

THE CORPORATION OF THE CITY OF GRAND FORKS

7217 - 4TH STREET, BOX 220 • GRAND FORKS, BC V0H 1H0 • FAX 250-442-8000 • TELEPHONE 250-442-8266



DEVELOPMENT PERMIT APPLICATION

APPLICATION FEE **\$200.00** File No. 09-4100-20- _____ Receipt No. _____

Application Type – Development Permit Area (DPA)

- | | |
|--|--|
| ☐ Multiple-Housing Development | ☐ Environmentally Sensitive Area |
| ☐ Hillside Development | ☐ Light Industrial |
| ☒ General Commercial Development | ☐ Heritage Corridor |
| ☐ Historic Downtown | ☐ Donaldson Drive Transition District |
| ☐ Garden Suite | ☐ Tiny House on Wheels |

Applicant Information

Registered Owner(s): 1189000 B.C. Ltd.

Please note: If the applicant is other than the registered owner(s), an Agent's Authorization form is required.

Owner's Mailing Address:

P.O. Box 157 Midway BC V0H 1M0

E-mail Address: sthordarsoninc@gmail.com Telephone: 250-449-2311

Property Information

Legal Description: Lot 2 DL 380 SDYD 38528

P.I.D.: 008-237-832

Civic Address of Property: 1899 - 68th Avenue Grand Forks BC

Current Zoning: NC Current OCP Designation: _____

Development Proposal

Summary of Proposal:

Construction of dental clinic.

Design Rationale

Construction of a commercial building that fits into a residential/commercial area.

The design has similar characteristics to the Womens Transition Home accross 19th Street.

This design will enhance the entire area.

Submission Requirements:

Please submit the following information with this application:

- 1) A legible site plan, drawn to scale, showing the following:
 - a) The boundaries and dimensions of the subject property;
 - b) The location, setbacks and dimensions of the proposed and existing buildings;
 - c) The location of off-street parking; and,
 - d) The location of roads, lanes, pedestrian access routes, screening, landscaping and fencing.
- 2) Photos or elevation plans showing height, exterior finishing and colour, windows and doors, roof pitch and other design elements.
- 3) Certificate of Title.
- 4) Site Profile Form.
- 5) All form and character Development Permits require the following:
 - a) Building Elevations.
 - b) Landscape Plan.
 - c) Colour Renderings.
 - d) Design Rationale.
 - e) Variance Rationale (if applicable).
 - f) Building Materials / Sample Board.

6) All Hillside Development Permits may require the following (confirm with City staff):

- a) Slope Analysis.
- b) Geotechnical Report.
- c) Environmental Assessment.
- d) Tree Management Plan.
- e) Rain Water (Storm Water) Management Plan.

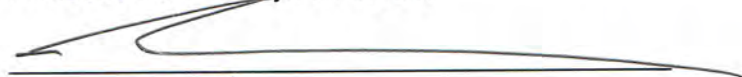
7) All Environmental Development Permits require the following (confirm with City staff):

- a) Riparian Area Assessment (For watercourse setback variances).
- b) Environmental Assessment (For all other variances).

Please note that upon City Council's approval of this development permit application, you must apply for and obtain a building permit before starting construction.

Applicant Acknowledgement

I, the undersigned, make this application to the City of Grand Forks, have fulfilled the application requirements, and understand that this application is subject to the *Freedom of Information and Protection of Privacy Act* of BC.



Applicant's signature

Jan 2 / 19

Date

Thank you for providing information about your proposal.

If you have any questions, please contact City staff at (250) 442-8266 or planning@grandforks.ca.

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR2679161

File Reference: 1189000BC

MARTIN J. RUSSELL
BARRISTER & SOLICITOR
503-3320 RICHTER STREET
KELOWNA BC V1W 4V5

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 397426).

I certify this to be an accurate reproduction of title number **CA7252098** at 12:08 this 18th day of December, 2018.



