THE CORPORATION OF THE CITY OF GRAND FORKS

Bylaw No. 2039-A1

A Bylaw to Amend the City of Grand Forks Zoning Bylaw No. 2039, 2018.

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The Corporation of the City of Grand Forks **ENACTS** as follows:

1. This bylaw may be cited for all purposes as the **"Zoning Bylaw Amendment Bylaw No. 2039-A1, 2018".**

2. Amend Bylaw No. 2039 as follows:

   a. **INSERT** under Part II Interpretation Section 2 Definitions in correct alphabetical order:

   "Cannabis Retail means any fixed retail space licenced to sell recreational cannabis by the provincial government."

   "Cannabis Production, Processing or Distribution space means any facility licenced federally for the purposes of cannabis cultivation, nursery, or processing, or licenced provincially for wholesale and distribution of cannabis products."

   "Youth-Centred Facility means any school, daycare, playground, community garden, recreation facility or other facility designed for use primarily by minors."

   b. **INSERT** under Part VI Zones after CU (Community Use) Zone in Section 57:

57 **Cannabis Production, Processing and Distribution Overlay (CPO)**

57.1 Every subsection in Section 57 refers to the Cannabis Production and Processing and Distribution Overlay (CPO).

57.2 The following uses and no others are permitted:

(a) Cannabis Production, Processing, or Distribution;
(b) Cannabis Retail; or
(c) Any use or structure permitted in the underlying zone.

57.3 Permitted accessory uses and buildings include:

(a) buildings or structures accessory to a permitted use.

57.4 Unless otherwise permitted in this bylaw, no building or structure may be within 100 m of the nearest parcel boundary of a lot in a residential zone or Community Use Zone, or a youth-centred facility.

57.5 See Sections 12 to 33 and 50 to 55 of this bylaw.

58 **Cannabis Retail Overlay (CRO)**

58.1 Every subsection in Section 58 refers to the Cannabis Retail Overlay (CRO).

58.2 The following uses and no others are permitted:

(a) Cannabis Retail;

(b) Any use or structure permitted in the underlying zone.

58.3 Unless otherwise permitted in this bylaw, no building or structure may be within 100 m of the nearest parcel boundary of a lot in a Community Use Zone, or a youth-centred facility; or from the nearest edge of building of another Cannabis Retail site.

58.4 The front face of a building and any signage may be no less than 50 m from a controlled highway.

58.5 Permitted accessory uses and buildings include:

(a) buildings or structures accessory to a permitted use.

58.6 See Sections 12 to 33 and 50 to 55 of this bylaw.

c. **REPLACE** Sections 42.4 and 42.5 in their entirety with the following text:

42.4 The minimum size for subdivision purposes is:

(a) 1 hectare where there is no community sewer or water system;

(b) 5,000 square meters where there is either community water or sewer; or

(c) 2,500 square meters where there is both community water and sewer.

42.5 The following types of dwelling units are permitted:

(a) one single family detached dwelling,

(b) one mobile home, or

(c) one two-family dwelling; plus

(d) within the Agricultural Land Reserve, one additional manufactured (mobile) home subject to regulations of the Agricultural Land Commission.

d. **REPLACE** Sections 43.4 and 43.5 in their entirety with the following text:

43.4 The minimum size for subdivision purposes is:

(a) 1 hectare where there is no community sewer or water system;

(b) 5,000 square meters where there is community water but not sewer; or

(c) 2,500 square meters where there is both community water and sewer.

43.5 The following types of dwelling units are permitted:

(a) one single family detached dwelling,

(b) one mobile home, or

(c) one two-family dwelling; plus

(d) within the Agricultural Land Reserve, one additional manufactured (mobile) home subject to regulations of the Agricultural Land Commission.

e. **ALTER** Section 21 "Mobile Home Parks" by changing the section title to "Mobile Homes and Mobile Home Parks" and insert the following text:

21.2 Mobile homes may be placed on R-1 Single and Two-family and R-2 Small Lot Residential zones on lands south of the Kettle River in the North Ruckle and South Ruckle neighbourhoods.

f. **DELETE** the phrase "or 75% of the floor area of the principal dwelling", under Part II Interpretation, Section 2, Definitions, "Dwelling unit" Section (g) (ii).

g. **REPLACE** Sections 36.7 and 39.8 in their entirety with the following text:

No accessory building or structure shall exceed 4.8 metres in height except for Accessory Dwelling Units which shall not exceed 7.6 metres in height.

h. **REPLACE** Sections 36.8 and 39.9 in their entirety with the following text:

The total of all the accessory buildings shall have a lot coverage not greater than the lot coverage of the principal structure.

3 **Incorporation**

3.1 Schedule "A-1" Cannabis Land Use Overlay Map is hereby made part of Bylaw No. 2039.

Read a **FIRST** time this 23rd day of April, 2018.

Read a **SECOND** time this 23rd day of April, 2018.

PUBLIC HEARING HELD this 18th day of June, 2018.

Read a **THIRD** time this 25th day of June, 2018.

APPROVED by the Ministry of Transportation and Infrastructure this 16th day of July, 2018.

Christine Thibeault District Development Technician

FINALLY ADOPTED this 23 day of July, 2018.

