

# CITY OF GREENWOOD

## Special Council Meeting

Thursday, July 15<sup>th</sup>, 2021

## AGENDA

### 1. Call to Order

### 2. Adoption of Agenda

### 3. Bylaws

- a. Adopt Bylaw No. 968, 2021 – Amendment to the City of Greenwood Official Community Plan
- b. Adopt Bylaw No. 969, 2021 – Amendment to the City of Greenwood Zoning Bylaw
- c. Adopt Bylaw No. 970, 2021 – Carriage Houses and Secondary Suites
- d. Repeal Bylaw No. 965, 2020 – Utilities Billing and Payment Amendment Bylaw
- e. Repeal Bylaw No. 966, 2020 – Utilities Billing and Payment Schedule Amendment Bylaw
- f. Adopt Bylaw No. 971, 2021 – Utilities Billing and Payment Amendment Bylaw
- g. Adopt Bylaw No. 972, 2021 – Utilities Billing and Payment Schedule Amendment Bylaw
- h. Bylaw No. 973, 2021 – Amendment to the City of Greenwood Official Community Plan
- i. Bylaw No. 974, 2021 – Amendment to the City of Greenwood Zoning Bylaw

### 4. In-Camera

- a. To move in-camera under Sections 90(1)(d)(e), and 90(2)(e) of the *Community Charter*.

### 5. Adjournment

**CORPORATION OF THE CITY OF GREENWOOD**

**BYLAW NO. 968, 2021**

**A BYLAW TO AMEND THE "CORPORATION OF THE CITY OF GREENWOOD OFFICIAL COMMUNITY PLAN  
DESIGNATION BYLAW NO. 682, 1996"**

**WHEREAS:**

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established an Official Community Plan;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996, Amendment Bylaw No. 968, 2021".
2. The "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996" be amended as follows:

That the Schedule B Land Use Map be amended by re-designating Lot 6, Block 64, Plan 70, DL 711, SDYD from "Residential 1" to "Residential 2", as shown on Schedule A attached to and forming a part of this Bylaw.

3. A Public Hearing was held on July 8, 2021.

|   |                         |            |
|---|-------------------------|------------|
| Read a first time this                            | 14 <sup>th</sup> day of | June, 2021 |
| Read a second time this                           | 12 <sup>th</sup> day of | July, 2021 |
| Read a third time this                            | 12 <sup>th</sup> day of | July, 2021 |
| Given a fourth and final reading and adopted this | 15 <sup>th</sup> day of | July, 2021 |

