

**THE CORPORATION OF THE CITY OF GRAND FORKS  
AGENDA – PRIMARY COMMITTEE MEETING**

**Monday June 25th, 2012  
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>		Call Meeting to order after the Regular Meeting has been recessed
2. <b><u>PRIMARY COMMITTEE MEETING AGENDA</u></b> -	Agenda for June 25th , 2012	Adoption of Agenda
3. <b><u>DELEGATIONS:</u></b> a) Corporate Officer's Report – Delegation, Boundary Success by 6	Presentation from Ellen Strelaeff of the Boundary Family & Individual Services Society with regard to a Family Friendly Business Initiative	Primary Committee recommends to Council to receive the presentation and advise that the City officially supports and endorses the Boundary Success by 6 Initiative
b) Corporate Officer's Report – Delegation, Vicom Design Inc and the Kettle Valley Express Trail Guide	Presentation from Brian McAndrew & Barbara Bleiler requesting that the City advertise in their publication	Primary Committee recommends to Council to receive the presentation and refers the issue for further discussion
4. <b><u>UNFINISHED BUSINESS:</u></b> NONE		
5. <b><u>RECOMMENDATIONS FOR CONSIDERATION:</u></b> a) Corporate Officer's Report – Amendments to the Zoning Bylaw and the Sustainable Community Plan	The City has received an application to re-designate the property west of 7450-17 <sup>th</sup> Street at the end of 75 <sup>th</sup> Avenue, from Highway & Tourist Commercial to R-1, Single & Two Family residential	Primary Committee recommends to Council that Staff be directed to draft a Sustainable Community Plan Amendment Bylaw, which would re-designate the property legally known as Lot A, District Lot 380, SDYD, Plan KAP86963 located west of 7450-17 <sup>th</sup> Street at the end of 75 <sup>th</sup> Avenue, from Highway and Tourist Commercial to Low Density Residential and remove the subject property from the Commercial Development Permit Area, and that further direction be given to draft a Zoning Amendment Bylaw which would rezone the subject property from HC Highway Commercial to R1 Single and Two Family Residential.
6. <b><u>OPERATIONAL DISCUSSIONS FROM STAFF:</u></b> a) Management Presentation to Council	Verbal & PowerPoint Presentation on a five month update	Primary Committee recommends to Council to receive the verbal presentation given by Management with regard to a five month update
7. <b><u>INFORMATION ITEMS:</u></b>		

None

8. **PROPOSED BYLAWS FOR  
DISCUSSION:**

None

9. **LATE ITEMS:**

10. **REPORTS, QUESTIONS AND  
INQUIRIES FROM MEMBERS OF  
COUNCIL (VERBAL**

11. **QUESTION PERIOD FROM THE  
PUBLIC**

Attendees in the gallery may ask  
Council questions at this time.

Hear Presentations and refer any  
issues for further discussion.  
Hear from the Public

12. **ADJOURNMENT**

Adjournment

**THE CITY OF GRAND FORKS  
REQUEST FOR PRIMARY COMMITTEE RECOMMENDATION  
DELEGATION**

**DATE :** June 19, 2012

**TOPIC :** Boundary Success by 6- a Family Friendly business initiative

**PROPOSAL :** Presentation by Ellen Strelaeff, representative for the  
Boundary Family & Individual Services Society –  
Requesting City's partnership in a Family Friendly business initiative

**PROPOSED BY:** Boundary Family & Individual Services Society

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**SUMMARY:**

Ellen Strelaeff of the Boundary Family & Individual Services Society will make a presentation to the Committee, asking for Council's non-monetary support as a partner in a Family Friendly Business Initiative.

**STAFF RECOMMENDATIONS:**

2. That the Primary Committee recommends to Council to receive the presentation made by Ellen Strelaeff of the Boundary Family & Individual Services Society, and that the City officially supports and endorses the Boundary Success by 6 Initiative.

**OPTIONS AND ALTERNATIVES:**

1. Receive the presentation: Under this option, Council is provided with the information on Boundary Success by 6 Initiative.
2. That the Primary Committee recommends to Council to receive the presentation made by Ellen Strelaeff of the Boundary Family & Individual Services Society, and that the City officially supports and endorses the Boundary Success by 6 Initiative.

**BENEFITS DISADVANTAGES AND NEGATIVE IMPACTS:**

Option 1: The main advantage of this option is that information is provided to the City and the Community.

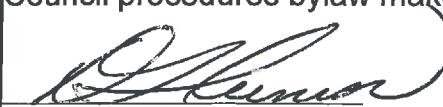
Option 2: The main advantage of Option 2 is that the City is supporting this initiative in a non-monetary way.

**COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

There is no cost of making the presentation.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

Council procedures bylaw makes provisions for making presentations to Council.

  
Department Head or Corporate  
Officer or CAO

  
Reviewed by Chief Administrative Officer

FILE CODE

D2 - Boundary Success By 6

RECEIVED

JUN 13 2012

THE CORPORATION OF  
THE CITY OF GRAND FORKS

## Council Delegations

### Background

Council for the City of Grand Forks welcomes public input and encourages individuals and groups to make their views known to Council at an open public meeting.