Mayor Frank Konrad

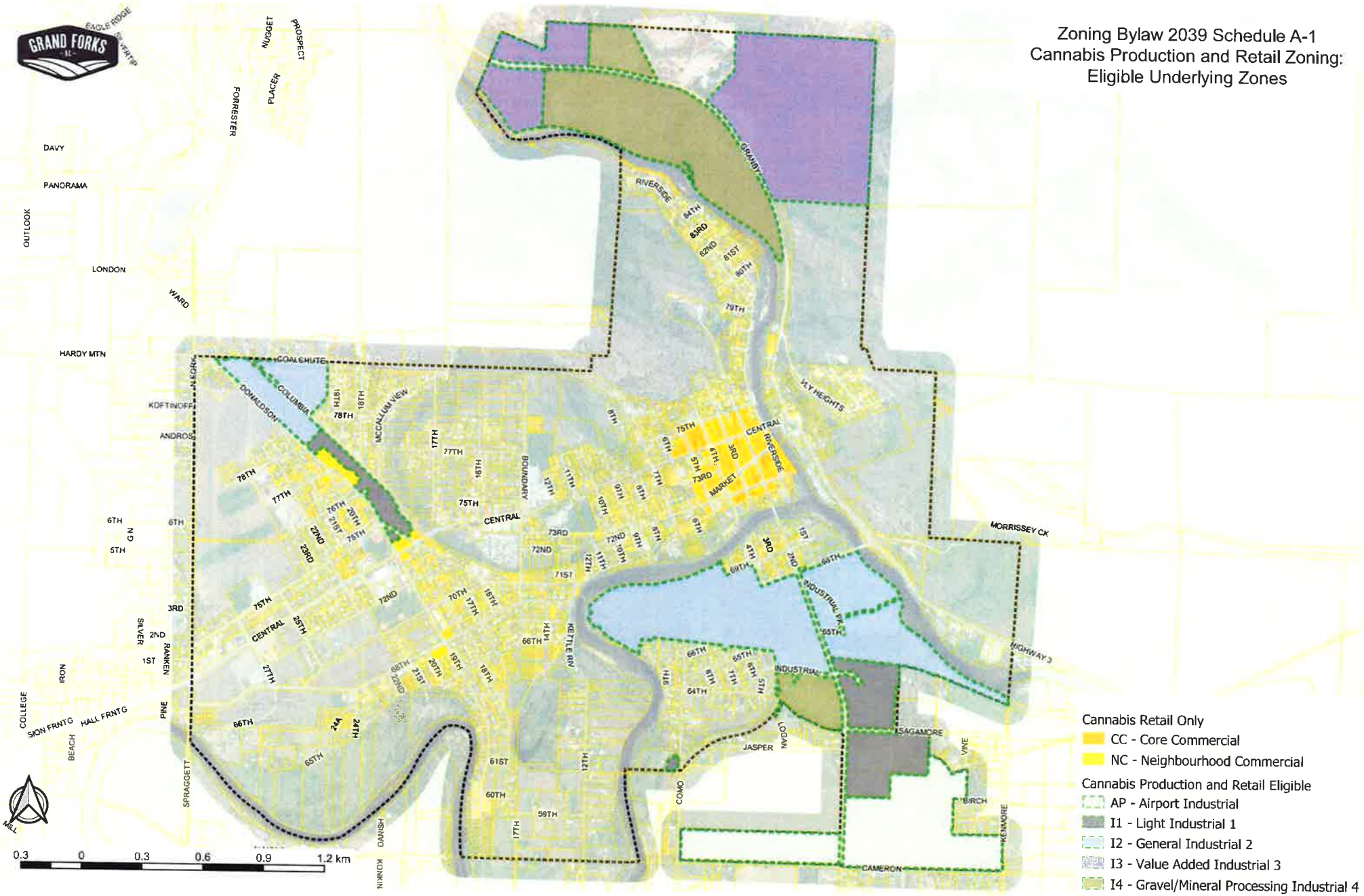
Corporate Officer Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 2039-A1 as passed by the Council of the City of Grand Forks on the _____ day of _____ ,

_____

Corporate Officer of the Corporation of the
City of Grand Forks


Zoning Bylaw 2039 Schedule A-1
Cannabis Production and Retail Zoning:
Eligible Underlying Zones
GRAND FORKS
EAGLE RIDGE
NUGGET
PROSPECT
PLACER
FORRESTER
DAVY
PANORAMA
OUTLOOK
LONDON
WARD
HARDY MTN
KOFTINOFF
ANDROS
DONALDSON
COLUMBIA
COALSHUTE
MCCALLUM VIEW
BOUNDARY
CENTRAL
RIVERSIDE
MARKET
GRANBY
VLY HEIGHTS
MORRISSEY CK
INDUSTRIAL PK
INDUSTRIAL
HIGHWAY 3
SILVER
RANKEN
IRON
PINE
COLLEGE
SION FRNTG
HALL FRNTG
BEACH
SPRAGGETT
KETTLE RIV
COMO
LOGAN
JASPER
SYCAMORE
VINE
BIRCH
KENMORE
CAMERON
DANISH
KONKIN
MILL
0.3 0 0.3 0.6 0.9 1.2 km
Cannabis Retail Only
CC - Core Commercial
NC - Neighbourhood Commercial
Cannabis Production and Retail Eligible
AP - Airport Industrial
I1 - Light Industrial 1
I2 - General Industrial 2
I3 - Value Added Industrial 3
I4 - Gravel/Mineral Processing Industrial 4