

**THE CORPORATION OF THE CITY OF GRAND FORKS  
AGENDA – PUBLIC HEARING**

**Monday August 20<sup>th</sup>, 2012 – 6:00 p.m.  
Council Chambers City Hall**

	<b><u>ITEM</u></b>	<b><u>SUBJECT MATTER</u></b>	<b><u>RECOMMENDATION</u></b>
1.	<b><u>CALL TO ORDER</u></b>	6:00 p.m. Call to Order	Mayor to Declare this Public Hearing Open
2	<b><u>STAFF REPORT AND RECOMMENDATIONS</u></b>		
	a) <b>Bylaw No. 1935, Amendment to the City of Grand Forks Sustainable Community Plan Bylaw</b>	Request from the applicant, Konrad Holdings Ltd. to re-designate the property known as 7450-17 <sup>th</sup> Street from Highway Commercial to Single & Two Family Residential	Council hear from the public, allowing any person present who believes that his or her interest in the property is effected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw.
	b) <b>Bylaw No. 1936, Amendment to the City of Grand Forks Zoning Bylaw</b>	Request from the applicant, Konrad Holdings Ltd. to re-zone the property known as 7450-17 <sup>th</sup> Street from Highway Commercial to Single & Two Family Residential	Council hear from the public, allowing any person present who believes that his or her interest in the property is effected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw.
13.	<b><u>ADJOURNMENT</u></b>		

**THE CITY OF GRAND FORKS  
REQUEST FOR COUNCIL DECISION  
PUBLIC HEARING**

**DATE** : August 14<sup>th</sup>, 2012

**TOPIC** : Bylaw No. 1935, Amendment to the City of Grand Forks Sustainable Community Plan

**PROPOSAL** : Holding of a Public Hearing, prior to giving Bylaw 1935 Third Reading

**PROPOSED BY** : City Staff /Applicants – Frank Konrad for Konrad Holdings Inc.

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**SUMMARY:**

Bylaw 1935, cited as Amendment to the City of Grand Forks Sustainable Community Plan Designation Bylaw No. 1935, 2012, received two readings at the Regular Meeting held on July 23<sup>rd</sup>, 2012. Prior to giving a Sustainable Community Plan Designation Amendment bylaw third reading, Council must hold a public hearing, and publish notice of this public hearing in accordance with the Local Government Act. Notice of this public hearing was advertised in the Gazette, as required, on August 8<sup>th</sup> and August 15<sup>th</sup>. Council is now in a position to hold the public hearing.

**FACTS SURROUNDING BYLAW 1935:**

1. The bylaw is intended to amend the Sustainable Community Plan Designation Bylaw by re-designating property at 7450-17<sup>th</sup> Street from HC-Highway Commercial to R-1-Single & Two Family Residential.
2. The focus of the designation will allow Konrad Holdings Ltd. to develop the property as a residential property.
3. The subject property, should it be re-designated, will be removed from the Commercial Development Permit Area.

**STAFF RECOMMENDATIONS:**

**Option 1:** Council hold the public hearing as advertised, allowing any person present who believes that his or her interest in the property is effected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw and ensuring that as a Council, hearing from the public is required to take all submissions and then base a decision on the facts relevant to the SCP designation request, within the parameters set out in the Sustainable Community Plan.

**OPTIONS AND ALTERNATIVES:**

**Option 1: Council provides the opportunity for the public to make their views known on the matters contained in the bylaw at the public hearing:** This option will allow the public the opportunity to be heard as outlined in the Local Government Act. It is the duty of Council to receive submissions, ask relevant questions and keep an open mind before making the final decision. Council can seek advice from Staff and receive additional reports from Staff based on the public's submission.

**Option 2: Council may decline to hold the public hearing and deny re-designation and further public process.** There is no option not to hold the public hearing, inasmuch as it has been duly advertised.

**BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** The advantage to this option is that Council will proceed as outlined in the Local Government Act.


**Option 2:** The key disadvantage is that the applicant has not been provided a due process in an SCP amendment application. Denying an SCP amendment application without considering all relevant submissions and facts might constitute a closed process.

**COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

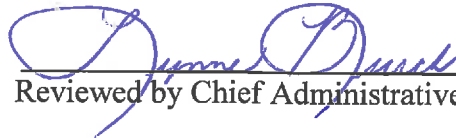
The City's cost of amending a land use bylaw, including advertising is covered by the application fees. Additional tax revenue will be generated should the application develop the property with residential housing in the future.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The Local Government Act outlines the requirements for the holding of public hearings.



\_\_\_\_\_  
Department Head or Corporate Officer  
Or Chief Administrative Officer



\_\_\_\_\_  
Reviewed by Chief Administrative Officer

**COPY**

## THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

**DATE** : July 16<sup>th</sup>, 2012

**TOPIC** : Bylaw 1935 – Amendment to the City of Grand Forks Sustainable Community Plan Bylaw No. 1919, 2011

**PROPOSAL** : First and Second Reading

**PROPOSED BY** : Corporate Officer

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### **SUMMARY:**

At the Primary Committee Meeting on June 25<sup>th</sup>, 2012, the Primary Committee recommended to Council to direct Staff to draft a Sustainable Community Plan Amendment Bylaw which would re-designate property located at 7450-17<sup>th</sup> Street and legally described as Lot A, District Lot 380, S.D.Y.D. Plan KAP86963 from HC (Highway and Tourist Commercial) to R-1 (Single & Two Family Residential), and remove the subject property from the Commercial Development Permit Area. In this regard, Bylaw No. 1935 is presented for first and second reading. Should Council consider giving first and second reading, this bylaw would proceed to a Public Hearing where the public will be afforded an opportunity to make their views on this bylaw known to Council.

### **STAFF RECOMMENDATIONS:**

**Option 1:** Council gives first and second reading to Bylaw No. 1935 “Amendment to the City of Grand Forks Sustainable Community Plan Bylaw No. 1919, 2011”.

### **OPTIONS AND ALTERNATIVES:**

**Option 1: Council gives Bylaw No. 1935 first and second reading.** This option intends that the proposed amendment is being considered by Council.

**Option 2: Council determines to give the Bylaw no readings:** This option intends that the status quo will remain, and the re-designation of property located at 7450-17<sup>th</sup> Street will remain Highway & Tourist Commercial.

