

<i>section</i>	<i>p</i>	Old text	New Text	Intent / notes
<i>Schedule A 1.7</i>		<b>Official Community Plan Changes</b>		
		City of Grand Forks Sustainable Community Plan	City of Grand Forks Official Community Plan	Align with legislation and bylaws, decrease confusion. Numbering remains the same.
		There are approved Official Community Plans in place for both Electoral Area C (2004, as amended) and Electoral Area D (1999, as amended);	There are approved Official Community Plans in place for both Electoral Area 'C' / Christina Lake (Bylaw No. 1250, as amended) and Electoral Area 'D' / Rural Grand Forks (Bylaw No. 1955, 2016).	Updated electoral area names and OCP bylaws.
<i>A 1.7</i>		<ul style="list-style-type: none"> <li>• This Plan attempts to direct truly urban development into the City of Grand Forks. It is therefore an objective of this Plan to avoid a situation in which the Regional District manages areas with urban density.</li> <li>• The Regional District has as an objective to direct —affordable housing efforts to municipalities which are fully serviced.</li> <li>• To avoid the creation of any new isolated areas of higher-density residential development in Area D areas (i.e. not contiguous with existing areas designated as Residential or abutting the City of Grand Forks).</li> <li>• To direct small lot development to the City of</li> </ul>	<ul style="list-style-type: none"> <li>• Diverting urban type development, including commercial development, into the City of Grand Forks where possible;</li> <li>• Containing higher density rural residential development in close proximity to the City of Grand Forks;</li> <li>• Accommodate affordable housing, rental housing and special needs housing in a manner that is consistent with the rural nature of the Plan area.</li> </ul>	Using updated language from Rural Grand Forks OCP

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A 2.2		<p>Grand Forks and to pursue a prudent development strategy in Electoral Area D.</p> <ul style="list-style-type: none"> <li>To direct large-scale commercial enterprise into the City of Grand Forks.</li> </ul>		
		<ul style="list-style-type: none"> <li>Apply 'Smart Growth' principles to the built form, location and type of development.</li> </ul>	<ul style="list-style-type: none"> <li>Guide form, location and type of development towards sustainability with consideration for environmental health, sustainable infrastructure, affordable housing, and related 'Smart Growth' principles.</li> </ul>	Remove central emphasis on 'smart growth' to focus more broadly on sustainability goals, include affordable housing as central goal.
4		<ul style="list-style-type: none"> <li>APPLY SMART GROWTH PRINCIPLES TO BUILT FORM, LOCATION AND TYPE OF DEVELOPMENT</li> </ul>	<ul style="list-style-type: none"> <li>Guide development towards sustainability through environmental health, sustainable infrastructure, and affordable housing.</li> </ul>	As above.
Appendix A 4.1		<ul style="list-style-type: none"> <li>There are ten principles of Smart Growth, developed over the years by Smart Growth BC (<a href="http://www.smartgrowth.bc.ca">www.smartgrowth.bc.ca</a>) and gaining acceptance throughout the province. Smart Growth principles are aimed to achieve the following: enhance our quality of life, preserve the natural environment and save money over time. The principles strive to ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between</li> </ul>	Enacting sustainability enhances our quality of life, protects the natural environment, manages natural assets, sustains the 'commons', and saves money over time. Growth must be fiscally, environmentally and socially responsible with development decisions accounting for tradeoffs on quality of life over the long term. Planning places a priority on 'Smart Growth' principles which emphasize infill, redevelopment and strategies to increase density.	Smart Growth website defunct. Principles still sound but are secondary emphasis to sustainability and the commons.

