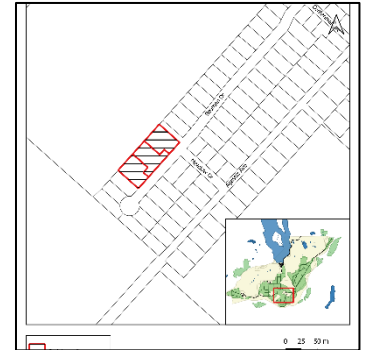


PUBLIC NOTICE

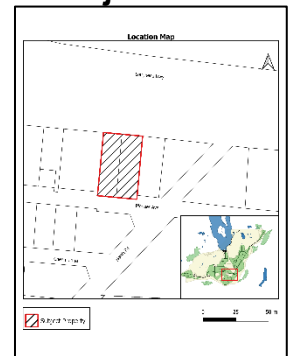
OCP and Zoning Bylaw Amendments



Bylaw 1508.20 and 1694 Subject Land



Bylaw 1655 Subject Land



NOTICE OF PUBLIC HEARING AMENDMENT BYLAW 1508.20 AND 1694 1715, 1725 and 1735 Beaman Drive

Council of the District of Kent will be holding a public hearing for:

- *Official Community Plan Amendment Bylaw No. 1508.20, 2022; and*
- *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2022.*

If Bylaw 1508.13 is adopted, the Official Community Plan land use designation for portions of the subject properties will be changed from Residential – Multi-Family to Residential – Single-Family.

If Bylaw 1653 is adopted, portions of the subject properties will be changed from Multiple Dwelling Residential 1 (RM1) to Single-Dwelling Residential 2 (RS2).

NOTICE OF PUBLIC HEARING AMENDMENT BYLAW 1697 7285 AND 7291 Pioneer Avenue

Council of the District of Kent will be holding a public hearing for:

- *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022*

If Bylaw 1697 is adopted, the subject properties will be rezoned from Town Centre Commercial and Residential (CT2) to a new Comprehensive Development 4 (CD4) zone.

The CD4 zone was created to facilitate the establishment of a 24-unit apartment building with commercial space on the bottom floor.

For More Information

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

District Council will hold a public hearing for Bylaws 1508.20, 1694 and 1697 at its regular meeting on:

May 9, 2022 at 7:00 pm

District Hall, 7170 Cheam Avenue, Council Chambers

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 April 22, 2022 to May 9, 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, May 9, 2022.

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: March 30, 2022 **FILE:** R22-03

FROM: M.Lisa Beaulieu, Director of Development Services

SUBJECT: *Official Community Plan Amendment Bylaw 1508.20, 2022 and District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2022 – 1715, 1725 and 1735 Beaman Drive*

RECOMMENDATION:

THAT Council considers granting first and second reading to *Official Community Plan Amendment Bylaw 1508.20, 2022 and District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2022.*

AND THAT Council considers setting a public hearing date for *Official Community Plan Amendment Bylaw 1508.20, 2022 and District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2021* on May 9, 2022 at 7:00 pm.

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

1. Hold a public hearing and provide notice as prescribed in LGA, Section 466 (1):
 - a. Published in (2) consecutive issues of the local newspaper requesting written comments; and,
 - b. Send letters of notice to property owners within 100 metres of the property.

BACKGROUND:

Applicants: Jen Powers, OTG Developments

Owners: TeBrinke Holdings Ltd.

Summary: The applicants are proposing to amend the land use designation and zoning for portions of 1715, 1725 and 1735 Beaman Drive to facilitate a two-lot single family subdivision on the site.

Civic Addresses: 1715, 1725 and 1735 Beaman Drive

Current Combined Lot Size: 4,212 m² (1.0 acres)

Current OCP: Residential – Multi-Family

Proposed OCP: Residential – Single-Family

Current DPA: DPA 3 – Intensive Residential

Current Zoning: Multiple Dwelling Residential 1 (RM1)

Proposed Zoning: Single-Dwelling Residential 2 (RS2)

ALR: No

Site Description: The subject properties are three small strata’s featuring a combined 16 dwelling units. The properties feature shared parking areas and a large greenspace.

