

THE CORPORATION OF THE CITY OF GRAND FORKS
BYLAW NO. 1919-A2

A BYLAW TO AMEND THE CITY OF GRAND FORKS
OFFICIAL COMMUNITY PLAN BYLAW NO 1919, 2011

=====

WHEREAS Council may, by bylaw, amend the provisions of an Official Community Plan, pursuant to the provisions of the Local Government Act;

AND WHEREAS Council of the Corporation of the City of Grand Forks believes it is in the public interest to amend the provisions of the Official Community Plan (known as the Sustainable Community Plan)

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

1. That the title of the City of Grand Forks Sustainable Community Plan Bylaw be renamed to “City of Grand Forks Official Community Plan”
2. That Section 1.7 “Grand Forks in the Regional Context” be amended by replacing the first sentence of the second paragraph with the following sentence:

There are approved Official Community Plans in place for both Electoral Area ‘C’ / Christina Lake (Bylaw No. 1250, as amended) and Electoral Area ‘D’ / Rural Grand Forks (Bylaw No. 1955, 2016).
3. That Section 1.7 be amended by replacing all of the bullet statements regarding Electoral Area ‘D’ with the following bullet statements:
 - Diverting urban type development, including commercial development, into the City of Grand Forks where possible;
 - Containing higher density rural residential development in close proximity to the City of Grand Forks;
 - Accommodate affordable housing, rental housing and special needs housing in a manner that is consistent with the rural nature of the Plan area.
4. That Section 2.2 “Guiding Principles” be amended by replacing the first bullet following the second paragraph with the following bullet statement:
 - Guide form, location and type of development towards sustainability with consideration for environmental health, sustainable infrastructure, affordable housing, and related ‘Smart Growth’ principles.

5. That the title of Section 4.0 be amended to the following statement:
Guide development towards sustainability through environmental health, sustainable infrastructure, and affordable housing.
6. That the first sentence of Section 4.1 “Introduction” be removed and the remainder of the first paragraph of Section 4.1 be amended to state:
Enacting sustainability enhances our quality of life, protects the natural environment, manages natural assets, sustains the ‘commons’, and saves money over time. Growth must be fiscally, environmentally and socially responsible with development decisions accounting for tradeoffs on quality of life over the long term. Planning places a priority on ‘Smart Growth’ principles which emphasize infill, redevelopment and strategies to increase density.
7. That Section 4.1 be amended with the addition of a paragraph stating:
Affordable housing has lifecycle costs of rent or mortgage, insurance, energy use, maintenance, repair, and servicing are within the means of the occupant(s); and limits offsite costs to municipal infrastructure, natural assets, ecosystems, and the climate system (collectively, the commons) to levels that can be sustained indefinitely. Affordable housing is adaptable, durable, resource-efficient, and functional.
Affordable housing costs less than 30% of before-tax household income, including rent/mortgage, insurance, taxes, utilities, and other fees.
8. That Objective 4.2.2 be amended to include the word “individuals” after “families” and before “seniors”.
9. That Section 4.3 “Policies” be amended with the removal of statements 4.3.9, 4.3.10, and 4.3.11.
10. That Section 4.3 “Policies” be amended with the addition of the following policy statements:
4.3.9 Implement an affordable housing strategy by using policies and actions to create in increase in the supply of affordable housing.
4.3.10 Support non-profit organizations in their work of sponsoring, developing, and managing housing projects and addressing housing needs of homeless and at-risk families and individuals.
4.3.11 Consider supporting through in-kind or financial resources major multi-family affordable housing projects in partnership with community organizations and outside funders.
4.3.12 Consider using City-owned land for affordable housing developments with measures to keep properties affordable over the

long term.

4.3.13 Use revenues from land sales or other dedicated funds for land-banking or for an affordable housing reserve fund replenishing City supply of public land for affordable housing.

4.3.14 Consider waiving, reducing, or deferring payment of development cost charges and other planning and development fees for affordable housing projects.

4.3.15 Consider housing agreements, density bonuses, and revitalization tax exemptions to increase provision of affordable and sustainable housing.

4.3.16 Consider initiating or supporting an affordable housing advisory committee with community stakeholders to assess and make recommendations regarding the ongoing housing needs of the community.

4.3.17 Remove barriers to affordable housing in the Zoning Bylaw by lowering minimum dwelling size, enabling garden suites and laneway houses, and other measures as appropriate to increase density and infill development.

4.3.18 Consider setting permissive tax exemption policy criteria for supportive housing, transitional and second stage housing, and group homes.