REGISTRAR OF LAND TITLES



Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA7252098 LA60759
Application Received	2018-12-14
Application Entered	2018-12-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1189000 B.C. LTD., INC.NO. BC1189000
Taxation Authority	Grand Forks, The Corporation of the City of

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR2679161

Description of Land

Parcel Identifier: 008-237-832

Legal Description:

LOT 2 DISTRICT LOT 380 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38528

Legal Notations NONE

Charges, Liens and Interests NONE

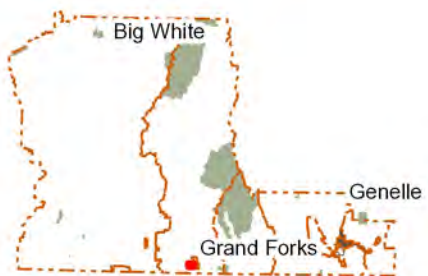
Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

1899 68th Avenue

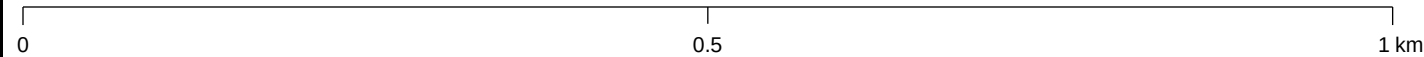
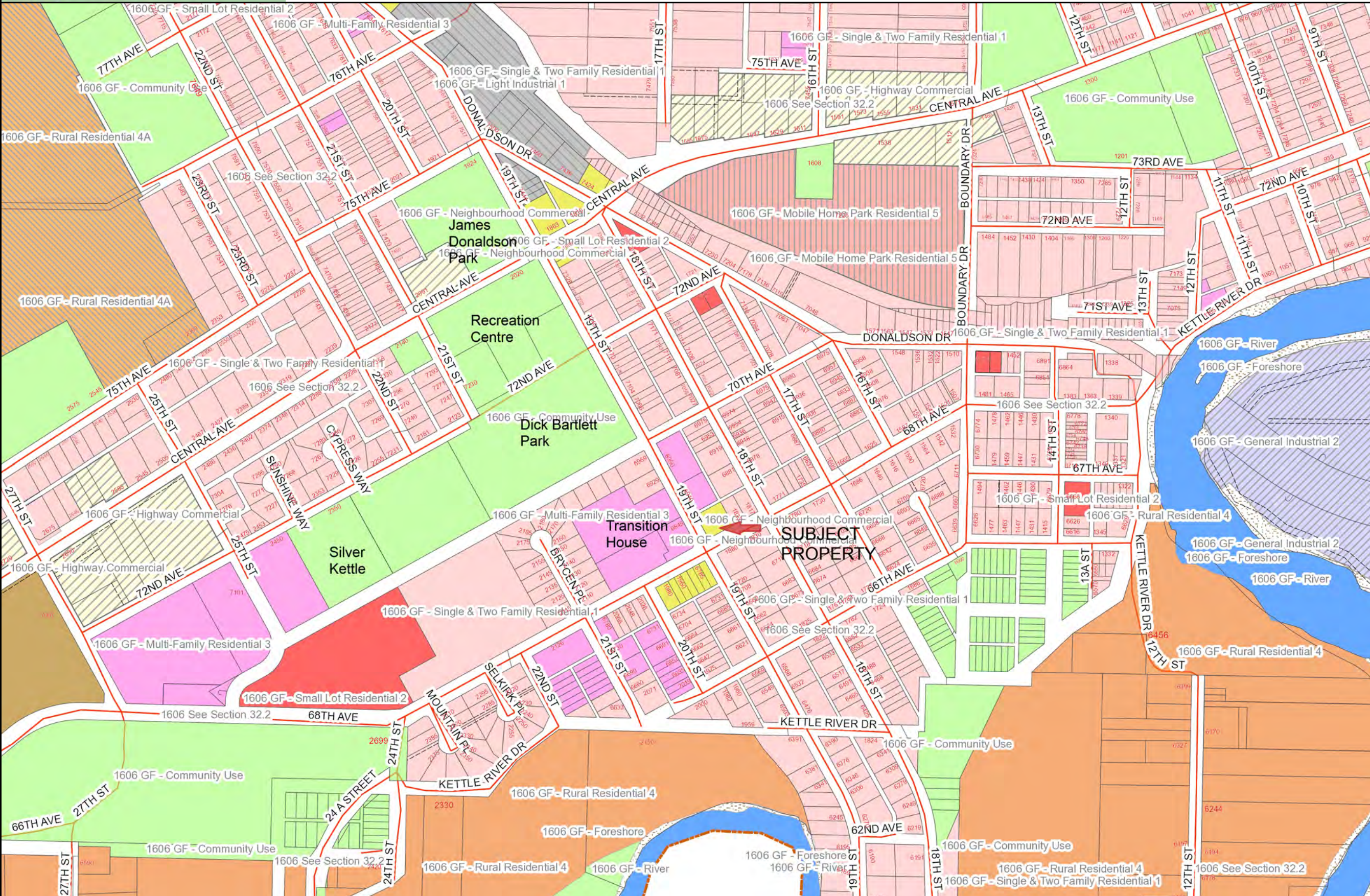