Council needs to know all sides of an issue, and the possible impacts of any action they make take, prior to making a decision that will affect the community. The following outline has been devised to assist you in preparing for your presentation, so that you will understand the kind of information that Council will require, and the expected time frame in which a decision will be forthcoming. Council may not make a decision at this meeting.

### Presentation Outline

Presentations may be a maximum of 10 minutes.

Your Worship, Mayor Taylor, and Members of Council, I/We are here this evening on behalf of **Boundary Success By 6**

to request that you consider being named as a partner in all aspects (ie. endoresement use of logo on brochure) for a Family Friendly Business Initiative.

The reason(s) that I/We are requesting this action are:

In order to successfully move this initiative forward, we require Grand Forks City Council to act as ambassadors and champions for the initiative.

We are not requesting money, rather the opportunity to work together in achieving our goal to live in an increasingly Family Friendly community.

I/We believe that in approving our request the community will benefit by:

Local business owners becoming more aware of and able to implement Family Friendly business practices ensuring our youngest citizens are included and acknowledged

in our community. Also their parents, grandparents and caregivers are consumers in our communities and more likely to conduct business locally when barriers

are removed to easily doing business. Thirdly, being known as a Family Friendly Business community/region has the potential to both attract visitors and future residents to the Boundary.

(over)

## Council Delegations (cont.)

I/We believe that by not approving our request the result will be:

That moving this initiative forward without the City as a partner will slow down and/or impede  
the community's commitment. The City's partnership is vital to the credibility of the initiative,  
as leverage in securing other partners, and as encouragement for our local businesses  
to become increasingly Family Friendly.

In conclusion, I/we request that Council for the City of Grand Forks adopt a resolution  
stating: Whereas, becoming increasingly Family Friendly is a sound and  
viable economic strategy for business in the Grand Forks & Boundary area,  
be it resolved that, the Grand Forks City Council officially partner with Boundary  
Success By 6 in naming and implementing a Family Friendly Business Initiative and be  
the champions who help move it forward.

Name: Ellen Strelaeff

Organization: Boundary Family & Individual Services Society

Mailing Address: Box 2498, Grand Forks, B.C. V0H 1H0  
(Including Postal Code)

Telephone Number: (250) 442-2267 Ext. 161

Email Address: Ellen.Strelaeff@bfiss.org

The information provided on this form is collected under the authority of the Community Charter and is a matter of public record, which will form a part of the Agenda for a Regular Meeting of Council. The information collected will be used to process your request to be a delegation before Council. If you have questions about the collection, use and disclosure of this information contact the "Coordinator" City of Grand Forks.

N:Forms/Delegation form

Form may be submitted by email to: [info@grandforks.ca](mailto:info@grandforks.ca)

Your Worship, Mayor Taylor, and Members of Council, I/We are here this evening on behalf of Boundary Success By 6 to request that you consider being named as a partner in all aspects (ie. endorsement, use of logo on brochure) for a Family Friendly Business Initiative.

**The reason(s) that I/We are requesting this action are:**

In order to successfully move this initiative forward, we require Grand Forks City Council to act as ambassadors and champions for the initiative. We are not requesting money, rather the opportunity to work together in achieving our goal to live in an increasingly Family Friendly community.

**I/We believe that in approving our request the community will benefit by:**

Local business owners becoming more aware of and able to implement Family Friendly business practices ensuring our youngest citizens are included and acknowledged in our community. Also their parents, grandparents and caregivers are consumers in our communities and more likely to conduct business locally when barriers are removed to easily doing business. Thirdly, being known as a Family Friendly Business community/region has the potential to both attract visitors and future residents to the Boundary.

**I/We believe that by not approving our request the result will be:**

That moving this initiative forward without the City as a partner will slow down and/or impede the community's commitment. The City's partnership is vital to the credibility of the initiative, as leverage in securing other partners, and as encouragement for our local businesses to become increasingly Family Friendly.

**In conclusion, I/we request that Council for the City of Grand Forks adopt a resolution stating:**

Whereas, becoming increasingly Family Friendly is a sound and viable economic strategy for business in the Grand Forks & Boundary area, be it resolved that, the Grand Forks City Council officially partner with Boundary Success By 6 in naming and implementing a Family Friendly Business Initiative and be the champions who help move it forward.

Name: Ellen Strelaeff  
Organization: Boundary Family & Individual Services Society  
Address: Box 2498, Grand Forks, B.C. V0H 1H0  
Telephone: (250) 442-2267 Ext. 161  
Email: Ellen.Strelaeff@bfiss.org

## Why is it important to have a Family Friendly Business?

*Being family-friendly is one of the best investments you can make in your current business.*

- Businesses can enjoy many of these benefits with only a small investment of time and resources. Even the smallest business can offer an accessible washroom or set aside space in the corner for a family friendly centre that could provide a safe play area for children and information for parents.
- Increased level of customer satisfaction.
- By supporting family involvement, you help today's children and families to become tomorrow's well educated, highly skilled and motivated workforce.
- Family-Friendly Businesses are great for community relations. Your business will be recognized as a valuable "community citizen" and that can be a worthy asset in business.