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Mayor

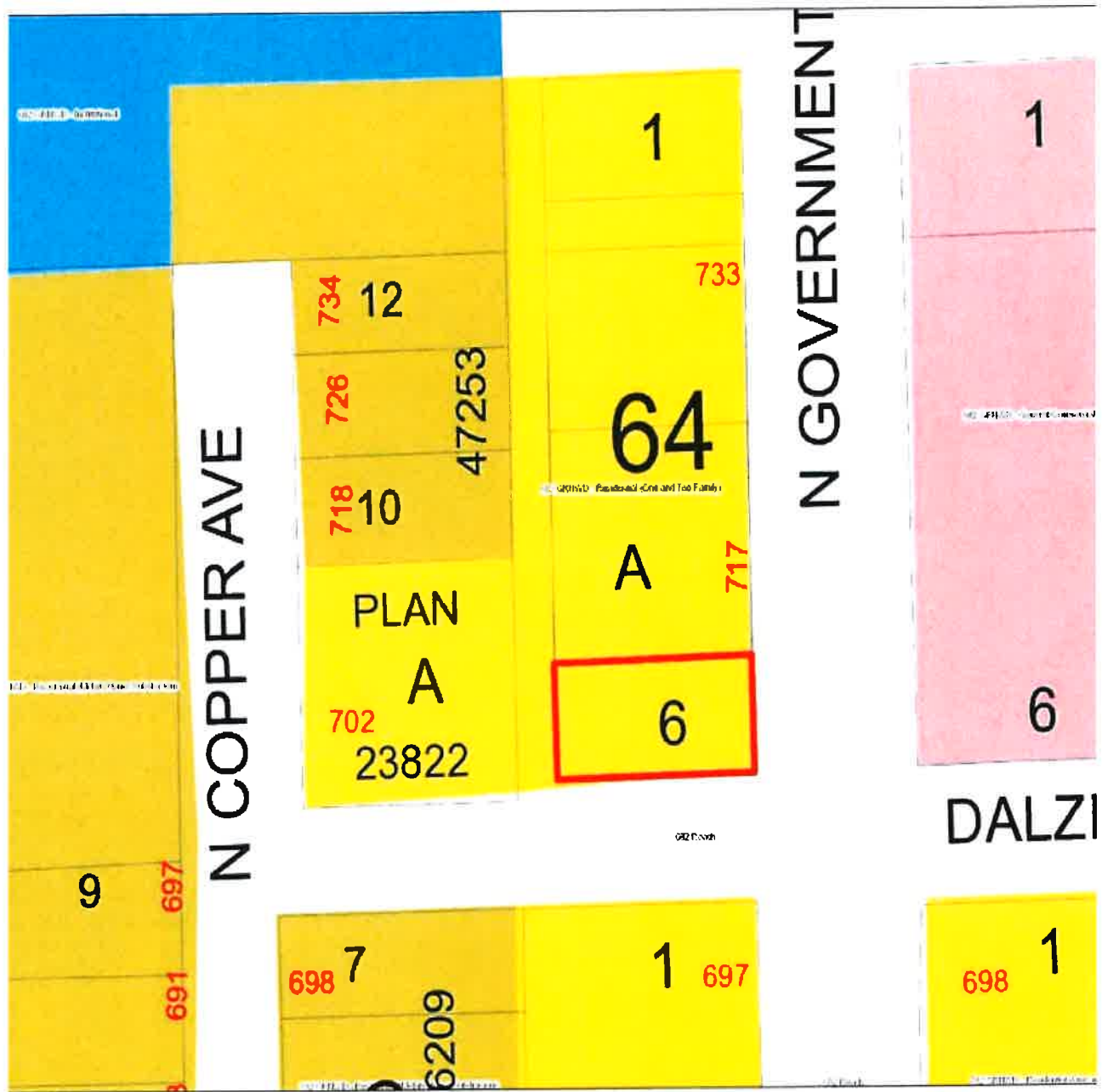
Certified a true copy of Bylaw No. 968, 2021  
On the      day of      , 2021.

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Corporate Officer

BYLAW NO. 968, 2021  
AMENDMENT TO THE CITY OF GREENWOOD OFFICIAL COMMUNITY PLAN  
LAND USE MAP

SCHEDULE A



LAND USE MAP LEGEND

- |   |   |   |                        |
|---|---|---|------------------------|
|  | Residential 1 – Single and Two Family   |  | Parks and Recreational |
|  | Residential 2 – Mobile Home Subdivision |  | Industrial             |
|  | Commercial 1 – General Commercial       |  | Light Industrial       |
|  | Commercial 2 – Highway Commercial       |   |                        |
|  | Commercial 3 – Service Commercial       |   |                        |

**CORPORATION OF THE CITY OF GREENWOOD**

**BYLAW NO. 969, 2021**

**A BYLAW TO AMEND THE "CITY OF GREENWOOD ZONING BYLAW NO. 683, 1997"**

**WHEREAS:**

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established a Zoning Bylaw;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "City of Greenwood Zoning Bylaw No. 683, 1997"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "City of Greenwood Zoning Bylaw No. 683, 1997, Amendment Bylaw No. 969, 2021";
2. The "City of Greenwood Zoning Bylaw No. 683, 1997" be amended as follows:
  - a. That the following property is rezoned from "Residential 1" to "Residential 2":

707 Government Ave N, Greenwood, BC, V0H 1J0  
Lot 6, Block 64, Plan 70, DL 711, SDYD  
PID: 012-537-144
  - b. That the Schedule A Zoning Map be amended by re-designating designating Lot 6, Block 64, Plan 70, DL 711, SDYD from "Residential 1" to "Residential 2", as shown on Schedule A attached to and forming a part of this Bylaw.
3. A Public Hearing was held on July 8, 2021.

