

# Legend



513

Place seacan  
inside property  
boundary and  
construct fence

Rebuild 26x24  
workshop on same  
foundation with  
reduced exterior  
side yard to 1.5 m

Construct addition  
to existing dwelling  
to 1.5 m side yard  
setback and vary  
front yard setback  
from 6 m to 1.83 m  
(6 ft) for front face  
of existing house  
and new addition

514

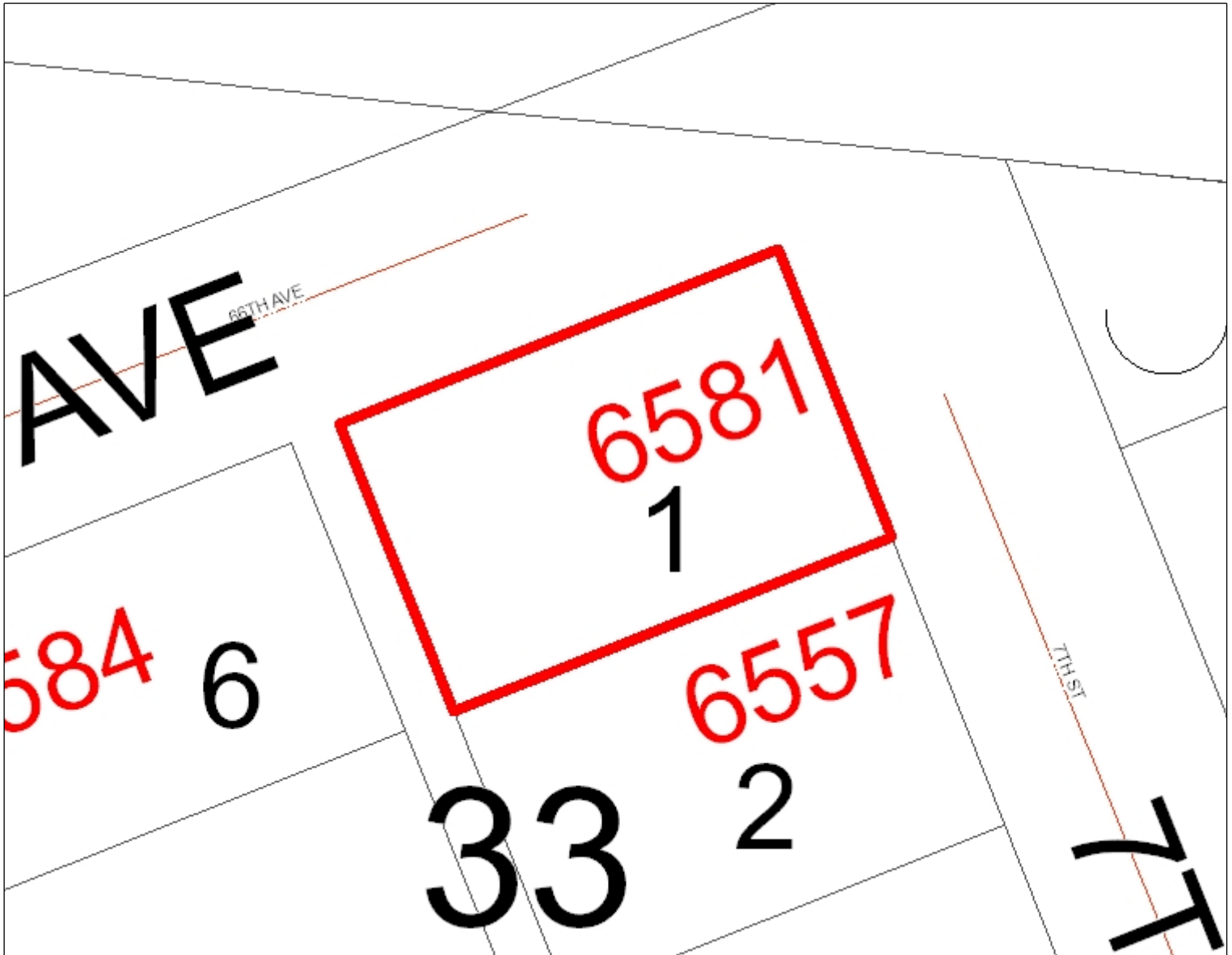
WM-0351 150mm  
DT 1975

1:300

0 2 4 6 8 10 m

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Scale 1: 498

## Legal Information

Plan: KAP108	Section:	Jurs: 210	Lot Area: 0.237
Block: 33	Township:	Roll: 1541000	Area Unit: acr
Lot: 1	Land District: 54	PID: 012-635-791	Width (ft): 0
District Lot: 534	Electoral Area:		Depth (ft): 0
Street: 6581 7TH ST			
Description:			



## PART VI ZONES

### **SECTION 33**      **R-1 (Residential – Single & Two Family) Zone**

#### **Permitted Uses**

1. The following uses and no others are permitted in an R-1 zone:

- (a) dwelling units;
- (b) religious centres;
- (c) day care centres;
- (d) bed and breakfast accommodations;
- (e) home occupations.

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

- (f) any accessory buildings or structures to any of the above uses.

#### **Regulations**

2. On a parcel of land located in an R-1 zone:

##### **Minimum Parcel Size for Subdivision purposes**

- (a) The minimum parcel size is 10,120 square metres (108,913 sq.ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is ***1,393.5 square metres (15,000sq ft)*** when the parcel is either connected to a community sewage or water system, but not both;
- (c) The minimum parcel size is 697 square metres (7,500 sq.ft.) when the parcel is connected to both a community sewage and water system.

BYLAW 1800

##### **Number and type of Dwelling Units allowed**

- (d) One of the following types of dwelling units is allowed on a parcel of land in an R-1 zone;
  - (i) One single-family dwelling; or
  - (ii) One two-family dwelling.

##### **Height**

- (e) No principal building or structure shall exceed 9.75 metres (32 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height.

## **SECTION 33**

## **R-1 (Residential – Single & Two Family) Zone** cont'd

### **Setbacks**

- (f) 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**

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;
- (h) 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**

- (i) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory buildings and structures 50%

### **Additional requirements**

- (j) ***\*deleted by Bylaw 1888***
- (k) ***\*deleted by Bylaw 1679***
- (l) The minimum size for a single-family dwelling shall be 75 square metres (800 sq.ft.);
- (m) See Sections 13 to 30A of this Bylaw.