

**Comprehensive Development Zone (CD-1)
Ecological Reserve and 25-unit Mobile Home Park
North Boundary Drive**

THE CORPORATION OF THE CITY OF GRAND FORKS

Bylaw No. 2039-A2

**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 “**Zoning Bylaw Amendment No. 2039-A2, 2019**”.
2. Amend Bylaw No. 2039 as follows:
 - a. **INSERT** under Part VI Zones after Section 58, a Section 59 CD (Comprehensive Development) Zones; and CD-1 (Comprehensive Development 1) Zone (Boundary Drive North Mobile Home Park):

“59 CD (Comprehensive Development) Zones

59.1 Comprehensive Development Zones are intended to accommodate and regulate the development of a use or mixture of uses based on a comprehensive plan. They are typically created for reasons such as:

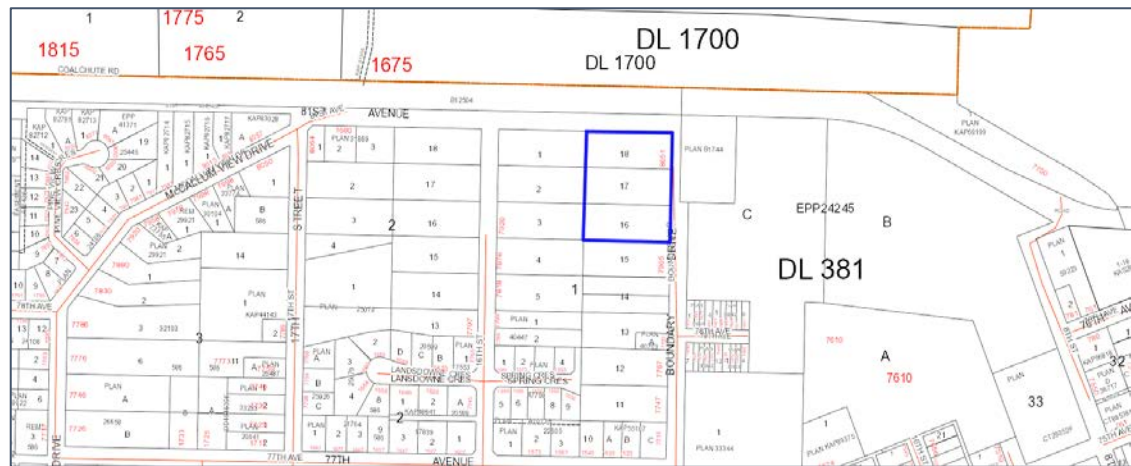
- a) sensitive ecosystem protection;
- b) to ensure specific design and permitted use provisions;
- c) to accommodate affordable or innovative housing; and/or
- d) to encourage development with unique elements of benefit to the community.

59.2 Parts 1 to 11 apply to the Comprehensive Development Zones except where there is an inconsistency with a specific regulation in Part 59, in which case the specific regulation in Part 59 applies.

59.3 CD-1 (Comprehensive Development 1) Zone (North Boundary Drive Mobile Home Park)

59.3.1 Every subsection in Section 59.3 refers to the CD-1 (Comprehensive Development 1) Zone.

59.3.2 Location: This CD-1 zone applies to approximately 1.2 hectares (3 acres) located on the west side of the most northerly extent of Boundary Drive as shown on the map below.



59.3.3 Intent: The intent of this zone is to allow for the development of a maximum 25-unit mobile home park, to ensure protection of an ecologically sensitive area in perpetuity, and to accommodate innovative, affordable home ownership and rental options in the City.

59.3.4 Development Areas: This CD Zone is divided into two areas as shown in Schedule A-I appended to this bylaw:

Area	Land Use
Area 1	Ecological reserve, conservation area, no build area.
Area 2	Comprehensively designed mobile home park.

59.3.5 Within the CD-1 Zone, the lands shall be developed for a comprehensively designed 25-unit mobile home park and a protected ecological reserve in accordance with the plans and drawings in Schedules A-2, A-3 and A-4 appended to this bylaw.

59.3.6 The following uses and no others are permitted in Area 1:
(a) ecological reserve.

59.3.7 The following uses and no others are permitted in Area 2:
(a) one single-family dwelling;
(c) mobile home park;
(d) recreation facilities;
(e) laundry facilities; and
(f) home occupations.

59.3.8 No buildings or structures shall be located within 15 metres of the edge of the wetland or ecological reserve identified in Schedule A-1.

59.3.9 Permitted accessory uses and buildings include buildings or structures accessory to any of the uses permitted in Area 1 and 2 of this zone.