## What's in it for me?

- Recognition and awards in the media during Family Friendly Week in October
- Mention on the websites of Grand Forks Credit Union, Boundary Family Centres, City of Grand Forks, Chamber of Commerce
- Family Friendly businesses will be mapped for all to see
- Family Friendly Business sticker for the window of your business
- Knowing that your business is welcoming and safe for children and families and that children matter to the businesses in the Boundary.

**Family Friendly IS  
good for your business.**

**Be a leader in Family  
Friendly Business.**

**Children Welcome!**



**Boundary  
Family-Friendly  
Business**

Sponsored by the

Boundary Success by 6 Initiative

Contact: [Ellen.Strelaeff@bfiss.org](mailto:Ellen.Strelaeff@bfiss.org)

[www.boundaryfamily.org](http://www.boundaryfamily.org)

Credit **BC**  
Unions **CB**

United Way  
[5] SUCCESS [B] [6]

## Family Friendly Business Checklist

How are young children/  
families welcomed to visit  
your business?

Are you able to meet at  
least 5 out of 7 of the  
following criteria?

*If yes, we would love to  
include you on our*

***Family Friendly Business  
map/list***

***on the websites for the***

Grand Forks Credit Union  
Boundary Family Centres  
Boundary Country Regional  
Chamber of Commerce  
City of Grand Forks

## How Family Friendly Are You?

Checklist – Does my business offer:

What it could look like...

☐ An accessible washroom/restroom

change table, step stool, towels and  
soap dispensers within child's reach

☐ An inviting atmosphere

staff smile and acknowledge children,  
staff offer assistance to parents, special  
line for families during peak hours

☐ A comfortable seating area

welcoming for breastfeeding and  
moments when a child needs  
comforting

☐ Children's play area for kids up to  
6 years old

equipped with toys that are safe, clean,  
no tiny parts

☐ Stroller parking

a secure place to store a stroller while  
shopping

☐ Children's artwork on display

a place where children's artwork is  
appreciated and displayed, photos of  
neighbourhood children

☐ Give aways

stickers or stamps for children coupons/  
product samples for parents

☐ Community partnerships

donations to Family Centres,  
volunteering at events, co sponsorship  
or initiating events



**THE CITY OF GRAND FORKS**  
**REQUEST FOR PRIMARY COMMITTEE RECOMMENDATION**  
**DELEGATION**

**DATE** : June 19, 2012

**TOPIC** : Kettle Valley Express Magazine which will be distributed province-wide

**PROPOSAL** : Requesting the City's support for advertising in the Kettle Valley Express Publication

**PROPOSED BY:** Brian McAndrew & Barbara Bleiler of Vicom Design Inc. & the Kettle Valley Express Trail Guide

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**SUMMARY:**

Brian McAndrew and Barbara Bleiler of Vicom Design Inc. & the Kettle Valley Express Trail Guide will make a presentation to Council requesting the City's advertising support in their publication.

**STAFF RECOMMENDATIONS:**

The Primary Committee recommends to Council to receive the presentation made by Brian McAndrew and Barbara Bleiler and refers the issue for further discussion.

**OPTIONS AND ALTERNATIVES:**

1. Receive the presentation: Under this option, Council is provided with the information on the Kettle Valley Express Trail Guide publication.
2. Receive the presentation and refer any issues for further discussion.

**BENEFITS DISADVANTAGES AND NEGATIVE IMPACTS:**

Option 1: The main advantage of this option is that information is provided to the City and the Community.

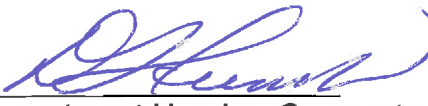
Option 2: The main advantage is same as Option 1.

**COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

There is no cost of making the presentation.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

Council procedures bylaw makes provisions for making presentations to Council.

  
\_\_\_\_\_  
Department Head or Corporate  
Corporate Officer or CAO

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

JUN 14 2012

## Council Delegations

**FILE CODE**

D2. - Vicom DESIGN INC. &  
THE KETTLE VAULT EXPRESS.

Council needs to know all sides of an issue, and the possible impacts of any action they make take, prior to making a decision that will affect the community. The following outline has been devised to assist you in preparing for your presentation, so that you will understand the kind of information that Council will require, and the expected time frame in which a decision will be forthcoming. Council may not make a decision at this meeting.

**Presentations may be a maximum of 10 minutes.**

to request that you consider supporting this publication by advertising the City of Grand Forks

to offer the City a chance to represent Grand Forks in a province wide publication about the boundary.

to build revenue in order to also place it in BC Ferries and YVR during peak exposure times for GF.

Increased tourism due to the increased distribution of the magazine

which will be exposing more people to our area that were not reached before.

also increased confidence that the City and council are proactive in promoting GF

(over)

## Council Delegations (cont.)

I/We believe that by not approving our request the result will be:  
when the magazine is published and well represented by business and the city isn't represented,  
the impression may be that the city of Grand Forks is not proactive in promoting or supporting Grand Forks  
and its businesses.