4.3.19 Enable increased residential density across all residential land uses through incremental development of small dwellings, suites, micro-apartments and tiny houses.

11. That Section 6 “Protect the Natural Environment” be amended by adding the following policy statement:

6.3.11 Consider developing a residential energy conservation and building retrofit program to support housing affordability.

12. That Section 3.1, subsection “Mixed Use Commercial/Residential (MU)” be amended with the following statement: “Development is supported to a maximum density of 40 units per hectare.”

13. That a new section 14.10 titled “Accessory Dwelling Unit and Tiny House Development Permit Area” be added and containing the following text:

The Accessory Dwelling Unit and Tiny House Development Permit Area (ADU DPA) is designated under the Local Government Act Section 488(1)(e) (as amended) “establishment of objectives for the form and character of intensive residential development.”

Area

This DPA applies to:

- Placement of any detached Accessory Dwelling Unit (i.e. Garden Suites) or any Tiny House on Wheels on residential-zoned properties where permitted in the Zoning Bylaw.

Justification

The intent of this Development Permit Area is to guide the incremental densification of existing residential areas with accessory dwelling units (laneway houses and carriage homes, referred to as Garden Suites, and Tiny Homes on Wheels), as well as promote compact and clustered development patterns in new residential areas where small homes are desired.

These guidelines are intended to support the creation of a variety of compact housing forms with a high standard of urban design and livability, designed for durability and an attractive appearance over the long term. They will help integrate new accessory dwelling units with the surrounding neighbourhood and provide new housing forms which are affordable and appropriate to the needs of the community.

10.10.1 Guidelines

Buildings and Structures

- .1 Orient buildings to maximize opportunities for passive solar heating and natural lighting
- .2 Consider adaptable design and universal accessibility
- .3 Use natural ventilation and cooling systems
- .4 Consider the use of green roof systems to reduce stormwater runoff, reduce energy costs and improve visual appearance
- .5 Use building products that demonstrate re-use, upcycling and green technology
- .6 Developments are encouraged to seek Passive House, LEED, or other sustainability certification
- .7 Where garages or carports are necessary, design them to be recessed within the building or set back from the front face of the building
- .8 Buildings should be clad with durable, aesthetically acceptable and environmentally friendly materials at least as good of quality as primary

dwelling; vinyl and aluminum siding is not acceptable

- .9 Tiny Houses on Wheels must be skirted with a finished insulating material the same quality as or complementary to the cladding of the Tiny House
- .10 In all residential zones, Tiny Houses on Wheels must have a deck or porch attached, with appropriate stairs or ramp, to signify that they are semi-permanent in nature

Utilities / Servicing

- .11 Buildings must share the services of the primary unit as per the City Bylaws for water, sewer, electrical services.

Parking / Access

- .12 Entrances should face the street (or laneway, if sited on a lane) and have direct pedestrian access from the street. Windows should provide “eyes on the lane” for security.
- .13 Shared driveways are encouraged to reduce paved surfaces
- .14 Provide vehicle access via rear lanes where they are available

Screening and Landscaping

- .15 Provide private outdoor space of at least 9 square metres for each of the primary residence and accessory dwelling unit
- .16 Provide for clothesline use
- .17 Limit the use of potable water for landscape irrigation
- .18 Provide natural filtration of rainwater into the site through techniques including raingardens, rainwater collection systems, bioswales and permeable paving or crushed rock for driveways

- 14. That this bylaw may be cited as the “**Amendment to the City of Grand Forks Official Community Plan Bylaw No. 1919-A2, 2017**”.

Read a **FIRST and Second** time this 30th day of October, 2017.

PUBLIC HEARING NOTICE ADVERTISED this 15th day of November, 2017
AND this 22nd day of November, 2017.

PUBLIC HEARING HELD this 27th day of November, 2017.

Read a **SECOND** time this ___ day of _____, 2017.

Read a **THIRD** time this ___ day of _____, 201_.

APPROVED by the Ministry of Transportation and Infrastructure, in accordance with the Highways Act this _____ day of _____, 201_.

Approving Officer

FINALLY ADOPTED this _____ day of _____, 201_.

Mayor Frank Konrad

Corporate Officer Diane Heinrich

CERTIFIED

I hereby certify that the foregoing to be a true copy of Bylaw No. 1919-A2 as passed by the Municipal Council of the City of Grand Forks on the ___ day of _____, 201_.

Corporate Officer of the Municipal Council
of the City of Grand Forks