- 59.3.10 The minimum parcel size for subdivision purposes is 0.5 hectares.
- 59.3.11 The maximum permitted lot area coverage for all buildings and structures shall be 60%.
- 59.3.12 No principal building or structure shall exceed 7.5 metres in height.
- 59.3.13 The minimum size for a mobile home or single-family dwelling shall be 30 square metres.
- 59.3.14 The minimum size of a regular (double-wide) mobile home space shall be 325 square metres and the minimum size of a small (single-wide) mobile home space shall be 228 square metres.
- 59.3.15 Off-street parking shall be provided in accordance with the Grand Forks Zoning Bylaw as amended.
- 59.3.16 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
- (a) 3 metres of the front parcel line on Boundary Drive, except for mobile home spaces No. 1, 2 and 16 shown on the concept plan in Schedule II, where no building or structure shall be located within 4.6 metres of the front parcel line on Boundary Drive;
 - (b) 1.5 metres of a side parcel line; or
 - (c) 3 metres of a rear parcel line or exterior side parcel line.
- 59.3.17 On each mobile home space only 1 detached storage shed or accessory building not exceeding 13 square metres in size, may be located, subject to the following regulations:
- (a) that such storage shed or accessory building be constructed and finished so that the design, construction and finish will complement and blend in with the mobile home;
 - (b) that the height of the storage shed or accessory building not exceed the height of the principle dwelling (mobile home); and,
 - (c) that such storage shed or accessory building be located to the side or rear of the mobile home and placed not closer than 1 metre to the mobile home.
- 59.3.18 A fence not more than 1.8 metre high, a continuous vegetative landscape screen not less than 1.8 metres high, or a combination of both shall be located around the perimeter of the site.
- 59.3.19 The mobile home park shall be landscaped in accordance with the landscape concept plan as shown in Schedule A-3 appended to this bylaw."

3. Incorporation

Schedule "A-1", "A-2", "A-3" and "A-4" are hereby made part of Bylaw No. 2039.

Read a **FIRST** time this day of , 2019.

Read a **SECOND** time this day of , 2019.

Read a **THIRD** time this day of , 2019.

APPROVED by the Ministry of Transportation and Infrastructure this ____ day of _____, 2019.

FINALLY ADOPTED this day of , 2019.

Mayor Brian Taylor

Corporate Officer Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 2039-A2 as passed by the Council
of the City of Grand Forks on the day of , 2019.

Corporate Officer of the Corporation of the
City of Grand Forks



City of Grand Forks Comprehensive Development Zone 1 - Conservation Development Areas

Schedule "A-1" - Development Areas



59.1m

Area 1
Ecological Reserve
0.13 ha

41.3m

Land areas shown are approximate.
All land areas to be confirmed by survey and a qualified environmental
professional.

Area 2
Mobile Home Park
1.09 ha

Boundary Drive

Ecological Reserve

0 5 10 20 30 40 50

Meters

December 19, 2018
Map Produced By: Rosemary Dykhuizen

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.



Red Outline denotes spaces available for "Tiny Homes"

11

DATE : DEC 2018
DRAWN BY : AC
DESIGN BY : AC
SCALE : 1/8" = 1' 0"



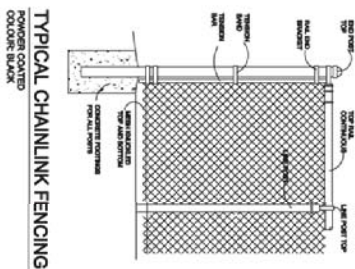
REVISIONS		
date	comments	by
Dec 2018	Client review	AC
Dec 2018	Client review	AC
Jan 1, 2019	Client review	AC

CONCEPT LAYOUT
Lone Pine Manufactured Home Park, Grand Forks BC
2018



Southern Border

Scientific Name	Common Name	Spacing (HxS)	Size	Hardy Zone
<i>Aronia melanocarpa</i> 'Low Scape Mound'	Low Scape Mound Chokeberry	2'x2'	2 gal.	3-9
<i>Juniperus virginiana</i> 'Blue Arrow'	Blue Arrow Juniper	15'x3'	2 gal.	4-9
<i>Pinus mugo</i> 'Columnaris'	Columnar Mugo Pine	7.5'x3'	2 gal.	2-7



Boundary Drive

Schedule "A-4" - Site Plan



25 MOBILE HOME SITES
Lone Pine Manufactured Home Park, Grand Forks BC
2018

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	2018.12.13	AC	Initial design
2	2018.12.13	AC	Final design



L3
DATE: DEC 2018
DRAWN BY: AC
DESIGN BY: VK
SCALE: 1/64" = 1' 0"