The question will continue to be "where is Grand Forks?" for those not familiar with our beautiful region

In conclusion, I/we request that Council for the City of Grand Forks adopt a resolution  
stating: their support for advertising in the Kettle Valley Express publication

Name:	Brian McAndrew and Barbara Bleiler		
Organization:	Vicom Design Inc./Kettle Valley Express Adventure Trail Guide		
Mailing Address:	1020 Carson Rd. Grand Forks, BC V0H 1H4		
(Including Postal Code)			
Telephone Number:	250-442-3731		
Email Address:	brian@vicomdesign.com	and/or	info@kettlevalleyexpress.com

The information provided on this form is collected under the authority of the Community Charter and is a matter of public record, which will form a part of the Agenda for a Regular Meeting of Council. The information collected will be used to process your request to be a delegation before Council. If you have questions about the collection, use and disclosure of this information contact the "Coordinator" City of Grand Forks.

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Vicom Design is continually working with and for other promotions for our area. In this example Vicom Design was contracted for advertising design on the sign board.

While trying to create an anticipation for the Kettle Valley Express we were able to supply Trans Canada Trail information for the map and sign board that included mention of Greenwood's Tunnel of Flags and the Rhone rest stop as well as Midway, Grand Forks and Christina Lake.

# **THE CITY OF GRAND FORKS REQUEST FOR PRIMARY COMMITTEE CONSIDERATION**

**DATE** : June 18<sup>th</sup>, 2012

**TOPIC** : Amendments to the Zoning Bylaw and the SCP

**PROPOSAL** : To amend the Zoning Bylaw by re-designating the property located west of 7450-17<sup>th</sup> Street at the end of 75<sup>th</sup> Avenue from the current HC (Highway Commercial) zone To R-1 (Single & Two Family) residential zone;

And to amend the Sustainable Community Plan by changing the land use designation from highway & tourist commercial to low density residential and to remove it from the commercial development permit area of the Sustainable Community Plan.

**PROPOSED BY** : Konrad Holdings Inc, Property owner

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## **SUMMARY:**

We are in receipt of an application to amend the Sustainable Community Plan and the Grand Forks Zoning Bylaw by re-designating property west of 7450-17<sup>th</sup> Street at the end of 75<sup>th</sup> Avenue, from Highway & Tourist Commercial to Low Density Residential and to rezone the same property from HC (Highway Commercial) to R-1, Single and Two Family residential. The property in question is 116.77 feet by 131.99 feet in size (0.33 acres) and is vacant property at this time. 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. Attached is a report from the Planning Tech, outlining the specific details of the application.

## **STAFF RECOMMENDATIONS:**

**Option 1:** That the Primary Committee recommends to Council that Staff be directed to draft a Sustainable Community Plan Amendment Bylaw, which would re-designate property legally known as Lot A, District Lot 380, SDYD, Plan KAP86963 located west of 7450-17<sup>th</sup> Street at the end of 75<sup>th</sup> Avenue, from Highway and Tourist Commercial to Low Density Residential and remove the subject property from the Commercial Development Permit Area, and that further direction be given to draft a Zoning Amendment Bylaw which would rezone the subject property from HC Highway Commercial to R1 Single and Two Family Residential.

## **OPTIONS AND ALTERNATIVES:**

**Option 1:** Direction be given to Staff to draft a Sustainable Community Plan Amendment Bylaw, which would re-designate property legally known as Lot A, District Lot 380, SDYD, Plan KAP86963 located west of 7450-17<sup>th</sup> Street at the end of 75<sup>th</sup> Avenue, from Highway and Tourist Commercial to Low Density Residential and remove the subject property from the Commercial Development Permit Area. And that further direction be given to draft a Zoning Amendment Bylaw which would rezone the subject property from HC Highway Commercial to R1 Single and Two Family Residential.



This option will allow the proposal of amending the bylaws to accommodate a single or two family building lot, to be forwarded to the public hearing process. After hearing presentations at the public hearing, Council may consider proceeding with the amendments.

**Option 2: Council declines to permit the proposed amendments to proceed to public hearing.**

This option will allow for the status quo. Property described as Lot A, DL 380, SDYD, Plan KAP86963, will remain as Highway and Tourist Commercial designated property suitable for the construction of highway and tourist commercial developments.

**BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:**

This option encourages low density residential development as opposed to Highway and Tourist Commercial. The surrounding properties are a mix of single family residential and Highway and Tourist Commercial. This option would also see the property removed from the Commercial development permit area.

**Option 2:** This option will allow for the status quo to remain and the property will remain available for Highway and Tourist development.

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

There are costs involved in any amendment to the Zoning Bylaw and/or Sustainable Community Plan Amendment Bylaw, such as newspaper advertising, and statutory notifications of surrounding property owners. Generally speaking the application fee collected is intended to cover these costs.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

The ability to amend our existing Zoning Bylaw and or the Sustainable Community Plan comes from the Local Government Act. The Act requires that any Zoning or SCP Amendment Bylaw must be referred to the public (public hearing), and may only be adopted after Council has heard from the public on the matters contained in the bylaw.



