



## THE CORPORATION OF THE CITY OF GRAND FORKS

### ZONING BYLAW AMENDMENT BYLAW NO. 2039-A28

**A bylaw to amend the City of Grand Forks Zoning Bylaw No. 2039, 2018, to allow 2 single-family dwellings for a specific parcel on R-4 Rural Residential.**

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The Municipal Council for the Corporation of the City of Grand Forks, in open meeting lawfully assembled, **ENACTS** as follows:

#### **Citation**

1. This bylaw may be cited as the “**Zoning Bylaw Amendment Bylaw No. 2039-A28**”

#### **Regulation**

2. City of Grand Forks Zoning Bylaw No. 2039, 2018 is amended as follows:

- 2.1. By adding the following text at Part VI, Section 42 R-4 (Rural Residential) Zone after Section 42.5(d) as Section 42.5(e):

(e) site specific dwellings as permitted under Section 42.14.

- 2.2. By replacing the period at the end of Section 42.5(d) with a semicolon.

- 2.3. By adding the following text at Part VI, Section 42 R-4 (Rural Residential) Zone after Section 42.13 as Section 42.14:

42.14 Site Specific

- A. In consideration of the types of dwellings permitted by 42.5 and accessory building floor area under 42.8, on the property located at 40 Morrissey Creek Rd with parcel identifier number of PID: 010-900-233 and legal description of LOT 5 DISTRICT LOT 653 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 3072:

(a) Only two single-family dwellings are permitted; and

(b) The total of all the accessory buildings associated with each single-family dwelling shall have a floor area not greater than 50% for that respective principal structure, with exception to farm buildings or structures.

#### **General**

3. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.
4. If any section, paragraph or phrase of this bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

Read a first and second time by the Municipal Council this 27<sup>th</sup> day of March 2023.

Read a third time this \_\_ Day of \_\_\_\_ 2023.

Endorsed by the Ministry of Transportation and Infrastructure pursuant to section 52 of the Transportation Act this \_\_ day of \_\_\_\_ 2023.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor – Everett Baker

\_\_\_\_\_  
Corporate Officer – Daniel Drexler

**CERTIFICATE**

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2039-A28, cited as the "Zoning Bylaw Amendment Bylaw No. 2039-A28", as passed by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Corporate Officer of the Municipal Council of the  
City of Grand Forks

DRAFT