STAFF REPORT

RE: City of Grand Forks Referral – Bylaw Amendment
Date: January 31, 2019          File #: G-11
To: Chair Russell and members of the Board of Directors
From: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION
We have received a referral from the City of Grand Forks regarding a bylaw amendment to establish a new modular home park within the City. See Attachments.

<table>
<thead>
<tr>
<th>Property Information</th>
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<tr>
<td><strong>Owner(s):</strong></td>
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<tr>
<td><strong>Applicant(s)</strong></td>
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<tr>
<td><strong>Location:</strong></td>
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<td><strong>Local Government:</strong></td>
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<tr>
<td><strong>Legal Description(s):</strong></td>
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<td><strong>Area:</strong></td>
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<td><strong>Current Use(s):</strong></td>
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**Land Use Bylaws**

| Grand Forks OCP Bylaw No. 1541 |
| City of Grand Forks Zoning Bylaw No. 1606 |

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<th>Other</th>
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<td><strong>ALR:</strong></td>
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<tr>
<td><strong>Soil Capability</strong></td>
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<tr>
<td><strong>Waterfront / Floodplain</strong></td>
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<td><strong>Planning Agreement Area</strong></td>
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HISTORY / BACKGROUND INFORMATION

The subject property is on the northern end of the city near the boundary with Electoral Area 'D'/Rural Grand Forks.

The properties are not within the floodplain. However, there is a seasonal wetland on approximately 1/3rd of Lot 16. This wetland is part of an old oxbow of the Kettle River.

The nearby properties in the RDKB are zoned Estate Lot Residential 3.

PROPOSAL

The applicant would like to develop a 25-unit modular home park. This modular home park would offer spaces for modular homes and tiny-homes. In order to proceed with this development a bylaw amendment is required.

IMPLICATIONS

The oxbow forms a wetland and provides storage of water during periods of high water.

The City of Grand Forks is the approving authority regarding this application. As a city, they have the ability to require a servicing agreement as a condition for approval. The notification package from the City of Grand Forks indicated that onsite wastewater management and issues regarding developing in or near wetlands will be components of the Servicing Agreement.

ADVISORY PLANNING COMMISSION

The APC supported the application during their January 8th meeting. The APC had the following comments

*We believe this proposal will be an asset to the entire community.*
*It is a higher density development, located in the city, as it should be. We were especially pleased to see the need for an Environmentally Sensitive Area Development Permit and the reference to the Ecological Gift Program.*

ELECTORAL AREA SERVICES (EAS)

During the January 24, 2019 EAS meeting the following resolution was made:

*That the referral submitted by the City of Grand Forks for a bylaw amendment to construct a modular home park on the property legally described as Lots 16-18, Block 1, Plan KAP586, SDYD, Grand Forks, be forwarded to the Regional District of Kootenay Boundary Board of Directors with a recommendation of support.*

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise the City of Grand Forks that the Regional District of Kootenay Boundary supports the referral submitted by the City of Grand Forks for a bylaw amendment to construct a modular
home park on the property legally described as Lots 16-18, Block 1, Plan KAP586, SDYD, Grand Forks.

**ATTACHMENTS**

*Site Location Map*
*Applicants’ Submission*
Site Location Map
Grand Forks Referral
Proposed Modular Home Park

Subject Properties
Coalshute Road
6th Street
Granby River
Kettle River

Date: 2018-12-19

Document Path: T:\Ken\MXD_Template.mxd
The City of Grand Forks has received a rezoning application to accommodate a 25-unit mobile home park on 3 acres at the northerly extent of Boundary Drive in Grand Forks. The mobile home park is proposed to contain mobile homes and tiny houses of varying sizes and will be serviced with City water, sewer and electricity.

The northwest corner of the site is considered to be an environmentally sensitive wetland area and will be protected through land dedication or acquisition. An environmentally sensitive area development permit will be required if the rezoning is approved by City Council.

A summary of the proposal and a site plan are attached for your review.

Comments Requested:
We are kindly requesting your comments on this proposal from the perspective of your department or organization. We would appreciate receiving any comments via email by January 4, 2018.

Thank you for your time and please contact me if you have any questions.