Department Head or CAO



Reviewed by Chief Administrative Officer

**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.

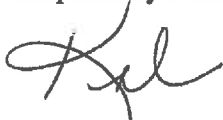
The property is currently designated as Highway & Tourist Commercial and is in the Commercial Development Permit area in the Sustainable Community Plan. The applicant wishes to rezone the property to R-1 (single & two-family residential, change the land use designation from highway & tourist commercial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

KONRAD 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 SMILKAMEN Division

Street Address of Property

75th Avenue



**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. V0H 1H0 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 this 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**

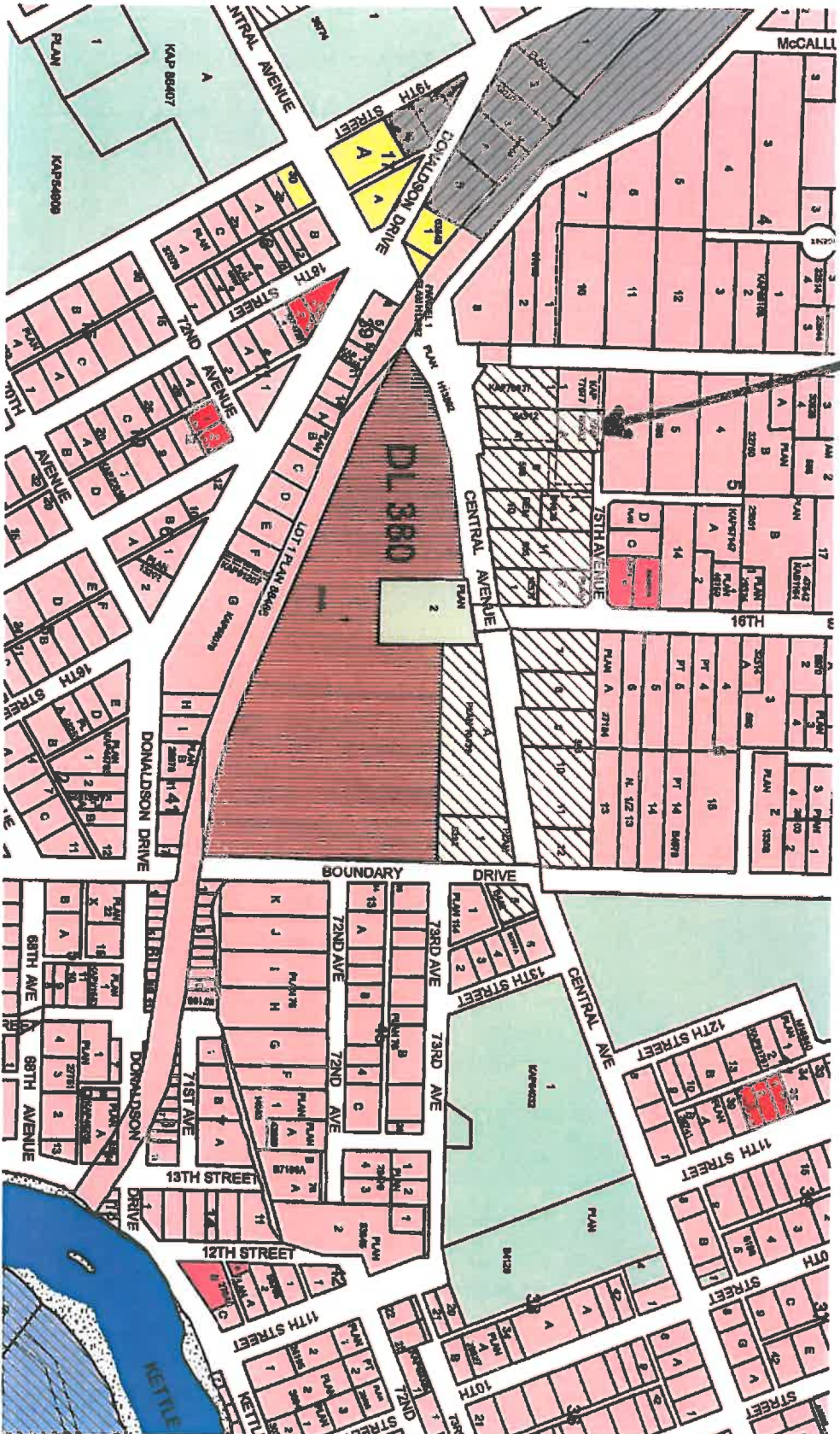
I, FRANK KONRAD, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities: (Schedule 2) 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)

May 28, 2012  
(date)



# SUBJECT PROPERTY







Imagery Date: 5/11/2019 2005

© 2013 Google  
Imagery 5/21/12 Google

**SUBJECT  
PROPERTY**

D. L. 380

BLOCK

S.R.W.