### **BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** This option will allow the proposal to re-designate property located at 7450-17<sup>th</sup> Street, from HC-Highway Commercial to R-1-Single & Two Family Residential, and to remove it from the Commercial Development Permit Area, to proceed to public hearing. At the public hearing the public will be afforded an opportunity to make their views on this bylaw known to Council.

**Option 2:** This option will allow for the status quo to remain and the property will remain designated as Highway & Tourist Commercial.

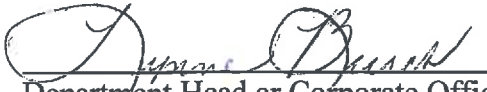
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**COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

There are the advertising costs, as well as the notifications to surrounding property owners. These costs are generally covered by the application fees charged.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The Local Government Act allows for amendments to a Sustainable Community Plan bylaw to be done by bylaw.

  
\_\_\_\_\_  
Department Head or Corporate Officer  
Or Chief Administrative Officer

  
\_\_\_\_\_  
Reviewed by Chief Administrative Officer

**THE CORPORATION OF THE CITY OF GRAND FORKS**

**BYLAW NO. 1935**

**A Bylaw to Amend the City of Grand Forks Sustainable Community Plan  
Bylaw No. 1919, 2011**

=====

**WHEREAS** Council may, by bylaw, amend the provisions of a Sustainable Community Plan pursuant to the provisions of the Local Government Act;

**AND WHEREAS** Council has received an application to amend the Sustainable Community Plan to re-designate a piece of property located west of 7450-17<sup>th</sup> Street;

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

1. That Schedule "B" Land Use Map of the City of Grand Forks Sustainable Community Plan Designation Bylaw No. 1919, 2011, be amended by re-designating the property legally described as Lot A, District Lot 380, S.D.Y.D., Plan KAP86963, as shown outlined in bold on the attached map identified as Schedule "X" from Highway & Tourist Commercial to Low Density Residential.
2. That Schedule "C" Development Permit Area Map of the Grand Forks Sustainable Community Plan Designation Bylaw No. 1919, 2011 be amended by removing Lot A, District Lot 380, S.D.Y.D., Plan KAP86963,, as shown outlined in bold on the attached map identified as Schedule "X" from the Commercial Development Permit Area.
3. That this Bylaw may be cited as the "**Amendment to the City of Grand Forks Sustainable Community Plan Bylaw No. 1935, 2012**".

Read a **FIRST** time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a **SECOND** time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**PUBLIC HEARING NOTICE ADVERTISED**, in accordance with the *Local Government Act* this \_\_\_\_\_ day of \_\_\_\_\_, 2012 and also this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**PUBLIC HEARING HELD** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a **THIRD** time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**FINALLY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Brian Taylor - Mayor

\_\_\_\_\_  
Diane Heinrich – Corporate Officer

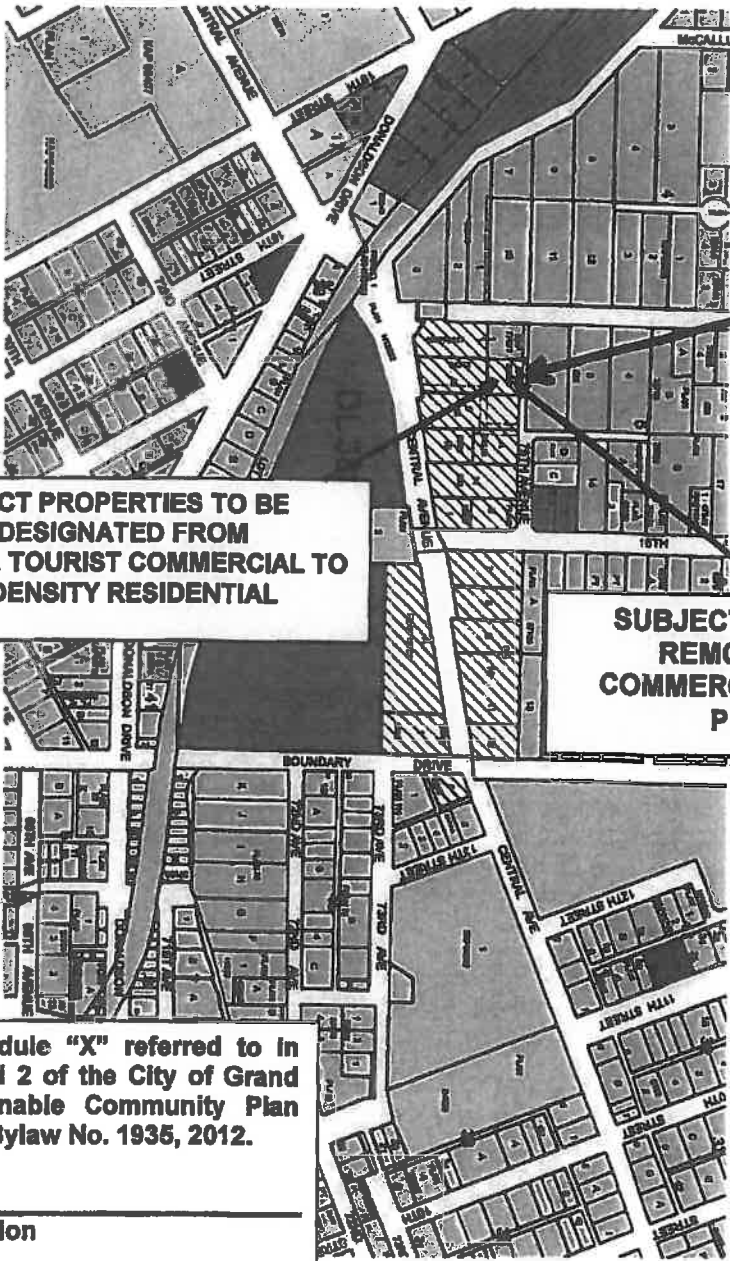
**CERTIFIED**

I hereby certify that the foregoing to be a true copy of Bylaw No. 1935 as passed by the Municipal Council of the City of Grand Forks on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Corporate Officer of the  
City of Grand Forks

# CITY OF GRAND FORKS SUSTAINABLE COMMUNITY PLAN MAP

**SCHEDULE "X"**



# **THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION PUBLIC HEARING**

**DATE** : August 14<sup>th</sup>, 2012

**TOPIC** : Bylaw No. 1936, Amendment to the City of Grand Forks Zoning Bylaw

**PROPOSAL** : Holding of a Public Hearing, prior to giving Bylaw 1936 Third Reading

**PROPOSED BY** : City Staff / Zoning Applicants - Frank Konrad for Konrad Holdings Inc.

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## **SUMMARY:**

Bylaw 1936, cited as Amendment to the City of Grand Forks Zoning Bylaw No. 1936, 2012, received two readings at the Regular Meeting held on July 23<sup>rd</sup>, 2012. Prior to giving a zoning bylaw third reading, Council must hold a public hearing, and publish notice of this public hearing in accordance with the Local Government Act. Notice of this public hearing was advertised in the Gazette, as required, on August 8<sup>th</sup> and August 15<sup>th</sup>. Council is now in a position to hold the public hearing.