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4.1		development and quality of life. Smart Growth also places a priority on infill, redevelopment and strategies to increase density.		
			Affordable housing has lifecycle costs of rent or mortgage, insurance, energy use, maintenance, repair, and servicing are within the means of the occupant(s); and limits offsite costs to municipal infrastructure, natural assets, ecosystems, and the climate system (collectively, the commons) to levels that can be sustained indefinitely. Affordable housing is adaptable, durable, resource-efficient, and functional. Affordable housing costs less than 30% of before-tax household income, including rent/mortgage, insurance, taxes, utilities, and other fees.	New definition for affordable housing.
4.2.2			include the word “individuals” after “families” and before “seniors”.	Inclusivity
4.3		<ul style="list-style-type: none"> <li>4.3.9 Within the Low Density Residential land use designations, encourage development with a maximum density of 20 units per hectare.</li> <li>4.3.10 Within the Residential Infill / Intensification land use designation, support development with a maximum density of 40 units per hectare.</li> <li>4.3.11 Within the Medium Density Residential, Mixed Use and Core Commercial</li> </ul>	<p>4.3.9 Implement an affordable housing strategy by using policies and actions to create in increase in the supply of affordable housing.</p> <p>4.3.10 Support non-profit organizations in their work of sponsoring, developing, and managing housing projects and addressing housing needs of homeless and at-risk families and individuals.</p> <p>4.3.11 Consider supporting through in-kind or financial resources major multi-family affordable housing projects in partnership with community organizations and outside funders.</p> <p>4.3.12 Consider using City-owned land for affordable housing developments with measures to keep properties affordable over the long term.</p>	Moved all density discussion to land use descriptions to avoid repetition; included new policy statements to provide incentives for affordable housing, supporting organizations and implementing changes in the zoning bylaw to open up opportunities for affordable housing

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3.1		<p>land use designations, support development with a</p> <ul style="list-style-type: none"> <li>• maximum density of 60 units per hectare.</li> </ul>	<p>4.3.13 Use revenues from land sales or other dedicated funds for land-banking or for an affordable housing reserve fund replenishing City supply of public land for affordable housing.</p> <p>4.3.14 Consider waiving, reducing, or deferring payment of development cost charges and other planning and development fees for affordable housing projects.</p> <p>4.3.15 Consider housing agreements, density bonuses, and revitalization tax exemptions to increase provision of affordable and sustainable housing.</p> <p>4.3.16 Consider initiating or supporting an affordable housing advisory committee with community stakeholders to assess and make recommendations regarding the ongoing housing needs of the community.</p> <p>4.3.17 Remove barriers to affordable housing in the Zoning Bylaw by lowering minimum dwelling size, enabling Garden Suites and laneway houses, and other measures as appropriate to increase density and infill development.</p> <p>4.3.18 Consider setting permissive tax exemption policy criteria for supportive housing, transitional and second stage housing, and group homes.</p> <p>4.3.19 Enable increased residential density across all residential land uses through incremental development of small dwellings, suites, micro-apartments and tiny houses.</p>	
		<ul style="list-style-type: none"> <li>• Appended to 3.1, Mixed Use Commercial / Residential</li> </ul>	<p>“Development is supported to a maximum density of 40 units per hectare”</p>	<p>Put all density statements in land use descriptions instead of smart growth policies for consistency</p>

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14.10			As in the draft bylaw 1919-A2	New Development Permit Area section for Accessory Dwelling Units and Tiny Houses
<b>Zoning Bylaw Changes</b>				
	2		Community Garden... members “or community use”	To note that a community garden may have use by broader community and not just membership (i.e. Learning Garden)
	2		<p>AVERAGE FINISHED GRADE means:</p> <p>(a) The rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City; or</p> <p>(b) Where there is no approved lot grading plan, the lowest of the average levels of finished ground elevations adjoining each exterior wall of a building or structure determined by averaging elevations taken at the outermost corners of the building or structure, excluding localized depressions for vehicular or pedestrian access. Finished ground elevations include fill materials placed on the lot to raise the ground elevation up to but not above the average elevation of adjoining lots at the adjoining lot lines, or to the required flood construction level.</p>	New definition required for height definition improvement
	3		<p>DENSITY means a measure of the intensity of development to the area of the site, expressed as the number of units per area or per site, rounded down to the lowest whole number. Dwelling units are calculated as follows:</p> <p>(a) greater than 90 square meters equals one unit;</p>	Density not defined in current zoning bylaw. Fractional zoning of small and micro / tiny dwellings enables incremental increases in available dwellings