LOT 6

PLAN 586

STREET

17<sup>th</sup>

BLOCK 4

PLAN 586

10

11

S.R.W. PLAN KAP51081

1

PLAN KAP51080

2

Lot 1

PLAN KAP75537

REM.

8

BLOCK 5

PLAN 586

PARCEL A

REM.

Lot 9

PLAN 586

REM.

10

PLAN 586

PLAN KAP54835

PLAN KAP54835

75<sup>th</sup> AVE

ROAD

90° 13' 15"

25.350

189.0 ft<sup>2</sup>

0.0

15'

7.609

90° 10' 35"

8.247

90° 14' 55"

25.351

18

7.621

90° 13' 10"

32.560

0° 13' 10"

40.293

PLAN KAP77077

1

PLAN KAP77077

Lot 4

PLAN 586

0.185 ft<sup>2</sup>

90° 13' 10"

29.859

5.459

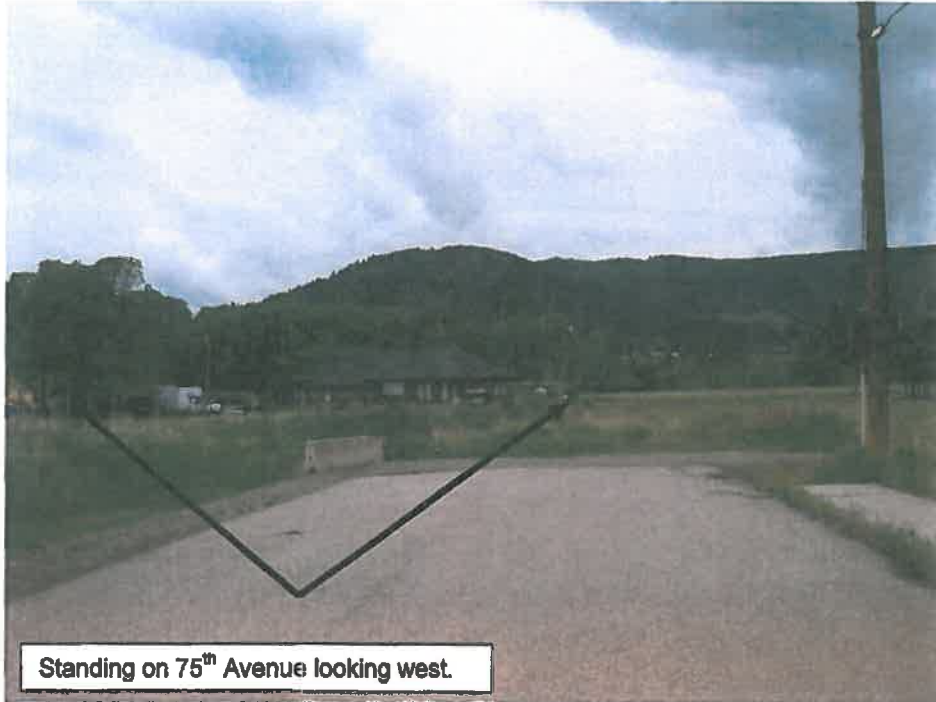
20°

90° 13' 10"