Surrounding Uses:

	Zoning	Use
North	Single-Dwelling Residential 1 (RS1)	Single-family dwelling
South	RS1	Single-family dwelling
East	RS1	Single-family dwelling
West	Parks, Recreation and Open Space (P2)	Baseball field and Community Recreation and Cultural Centre

DISCUSSION:

Executive Summary and Development Information

The applicants are proposing to amend the land use designation and zoning for portions of the subject properties to facilitate the establishment of two single-family dwellings with secondary suites. If adopted, the bylaws would amend the:

- OCP land use designation from Residential – Multi-Family to Residential – Single Family.
- Zoning from Multiple Dwelling Residential 1 (RM1) to Single-Dwelling Residential 2 (RS2).

The applicants noted that the requested amendments would allow the existing dwellings on the subject properties to remain while also generating more housing including rental units via secondary suites.

The proposed layout would result in the creation of 2 new single-family dwellings and the consolidation of the remaining portions and multi-family buildings of 1725 and 1735 Beaman Drive. The proposed lot sizes are as follows:

- Lot 1 – 1,348 m² (includes mostly 1715 Beaman Drive).
- Lot 2 – 361 m² (new single-family lot).
- Lot 3 – 366 m² (new single-family lot).
- Lot 4 – 2,137 m² (includes the remainder of 1725 and 1735 Beaman Drive).

OCP Policies

District staff performed a plan and policy review related to the proposed land use changes. Below are OCP policies in support of the proposed development as well as justifications for their inclusion.

- a) *General Residential Policy 3 – Maintain the character of existing residential areas.*

The proposed single-family dwellings would merge with the surrounding residential uses.

- b) *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.*

The subject properties are currently not maximizing the developable land on the space.

Inclusion of two additional dwelling units would bring the site density closer to the typical density levels the District encourages for infill development.

- c) *Residential – Single Family Policy 1 – Continue to acknowledge the role that single family housing plays in terms of appeal and lifestyle choice by providing land for such uses within the District.*

The proposed development would provide 2 new single-family residences with secondary suites.

Utilities

Currently, the subject properties do not have access to the District municipal water system and are not connected to the sewer system.

OCP Residential – Single Family Policy 3 and RS2 zoning regulations note all new lots in the designation shall be connected to the municipal water and sanitary systems.

The amendment bylaws should be held at third reading until municipal water system access is available at the subject property.

EV chargers are required at each new single-family dwelling.

Traffic and Highway Access

The proposed single-family dwellings will have driveway access onto Beaman Drive.

COMMUNITY NEED CONSIDERATIONS:

There is need from further residential densification within the Agassiz Townsite.

The loss of multi-family designated land should be mitigated with redesignated alternative locations within the townsite for multi-family use.

ENVIRONMENTAL CONSIDERATIONS:

The proposed single-dwelling residential dwellings locations will cover some greenspace on the subject lands with could negatively impact cooling and drainage on the site.

BUDGETARY CONSIDERATIONS:

The applicants have paid the required OCP and Zoning Map amendment fees and are responsible for the cost of the notification sign.

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: Site Plan
- 4) Appendix D: Official Community Plan Amendment Bylaw No. 1508.20, 2022
- 5) Appendix E: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2022