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			<p>(b) 29 square meters and up to 90 square meters equals 0.7 units; and</p> <p>(c) Less than 29 square meters equals 0.3 units.</p>	while having the same density of people able to live in the dwellings on the parcel.
	4		<p>DWELLING UNIT or DWELLING UNITS...</p> <p>b Two-family dwellings, attached, <u>semi attached</u> or detached and of <u>equivalent floor area</u>;</p> <p>c Three family dwellings meaning any physical arrangement of three attached <u>or detached</u> dwelling units with separate exterior access to grade;</p> <p>d Multi-family dwellings, commonly referred to as either townhouses <u>if attached or a 'pocket neighbourhood' if detached</u>;</p> <p>e watchpersons</p> <p>g Accessory Dwelling Unit (ADU) is an independently habitable dwelling unit including a locking entrance door, intended to enable the creation of additional housing units while respecting the look and scale of the principle dwelling or dwellings on the property, and includes:</p> <ul style="list-style-type: none"> <li>• a Secondary Suite, contained within the primary dwelling, and occupying the lesser of 40% of the floor area of the principle dwelling or 90 square metres;</li> <li>• a Garden Suite, subordinate to and detached from the primary dwelling and occupying a maximum of the lesser of 90 square metres or 75% of the principal dwelling floor area.</li> </ul> <p>h Tiny House on Wheels is a dwelling unit on wheeled chassis, greater than 12 square meters and less than 29 square metres designed to be used as a full-time residence in this climate.</p>	<p>b. enables 'duplexes' to be detached in the smallest form of cluster development</p> <p>c enabled three family dwellings to be detached as for b</p> <p>d enabling pocket neighbourhoods in multi-family dwelling zones</p> <p>e replaced watchman's with watchperson's throughout text</p> <p>g and h – definitions for ADUs and Tiny Houses on Wheels allow these designated for use across zones as appropriate.</p>

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			Removed minimum width of 4.3 metres from Dwelling Unit definition for mobile home	Enables smaller CSA Z240-MH mobile homes (including those designed as 'Tiny Houses' to be placed in Rural Residential zones
			<p><b>SECTION 23 Tiny House on Wheels</b></p> <p>1. In any zone in which a Tiny House on Wheels is permitted, the following conditions shall be satisfied;</p> <p>(a) the House must be constructed according to the current BC Building Code if built on site, or</p> <p>(b) be constructed in accordance with the CSA A277 Procedure for the Certification of Prefabricated Buildings, Modules and Panels to the current BC Building Code if it is premanufactured;</p> <p>2. For residential zones permitting a single family dwelling with a floor area between 18 and 29 square meters or a Garden Suite, the Tiny House on Wheels must be converted to a single family dwelling or a Garden Suite by placement on a full-depth perimeter or point-support foundation, subject to the conditions of a Building Permit from the City;</p> <p>3. A person must obtain a Temporary Use Permit to place a Tiny House on Wheels in a residential zone that does not include this as a form of dwelling, such that;</p> <p>(a) Bonding sufficient for removal of the Tiny House on Wheels is provided to the City before the time of placement; and</p> <p>(b) The Tiny House on Wheels is removed at the end of the Permit period; or</p>	New section for regulations on Tiny Houses on Wheels

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			(c) To remain on the property the Tiny House on Wheels must be converted as per subsection 2.	
	5	<ul style="list-style-type: none"> <li>HEIGHT means the average vertical dimension of a building or structure calculated by averaging the vertical dimensions of the building or structure at each building elevation by dividing the area of all building surfaces shown on a drawing of the building elevations as being above finished grade, by the greatest horizontal dimension of that elevation of the building.</li> </ul>	<b>HEIGHT</b> (of a building or structure) means the vertical distance from the average finished grade level recorded at the outermost corners of a building or structure to the highest point of a structure, excluding structures placed on the roof for the protection of Heating, Ventilation and Cooling, maintenance of elevator mechanisms or similar purposes (please see Setback/Height Definition Diagram No. 2);	Improves definition
	7	<ul style="list-style-type: none"> <li>“transparent”</li> </ul>	“material that does not present visual obstruction”	
	8		<b>RECREATIONAL VEHICLE</b> means any camper, vehicle, trailer, fifth wheel, coach, house, car, structure or conveyance designed to travel or to be transported on the highways and constructed or equipped to be used as a temporary living or sleeping quarter by travelers.	No definition before of recreational vehicle;
	10	<ul style="list-style-type: none"> <li><b>WATCHMAN'S QUARTERS</b> means sleeping and cooking facilities that may be provided for the use of one person and their immediate family, who is providing security services in the capacity of a watchman at the site of an industrial use.</li> </ul>	<b>WATCHPERSON'S QUARTERS</b> means a dwelling unit that may be provided for the use of one person and their immediate family, who is providing on-site security services.	Inclusive language
4.1	13	<ul style="list-style-type: none"> <li>Land or water shall not be used and buildings, structures and signs shall not be</li> </ul>	A person shall not use land or water nor construct, alter, locate or use buildings, signs and structures except as specifically permitted in this bylaw.	Clearer conformity statement