Wendy Whelen

Attachments (in one PDF):
1) Proposal summary, context map and air photo
2) Site plan

Distribution List:
- BC Ministry of Transportation & Infrastructure
- BC Assessment Authority (info only)
- BC Transit Operations Management
- Fortis BC
- TELUS
- Shaw Communications
- Interior Health (Nelson Health Centre)
- RCMP
- School District #51
- CGF Manager of Operations
- CGF Fire & Rescue Services
- CGF Building Inspection & Bylaw Enforcement
- CGF Public Works Coordinator
- CGF Public Works (Water)
- CGF Public Works (Roads)
- CGF Public Works (Electrical)
- RDKB Environmental Services
- RDKB Planning & Development
- Urban Systems - Engineering
Applicant and Site Information
Zoning Bylaw Amendment Application No. ZA 1803
Proposed Mobile Home Park on Boundary Drive

Civic Address: 7900/8000 Block of Boundary Drive (including 8051 Boundary Drive)

Legal Descriptions (three lots):

Lot 16, Block 1, Plan KAP586, District Lot 380, Land District 54; PID: 012-190-136 (1 acre).
Lot 17, Block 1, Plan KAP586, District Lot 380, Land District 54; PID: 012-190-152 (1 acre).
Lot 18, Block 1, Plan KAP586, District Lot 380, Land District 54; PID: 012-190-217 (1 acre).

Applicant/Owner: Vadim Kobasew, PO Box 779, Osoyoos, BC V0H 1V0

Agent: Orchard Lane Properties Inc., PO Box 779, Osoyoos, BC V0H 1V (250-490-7959)

Proposal: To rezone the subject properties (1.2 hectares/3 acres) from R1 (Residential – Single and Two-Family) Zone to CD (Comprehensive Development) Zone 1, to accommodate a 25-unit Mobile Home Park.

Adjacent Land Uses: North – vacant wetlands and old rail bed trail (City-owned); South – house/small farm (house is close to property line, zoned R1); East – farm buildings and fields (zoned R1); West – vacant wetlands/natural areas (zoned R1).

Current Zoning: R1 (Residential – Single and Two-Family) Zone

Proposed Zoning: Comprehensive Development (“CD”) Zone 1 (with specific regulations regarding setbacks, buffers, home separation, fencing, landscaping, setbacks from the wetland, parking, internal road widths and general site layout).

OCP Land Use Designation: Low Density Residential (LR) which permits up to 20 units per hectare. Northerly Lot 18 is designated Environmental Resource Area (ER).

Development Permit Area: The most northerly Lot 18 is within the Environmentally Sensitive Development Permit Area (“DPA”) and therefore requires a Development Permit.

OCP Policy Framework:
- This proposal fronts onto Boundary Drive which is part of the City’s main bicycle trail network connected to the trail along the old east/west railbed to the north.
- Boundary Drive is designated in the OCP and the Utilities Capital Plan (2009) as a proposed major road, to be upgraded (medium priority in the future). The road upgrade is currently not identified in our Capital Plan.
- The north west portion of the most northerly Lot 18 is a wetland and seasonally flooded field in the Sensitive Ecosystem Inventory and as such must be protected and incorporated into the Protected Area Network via land dedication. Staff is exploring options in relation to the Ecological Gifts Program for consideration by the applicant.
Servicing: The applicant will be required to enter into a Works and Services agreement with the City, which will be finalized prior to final reading of the rezoning bylaw. Some components of this agreement are:

- The provision of an extended gravity sewer main to the site and appropriate on-site sewer collection.
- The provision of an extended water main to the site.
- On-site storm water/runoff management to the extent that all storm water is contained on the site and drainage into the City’s system is maintained at pre-development flows.
- Electrical service as per the City’s bylaws.
- Landscaping and screening to mitigate impacts on adjacent development and the wetlands including bonding/security to ensure that the landscaping is undertaken and maintained to a specified standard.
- Road upgrades as per City bylaws.
- Fire protection (hydrants, access, etc.)
- Payment of DCCs as per City bylaws.
- Other works and services requirements as per Bylaw No. 1970.
PROPOSED MOBILE HOME PARK
BOUNDARY DRIVE
25 MOBILE HOME SPACES

MHP LAYOUT 4

Guide:

1. Layout shows 25 space design for both full size single wide and double wide mobile homes and tiny homes.

2. Design is based on development receiving variances from the various buffering, setback, mobile home space size requirements of Bylaws 1001 and R-5 outlined in application dated 11-06-2018.

3. Dashed blue line shows full size single wide and double wide mobile home spaces that were reconfigured into 15 spaces suitable for “tiny homes”.

Applicant Submission