

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1606-A6

A BYLAW TO AMEND THE CITY OF GRAND FORKS
ZONING BYLAW NO. 1606, 1999

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WHEREAS Council may, by bylaw, amend the provisions of a Zoning Bylaw pursuant to the Land Use and Planning provisions of the Local Government Act;

AND WHEREAS Council has received an application to rezone property located at 7357 10th St.;

NOW THEREFORE Council for the Corporation of the City of Grand Forks, in open meetings assembled, **ENACTS** as follows:

1. That the regulation of Offstreet Parking in Table 1 of the Zoning Bylaw be amended by adding after “Dwelling unit” in the first column the text:

(greater than 90 square meters)

2. That the regulation of Offstreet Parking be amended by adding the line to Table 1:

Dwelling unit (less than or equal to 90 metres)	1 space per every dwelling unit
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3. That the City of Grand Forks Zoning Bylaw No. 1606, 1999 be amended to rezone property located at 7357 10th Street, legally described as Lot 42, Block 38, Plan 72, District Lot 108, S.D.Y.D. from the current R-1 (Residential - Single and Two-Family) zone to the R-3A (Multi-Family Residential Zone) zone, as shown outlined in bold on the attached map identified as Schedule “A”.
4. That this bylaw may be cited as the “**City of Grand Forks Zoning Amendment Bylaw No. 1606-A6, 2017.**”

Read a **FIRST** time this ____ day of ____, 2017.

Read a **SECOND** time this ____ day of ____, 2017.

NOTICE OF PUBLIC HEARING ADVERTISED, pursuant to the Local Government Act this time this ____ day of __, 2017 and also this time this ____ day of __, 2017.

PUBLIC HEARING HELD this time this ____ day of __, 2017.

Read a **THIRD** time this time this ____ day of __, 2017.

APPROVED by the Ministry of Transportation & Infrastructure this ____ day of _____, 2017.

Approving Officer

FINALLY ADOPTED this ____ day of _____, 2017.