|   |                  |        |            |
|---|------------------|--------|------------|
| Read a first time this                            | 14 <sup>th</sup> | day of | June, 2021 |
| Read a second time this                           | 12 <sup>th</sup> | day of | July, 2021 |
| Read a third time this                            | 12 <sup>th</sup> | day of | July, 2021 |
| Given a fourth and final reading and adopted this | 15 <sup>th</sup> | day of | July, 2021 |









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Mayor

Certified a true copy of Bylaw No. 969, 2021  
On the     day of     , 2021.

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Corporate Officer

|   |   |   |                        |
|---|---|---|------------------------|
|  | Residential 1 – Single and Two Family   |   |                        |
|  | Residential 2 – Mobile Home Subdivision |  | Parks and Recreational |
|  | Commercial 1 – General Commercial       |  | Industrial             |
|  | Commercial 2 – Highway Commercial       |  | Light Industrial       |
|  | Commercial 3 – Service Commercial       |   |                        |

**CORPORATION OF THE CITY OF GREENWOOD**

**ZONING AMENDMENT BYLAW NO. 970, 2021**

**A BYLAW TO AMEND THE "CITY OF GREENWOOD ZONING BYLAW NO. 683, 1997"**

**WHEREAS:**

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established a Zoning Bylaw;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "City of Greenwood Zoning Bylaw No. 683, 1997"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the Zoning Amendment Bylaw No. 970, 2021;
2. The "City of Greenwood Zoning Bylaw No. 683, 1997" be amended as follows:

**Amend Section 103. Definitions to include:**

**Carriage House** means a secondary Dwelling constructed in an Accessory Building. Specific Use regulations for Carriage Houses are in Section **316**.

**Secondary Suites** means an additional dwelling unit that has been issued an Occupancy Permit, located within a residential building that has a total floor space of no more than 90m<sup>2</sup> in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal dwelling unit and is a single real estate entity. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses. Specific Use regulations for Secondary Suites are in Section **317**.

**Amend PART THREE GENERAL PROVISIONS to include:**

**306. Buildings Per Lot, to be deleted**

**309. Parking Requirements**

**Add:** Carriage Houses and Secondary Suites to **Residential A Use**

**ADD: 316. Carriage Houses (Secondary Dwelling within an Accessory Building)**

316.1 Carriage Houses, where permitted in this Bylaw as an Accessory Use, shall comply with the following regulations:

1. A Carriage House must comply with all regulations for Accessory Buildings and Structures prescribed in this Bylaw, except for that which is provided for in this section. Should a conflict arise, the regulations in this section shall take precedence.

2. A Carriage House shall only be considered an Accessory Use to the Single Detached Housing Use.
3. A Carriage House is not permitted on a Lot where a Secondary Suite is located.
4. All Carriage Houses must be connected to the Municipal water and sanitary sewer systems.
5. Notwithstanding Section 7.4.1(d) where the Lot is 1200m<sup>2</sup> or greater in area a Carriage House may be connected to an onsite sanitary sewer system that has been installed in accordance with the Sewerage System Regulation under the Public Health Act.
6. A Carriage House shall have a maximum floor area of 90m<sup>2</sup> or 75% of the floor area of the Principal Dwelling, whichever is less.

1. A Carriage House shall have a minimum floor area of 11m<sup>2</sup>.

2. When calculating maximum floor area of the Carriage House the following shall not be included in the calculation:

- i. Indoor parking space up to 46m<sup>2</sup>, with direct access to the Dwelling unit.

- ii. Indoor parking space with no direct access to the Dwelling unit.

- iii. Interior stairways.

- iv. Unenclosed Balconies and Decks.

- v. Floor areas devoted exclusively to mechanical or electrical equipment.

7. The maximum Height of a Carriage House shall be:

1. 4.5 metres; or

2. 7.5 metres, where located above a detached garage: and

3. for Lots less than 1200m<sup>2</sup>, shall not exceed the Height of the principal Dwelling on the Lot.