## **FACTS SURROUNDING BYLAW 1936:**

1. The bylaw is intended to rezone property located at 7450 – 17<sup>th</sup> Street, legally described as Lot A, DL 380, SDYD, Plan KAP86963 from HC (Highway Commercial) to R-1 (Single & Two Family Residential).
2. The Sustainable Community Plan is being amended by separate bylaw to accommodate the policy change from Highway & Tourist Commercial to Low Density Residential, and to remove 7450 – 17<sup>th</sup> Street from the Commercial Development Permit Area. Once the SCP amendment has been finalized this bylaw will be compliant with the SCP.
3. The focus of the rezoning of 7450-17<sup>th</sup> Street is so that the applicant can build a single family or two family residence on the lot in the future.
4. Under the existing zoning, the property cannot be used for residential development.

## **STAFF RECOMMENDATIONS:**

**Option 1:** Council hold the public hearing as advertised, allowing any person present who believes that his or her interest in the properties are effected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw and ensuring that as a Council, hearing from the public is required to take all submissions and then base a decision on the facts relevant to the rezoning request, within the parameters set out in the Sustainable Community Plan and the existing zoning bylaw.

## **OPTIONS AND ALTERNATIVES:**

**Option 1: Council provides the opportunity for the public to make their views known on the matters contained in the bylaw at the public hearing:** This option will allow the public the opportunity to be heard as outlined in the Local Government Act. It is the duty of Council to receive submissions, ask relevant questions and keep an open mind before making the final decision. Council can seek advice from Staff and receive additional reports from Staff based on the public's submission.

**Option 2: Council may decline to hold the public hearing and deny rezoning and further public process.** There is no option not to hold the public hearing, inasmuch as it has been duly advertised.

**BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** The advantage to this option is that Council will proceed as outlined in the Local Government Act.

**Option 2:** The key disadvantage is that the applicant has not been provided a due process in a rezoning application. Denying a rezoning application without considering all relevant submissions and facts might constitute a closed process.

**COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

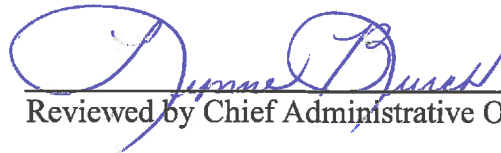
The City's cost of rezoning, including advertising is covered by the application fees charged for rezoning applications. Additional tax revenues will be generated should the applicant develop the property with residential housing in the future.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The Local Government Act outlines the requirements for the holding of public hearings.



\_\_\_\_\_  
Department Head or Corporate Officer  
or Chief Administrative Officer



\_\_\_\_\_  
Reviewed by Chief Administrative Officer

**THE CORPORATION OF THE CITY OF GRAND FORKS**

**BYLAW NO. 1936**

**A Bylaw to Amend the City of Grand Forks  
Zoning Bylaw No. 1606, 1999**

=====

**WHEREAS** Council may, by bylaw, amend the provisions of the Zoning Bylaw pursuant to the Local Government Act;

**AND WHEREAS** Council has received an application to rezone property located at the west end of 75<sup>th</sup> Avenue;

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

1. That the City of Grand Forks Zoning Bylaw No. 1606, 1999 be amended to rezone the property legally described as Lot A, District Lot 380, S.D.Y.D., Plan KAP86963 from the HC (Highway Commercial) zone to the R-1 (Single & Two-Family Residential) zone, as shown outlined in bold on the attached map identified as Schedule "X".
2. That this Bylaw may be cited as the "Amendment to the City of Grand Forks Zoning Bylaw No. 1936, 2012".

Read a **FIRST** time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a **SECOND** time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**PUBLIC HEARING NOTICE ADVERTISED**, pursuant to the *Local Government Act* this \_\_\_\_\_ day of \_\_\_\_\_, 2012 and also this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**PUBLIC HEARING HELD** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a **THIRD** time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**APPROVED** by the Ministry of Transportation & Infrastructure on this \_\_\_\_\_ day \_\_\_\_\_, 2012.

