

# Request for Decision



To: Regular Meeting

From: **Development, Engineering and Planning**

Date: June 10, 2019

Subject: Final Reading – Bylaw No. 2039-A2 Rezoning from R1 – Residential (Single and Two Family Zone) to CD – 1 (Comprehensive Development 1 Zone) to accommodate a Mobile Home Park and Ecological Reserve – Boundary Drive North (File: ZA1803)

Recommendation: **THAT Council gives final reading to Bylaw No. 2039-A2.**

---

## Background

On February 25, 2019, Council gave third reading to Bylaw No. 2039-A2 and resolved that the bylaw not proceed to final reading until the servicing agreement, development permit and all other identified issues are resolved to the satisfaction of the City.

The proponent has addressed these requirements, and the bylaw has been approved by the Ministry of Transportation and Infrastructure. A servicing agreement has successfully been negotiated and a development permit application is scheduled for Council's consideration at the regular meeting of June 10, 2019 (under separate cover).

It is therefore appropriate to give fourth and final reading to the rezoning bylaw.

A copy of the previous reports on this rezoning (Lone Pine Mobile Home Park) are attached in Appendix "A".

---

## Benefits or Impacts

### Strategic Impact



#### Community Engagement

- The public was advised and invited to comment on the rezoning application in writing and through advertisements in the Gazette. A public hearing was held to hear any comments or concerns respecting the proposal.



#### Community Livability

- The project would contribute much needed housing to the City and offer an alternative to regular rental or fee simple ownership.



#### Economic Growth

- An alternative housing type may make it easier and more affordable for the local work force to relocate to or remain in Grand Forks. Once a municipal sewer/water line is brought to this site, fronting landowners may be able to utilize the servicing which may induce new developments in the area.



#### Fiscal Responsibility

- The servicing and development costs will be borne by the developer.

#### **Policy/Legislation**

The Official Community Plan, Zoning Bylaw, Local Government Act and the Subdivision, Development and Servicing Bylaw No. 1970, 2014.

#### **Attachments**

Appendix “A”: Previous reports on the rezoning and the bylaw.

---

#### **Recommendation**

**THAT Council gives final reading to Bylaw No. 2039-A2.**

#### **Options**

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

### Report Approval Details

Document Title:	2019-06-10 ZA1902 Final Reading CD-1 Mobile Home Park.docx
Attachments:	- 2019-06-10ZA1803 Bylaw 2039-A2 MPH APPENDICES Final.pdf
Final Approval Date:	Jun 4, 2019

This report and all of its attachments were approved and signed as outlined below:

**Dolores Sheets - Jun 4, 2019 - 10:57 AM**

**Diane Heinrich - Jun 4, 2019 - 1:57 PM**