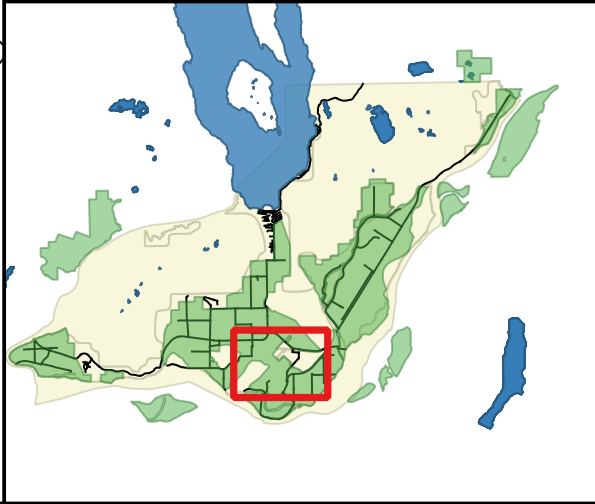
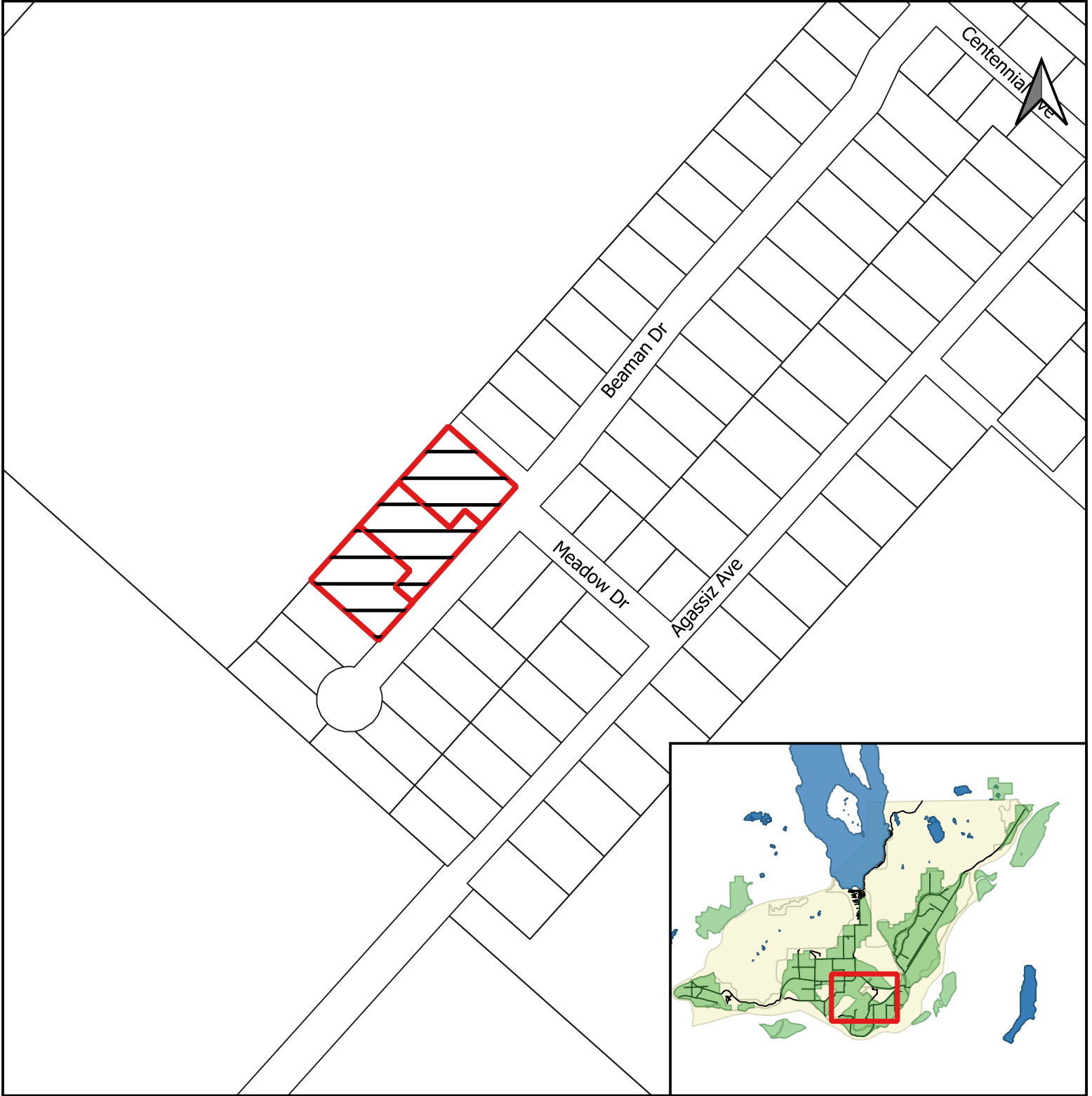
Submitted for consideration by