BOUNDARY - PLAN KAP54312

PLAN KAP

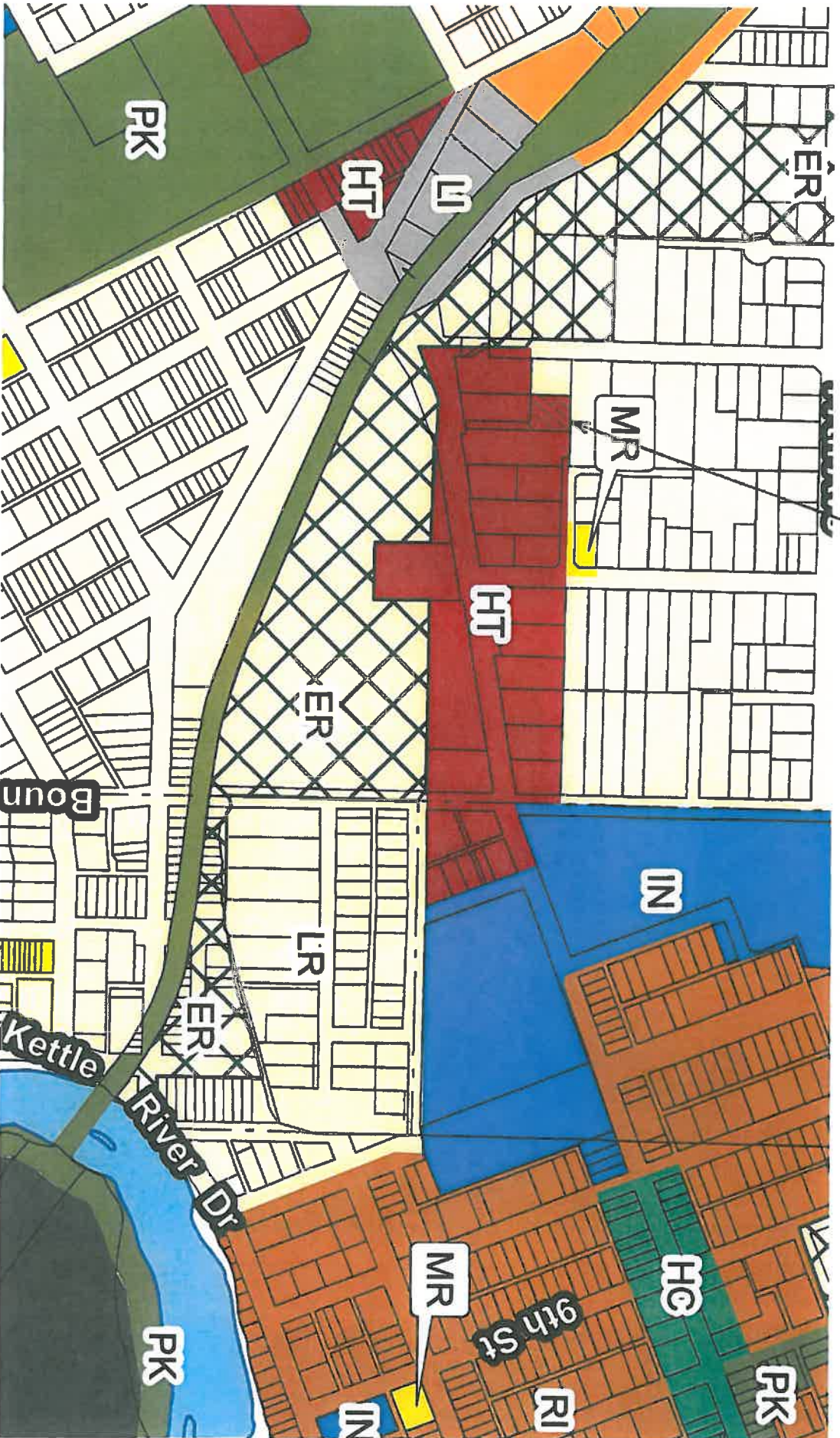
LEG





SUBJECT  
PROPERTY

*Highway  
Kind use*

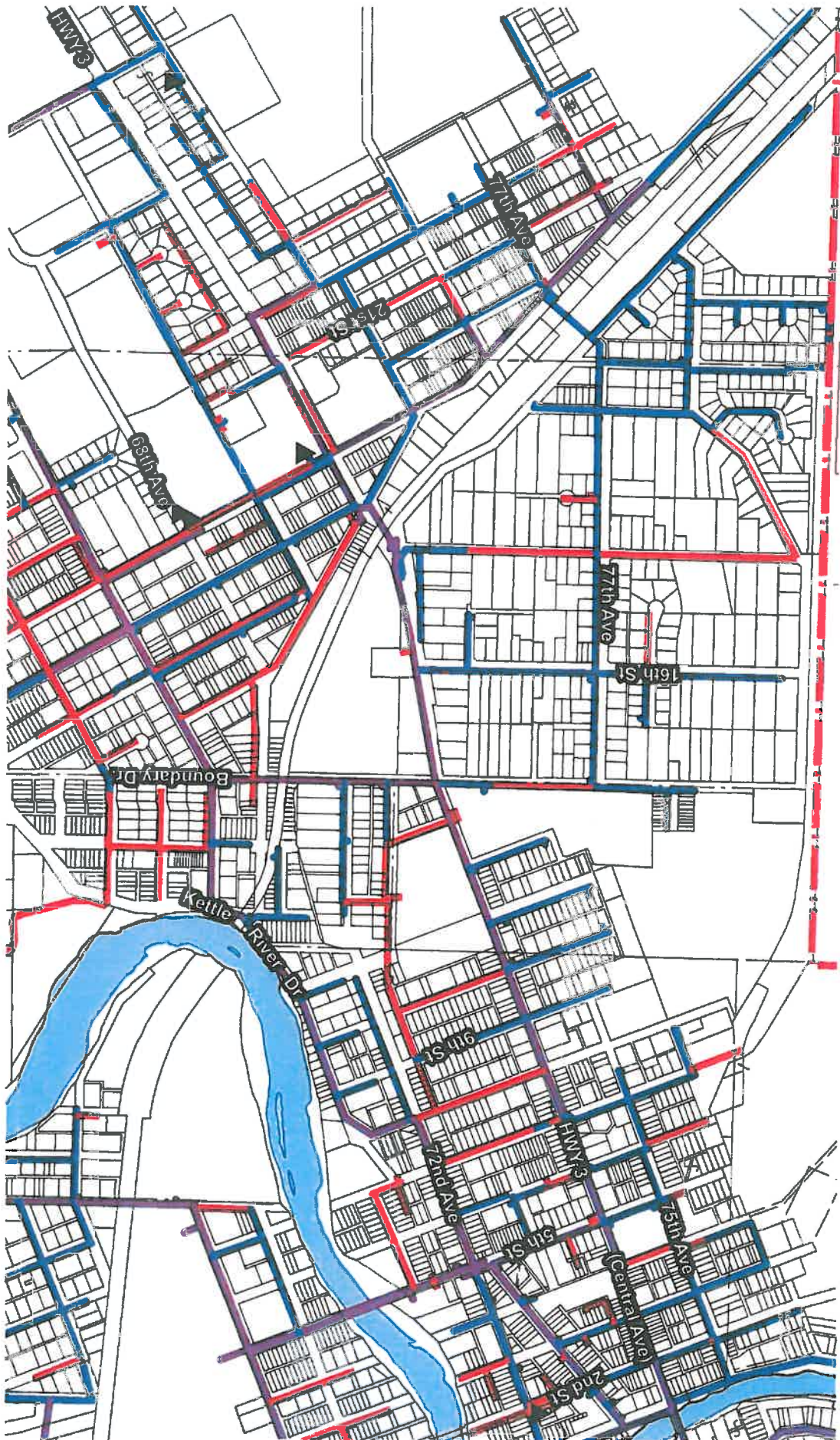




ATTENTION: non responsive.

