

Memo



To: City Council
From: **Development, Engineering and Planning**
Date: 2019-07-15
Subject: BACKGROUND INFORMATION for Public Hearing on July 15, 2019 (6pm) – Bylaw No. 2039-A7 Proposed Rezoning from R1(Single & Two Family Residential) to R2 (Small Lot Residential) and Development Variance Permit Application 2680 75th Avenue (FILE: ZA1907 & DVP1902)

Background

On June 24th, 2019, Council gave first and second reading to Bylaw No. 2039-A7 (Appendix “1”) which would rezone the property at 2680 75th Avenue from R1 (Single and Two Family Residential) to R2 (Small Lot Residential). The rezoning bylaw will enable the property to be subdivided into three lots to accommodate two duplexes and a single-family home as per the attached preliminary plan of subdivision (Appendix “2”).

The property is 1,620 square metres (0.4 acre) in size. It is noted that under the existing R1 zoning, the property can be subdivided into two lots (minimum of 697 square metres (0.17 acre)). The rezoning will permit a subdivision into three lots (minimum of 485 square metres (0.12 acre)). Duplexes, single family homes, secondary suites and garden suites are permitted in both the R1 and the R2 zones. The City’s Official Community Plan (“OCP”) encourages residential densification, infill development and a variety of housing forms in established, serviced residential areas in the City. This proposal fulfils this policy direction in the OCP.

To accommodate a single-family home on one of the lots, a development variance permit has been applied for to reduce the rear yard setback from the required 6.0 metres to 2.72 metres (see site layout in Appendix “2”). The side yards on this proposed lot exceed the required minimum setbacks thereby providing adequate yard space and separation from the adjacent future dwellings. Given that all the residential dwellings will be new construction on newly created lots, the variance will have no impact on adjacent existing properties.

As per the statutory requirements for public hearings, a notice was advertised twice (July 3rd and 10th) in the Grand Forks Gazette. A notification letter was also sent to the 11 property owners within 30 metres of the site. Copies of the newspaper ad and the letter to adjacent residents are attached (Appendix “3”).

Submissions Received

To date, no comments or concerns have been received as a result of the public notification.

Next Steps

Council will hear comments and receive written submissions at the public hearing on July 15th (6pm) and then consider the rezoning bylaw amendment for third reading at the regular council meeting on July 15th (7pm). If passed, the bylaw will be transmitted to the Ministry of Transportation and Infrastructure for approval (because the site is within 800 metres of Highway No. 3), and subsequently could be considered for final reading on August 12th, 2019 along with final approval of the development variance permit.

Conclusion

The statutory notification requirements for the public hearing respecting Bylaw No. 2039-A7 have been fulfilled. As of July 5th, 2019, no comments or concerns have been submitted as a result of public notification. After due consideration of any community input received at the public hearing, Council will consider the bylaw for third reading at its regular meeting on July 15th, 2019. Final reading of the bylaw amendment and final approval of the development variance permit would be considered at the regular Council meeting on August 12th, 2019.

Attachments

Appendix "1": Bylaw No. 2039-A7

Appendix "2": Preliminary Plan of Subdivision

Appendix "3": Copy of ad in the Grand Forks Gazette and notification letter

Appendix “1”

**THE CORPORATION OF THE CITY OF GRAND FORKS
Bylaw No. 2039-A7**

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

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-A7, 2019**”.
2. Zoning Bylaw No. 2039 is amended as follows:
 - a. The property described as “Lot 1, Plan EPP32167, District Lot 520, Similkameen Division of Yale District” and as shown attached hereto as Appendix “A” is hereby zoned R2 (Small Lot Residential 2).
 - b. Schedule “A” to Zoning Bylaw No. 2039, Land Use Zoning Map, is hereby amended accordingly.

Read a **FIRST** time this 24th day of June, 2019.

Read a **SECOND** time this 24th day of June, 2019.

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

Approved by the Ministry of Transportation and Infrastructure

Pursuant to Section 52 of the Transportation Act this _____ day of _____, 2019.

Approving Officer, Ministry of Transportation and Infrastructure

FINALLY ADOPTED this _____ day of _____, 2019.