Legend

- Admin
- Cadastral Lines
 - CAD_DISTRICT_LOT
 - CAD_GAS
 - CAD_HIGHWAY
 - CAD_HYDRO
 - CAD_INTER_BDY
 - CAD_LOTLINE
 - CAD_LOTLINE_LICENSE
 - CAD_LOTLINE_WATER
 - CAD_RAILWAY
 - CAD_RAILWAY_ABAN
 - CAD_ROAD
 - CAD_TELEPHONE
 - CAD_TOWNSHIP
- Miscellaneous Cadastral Lines
 - CADM_AIRSTRIP
 - CADM_ARROW
 - CADM_BRIDGE
 - CADM_DEWDNEY_TRAIL
 - CADM_EASEMENT
 - CADM_HOOK
 - CADM_LEASE_LICENSE
 - CADM_MAP_RESERVE
 - CADM_MINERAL_CLAIM
 - CADM_MISC_RW
 - CADM_MTN_TOP_MARKER
 - CADM_SKI_LIFT
 - CADM_STAR
 - CADM_TRANSCANADA_TRAIL
 - CADM_UNSURVEYED_ROAD
- Parcels
- Provincial Park
- City of Grand Forks
 - GF - Adaptive Use Commercial (AUC)
 - GF - Airport Industrial (AP)

Scale: 1: 5,519

1 cm represents 55.19 m



Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 03-Jan-2019

Notes:

This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.