\_\_\_\_\_  
Approving Officer

**FINALLY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Brian Taylor - Mayor

\_\_\_\_\_  
Diane Heinrich – Corporate Officer

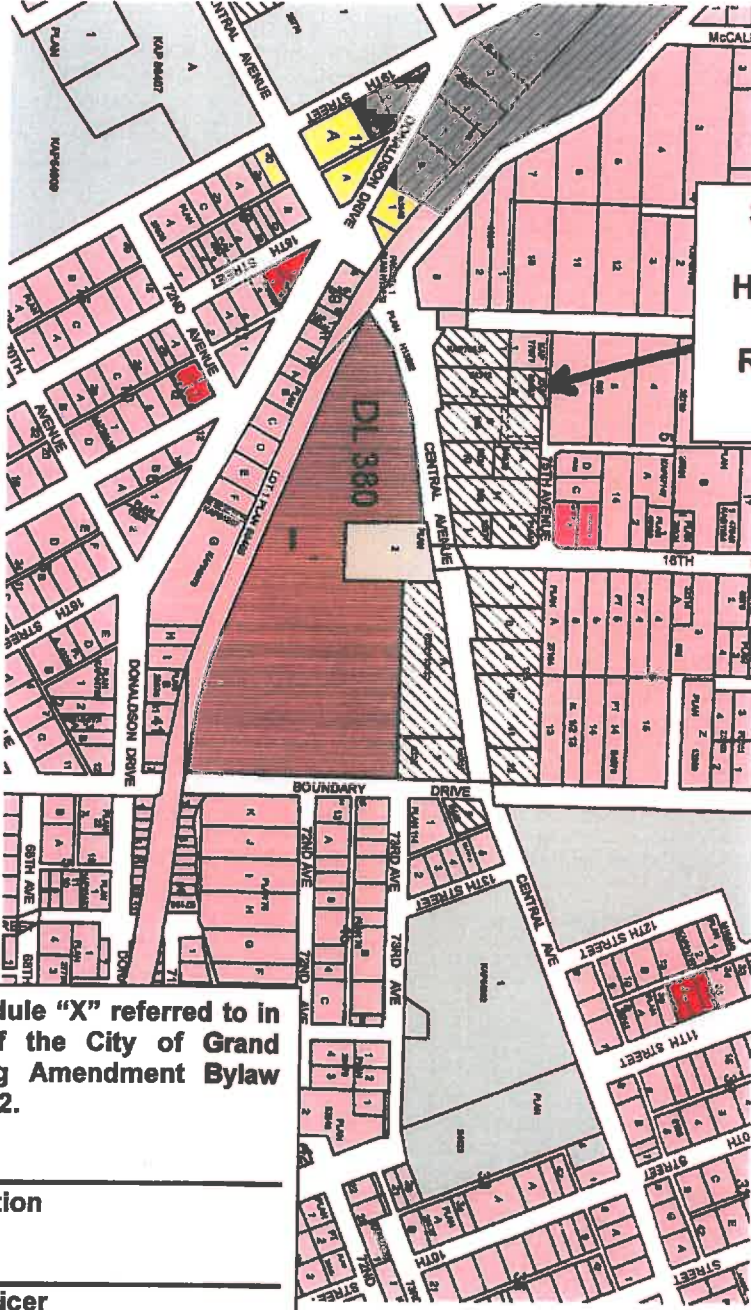
**CERTIFICATE**

I hereby certify the foregoing to be a true copy of Bylaw No. 1936 as passed by the Municipal Council of the City of Grand Forks on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Corporate Officer of the  
City of Grand Forks

# CITY OF GRAND FORKS ZONING MAP

**SCHEDULE "X"**



**SUBJECT PROPERTIES TO  
BE REZONED FROM  
HC (HIGHWAY COMMERCIAL  
TO  
R-1 (SINGLE & TWO-FAMILY  
RESIDENTIAL)**

**This is Schedule "X" referred to in  
Section 1 of the City of Grand  
Forks Zoning Amendment Bylaw  
No. 1936, 2012.**

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**Date of Adoption**

---


**Corporate Officer**


**Date of Adoption****Corporate Officer**

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From:  "Fitzpatrick, Donna M TRAN:EX" <Donna.Fitzpatrick@gov.bc.ca> 7/31/2012 3:10... 

Subject: Our File 2012-03591 Your File Bylaw No. 1936

To:  Kathy LaBossiere

Attachments:  Attach0.html 3K

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Hi Kathy,

RE: Bylaw 1936 to amend zoning bylaw No. 1606,1999  
Lot A, DL 380, SDYD, Plan KAP86963

The Ministry of Transportation and Infrastructure has reviewed the proposal to rezone the subject land from Highway Commercial to Single & Two-Family Residential. The Ministry has no objection to the amendment as traffic volumes would be substantially less from residential use rather than commercial.

If you have any questions, please call.

*Donna Fitzpatrick  
District Development Technician  
Ministry of Transportation & Infrastructure  
West Kootenay District  
Grand Forks Area Office  
PO Box 850  
7290 2nd Street  
Grand Forks, BC V0H 1H0  
phone: (250) 442-4311  
fax: (250) 442-4317  
email: [Donna.Fitzpatrick@gov.bc.ca](mailto:Donna.Fitzpatrick@gov.bc.ca)*

# THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

**COPY**

**DATE** : July 16<sup>th</sup>, 2012  
**TOPIC** : Bylaw 1936 – Amendment to the City of Grand Forks Zoning Bylaw No. 1606, 1999  
**PROPOSAL** : First and Second Reading  
**PROPOSED BY** : Corporate Officer

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## **SUMMARY:**

At the Primary Committee Meeting held on June 25th, 2012, the Primary Committee recommended to Council to direct Staff to draft a Zoning Amendment Bylaw to rezone the property located at 7450 – 17<sup>th</sup> Street and legally described as Lot A, District Lot 380, S.D.Y.D., Plan KAP86963 from HC Highway Commercial to R1 Single and Two Family Residential.

In this regard, Bylaw 1936 is presented for first and second reading. Should Council consider giving first and second reading, this bylaw would proceed to a Public Hearing where the public will be afforded an opportunity to make their views on this bylaw known to Council.

## **STAFF RECOMMENDATIONS:**

**Option 1:** Council gives first and second reading to Bylaw No. 1936 “Amendment to the City of Grand Forks Zoning Bylaw No. 1606, 1999”.

## **OPTIONS AND ALTERNATIVES:**

**Option 1: Council gives Bylaw No. 1936 first and second reading.** This option intends that the proposed amendments are being considered by Council.

**Option 2: Council determines to give the Bylaw no readings:** This option intends that the status quo will remain, and the zoning of property at 7450 – 17<sup>th</sup> Street, will remain HC (Highway Commercial).

## **BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** This option will allow the proposal to re-zone property located at 7450 – 17<sup>th</sup> Street, from HC Highway Commercial to R1 Single and Two Family Residential to proceed to public hearing. At the public hearing the public will be afforded an opportunity to make their views known to Council with regard to these bylaw changes.

**Option 2:** This option will allow for the status quo to remain and the property will remain zoned as HC (Highway Commercial).

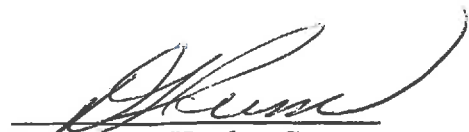
## **COSTS AND BUDGET IMPACTS – REVENUE GENERATION:**

There are the advertising costs, as well as the notifications to surrounding property owners. These costs are generally covered by the application fees charged.

## **LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The Local Government Act allows for amendments to a Zoning bylaw to be done by bylaw.

COPY



Department Head or Corporate  
Officer or Chief Administrative Officer



Reviewed by Chief Administrative  
Officer

COPY

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Diane Heinrich, Corporate Officer

Date: May 31, 2012

From: Kathy LaBossiere, Planning Tech

Konrad SCP and Rezoning Amendment Application

We have received an application for rezoning of vacant property legally described as Lot A, District Lot 380, S.D.Y.D., Plan KAP86963 located west of 7450-17<sup>th</sup> Street at the end of 75<sup>th</sup> Avenue. The applicant wishes to rezone the property from the current HC (Highway Commercial) zone to R-1 (Single & Two Family) residential zone.