Mayor Brian Taylor

Corporate Officer Daniel Drexler

Appendix "A" to Bylaw No. 2039-A7



Appendix "2": Preliminary Plan of Subdivision

PROPOSED SUBDIVISION PLAN OF
LOT 1, DL 520, SDYD, PLAN EPP32167

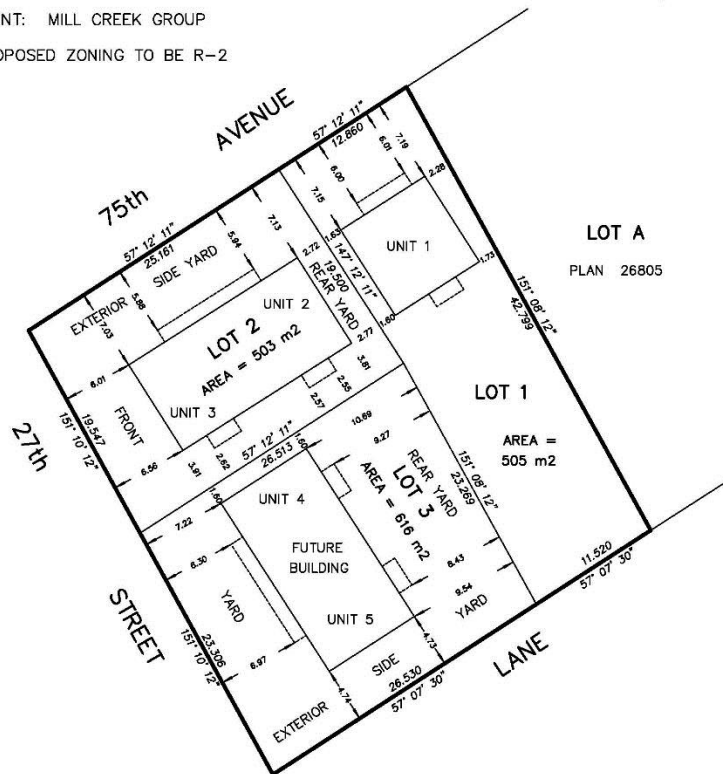
PID: 029-148-405
CHARGES: NONE

SCALE 1:300
0 6 12 18 24
ALL DISTANCES SHOWN ARE IN METRES.

VERSION 3
PROPOSED DUPLEX ON THIRD LOT
DATE: APRIL 26/19

CLIENT: MILL CREEK GROUP

PROPOSED ZONING TO BE R-2



NOTES:

FOUNDATIONS FOR UNITS 1, 2, AND 3 HAVE BEEN CONSTRUCTED
AND DIMENSIONS SHOWN TO PROPOSED PROPERTY LINES ARE
AS CURRENTLY EXIST.

PROPOSED FUTURE BUILDING CONTAINING
UNITS 4 & 5 IS A DUPLICATION OF UNITS 2 & 3

EXISTING BUILDING CONTAINING UNITS 2 & 3 (LOT 2)
DOES NOT HAVE THE REQUIRED MINIMUM REAR YARD SETBACK
DIMENSION, AND A VARIANCE MUST BE APPLIED FOR.

LOT DIMENSIONS ARE DERIVED
FROM LAND TITLE OFFICE RECORDS
PLAN EPP32167

PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.
BOX 640
OSOYOOS, B.C. ©
VCH 1V0
PHONE: (250) 495-7127
email: brad@pendergrafterveysing.ca
OUR FILE NO. 1122293 PR01.DWG
DC FILE NO. 1162612



THE CORPORATION OF THE CITY OF GRAND FORKS

7217 – 4TH STREET, BOX 220 • GRAND FORKS, BC V0H 1H0 • FAX 250-442-8000
TELEPHONE 250-442-8266

July 2, 2019

Dear _____:

Zoning Amendment and Development Variance Permit Applications

Property Location: 2680 75th Avenue

Legal Description: Lot 1, District Lot 520, Similkameen Division, Yale District,
Plan EPP32167

Applicant: Lakota Holdings Inc.

As you are the registered owner or occupier of property located near the property mentioned above, please be advised that Council for the Corporation of the City of Grand Forks will hear public input with respect to the above mentioned applications at a Public Hearing scheduled for Monday, July 15th, 2019 at 6:00 p.m., upstairs in the Council Chambers of City Hall, located at 7217 - 4th Street, Grand Forks, B.C.

The proposed zoning amendment would rezone the property at 2690 75th Avenue from R1 (Single & Two Family Residential) to R2 (Small Lot Residential) to accommodate three new residential lots. The Development Variance Permit application proposes to reduce the rear yard setback on one of the lots from the required 6.0 metres to 2.72 metres.

Any further information with respect to these applications may be obtained at City Hall, 7217 - 4th Street from Monday to Friday (excluding weekends and holidays) from 9:00 a.m. to 4:00 p.m. until July 12th, 2019 or by calling 250-442-8266.

Yours truly,

Dolores Sheets
Manager of Development, Engineering and Planning

**see enclosed property location map

Report Approval Details

Document Title:	2019-07-15 ZA1907 Bylaw 2039-A7 2575 75th Ave R1 to R2.docx
Attachments:	
Final Approval Date:	Jul 4, 2019

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

Dolores Sheets - Jul 4, 2019 - 4:36 PM

No Signature - Task assigned to Diane Heinrich was completed by assistant Daniel Drexler

Diane Heinrich - Jul 4, 2019 - 6:10 PM