



# THE CORPORATION OF THE CITY OF GRAND FORKS

## Development and Planning

### ZA2208 – 40 Morrissey Creek Road - Technical Review

#### Applicable Land Use Bylaws Summary

The table below lists the land use bylaws that apply to the proposed zoning amendment, its designation and main intent. The parcel related to the proposed zoning amendment is Zoned as R-4 (Rural Residential) Zone; its Official Community Plan (OCP) designation is Environmental; it overlaps 4 development permit areas; it is exempt from General District DPA.

Item	Designation	Main requirement or Intent
Zoning Bylaw No.2039	s.42 R-4 (Rural Residential) Zone	<p>s.42.2 The following uses and no others are permitted:</p> <ul style="list-style-type: none"> <li>(a) dwelling units;</li> <li>(b) farm operations (crops and/or animals);</li> <li>(c) bed and breakfast accommodations;</li> <li>(d) kennels;</li> <li>(e) home occupations;</li> <li>(f) home industries;</li> <li>(g) animal hospitals</li> </ul> <p>s.42.3 Permitted accessory uses and buildings include:</p> <ul style="list-style-type: none"> <li>(a) buildings or structures accessory to any of the uses permitted in this zone.</li> </ul> <p>s.42.5 The following types of dwelling units are permitted:</p> <ul style="list-style-type: none"> <li>(a) one single family detached dwelling,</li> <li>(b) one mobile home, or</li> <li>(c) one two-family dwelling; plus</li> <li>(d) within the Agricultural Land Reserve, one additional manufactured (mobile) home subject to regulations of the Agricultural Land Commission.</li> </ul> <p>s.43.8 The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure, with exception to farm buildings or structures.</p>
OCP Bylaw No.2089	s.2.3 Environmental	<p><b>INTENT</b></p> <p>The intent of “Environmental Land Uses” is to protect sensitive ecosystems and prevent increased exposure to natural hazards by limiting development to the most appropriate site(s) within each property and seeking opportunities to increase protection of natural assets.</p> <p><b>POLICIES</b></p> <p>s.2.3.1. Limit land development in lands identified as Environmental on “MAP 1: Land Use Designations” to prevent increased exposure to natural hazards and protect environmentally sensitive areas.</p> <p>s.2.3.2. Where appropriate, permit seasonal recreational uses or sensitive, limited footprint development that is resilient to natural hazards and complementary to the present natural assets.</p> <p>s.2.3.4. Seek opportunities at the subdivision approval stage to preserve, conserve or protect Environmental Areas from future development through use of available legislative tools.</p>



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OCP Bylaw No.2089	s.2.4 General Environmental Development Permit Area (DPA)	<p><b>POLICIES</b>  <b>APPLICABILITY</b>  s.2.4.1. The following policies apply to the “Environmental DPA” lands as shown on:  b) “MAP 4: Steep Slopes Development Permit Area”  c) “MAP 5: Riparian Areas and Sensitive Ecosystem Development Permit Area”</p> <p><b>GENERAL ENVIRONMENTAL PROTECTION</b>  s.2.4.2. Require lands within an Environmental DPA remain free of development and in their natural condition except in accordance with conditions contained within a Development Permit.</p>
OCP Bylaw No.2089	s.2.6 Steep Slopes DPA	<p><b>POLICIES</b>  <b>APPLICABILITY</b>  s.2.6.3. Within this DPA there are two (2) policy areas based on slope and proximity to steep slopes:  a) Steep Slope Areas over 30%; and  b) Setbacks from Steep Slope Areas.</p>
OCP Bylaw No.2089	s.2.7 Riparian Areas and Sensitive Ecosystem DPA	<p><b>POLICIES</b>  <b>APPLICABILITY</b>  s.2.7.3. Where, through mapping error or scale, the proponent identifies that the classes or boundaries of Sensitive Ecosystems and Riparian Areas may be incorrect, require the proponent to retain a QP to map and confirm current sensitive ecosystem classes, boundaries and buffers, and submit the results to the City.</p>
OCP Bylaw No.2089	s.4.5 General District DPA	<p><b>POLICIES</b>  <b>APPLICABILITY</b>  s.4.5.1. The following policies apply to the following Development Permit Areas on “MAP 10: District Development Permit Areas”:  a) “Corridors and Gateway DPA”; and</p> <p><b>EXEMPTIONS</b>  s.4.5.2. Existing or new single-detached dwellings, detached accessory dwelling units, duplexes, and triplexes are exempt requiring a District Development Permit even if the building is being changed from a residential to a commercial use, on condition that the current architectural design of the dwelling is generally maintained.</p>