

PUBLIC NOTICE

OCP & Zoning Bylaw Amendment



NOTICE OF PUBLIC HEARING: AMENDMENT BYLAWS 1508.22 & 1718

Date & Time: August 21, 2023 at 7:00 pm

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

If adopted, Bylaw 1508.22 would amend the OCP designation of the subject property at 7362 Morrow Road from Residential – Single Family to Residential – Multi Family. Bylaw 1718 would rezone the property from Single-Dwelling Residential 2 (RS2) to Multiple Dwelling Residential (RM2).

Subject Land



For More Information

Contact Christian Parr, Development Services - Planner I

Phone: (604) 796-2235 | Email: cparr@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 August 4, 2023, to August 21, 2023, during regular office hours of 8:30 am to 4:30 pm Monday to Friday, excluding statutory 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, August 21, 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



REPORT TO COUNCIL

DATE: May 12, 2023 **FILE:** R23-02
TO: M.Lisa Beaulieu, A-Director of Development Services
SUBJECT: OCP and Zoning Amendment – 7362 Morrow Road

RECOMMENDATION:

THAT Council considers granting *Official Community Plan Amendment Bylaw No. 1508.22, 2023* and *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1718, 2023* first and second reading; and

THAT Council approves the following consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:

1. Two (2) consecutive issues of the local newspaper requesting written comments; and
2. Letters of notice to property owners within 100 metres of the property; and

THAT Council considers setting a Public Hearing date for *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1718, 2023* on August 21, 2023.

PROPERTY DESCRIPTION:

Owner: Parminder Sharma

Applicant: Isaac Keast

Proposal: To amend the OCP land use designation and zoning for the subject property to facilitate the establishment of a townhouse development.

Subject Property

7362 Morrow Road

PID: 015-060-551

Site Size: 1,324 m² (14,251 ft²)

CAO
 Regular
 In Camera
 Public Hearing
 Agenda Date _____
 Agenda Place _____
 Other _____

Legal: Lot B Section 19 Plan Number NWP83180 Land District 36 Township 3

OCP Land Use Designation

Current: Residential – Single Family

Proposed: Residential – Multi Family

Zoning:

Current: Single-Dwelling Residential 2 (RS2)

Proposed: Multiple Dwelling Residential 2 (RM2)

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

Surrounding Uses: North: Single-family residential (zoned RS1)
South: Single-family residential strata (zoned RS2)
East: Single-family residential (zoned RS1)
West: Single-family residential (zoned RS1)

Neighbourhood Character: The surrounding neighbourhood is a mix of multi-family and single-detached housing of varying forms and ages.

DISCUSSION:

To accommodate the townhouse development on 7362 Morrow Road, District staff are recommending Council consider the following OCP and Zoning Bylaw amendments detailed below:

OCP Amendment Bylaw No. 1508.22

Summary of Changes

Bylaw 1508.22 would see the OCP designation of the subject properties amended from Residential – Single Family to Residential – Multi Family.

OCP Multi-Family Policy No. 11 provides the following criteria for property's to be considered for redesignation from Residential – Single Family to Residential – Multi Family:

- a) ***Within a 10-minute walk of (approximately 800 metres) of parks, recreational areas and facilities, commercial and employment areas or public/institutional facilitates and public transit.***

1. Schep Park is within 400 m of the proposed development and is accessible by sidewalk via Parkwood Drive.
2. The commercial strip on Pioneer Avenue is between 400 m and 800 m away from the subject property and is accessible via sidewalks on Morrow Road, Pioneer Avenue and Heath Road. Alternative access is available from a right of way at 7411 Morrow Road.
3. Kent Elementary is within 200 m of the subject property and is accessible via two pedestrian only gates: one at 7328 Morrow Road and another at 7272 Morrow Road.
4. A transit stop is available on the south side of Morrow Road within 200 m of the proposed development.

b) *Where the proposed development will be compatible in character and scale with adjoining uses.*

Currently, multi-family development has been limited to the north side of Morrow Road. These developments have varied in design, massing and height.

Single-detached dwellings adjacent to the subject property also vary in design and height.