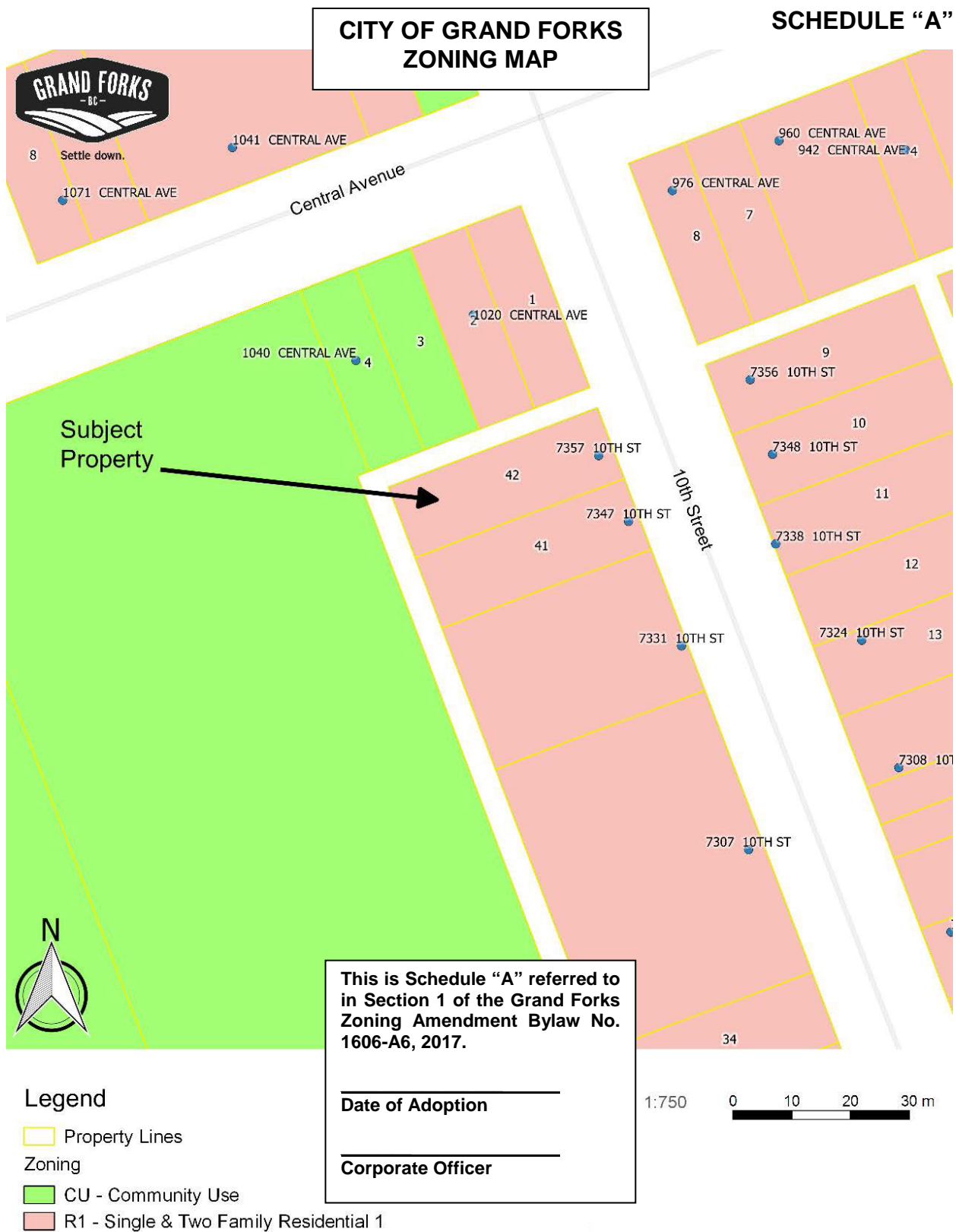
Mayor Frank Konrad

Corporate Officer – Diane Heinrich

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 1606-A6 as passed by the Municipal Council of the City of Grand Forks on the ____ day of _____, 2017.

Corporate Office for the
Municipal Council of the City of Grand Forks



THE CORPORATION OF THE CITY OF GRAND FORKS

NOTICE OF PUBLIC HEARING

WHEREAS the Local Government requires that a **PUBLIC HEARING** be held prior to the adoption of a Zoning Amendment Bylaw;

TAKE NOTICE THAT a Public Hearing with respect to the City of Grand Forks Bylaw 1606 A-6, cited as the "City of Grand Forks Zoning Amendment Bylaw No. 1606 A-6, 2016", will be held on:

At 6:00 p.m.
In Council Chambers, City Hall
7217-4th Street
Grand Forks, B.C.

This Bylaw is intended to amend the City of Grand Forks Zoning Bylaw No. 1606, 1999, by rezoning property 7357 10th Street, legally described as Lot 42, Block 38, Plan 72, District Lot 108, S.D.Y.D. from the current R-1 (Residential - Single and Two-Family) zone to the R-3A (Multi-Family Residential Zone) zone, as shown outlined in bold on the attached map marked SCHEDULE "A".

APPLICANTS: Darrell Turner and Susan Allyson

PROPERTY LOCATION: 7357 10th St.

The proposed bylaw may be inspected between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday (excluding holidays) until _____ at City Hall, 7217-4th Street, Grand Forks, B.C.

Dated this _____ day of _____, 2017.

Dolores Sheets
Manager of Development & Engineering



Legend

Property Boundaries

Central Avenue

10th Street

1020 CENTRAL AVE

1040 CENTRAL AVE

7357 10TH ST

7347 10TH ST

1 Parking Spots

1 Parking Spot

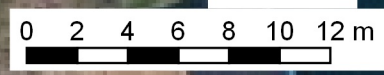
2 Parking Spots

Subject Property



The City of Grand Forks makes every effort to ensure 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 and costs relating to use of this map or data. Data must not be used for direct marketing or be used in breach of privacy laws.