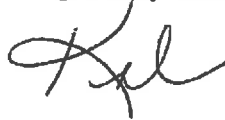
The property is currently designated as Highway & Tourist Commercial and is in the Commercial Development Permit area in the Sustainable Community Plan. The applicant wishes to rezone the property to R-1 (single & two-family residential, change the land use designation from highway & tourist commercial to low density residential and to remove it from the commercial development permit area.

The property in question is 116.77 feet by 131.99 feet in size (0.33 acres) and is vacant property at this time. Water and sewer and electrical services to the property are located from 75<sup>th</sup> Avenue. Access to the property is from 75<sup>th</sup> Avenue (see photos and maps attached hereto).

The applicant wishes to rezone the property so that he can build a single family or two family residence on the lot in the future.

This application would require an amendment to the Zoning Bylaw and the Sustainable Community Plan.

Respectfully Submitted:



Kathy LaBossiere  
PLANNING TECH

N:\planning\zoning\konrad memo to co

The Corporation of the City of Grand Forks

P.O. Box 220  
Grand Forks, B.C.  
V0H 1H0

7217-4th Street  
Telephone (250) 442-8266  
Fax (250) 442-8000

Zoning AND/OR Official Community Plan Amendment  
Application

Application to amend the Zoning Bylaw AND/OR Official Community Plan Bylaw

Zoning OR Official Community Plan Application Fee:



\$1,000.00

Receipt No. \_\_\_\_\_

Zoning AND Official Community Plan Application Fee:



\$1,200.00

Receipt No. 153765

The subject fee is applicable to each request for an amendment to the Zoning or Official Community Plan Bylaw, or to both. Should this request not proceed to Public Hearing, one-half (1/2) the fee (\$500.00 or \$600.00) shall be refunded.

Registered Owner of Property to be rezoned:

Kow RAH Holdings INC.

Mailing Address:

7450 - 17<sup>th</sup> Street

Box 608

Grand Forks, B.C. V0H 1H0

Telephone:

250-443-2370

Full Legal Description of property to be rezoned:

LOT A Plan KAP06963 (027-585-867)

DISTRICT LOT 300 Industrial Division

Street Address of Property

15th Avenue

NPForms\Planning\Zoning\zone and or occ.doc

Please submit the following information with this application:

- (i) the legal boundaries and dimensions of the subject property;
- (ii) the location of permanent buildings and structures existing on the property;
- (iii) the location of any proposed access roads, parking, driveways, and any screening, landscaping and fences;
- (iv) the location and nature of any physical or topographic constraints on the property (ie: streams, ravines, marshes, steep slopes etc)

Upon reviewing your application, the City of Grand Forks may request other, or more detailed information.

The information provided is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application.

  
Signature of Owner

MAY 24, 2012  
Date

#### AGENT'S AUTHORIZATION

I hereby authorize:

FRANK KONRAD  
7450 17<sup>TH</sup> STREET Box 608  
Grand Forks B.C. V0N 1G0 250-443-2370  
(full name, address and telephone number of Agent)

to act on my behalf with regards to this application.

  
Owner's Signature

The personal information on this form is collected under the authority of the local Government Act. The information collected will be used to process your application for a Rezoning or Official Community Plan amendment. If you have questions about the collection use and disclosure of the information, contact the Coordinator City of Grand Forks.

Please outline the provisions of the respective Bylaw that you wish to vary or supplement and give your reasons for making this request:

Re-Zone To Residential  
Vacant Land

**DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT**

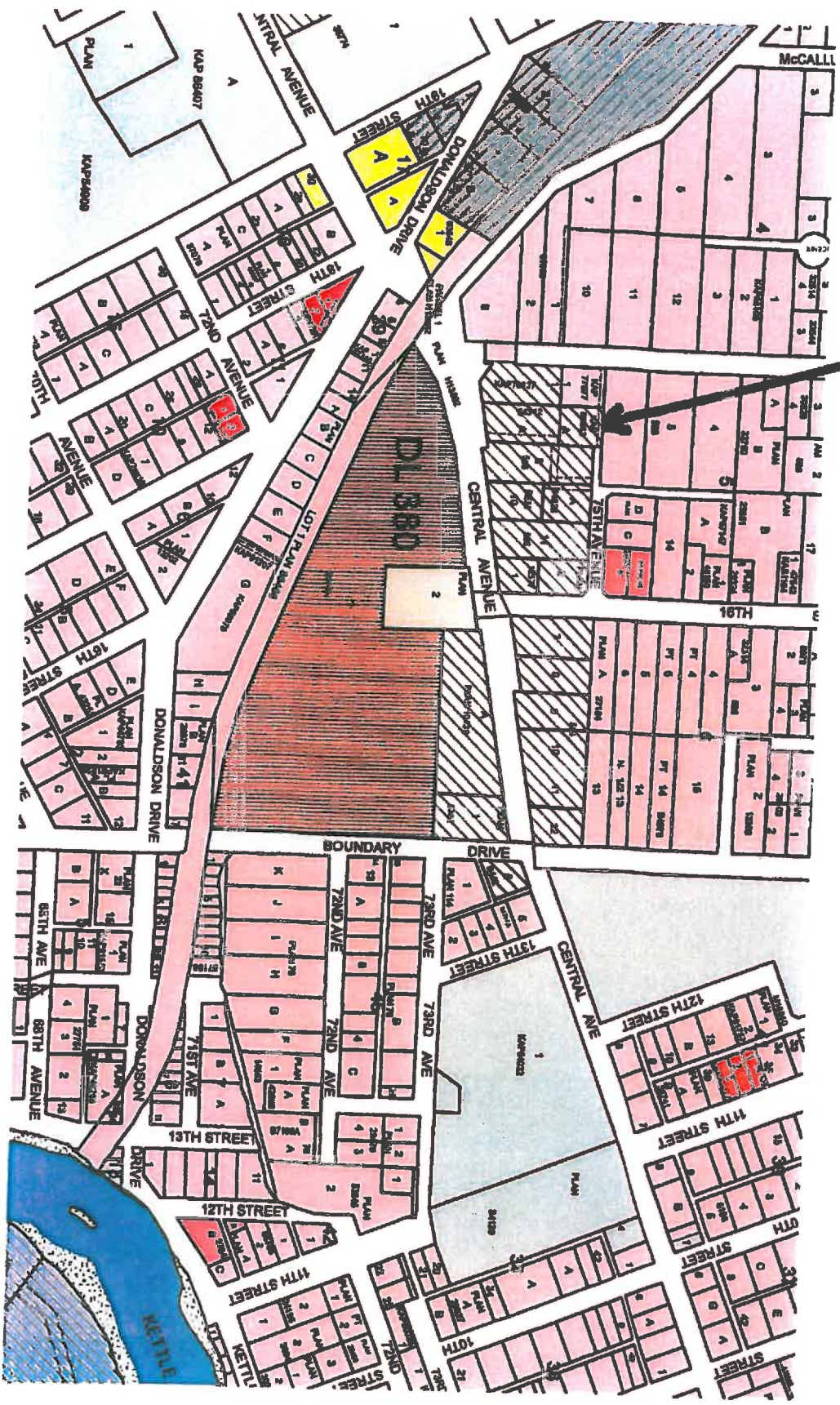
I, FRANK KONRAD, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities: (Schedule 2) of the *Contaminated Sites Regulation (B.C. Reg. 375/96)*. I therefore declare that I am not required to submit a Site Profile under Section 26.1 or any other section of the *Waste Management Act*.