Staff will be working with the applicants to ensure that the development is compatible with the surrounding neighbourhood during the Development Permit process.

c) *On sites that afford direct and convenient vehicle access so as to avoid generating excessive traffic on local streets.*

The proposed development will be required to provide access onto Morrow Road.

d) *On sites where adequate community sewer and water services are available.*

Sewer and water are available at the lot line fronting Morrow Road.

Staff supports the proposed map amendment subject to the provision of suitable water and sewer services and consultation with neighbouring property owners by the applicant.

Zoning Amendment Bylaw No. 1718

Zoning Amendment History

A previous owner had the property rezoned from RS1 to RS2 with bylaw No.1665 in 2021 but attempts to develop the property did not materialize due to the challenging lot layout restricting the ability to create marketable lots.

Executive Summary

The applicants are requesting Council consider their rezoning application for 7362 Morrow Road that would see the subject property rezoned from Single-Dwelling Residential 2 (RS2) to Multiple Dwelling Residential (RM2).

Rezoning to the RM2 zone would allow a maximum density of 9 units on the subject property with a maximum height of 12.0 m.

OCP Policies and Staff Recommendation

District staff supports the OCP amendment and 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 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.

Greenhouse Gas and Energy Reduction Policy 5

Encourage the development of more compact and complete communities through the concentration of density, services and amenities.

ENVIRONMENTAL CONSIDERATIONS:

Minimal environmental impacts are anticipated as a result of this OCP designation and Zoning change.

BUDGETARY CONSIDERATIONS:

The applicant is responsible for all cost associated with the Zoning Bylaw and Official Community Plan amendment processes.

POLICY CONSIDERATIONS:

Official Community Plan and 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*.

Letters of notice will be mailed to property owners within 100 m of the property no later than 10 days prior to the date of public hearing.

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: Official Community Plan Amendment Bylaw No. 1508.22, 2023
- 4) Appendix D: District of Kent Zoning Bylaw, Amendment Bylaw No. 1718, 2023

Respectfully submitted for your
consideration


Approved for submission by

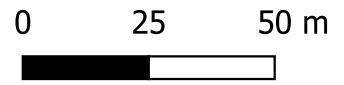
M. Lisa Beaulieu
Director of Development
Services