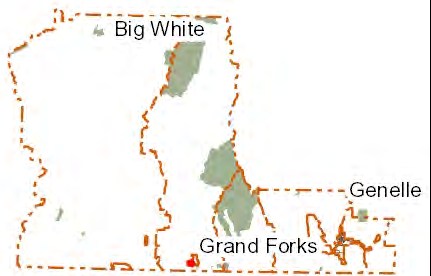
1899 68th Avenue



January 3, 2018

Map Produced By: Leford Lafayette

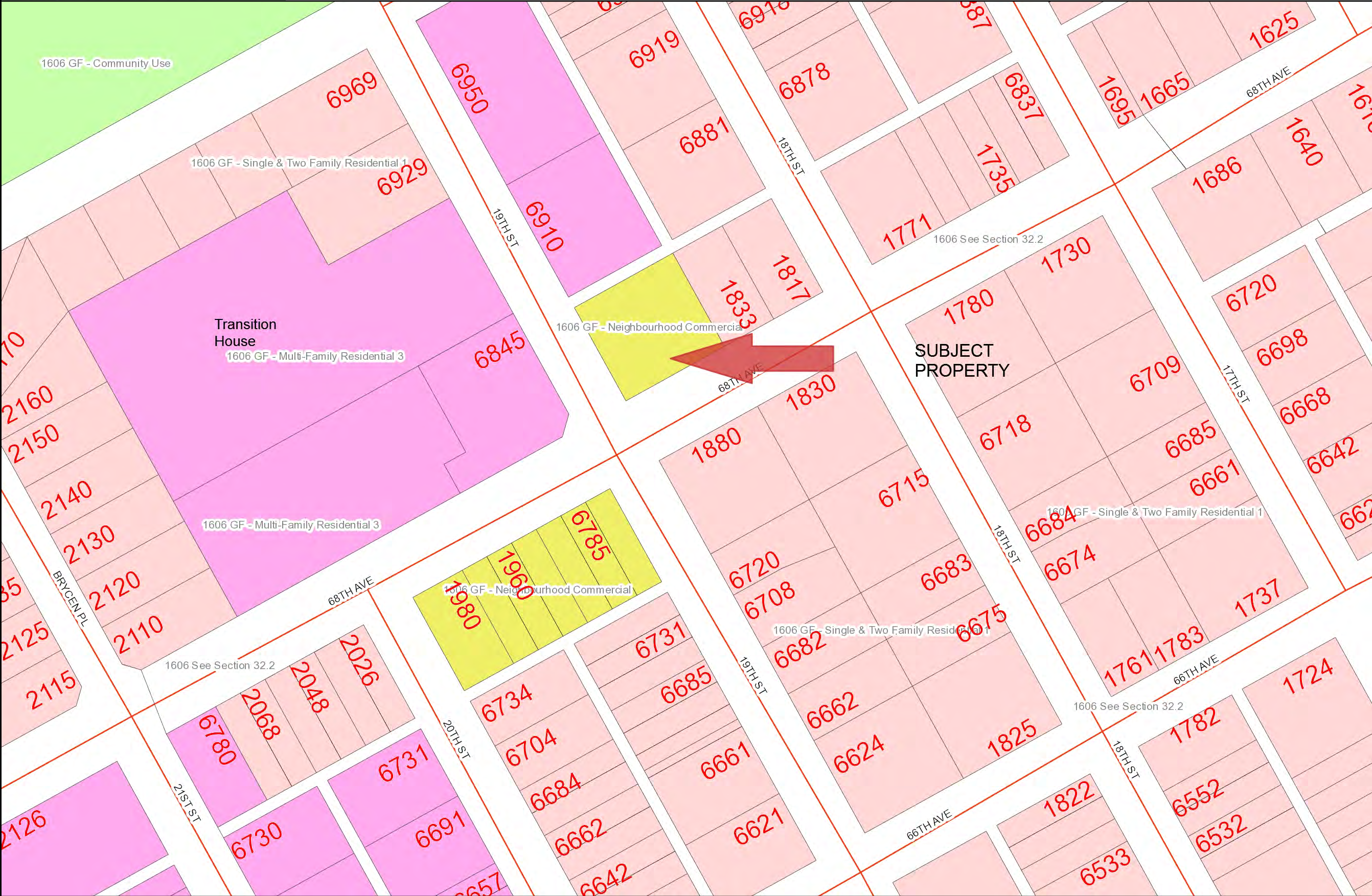
The City of Grand Forks makes every effort to ensure that this map is free of errors but cannot guarantee accuracy or fitness for any purpose, and does not provide warranty of any kind. The City accepts no liability for any expenses, losses, damages or costs relating to the use of this map or data. Data must not be used for direct marketing or be used in the breach of the privacy laws. This map must not be used for direct marketing or be used in the breach of privacy laws, it is intended only for the requested use. The data must not be circulated or copied without prior consent of the City of Grand Forks.



Legend

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 - CADM_UNSURVEYED_ROAD
- Parcels
- Provincial Park
- City of Grand Forks
 - GF - Adaptive Use Commercial (AUC)
 - GF - Airmort Industrial (AP)

Scale: 1: 1,380
1 cm represents 13.8 m



0 100 200 m

Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 03-Jan-2019

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19th STREET

38.10m

LOT 1

Laneway

40.234m

LOT 3

Fence line

38.10m

LOT 2 OFFSTREET
LOADING

STAFF PARKING

④

4.6m SETBACK

4.6m SETBACK

4.6m SETBACK

PATIENT
PARKING

⑤

OUTLINE OF PROPOSED BUILDING

4.6m SETBACK

PEDESTRIAN WALKWAY

68th AVE

40.234m

Driveway

✓

19 STREET



1899 - 68th Avenue

SHRUBS OR TREES (TYPICAL)