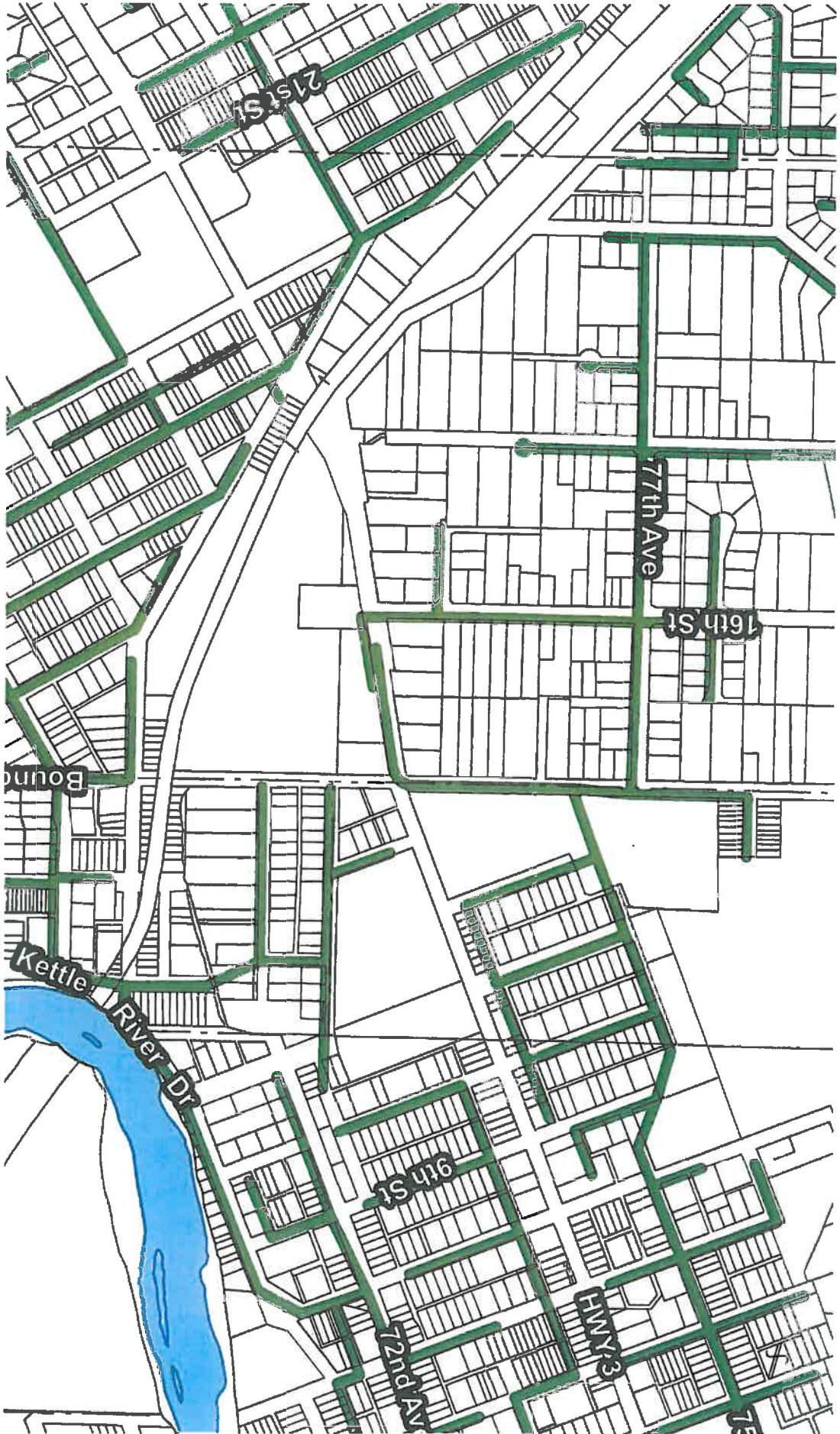






*Ulatu*





*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.

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#### 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.