Wallace Mah,
Chief Administrative Officer

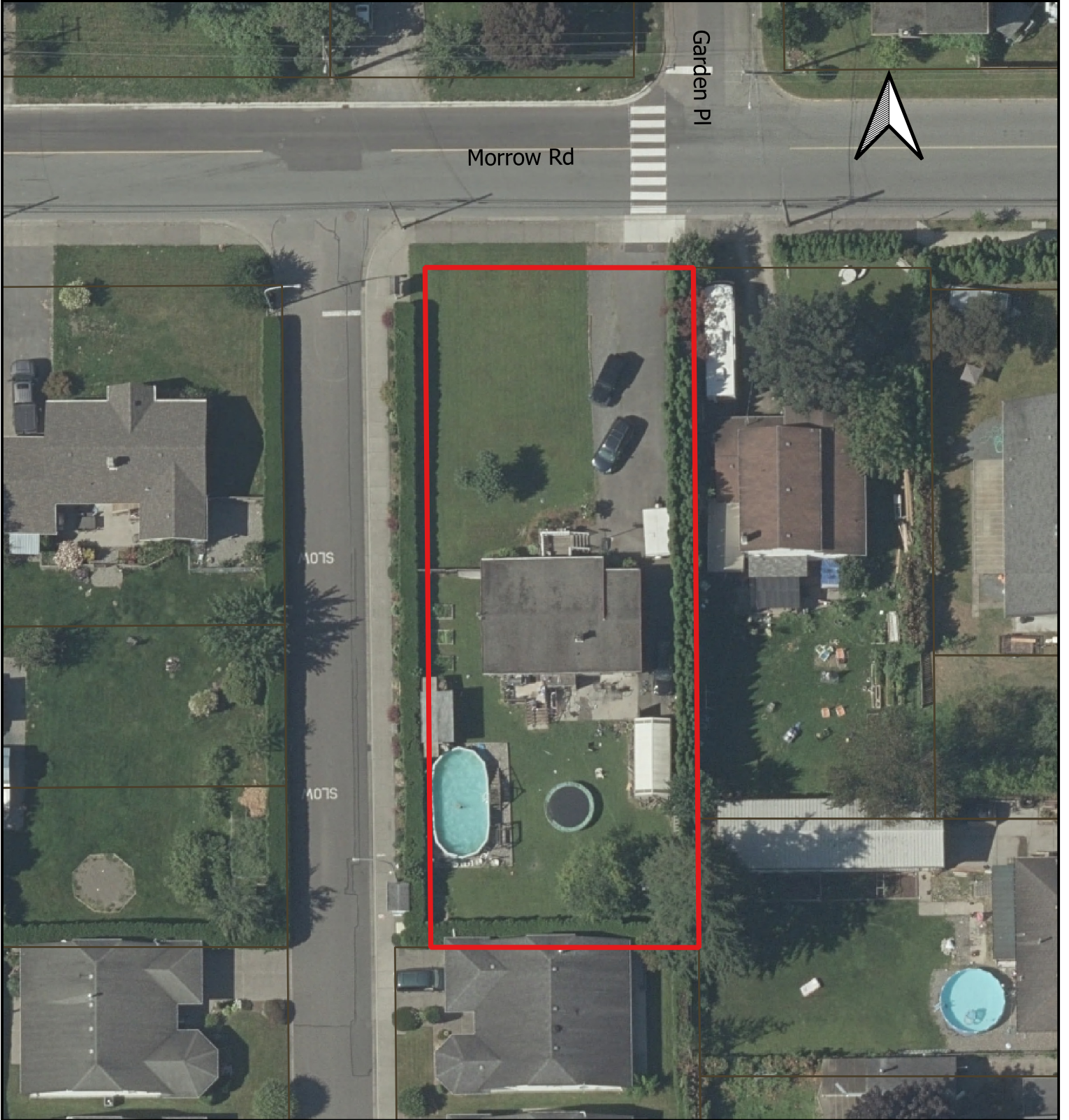
Location Map



 7362 Morrow Road




Aerial Photo



0 10 20 m



 7362 Morrow Road

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1508.22

“A bylaw to amend the District of Kent Official Community Plan Bylaw 1508, 2014”

WHEREAS the Council of the Corporation of the District of Kent has deemed it advisable to amend the Official Community Plan;

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 “Official Community Plan Amendment Bylaw No. 1508.22, 2022”.

2. MAP AMENDMENTS

That OCP Reference Map Schedule B, and B-8 Land Use Plans of the District of Kent Official Community Plan Bylaw No. 1508, 2014 be amended for the following properties:

Currently legally described as:

LOT B, SECTION 19, PLAN NUMBER NWP83180, LAND DISTRICT 36,
TOWNSHIP 3

Commonly known as:

7362 Morrow Road, Agassiz, BC

As outlined in black diagonal lines on Official Community Plan Amendment Map Schedule 1508.22-01 attached hereto by redesignating the above legally described lands from Residential – Single Family to Residential – Multi Family and including them within Development Permit Area 3 – Intensive Residential.

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 XXth day of XXXX, 2023.

READ A SECOND TIME this XXth day of XXXX, 2023.

PUBLIC HEARING WAS HELD this XXth day of XXXX, 2023.

READ A THIRD TIME this XXth day of XXXX, 2023.

FINALLY PASSED AND ADOPTED this XXth day of XXXX, 2023.

