

# Request for Decision



To: Regular Meeting

From: **Development and Engineering**

Date: September 4, 2018

Subject: Consideration for Approval – Temporary Use and Development Permits at 6379 12th Street – Proposed Tiny House on Wheels

Recommendation: **THAT Council grant a Temporary Use and a Development Permit for a Tiny House on Wheels to Jennifer Houghton on land zoned R4- Rural Residential, located at 6379 12th Street, legally described as Lot A, Plan KAP87507, DL 382, LD 54 PID: 027-648-273.**

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## Background

At its Regular meeting of August 20, 2018, Council considered this proposal for a Tiny House on Wheels, recommended that the Temporary Use Permit be prepared and that it move forward to the public notification process as required by the Local Government Act.

Notification of the permit was in the August 29<sup>th</sup> issue of the Grand Forks Gazette and letters were sent out on August 21, 2018 to six property owners in the vicinity of the proposal. Comments received will be transmitted to City Council prior or at the Council meeting.

Draft Temporary Use and Development Permits have been prepared and are attached to this report. The basic provisions of the permits are:

- Temporary Use approval lasts for 3 years after which the proponent may apply for an extension for an additional 3 years. After that, the Tiny House on Wheels must be removed or placed on a permanent foundation in accordance with City building and flood elevation bylaws;
  - The Permit will not run with the land and will require Council's approval by resolution to transfer the permit to another owner;
  - The size and appearance of the Tiny House must generally be in accordance with the attached plans/drawings (Schedule B Development Permit);
  - The servicing and utility connections must be able to be disconnected quickly in advance of a flood event, and services (i.e., electrical and sewerage) must be certified by appropriate professionals;
  - The Tiny House must be maintained in such a manner that it can be removed with short notice and mobility apparatus must be kept operational including adequate tire and trailer maintenance, and deck and skirting fastenings; and
  - Services and utilities (i.e., electrical and sewerage) must be certified by appropriate professionals where applicable. In accordance with Technical SafetyBC, evidence of a valid certification label applied by an accredited certification agency must be provided.
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## Benefits or Impacts

### General

By allowing Tiny Houses on Wheels on a case by case basis, the City is providing more options for compact and affordable housing for Grand Forks residents, while ensuring that neighbourhood compatibility is maintained.

### Strategic Impact



#### Community Engagement

- The public had the opportunity to comment on this proposal via an advertisement in the Gazette and on the City's website. The surrounding neighbours were notified in writing of Council's intent to consider the Temporary Use Permit, and invited to comment on the proposal.



#### Community Livability

- This innovative type of housing helps keep flood impacted people in the City in secure housing and expands the housing options available in Grand Forks.



#### Economic Growth

- Another affordable housing option makes it easier for the local work force to relocate to or remain in Grand Forks.

### Policy/Legislation

The Official Community Plan, Zoning Bylaw, Floodplain Management Bylaw, Local Government Act and the Planning Process and Fees Bylaw.

## Attachments

Schedule "A": Draft Temporary Use Permit

Schedule "B": Draft Development Permit

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## Recommendation

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## Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.



### Report Approval Details

Document Title:	2018-09-04 TUP 1802 (Houghton).docx
Attachments:	- TUP1802-6379 12TH ST-Houghton PERMIT.pdf - DP1803-6379 12TH ST-Houghton PERMIT.pdf - 2018-09-04 Appendix I to Permit.pdf
Final Approval Date:	Aug 29, 2018

This report and all of its attachments were approved and signed as outlined below:

**Dolores Sheets - Aug 28, 2018 - 3:54 PM**

**Diane Heinrich - Aug 29, 2018 - 9:51 AM**