Approved for Submission by

M. Lisa Beaulieu,
Director of Development Services

Wallace Mah,
Chief Administrative Officer

Location Map

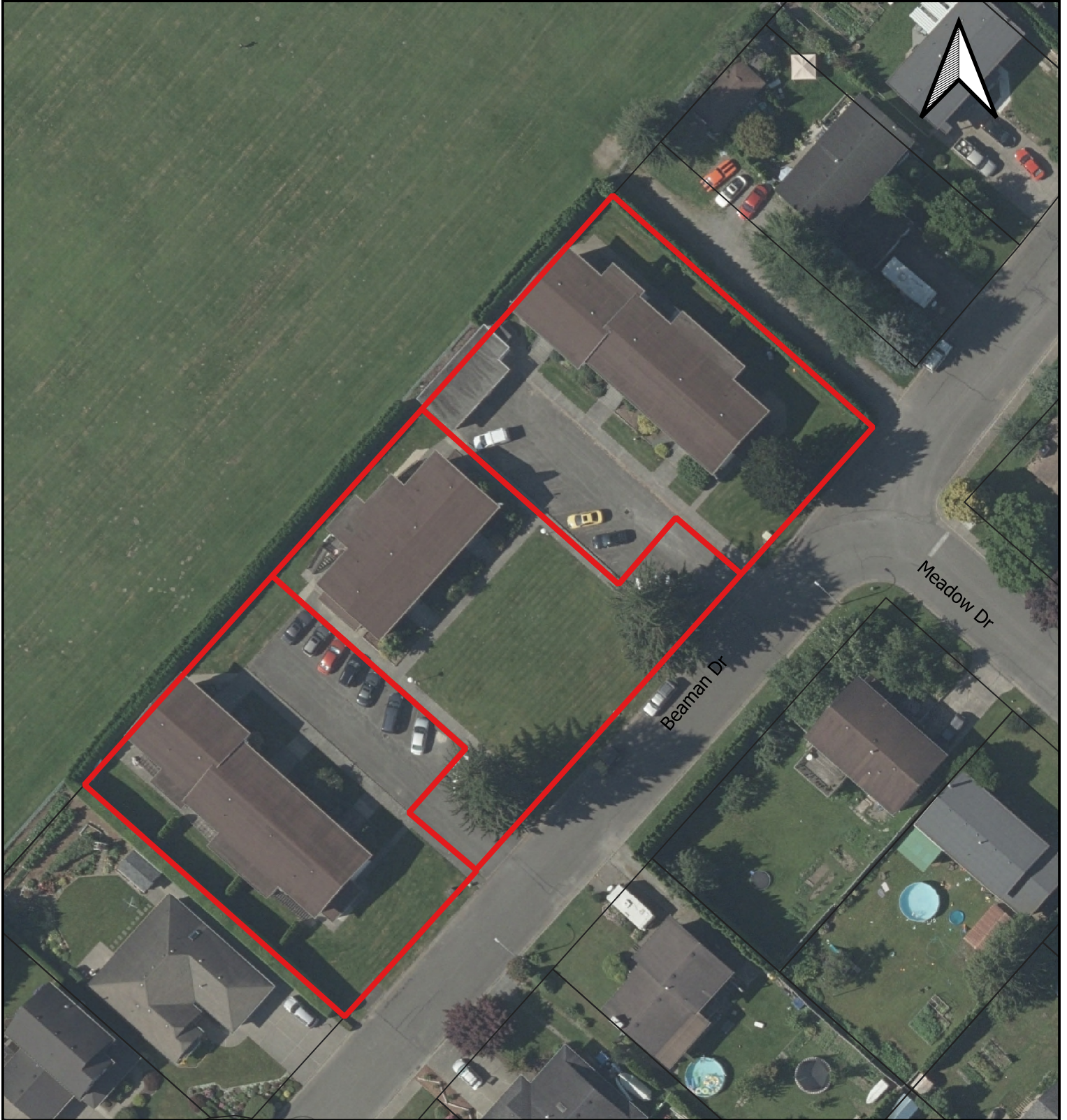


 Subject Property

0 25 50 m



Aerial Photo



Subject Lands

0 15 30 m



THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1508.20

“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. 1508.20, 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 a portion of the following properties:

Currently legally described as:

District Lot 19 Group 1 New Westminster District Strata Plan NWS635

AND

District Lot 19 Group 1 New Westminster District Strata Plan NWS636

AND

District Lot 19 Group 1 New Westminster District Strata Plan NWS637

Commonly known as:

1715, 1725 and 1735 Beaman Drive, Agassiz, BC

As outlined in black diagonal lines on Official Community Plan Amendment Map Schedule 1508.20-01 attached hereto by redesignating the above legally described lands from Residential – Multi-Family to Residential – Single Family

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 , 2022.