CERTIFIED CORRECT:

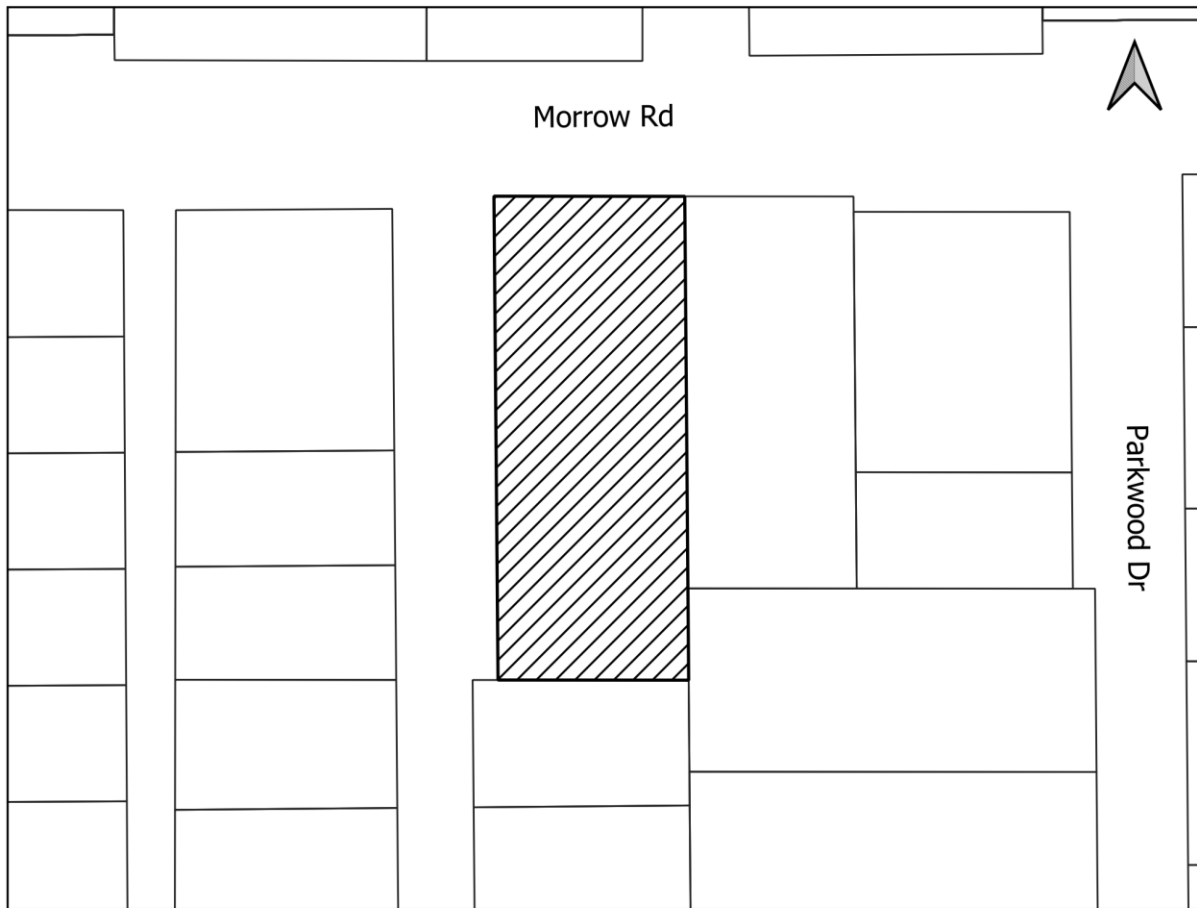
Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer


CERTIFIED A TRUE AND CORRECT COPY
of "Official Community Plan Amendment Bylaw
No.1508.22, 2023" adopted on this XXth day
of XXXX, 2023.

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1508.22
OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT MAP
SCHEDULE 1508.22-1



Land District: NWD
Land Title Office: New Westminster District

 FROM: RESIDENTIAL - SINGLE-FAMILY
TO: RESIDENTIAL - MULTI-FAMILY

This is Map Amendment Schedule 1508.22-1 to and forming part of "Official Community Plan Amendment Bylaw No. 1508.22, 2023"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1718

“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. 1718, 2023”.

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 B, SECTION 19, PLAN NUMBER NWP83180, LAND DISTRICT 36,
TOWNSHIP 3

Commonly known as:

7362 Morrow Road, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1718-1 attached hereto by rezoning the above-described lands from Single-Dwelling Residential 2 (RS2) to Multiple-Dwelling Residential 2 (RM2).