1:300



Permitted Uses

1. *The following uses and no others are permitted in the R-3A zone:*

- (a) dwelling units;*
- (b) home occupation.*

Permitted accessory uses and buildings on any parcel includes the following:

- (c) any accessory building or structure for the above noted uses.*

Regulations

2. *On a parcel of land located in an R-3A zone:*

Minimum Parcel Size for Subdivision Purposes

- (a) The minimum parcel size is 800 square metres (8,611 sq ft) and every parcel must be connected to a community sewage and water system.*

Type of Dwelling Units Allowed

- (b) The following dwelling unit types are allowed on a parcel of land in an R-3A zone:*
 - (i) single family dwellings;*
 - (ii) two family dwellings; and*
 - (iii) three family dwellings.*

Height

- (c) No dwelling shall exceed 9.75 metres (32 ft) in height;*
- (d) No accessory building or structure shall exceed 4.8 metres (16 ft) in height.*

Setbacks

- (e) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:*
 - (i) 6 metres (20 ft) of a front parcel line;*
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;*
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or*
 - (iv) 6 metres (20 ft) of a rear parcel line.*

Accessory Buildings

- (f) *No accessory building shall have a total floor area greater than 20% of the principal structure.*
- (g) *No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building to which it is accessory.*

Lot Area Coverage

- (h) *The maximum permitted lot area coverage shall be as follows:*
principal building with all accessory buildings and structures shall be 50%

Additional Requirements

- (i) *Home occupations are only allowed in dwellings that are individually owned and have direct access to the City's roadway network;*
- (j) *The maximum size of any unit in a strata complex shall be 140 square metres (1,500 sq ft);*
- (k) *The minimum size of any unit in a strata complex shall be 75 square metres (800 sq ft);*
- (l) *See Section 13 to 30A of this bylaw.*

Extract from Zoning Bylaw (page 16 and
18 Offstreet Parking) showing changes

1. Each offstreet parking space shall be not less than 2.5 metres (8 ft) wide and 5.5 metres (18 ft) long, and have a vertical clearance of not less than 2.5 metres (8 ft)
2. Where the calculation of the number of offstreet parking spaces in Section 25(9) results in a fraction, one parking space shall be provided in respect of the fraction.
3. Where seating accommodation is the basis for the calculation of the number of parking spaces under Section 25(9) and the building or use consists of benches, pews, booths, or similar seating accommodation, each 0.5 metres (1-1/2 ft) of width of such seating shall be deemed to be one seat.
4. Every offstreet parking space shall have at all times access to an aisle that intersects with a highway. With the exception of the single family dwelling units, mobile homes and campground uses parking areas and access points shall be surfaced with asphalt, concrete or similar durable dust free material and all parking spaces shall be clearly marked.
5. For non-residential uses the required offstreet-parking areas that accommodate 3 or more vehicles, shall include a parking space for a disabled person.
6. Offstreet parking areas, as required by this bylaw, shall not be credited against the requirement of offstreet loading.
7. The number of access points from each parking area to a fronting street shall not exceed two, per parcel of land.
8. Where an owner or occupier of land in the Commercial Core Zone cannot provide the required number of off-street parking spaces as outlined on Table 1 below, the City shall accept a cash contribution in the amount of \$1000.00 per required parking space not developed.
9. Off street parking spaces for each building, structure and use permitted shall be provided in accordance with the following table:

(greater than 90
square meters)

Class of Building/Use

Required Number of Spaces

Dwelling unit:

2 spaces per every dwelling unit

Farm machinery sales, service and repair:

one space per every 45 square metres
(484 sq.ft.) of retail floor and storage
area

Fuels

New line: Dwelling Unit (less than or equal to 90 square meters) / 1 space per every
dwelling unit

Home occupation, home industry:

one space per every 40 square metres
(430 sq.ft.) of area used for the home
occupation or home industry

Hospital:

one space per every 10 square metres
(108 sq.ft.) of floor space

Hotel, motel:

one space per every unit offered daily to
the public

Library:

one space per every 10 square metres
(108 sq.ft.) of floor area

Machine, welding, woodworking shop:

one space per every 50 square metres
(538 sq.ft.) of floor area

Manufacturing, fabricating, or processing
facility

one space per 50 square metres (538
sq.ft.) of floor space

Medical clinic, dental clinic:

one space per every 20 square metres
(215 sq.ft.) of total floor area

Museum:

one space per every 25 square metres
(269 sq.ft.) of floor area

Nursery:

one space per every 45 square metres
(484 sq.ft.) of covered and outdoor sales
area

Professional office:

one space per every 60 square metres
(646 sq.ft.) of floor area

Personal service establishment:

one space per every 20 square metres
(215 sq.ft.) of floor area

Printing and publishing establishment:

one space per every 45 square metres
(484 sq.ft.) of floor space