



THE CORPORATION OF THE CITY OF GRAND FORKS

Development and Planning

ZA2209 – 1730 68th Avenue - Technical Review

Applicable Land Use Bylaws Summary

The table below lists the land use bylaws that apply to the proposed R2 Residential - Small Lot zoning amendment, its designation and main intent. The parcel related to the proposed zoning amendment is currently zoned as R1 - Single and Two Family Residential; its Official Community Plan (OCP) designation is Residential Neighbourhoods; no OCP amendment is needed; it does not overlap any development permit areas.

Item	Designation	Main requirement or Intent
Zoning Bylaw No.2039	Current - s.36 R-1 (Residential – Single & Two Family) Zone	<p>s.36.1 The following uses and no others are permitted:</p> <ul style="list-style-type: none"> (a) dwelling units; (b) religious centres; (c) day care centres; (d) bed and breakfast accommodations; (e) home occupations. <p>s.36.2 Permitted accessory uses and buildings include:</p> <ul style="list-style-type: none"> (a) buildings or structures accessory to permitted uses. <p>s.36.3 The minimum parcel size for subdivision purposes is:</p> <ul style="list-style-type: none"> (a) 10,120 square metres where there is no community sewage or water system; (b) 1,393.5 square metres when the parcel is either connected to a community sewage or water system, but not both; (c) 697 square metres when the parcel is connected to both a community sewage and water system. <p>s.36.4 The following types of dwelling units are allowed on a parcel of land;</p> <ul style="list-style-type: none"> (a) One single-family dwelling, plus one secondary suite and one garden suite; or (b) One two-family dwelling, plus one garden suite.
Zoning Bylaw No.2039	Proposed – s.39 R-2 (Residential – Small Lot) Zone	<p>s.39.2 The following uses and no others are permitted:</p> <ul style="list-style-type: none"> (a) dwelling units; (b) religious centres; (c) day care centres; (d) bed and breakfast accommodations; (e) home occupations. <p>39.3 Permitted accessory uses and buildings include:</p> <ul style="list-style-type: none"> (a) buildings or structures accessory to permitted uses. <p>39.4 The minimum size for subdivision purposes is:</p> <ul style="list-style-type: none"> (a) 10,120 square metres where there is no community sewage or water system; (b) 1,393.5 square metres when the parcel is either connected to a community sewage or water system, but not both; (c) 485 square metres when the parcel is connected to both a community sewage and water system. <p>39.5 The following types of dwelling units are allowed on a parcel of land:</p> <ul style="list-style-type: none"> (a) One single-family dwelling, plus one secondary suite and one garden suite; or (b) One two-family dwelling, plus one garden suite.

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		<p>39.6 The maximum permitted lot area coverage shall be 50% for the principal building with all accessory buildings, structures, and off-street parking.</p> <p>39.9 The total of all the accessory buildings shall have a lot coverage not greater than the lot coverage of the principal structure.</p> <p>39.10 The minimum size for a single-family dwelling shall be 18 square metres.</p> <p>39.11 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:</p> <ul style="list-style-type: none"> (a) 6 metres of a front parcel line; (b) 1.5 metres of an interior side parcel line; (c) 4.6 metres of an exterior side parcel line; or (d) 6 metres of a rear parcel line. <p>39.12 No accessory building shall be located closer than 1.5 metres to a rear or side parcel line and not closer to the front parcel line than the facing wall of the principal building.</p>
OCP Bylaw No.2089	s.3.7 Residential Neighbourhoods	<p>INTENT</p> <p>The intent of land use across Residential Neighbourhoods in the City is to mature and evolve the increased variety of housing forms and densities to support walkable neighbourhoods that are connected to nearby nodes and hubs and that are able to support their infrastructure uses over time.</p> <p>POLICIES</p> <p>s.3.7.2. Support a range of housing forms including single-detached dwellings, laneway homes, secondary suites, two-unit dwellings, triplexes, fourplexes, and townhouses across all neighbourhoods.</p> <p>s.3.7.5. Prioritize investment in the development of complete streets and multi-use trails within neighbourhoods that provide multi-modal connections to the broader City.</p> <p>s.3.7.6. Encourage developments in all neighbourhoods to complement the residential form and character of a neighbourhood specifically through:</p> <ul style="list-style-type: none"> (a) Reduced front yard setbacks for porches, decks, courtyards and dwelling areas; (b) Preservation of historical architectural elements (if present) or building design that complements the historical architecture of the neighbourhood; and (c) Preservation and replacement of trees and natural vegetation. <p>s.3.7.7. Consider implementing FireSmart Canada principles and design standards through appropriate Development Permit Areas or other tools.</p>