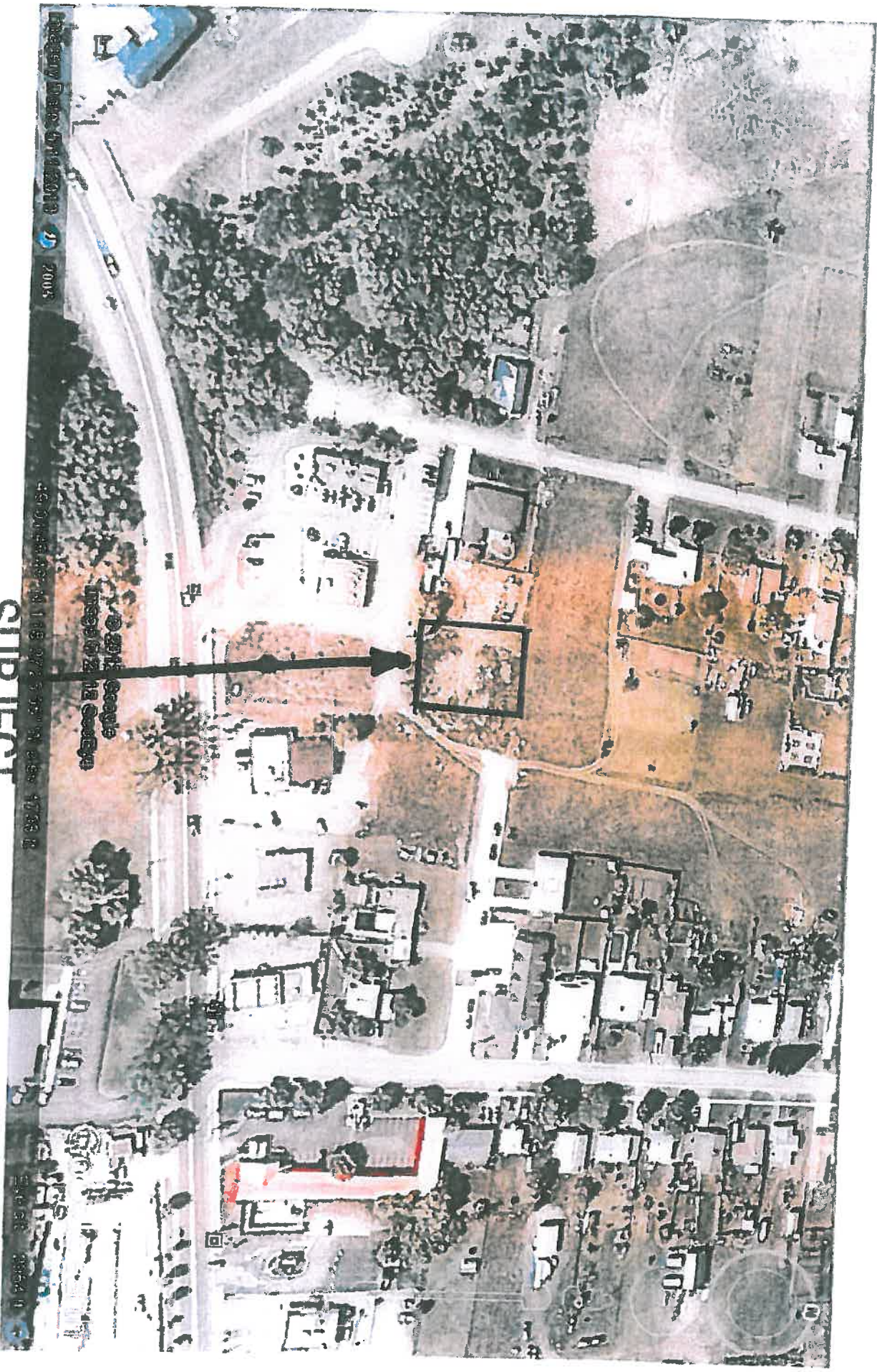
(signature)

(date)