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5		constructed, altered, located or used, except as specifically permitted in this bylaw.		
	13	<ul style="list-style-type: none"> <li>2. Lots in existence prior to the adoption of this bylaw, do not have to comply with the minimum lot size requirement subject to compliance of all other provisions of this bylaw.</li> </ul>	<p>2. Where the use and density of a building or structure conform to this Bylaw but the size, shape or dimensions, or siting of a building or structure or portions thereof does not conform with this Bylaw, and was lawfully constructed prior to the enactment of the prohibition in this Bylaw, the building or structure or portions thereof may be repaired, extended or altered subject to the Local Government Act and the British Columbia Building Code, as amended from time to time provided that:</p> <p>(a) The building or structure does not encroach on public property or public right of way;</p> <p>(b) The repair, extension or alteration would when completed involve no further contravention of the Bylaw than that existing at the time the repair, extension or alteration was started except where the repair, extension or alteration is permitted or authorized through a Council approved variance.</p>	Greater detail on non-conforming uses and construction, in line with other modern zoning bylaws
11	14	1. Metric units are used for all measurements in this bylaw. The approximate equivalents of these units in imperial measure shown in brackets following each metric measurement are included for convenience only and do not form part of this bylaw.	1. Metric units are used for all measurements in this bylaw (one metre in length equals 3.28084 feet and one square metre equals 10.7639 square feet).	Metric now standard in building code; imperial approximations were not accurate yet most people quoted them first.
22	18		<p><b><u>SECTION 22</u></b>      <b><u>GARDEN SUITES</u></b></p> <p>1. In any zone in which a Garden Suite is permitted, the following conditions shall be satisfied:</p>	Provides regulations for Garden Suites – complementary to the development permit

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			<ul style="list-style-type: none"> <li>(a) A Garden Suite shall have a minimum floor area of 12 sq. m. and a maximum floor area of 40 sq. m.;</li> <li>(b) A Garden Suite shall satisfy all the requirements of the <i>British Columbia Building Code</i> and other associated bylaws and regulations;</li> <li>(c) If a Garden Suite does not have direct access to a highway on an exterior side or rear parcel line, it shall have private or emergency access via an unobstructed pathway constructed and maintained between the public street and the Garden Suite entrance, with a minimum width of 1 m;</li> <li>(d) A Garden Suite shall be sited on a permanent foundation;</li> <li>(e) A Garden Suite shall not be permitted to be strata titled;</li> <li>(f) A Garden Suite shall not include a Secondary Suite.</li> </ul>	language as identified in the OCP update.
25	19		Added “and preferably pervious material” to parking surface requirements	
26	23		Added “community garden” to permitted use exceptions for all zones.	Existing community garden is in R1; other community gardens could be established in other zones without requiring rezoning, presumably with a licence of occupation for City property

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27	24		(b) closed fencing to 1.3 metres with open upper section to 1.85 metres may be sited on any portion of a parcel; (c) Landscape screens, solid and closed fencing on the interior side parcel line shall be 1.85 metres or less in height and sited in accordance with the required setbacks for a principal building within the same zone;	Allow open fencing to 1.85 m (~ 6 ft) so lattice or open fencing can be used to deter deer from front-yard gardens (now common practice across the City.

**Other proposed key changes:**

- Minimum dwelling size now 40 square meters (430 sf) in R1, 18 square meters in R2, R3, R3a, R4 & R4a zones
- Garden Suites across residential zones except R-1A. In any residential (excluding Rural Residential) and commercial zones (excluding Tourist Commercial)
- R-1 and R-2 to allow both a secondary suite and Garden Suite
- Tiny Houses on Wheels able to be used as watchperson's quarters across industrial zones
- All Garden Suites and Tiny Houses on Wheels to require a development permit in a residential or commercial zone.
- Maximum lot coverage still 50% in R1 and R2, but *including required parking area*
- Exterior side yard setbacks for accessory buildings in residential zones defined as 1.5 m (undefined before)
- Neighbourhood commercial now allowing apartment units up to 50% of first floor and 100% of all floors above (upper floors not defined before, was simply 30% residential.
- Neighbourhood commercial to allow for professional services.
- Height: from 12.19 (40 ft) to 18 m (60 ft) for commercial, neighbourhood commercial, highway commercial, core commercial, tourist commercial and light and general industrial.