Rock

PATIENT PARKING

STAFF PARKING

PAVED PARKING AREA ALONG RIGHT SIDE AND BACK OF BUILDING

GRASS BETWEEN PARKING LOT AND NEIGHBOR FENCE LINE

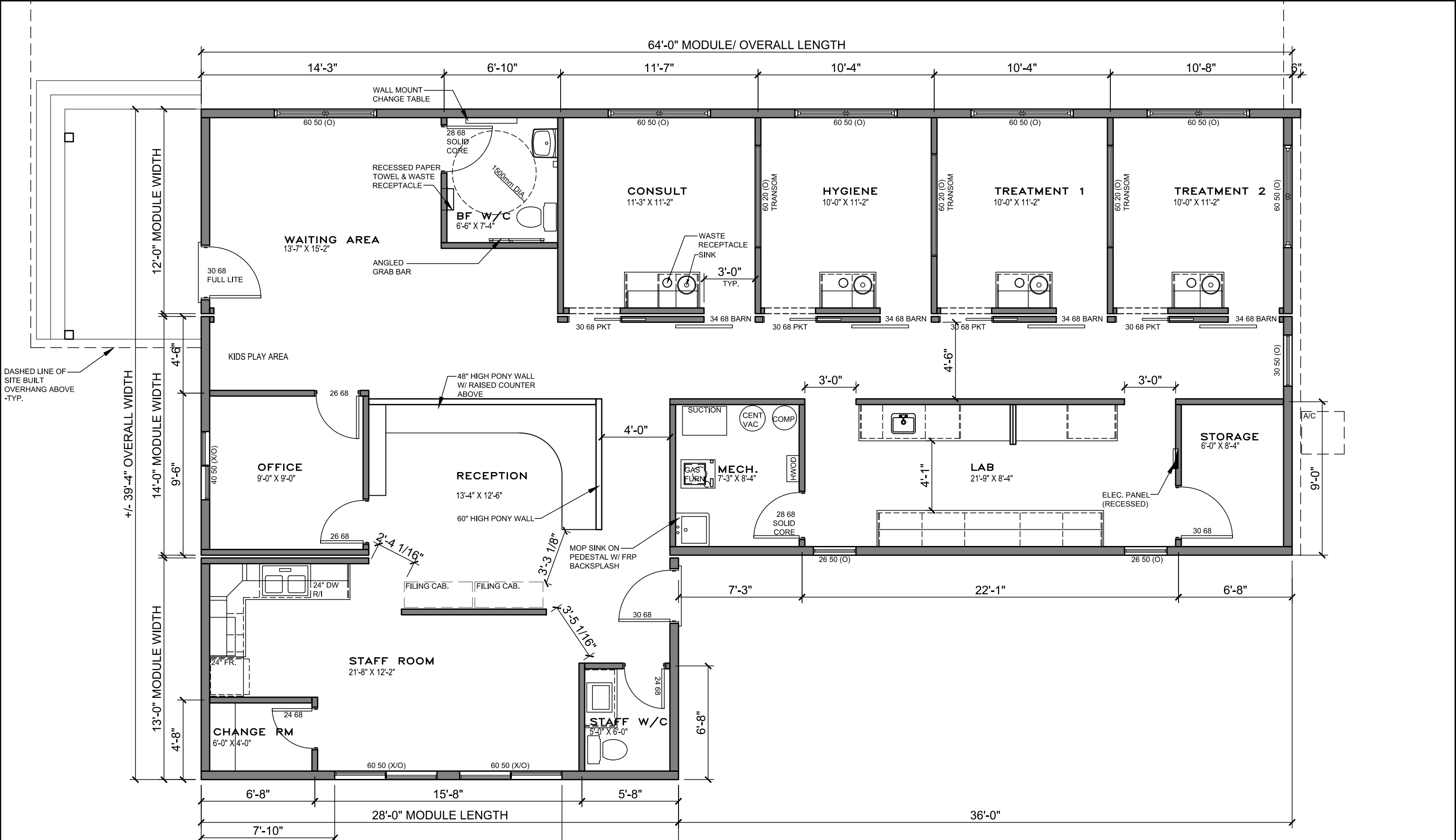
GRASS ALONG PROPERTY LINE ON 19th Ave

GRASSY STONE UNDER WALKWAYS WITH LANDSCAPING

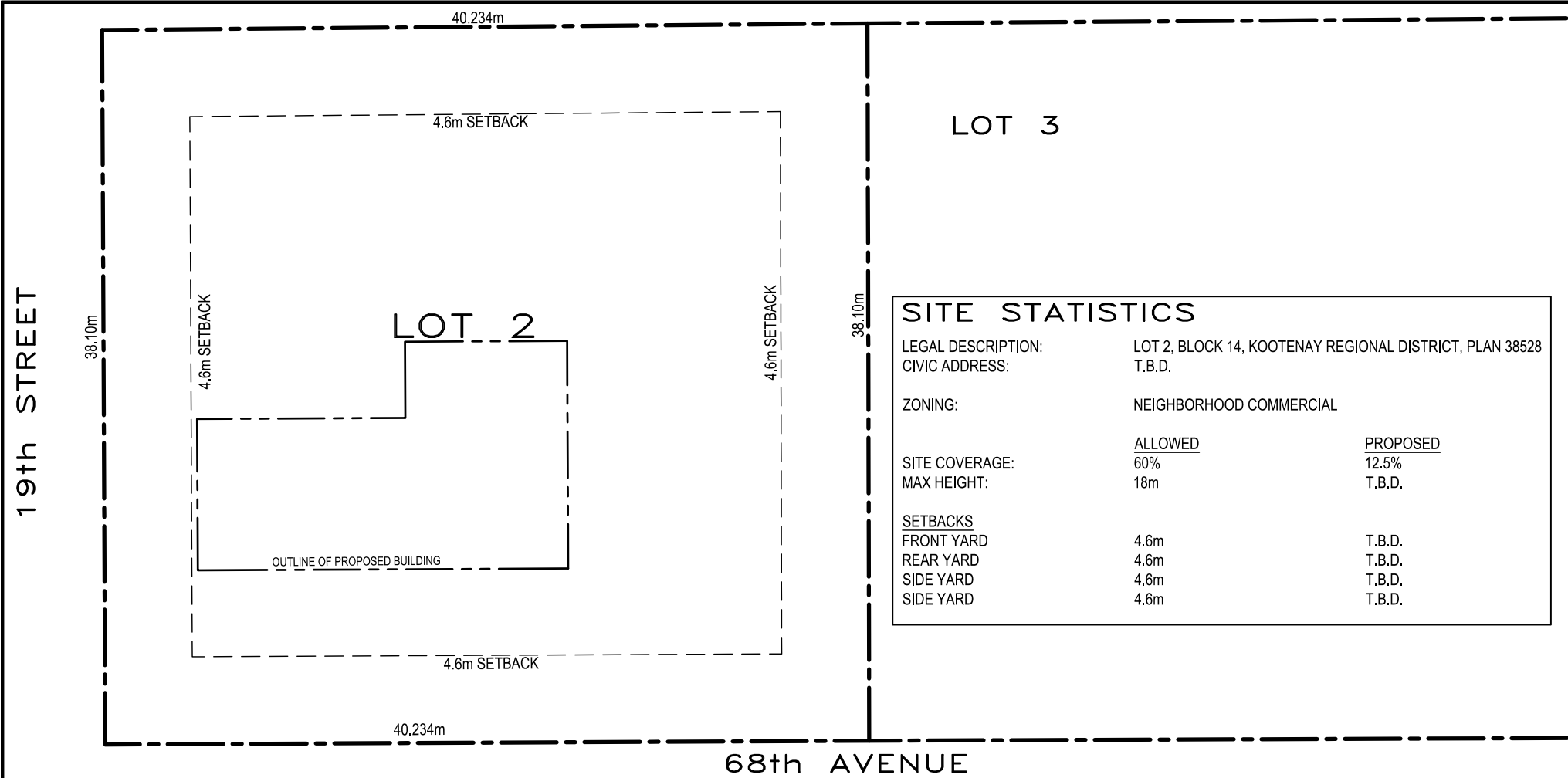
GRASSY STONE UNDER WALKWAYS WITH LANDSCAPING

GRASSY STONE UNDER WALKWAYS WITH LANDSCAPING

✓



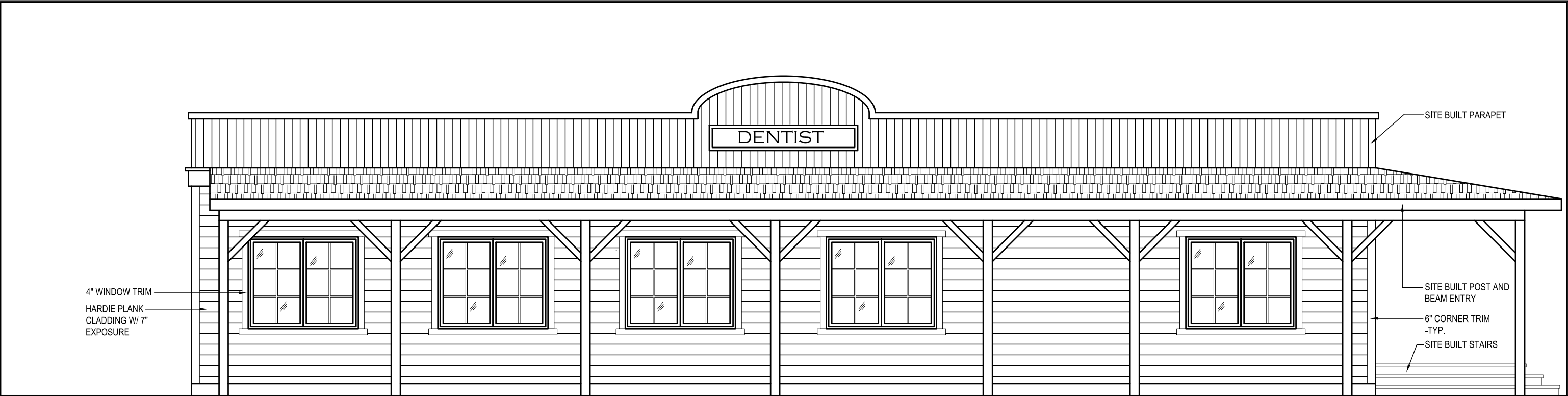
REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR ☐	DIM R ☐	PROD ☐	COPYRIGHT THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION	SCOTT THORDARSON DENTAL OFFICE					SALE1834A1		 CHAPARRAL
	1	06/12/2018	4	13/12/2018 <th>PLG ☐</th> <th>ELEC ☐</th> <th>PURC ☐</th> <th rowspan="3">DRAWN BY: BD</th> <th rowspan="3">SALES:</th> <th rowspan="3">ESTIMATE:</th> <th rowspan="3">CHK'D BY:</th> <th rowspan="3">ISSUED: 13/12/2018</th> <th rowspan="3">SCALE: 3/16" = 1'-0"</th> <th rowspan="3">AREA: 2043 SQ.FT</th>		PLG ☐	ELEC ☐	PURC ☐		DRAWN BY: BD	SALES:	ESTIMATE:	CHK'D BY:	ISSUED: 13/12/2018	SCALE: 3/16" = 1'-0"	AREA: 2043 SQ.FT	
	2	11/12/2018				DIM W ☐	HTG ☐	P/A ☐									
	3	12/12/2018				DIM P ☐	☐	☐									



SITE STATISTICS		
LEGAL DESCRIPTION:	LOT 2, BLOCK 14, KOOTENAY REGIONAL DISTRICT, PLAN 38528	
CIVIC ADDRESS:	T.B.D.	
ZONING:	NEIGHBORHOOD COMMERCIAL	
SITE COVERAGE:	ALLOWED	PROPOSED
	60%	12.5%
MAX HEIGHT:	18m	T.B.D.
SETBACKS		
FRONT YARD	4.6m	T.B.D.
REAR YARD	4.6m	T.B.D.
SIDE YARD	4.6m	T.B.D.
SIDE YARD	4.6m	T.B.D.



REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR ☐	DIM R ☐	PROD ☐	COPYRIGHT		SCOTT THORDARSON DENTAL OFFICE				SALE 1834A2		 CHAPARRAL
	1	11/12/2018				PLG ☐	ELEC ☐	PURC ☐									
	2	12/12/2018				DIM W ☐	HTG ☐	P/A ☐	THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION		DRAWN BY:	SALES:	ESTIMATE:	CHK'D BY:	ISSUED:	SCALE:	AREA:
						DIM P ☐	☐	☐			BD				13/12/2018	N.T.S.	2043 SQ.FT



FRONT ELEVATION

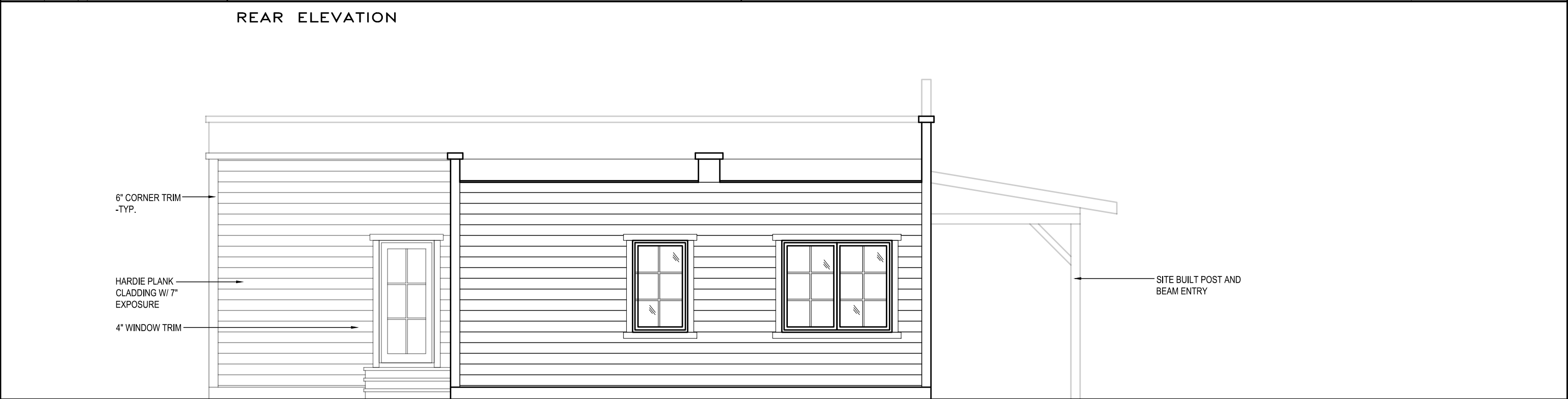


SIDE ELEVATION

REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR	☐	DIM R	☐	PROD	☐	COPYRIGHT				SCOTT THORDARSON DENTAL OFFICE					SALE 1834A3		 CHAPARRAL
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	2	13/12/2018				DIM W	☐	HTG	☐	P/A	☐												
						DIM P	☐		☐		☐												
												THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION				DRAWN BY:	SALES:	ESTIMATE:	CHK'D BY:	ISSUED:	SCALE:	AREA:	
																BD				13/12/2018	3/16" = 1'-0"	2043 SQ.FT	



REAR ELEVATION



SIDE ELEVATION

REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR	☐	DIM R	☐	PROD	☐	COPYRIGHT				SCOTT THORDARSON DENTAL OFFICE					SALE1834A4		 CHAPARRAL
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	2	13/12/2018				DIM W	☐	HTG	☐	P/A	☐												
						DIM P	☐		☐		☐												
						THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION						DRAWN BY:	SALES:	ESTIMATE:	CHK'D BY:	ISSUED:	SCALE:	AREA:					
												BD				13/12/2018	3/16" = 1'-0"	2043 SQ.FT					