READ A SECOND TIME this day of .

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

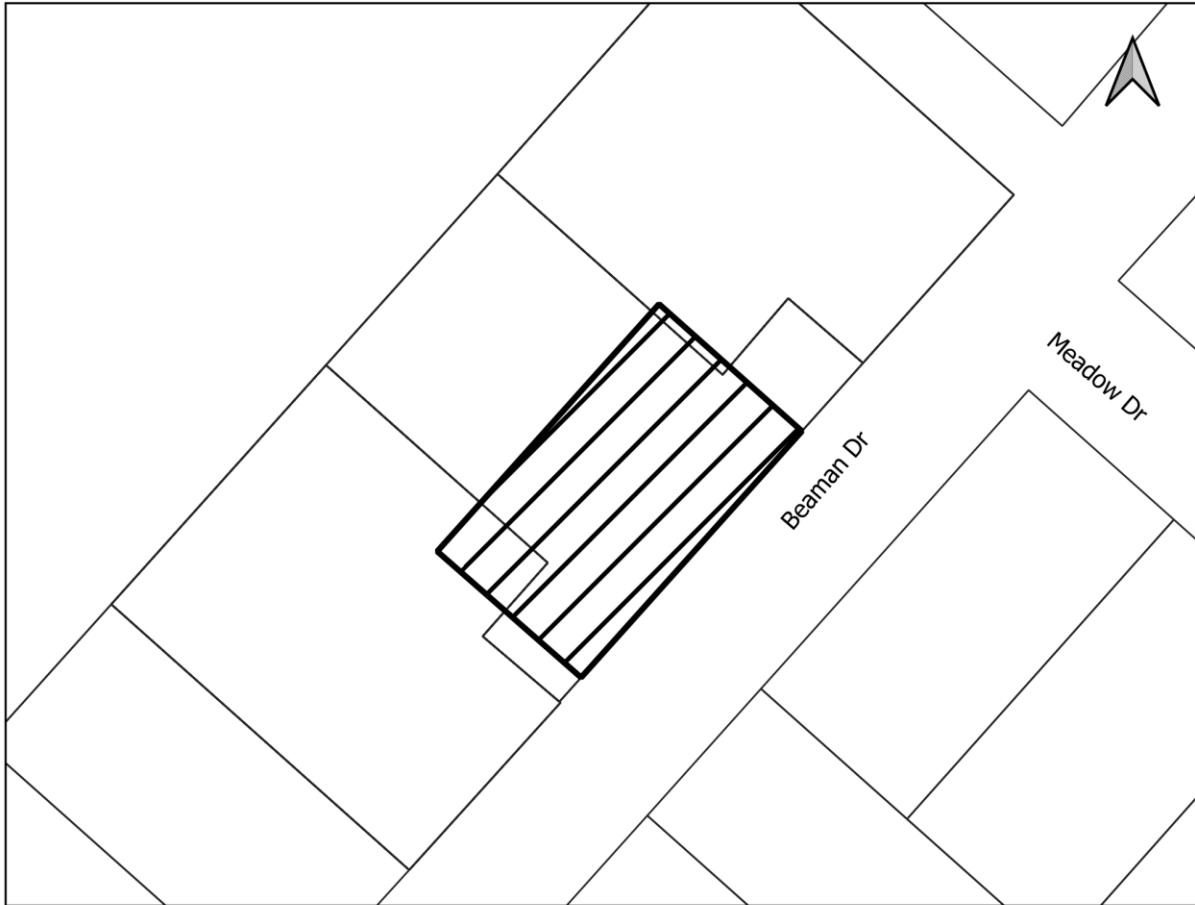
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE AND CORRECT COPY
of "Official Community Plan Amendment Bylaw
No.1508.20, 2022" adopted on this day of , 2022.