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 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 of

FINALLY PASSED AND ADOPTED this day of

CERTIFIED CORRECT:

Sylvia Pranger, Mayor

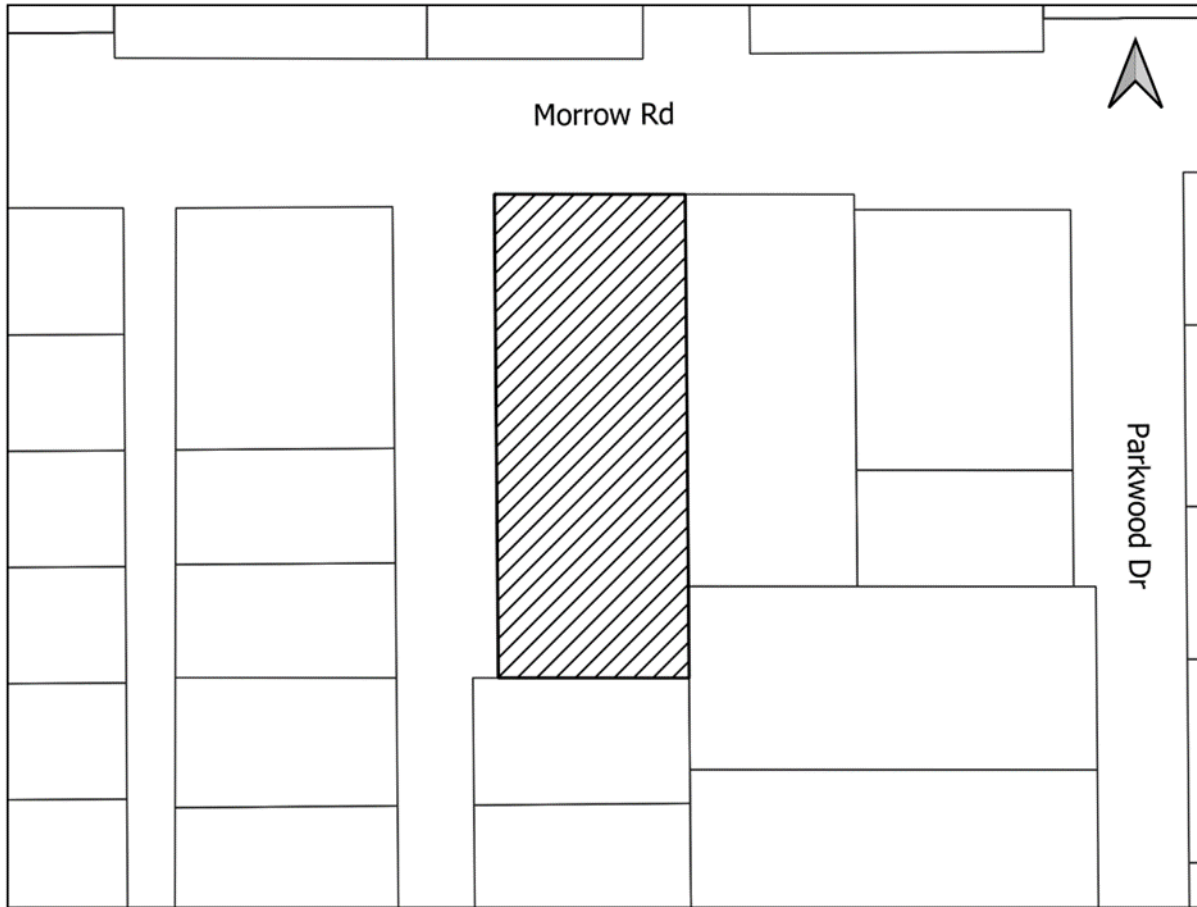
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No.1715, 2023"
adopted on this day of

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1718

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1718-1



Land District: NWD
Land Title Office: New Westminster District

 FROM: SINGLE-DWELLING RESIDENTIAL 2 (RS2)
TO: MULTIPLE DWELLING RESIDENTIAL 2 (RM2)

This is Map Amendment Schedule 1718-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1718, 2023"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer