 Township 3 Range 29 West of The Sixth Meridian New Westminster District Plan 13458

Site Description: 2127 Lougheed Highway

The subject property is a rectangular lot featuring an existing single-family dwelling. It was subdivided from 2099 Lougheed Highway in 1953.

2215 Lougheed Highway

The subject property is a mostly triangular property with an existing single-family dwelling. The subject property was subdivided from 2099 Lougheed Highway in 1957.

Surrounding Uses: North: Rural Residential property (zoned RR1)  
South: Woodside Inn and Mobile home park (zoned Single-Dwelling Residential 2 (RS2) and Tourist Recreation Commercial (CS3))  
East: Crown Land (zoned Resource Management (MR))  
West: Rural Residential property (zoned RR1)

Neighbourhood Character: The surrounding area is a mix of crown land and rural residential properties.

**DISCUSSION:****Executive Summary**

The applicants are proposing to rezone the subject properties from its current Rural Residential 1 (RR1) zoning to Single-Dwelling and Secondary Dwelling Residential (RSS).

A Development Permit will be required for both properties when the new dwelling units are to be established.

The applicant has noted that by rezoning the properties to RSS the properties will allow full utilization of the property's current residential potential.

### **Site-Specific Exemption**

The RSS zone currently has a condition of use requiring any properties within the District Urban Growth Boundary (UGB) zoned RSS to be connected to a community water and sewer system.

Staff have included a site-specific exemption from this requirement for these properties in Bylaw 1708 as connection to the Mount Woodside water and sewer system is unfeasible at this time.

### **OCP Policies**

Below are OCP policies in support of the proposed rezoning:

- a) *General Residential Policy 1 and Affordable Housing Policy 2 – Encourage a diversified range of housing types and tenure to accommodate residents with varying income levels, age structures, family sizes and housing preference.*

The economic realities of the housing market means that more alternative housing arrangements and tenures are required to help fill the affordable housing gap in the District.

- b) *General Residential Policy 12 – Special needs and affordable housing shall be encouraged within the District of Kent.*

Accessory dwellings are typically more affordable than other market rate housing units.

### **Staff Recommendation**

While the subject property is not currently connected to municipal water and sewer systems staff support the proposed Zoning map amendment for the following reasons:

- The dwelling units on the subject properties are still relatively young being constructed in 1986 and 2010 so redevelopment of the subject lands for denser land uses is unlikely in the short to medium term.

In addition, permitting a second residence that does not stratify or subdivide a lot maintains the future development feasibility of a lot.

- While the RR1 zone does not permit a secondary dwelling currently, the comparable RR2 zone does on lots greater than 2,000 m<sup>2</sup> in area. Both lots are substantially greater than this requirement but are not large enough to be rezoned to RR2 as the minimum lot size for rezoning is 2.0 ha.

**ENVIRONMENTAL CONSIDERATIONS:**

As the dwelling units on site are existing, minimal environmental impacts are anticipated as a result of this rezoning.

**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. 1708, 2022

Respectfully submitted for your  
consideration

Approved for submission by

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M. Lisa Beaulieu  
A-Director of Development  
Services


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Wallace Mah,  
Chief Administrative Officer

# Location Map



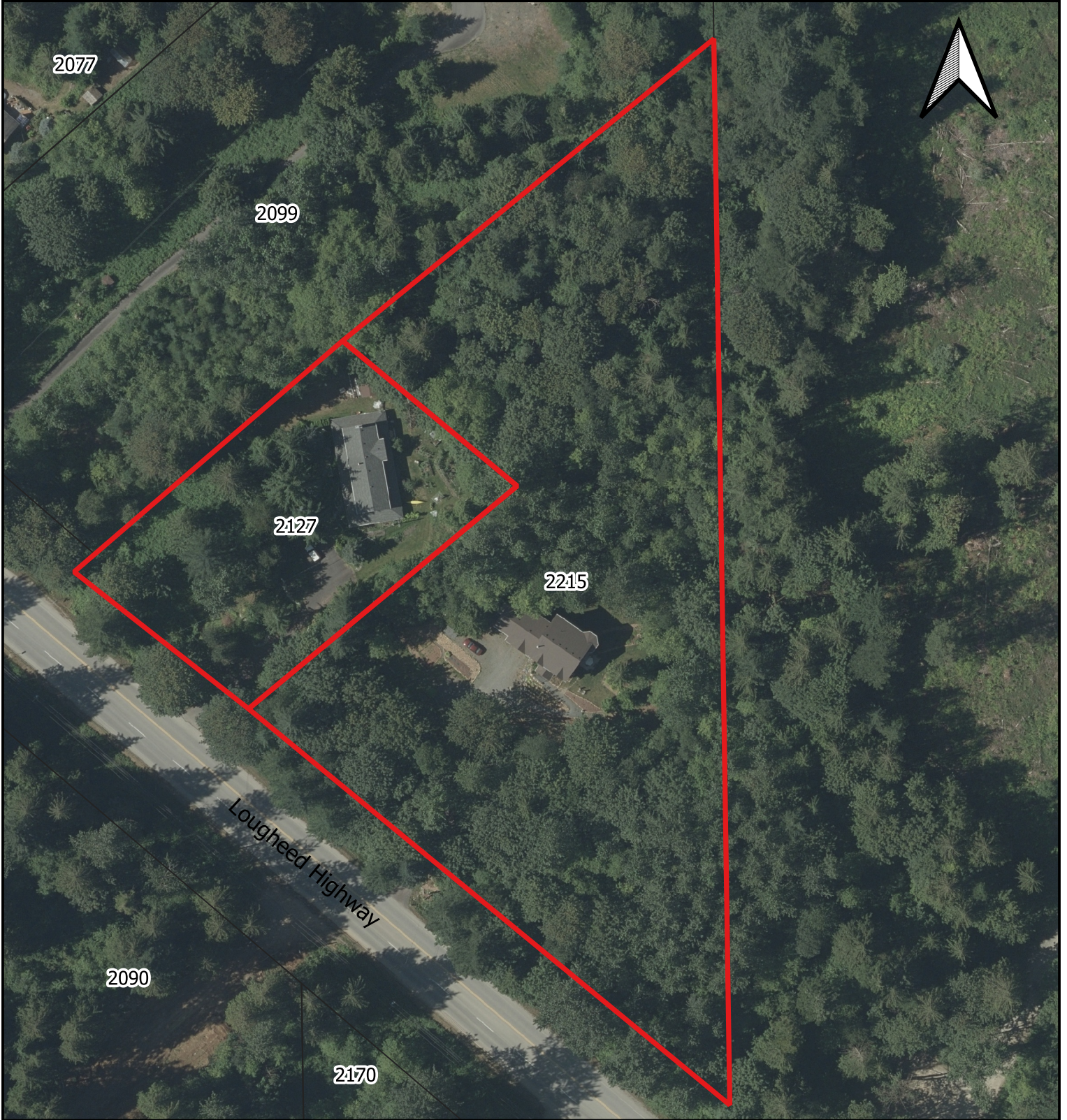
Loughheed Highway

 Subject Property

0 50 100 m



# Aerial Photo



Subject Property

0 15 30 m



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# THE CORPORATION OF THE DISTRICT OF KENT

## BYLAW NO. 1708

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

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**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. 1708, 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:

Parcel A (Explanatory Plan 15204) Lot 3 Except: Part Highway Plan 26833, Section 19 Township 3 Range 29 West of The Sixth Meridian New Westminster District Plan 13458

Commonly known as:

2215 Lougheed Highway, Agassiz, BC

AND

Currently legally described as:

Lot 4 Except: Part Highway Plan 26833, Section 19 Township 3 Range 29 West of The Sixth Meridian New Westminster District Plan 13458

Commonly known as:

2127 Lougheed Highway, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1708-1 attached hereto by rezoning the above-described lands from Rural Residential 1 (RR1) to Single-Dwelling and Secondary Dwelling (RSS) zone.

**3. TEXT AMENDMENT**

- .i To add the following to Part 9.5A Single-Dwelling and Secondary Dwelling Residential Zone (RSS):

.4 Site Specific Exemptions

<b>Table 9.18.1 Site Specific Exemptions</b>	
<b>Legal Description</b>	<b>Exemption</b>
Parcel A (Explanatory Plan 15204) Lot 3 Except: Part Highway Plan 26833, Section 19 Township 3 Range 29 West of The Sixth Meridian New Westminster District Plan 13458  Lot 4 Except: Part Highway Plan 26833, Section 19 Township 3 Range 29 West of The Sixth Meridian New Westminster District Plan 13458	Exempt the subject property from being connected to municipal water and sewer as required by Part 9.5A.2.10

**4. 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.1708, 2022"  
adopted on this \_\_\_ day of \_\_\_


\_\_\_\_\_  
Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO.1708

ZONING BYLAW AMENDMENT MAP  
SCHEDULE 1708-1



Land District: NWD  
Land Title Office: New Westminster District

 FROM: RURAL RESIDENTIAL 1 (RR1)  
TO: SINGLE-DWELLING AND SECONDARY DWELLING RESIDENTIAL (RSS)

This is Map Amendment Schedule 1708-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1708, 2022"

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Sylvia Pranger, Mayor

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Wallace Mah, Chief Administrative Officer