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1508.20

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT MAP
SCHEDULE 1508.20-1



Land District: NWD
Land Title Office: New Westminster



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

This is Map Amendment Schedule 1508.20-1 to and forming part of "Official Community Plan Amendment Bylaw No. 1508.20, 2021"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1694

“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. 1694, 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 portions of the lands:

Currently legally described as:

District Lot 19 Group 1 New Westminster District Strata Plan NWS635

AND

District Lot 19 Group 1 New Westminster District Strata Plan NWS636

AND

District Lot 19 Group 1 New Westminster District Strata Plan NWS637

Commonly known as:

1715, 1725 and 1735 Beaman Drive, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1694-1 attached hereto by rezoning a the hatched portion of the subject properties from Multiple-Dwelling Residential 1 (RM1) to Single-Dwelling Residential 2 (RS2)

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

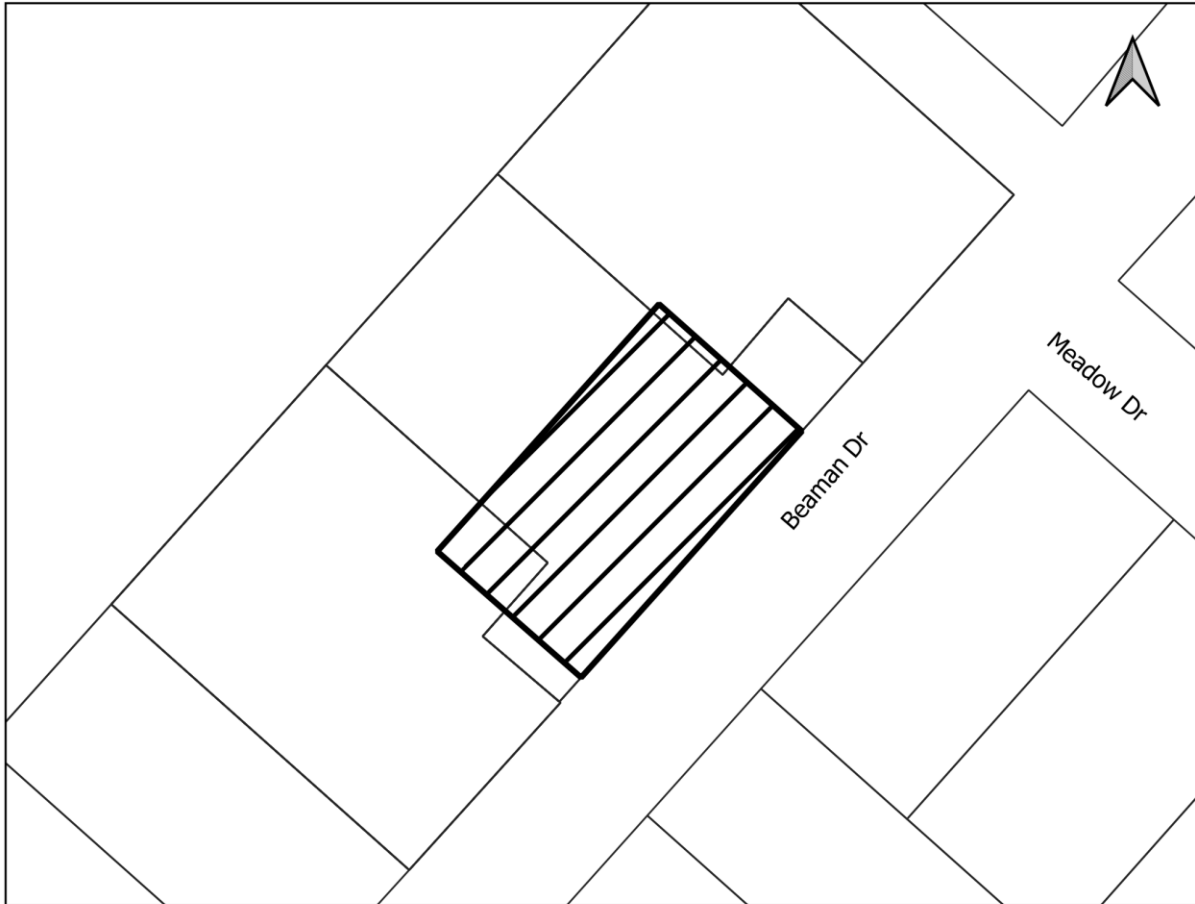
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No. 1694, 2022"
adopted on this day of

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1694

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1694-1



Land District: NWD
Land Title Office: New Westminster

 FROM: MULTIPLE DWELLING RESIDENTIAL 1 (RM1)
TO: SINGLE-DWELLING RESIDENTIAL 2 (RS2)

This is Map Amendment Schedule 1694-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2022"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer