

PUBLIC NOTICE

Zoning Bylaw Amendment – Density Bonus Compliance



NOTICE OF AMENDMENT BYLAW No. 1769, 2026

Date & Time: Monday, August 17, 2026 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 has waived the holding of a Public Hearing pursuant to Section 464(2) and 467 of the *Local Government Act* for Zoning Bylaw Amendment Bylaw No. 1769.

Subject Land: Applicable to all lands zoned CT2 (Town Centre Commercial and Residential) within the District of Kent.

Council gave first and second readings to Bylaw 1769 on July 20, 2026.

If adopted, Bylaw 1769, will remove density bonus provisions from the Town Centre Commercial and Residential (CT2) Zone **to comply with updated provincial legislation.**

This amendment is required and will not affect existing developments, approved projects, or permitted land uses.

The Local Government Act permits a local government to waive the holding of a public hearing for a zoning bylaw amendment where an official community plan is in effect for the area that is subject to the zoning bylaw and the bylaw is consistent with the official community plan.

Subject Land:



For More Information

Contact Thane Greydanus, Planner I
Phone: (604) 796-2235
Email: planning@kentbc.ca

View Draft Documents

Copies of the draft bylaw and all background materials will be available for viewing online at kentbc.ca and in the front foyer at Municipal Hall, 7170 Cheam Ave., from July 31 - August 17, 2026 during regular office hours of 8:30 am to 4:30 pm excluding statutory holidays.

Public Participation

Members of the public may attend the meeting in person or view the meeting online via live stream at kentbc.ca. Written submissions are encouraged in advance and will be provided to Council for consideration.

Send Your Comments

Email: planning@kentbc.ca

Mail: Manager of Planning
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 17, 2026.



REPORT TO COUNCIL

DATE: July 13, 2026 **FILE:** Bylaw 1769, 2026

FROM: Sean Yilmaz, Manager of Planning

PREPARED BY: Thane Greydanus, Planner I

SUBJECT: Request to waive the Public Hearing and First & Second Readings –
Zoning Bylaw Amendment Bylaw No. 1769, 2026

RECOMMENDATION:

THAT Council give first and second readings to Zoning Bylaw Amendment Bylaw No. 1769, 2026; and,

THAT Council waive the requirement to hold a public hearing for Zoning Bylaw Amendment Bylaw No. 1769, 2026, pursuant to Section 464 of the *Local Government Act*, as the proposed bylaw is consistent with the Official Community Plan; and,

THAT Council direct staff to provide the notice required under the *Local Government Act* prior to Council's consideration of third reading and adoption.

BACKGROUND:

The Province adopted Bill 16 (Housing Statutes Amendment Act, 2024), which introduced new legislation requiring local governments to remove outdated density bonus provisions from their zoning bylaws by June 30, 2026.

In response to the provincial direction, staff have prepared an amendment to the Zoning Bylaw to remove the density bonus provisions contained in Section 9.7.2.4 of Zoning Bylaw No. 1219, 2001, which currently permits additional residential density with the Town Centre Commercial and Residential Zone (CT2) in exchange for cash contributions to the Land Reserve Fund. This is the only density bonus provision contained within the District's Zoning Bylaw impacted by the new requirements and the proposed amendment applies only to lands zoned CT2 and does not affect any other zones within the District. As these density bonus provisions are no longer consistent with provincial legislation, the density bonus component of Section 9.7.2.4 is proposed to be deleted.

Council also has the discretion to determine if a public hearing should be held. Section 464 of the *Local Government Act* states that a local government is not required to hold a public hearing for a zoning bylaw amendment where the proposed amendment is consistent with the Official Community Plan. Notice, however, is still required to be published in accordance with the *Local Government Act* and Community Charter.

DISCUSSION:

The proposed Zoning Bylaw Amendment will remove outdated density bonus provision applicable to the Town Centre Commercial and Residential Zone (CT2), which permits residential density to exceed the base maximum density in exchange for an amenity contribution to the Land Reserve Fund.

Existing developments, previously approved density bonus agreements and site-specific zoning regulations are not affected by the proposed amendment. The amendment will not introduce new development rights, limit existing development, increase permitted density or change land use designations. This amendment will remove portions of Section 9.7.2.4 of the Zoning Bylaw to comply with the amendments to the Local Government Act established by Bill 16.

Staff also recommend that Council waive the requirement for a public hearing as the proposed amendment is administrative in nature, is consistent with the Official Community Plan and brings the Bylaw into compliance with the Provincial requirements.

As the amendment doesn't create additional development entitlements or affect existing land uses, staff anticipate minimal public interest in the proposed amendment.

Council retains the ability to consider a new density bonus bylaw in the future that complies with current provincial legislation. Staff will continue reviewing options for future density bonus regulations that are consistent with the updated provincial legislation and will report back to Council should a new bylaw be proposed. As part of this process, the District must undertake consultation and a financial feasibility analysis when developing (or amending) a density bonus bylaw and requires a comprehensive review prior to implementation.

If Council grants first and second readings and waives the public hearing requirement, staff will provide the required statutory notice and return the bylaw to Council at a subsequent meeting for consideration of third reading and adoption.

BUDGETARY CONSIDERATIONS:

No financial implications are associated with this bylaw amendment.

ALTERNATIVES/OPTIONS:

- 1) Approve the recommendations contained in this report (staff recommendation)
- 2) Direct staff to schedule a public hearing.
- 3) Request additional information.

ATTACHMENTS:

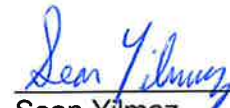
- 1) Attachment A: Zoning Bylaw Amendment Bylaw No. 1769, 2026
- 2) Attachment B: CT2 Zone Redlined Zoning Excerpt

Respectfully submitted for your
consideration by



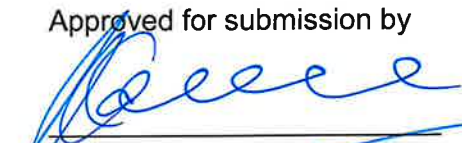
Thane Greydanus,
Planner I

Reviewed and approved for
consideration by



Sean Yilmaz,
Manager of Planning

Approved for submission by



Wallace Mah,
Chief Administrative Officer

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1769

“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. 1769, 2026”.

2. TEXT AMENDMENT

1. District of Kent Zoning Bylaw No. 1219, 2001 is hereby be amended as follows:

a. Section 9.7.2.4 Town Centre Commercial Zone (CT2)

- i. To remove Subsection 9.7.2.4.1 and replace it with the following:
“9.7.2.4.1 Except as provided in Table 9.7.2.2 the maximum density for residential uses shall not exceed 50 units per hectare (20 units per acre);”
- ii. To remove Subsection 9.7.2.4.2, 9.7.2.4.3, and 9.7.2.4.

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 XXX day of XXX, 2026.

READ A SECOND TIME this XXX day of XXX, 2026.

MINISTRY OF TRANSPORTATION APPROVAL this XXX day of XXX, 2026.

READ A THIRD TIME this XXX day of XXX, 2026.

FINALLY PASSED AND ADOPTED this XXX day of XXX, 2026.

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. 1769, 2026"
adopted on this xxx day of xxx, 2026.

Clair Lee, Director of Corporate Services