MAY 24, 2012

# SUBJECT PROPERTY





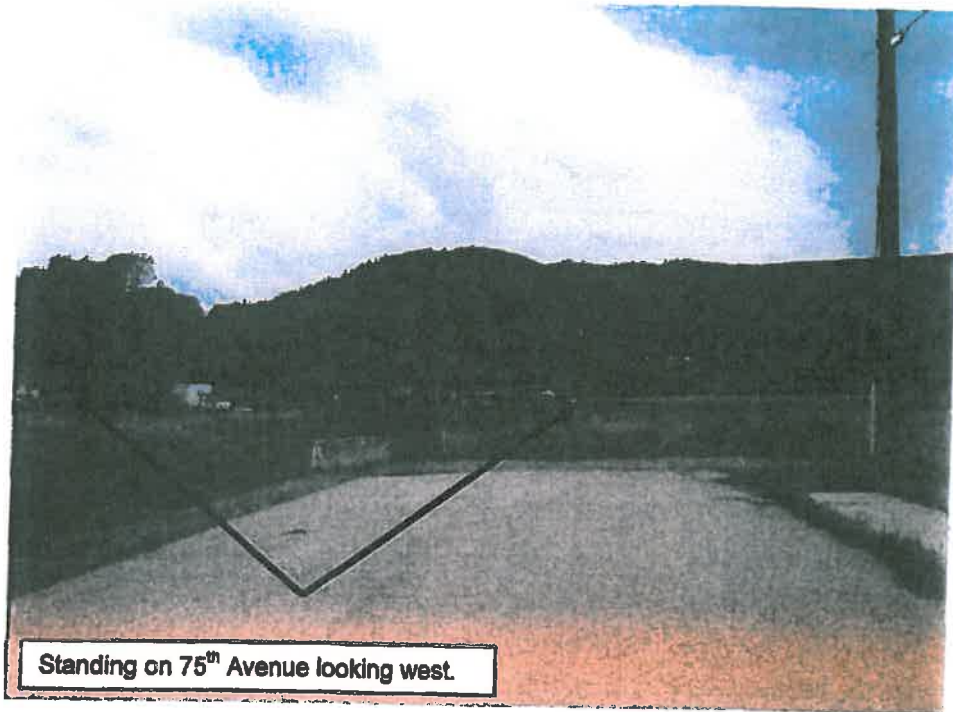
Map Data © 2013 © 2005

45.014444, -118.272222

2013 Google Maps 2013 Google

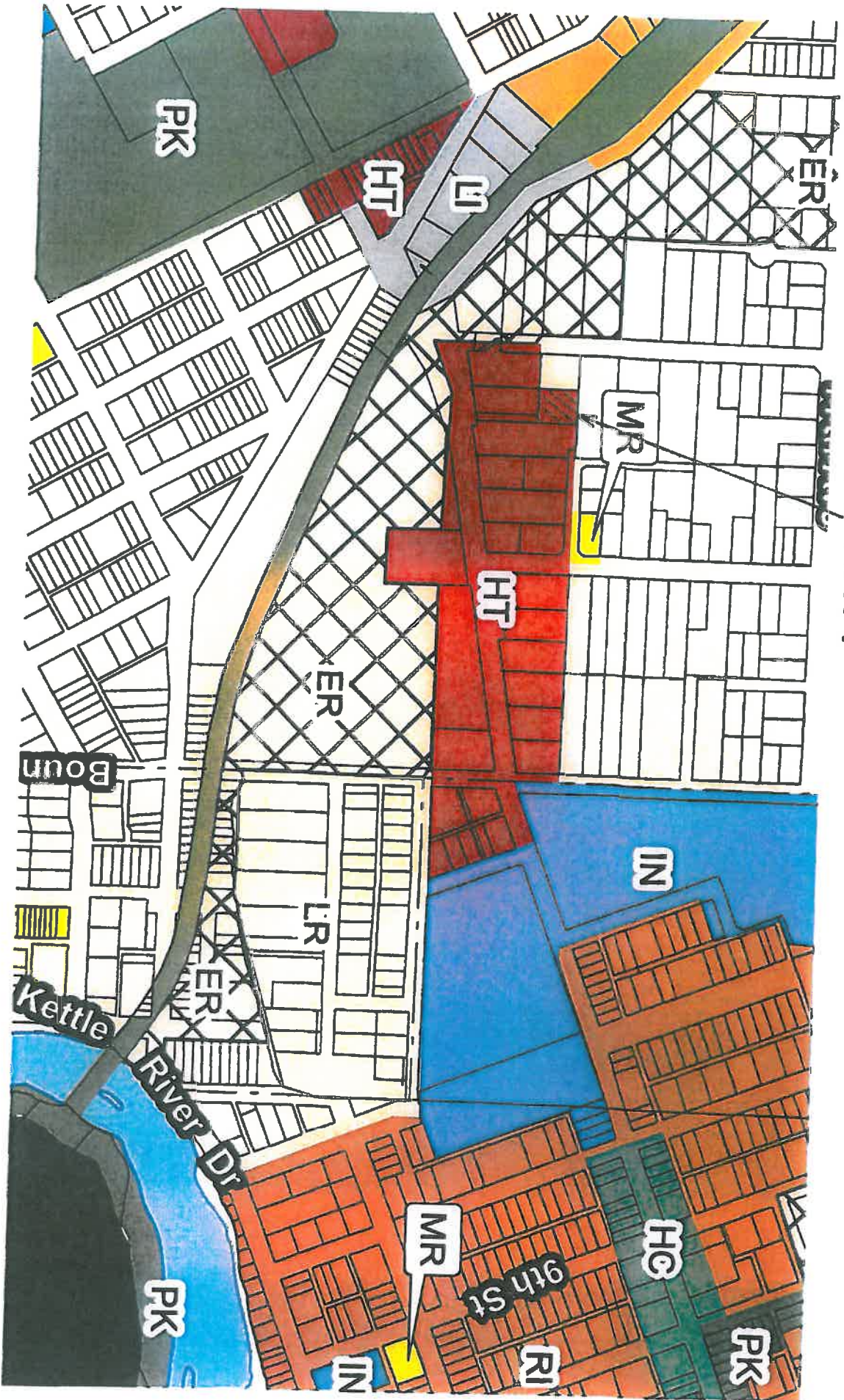
**SUBJECT  
PROPERTY**





SUBJECT  
PROPERTY

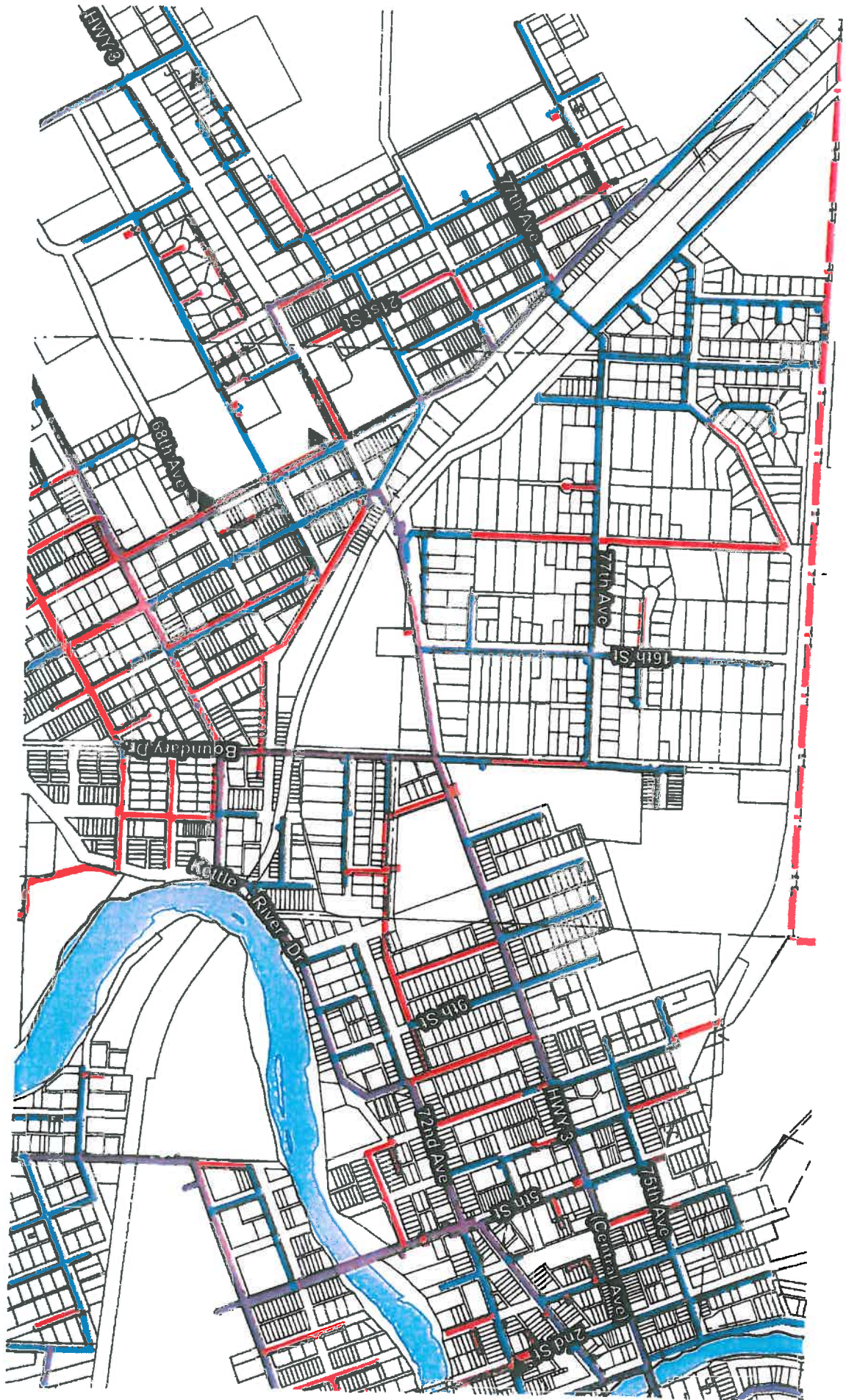
*Highway and use*



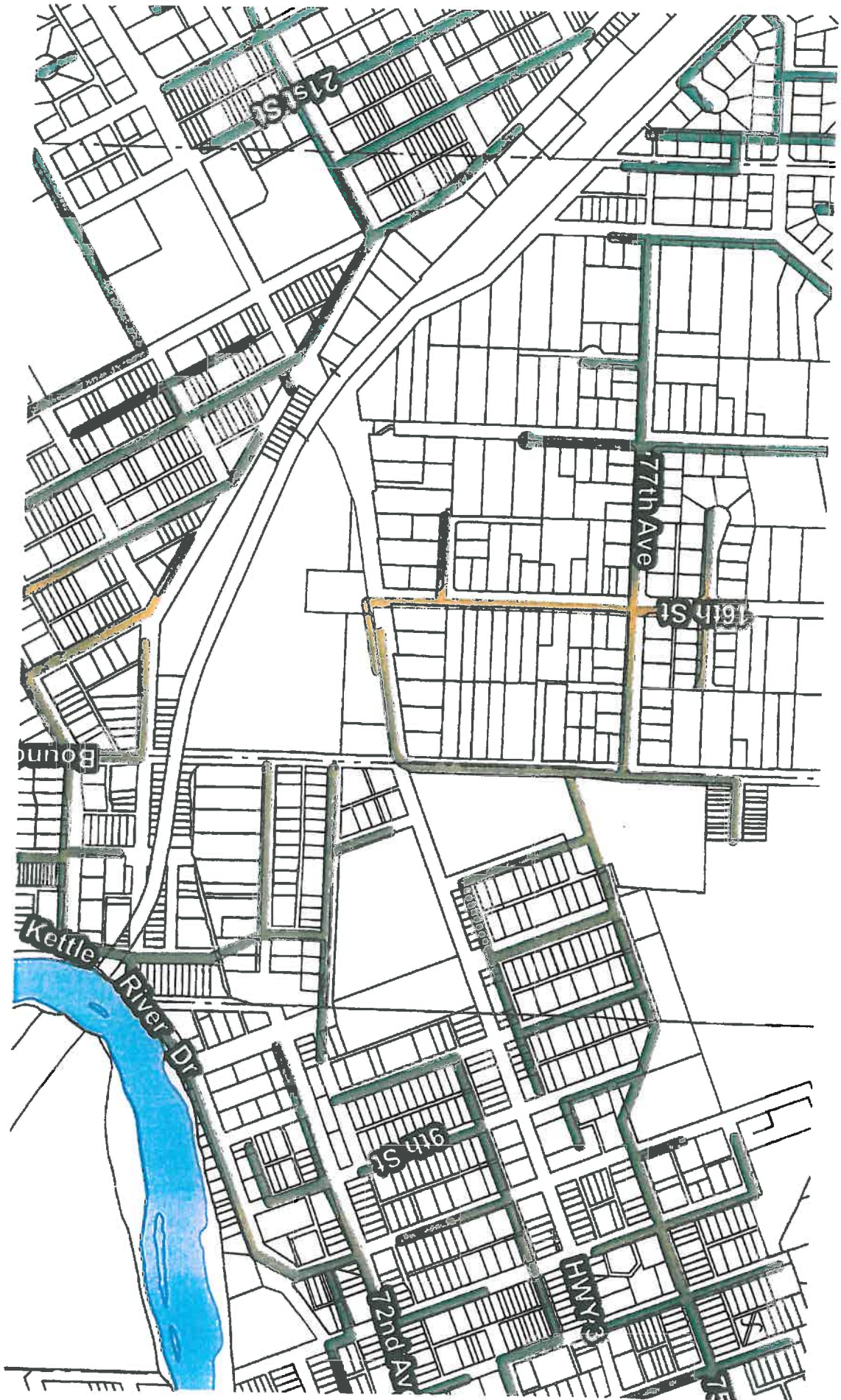
**SUBJECT  
PROPERTY**

*Williamson new improvement*





*Clutter*



*Answer*

## **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.