8. The distance between a Principal Dwelling and a Carriage House in any zone shall be a minimum of 3.0 metres.

9. An unobstructed pathway at least 1.5 metres wide shall be provided between the front, exterior side, or rear (when abutting a land) property line and the Carriage House.

10. A Carriage House cannot be subdivided under the Strata Property Act.

11. A Carriage House shall be sited on a permanent foundation.

### **317. Secondary Suite Regulations**

317.1 A Secondary suite is to be located only in single detached housing.

317.2 No secondary suite will be allowed without connection to a community sanitary sewer unless the lot is at least 1,200m<sup>2</sup> and meets the requirements of the City and the Medical Health Officer for septic disposal capacity.

317.3 The maximum floor area of a secondary suite shall not exceed the lesser of 90m<sup>2</sup> or 40% of the total floor area of the principal building.

317.4 Parking and signs shall be in conformance with the regulations of this Bylaw

317.5 Secondary dwelling units shall comply with all relevant City Bylaws, and the Building Code.

317.6 A bed and breakfast home, a boarding or lodging house and/or group home shall not be permitted to operate within a secondary suite.

317.7 Where a secondary suite is permitted, a minimum area of 30m<sup>2</sup> of private open space shall be provided per dwelling unit. The private open space shall have

- i. a direct connection to a secondary suite entrance; and
- ii. be defined from other private open space and yard with the use of landscaping.

317.8 A lighted pathway is required from the on-site secondary suite parking stall(s) to the suite entrance.

**Amend PART FOUR ESTABLISHMENT OF ZONES to include:**

**Amend 402.2 Residential 1 Zone (single and Two Family) Permitted Uses to include:**

(11) Carriage Houses subject to Section 316

(12) Secondary Suites subject to Section 317



4. Public Hearing

A Public Hearing was advertised on June 24, 2021, and July 1, 2021.  
A Public Hearing was held on July 8, 2021.

|   |                  |        |            |
|---|------------------|--------|------------|
| Read a first time this                            | 14 <sup>th</sup> | day of | June, 2021 |
| Read a second time this                           | 12 <sup>th</sup> | day of | July, 2021 |
| Read a third time this                            | 12 <sup>th</sup> | day of | July, 2021 |
| Given a fourth and final reading and adopted this | 15 <sup>th</sup> | day of | July, 2021 |

Zoning Amendment Bylaw No. 970, 2021

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Mayor

Certified a true copy of Bylaw No. 970, 2021  
On the \_\_\_\_ day of \_\_\_\_\_, 2021.

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Corporate Officer

Zoning Amendment Bylaw No. 970, 2021

# **CORPORATION OF THE CITY OF GREENWOOD**

## **UTILITIES BILLING AND PAYMENT AMENDMENT BYLAW NO. 971, 2021**

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A Bylaw to amend the Corporation of Greenwood Utilities Billing and Payment Schedule Bylaw No. 938, 2018 for the purpose of amending Violations and Penalties and Inflation Rate for the year 2021.

The Council of the Corporation of the City of Greenwood in an open meeting assembled enacts as follows:

1. This Bylaw is cited as the "Utilities Billing and Payment Amendment Bylaw No. 971, 2021".
2. The City of Greenwood "Utilities Billing and Payment Amendment Bylaw No. 965, 2020" and all amendments thereto is repealed.
3. Amendment to the Corporation of the City of Greenwood Utilities Billing and Payment Schedule Bylaw No. 938, 2018 is amended as follows:

Section 6 a.) to e.) will be waived for 2021, due to the Coronavirus. This is for the year 2021 only.

Section 2.2, the annual inflation rate for water and sewer rates, will be waived due to the Coronavirus. This is for the year 2021 only.

|                                     |                  |        |            |
|-------------------------------------|------------------|--------|------------|
| Read a first time this              | 12 <sup>th</sup> | day of | July, 2021 |
| Read a second time this             | 12 <sup>th</sup> | day of | July, 2021 |
| Read a third time this              | 12 <sup>th</sup> | day of | July, 2021 |
| Read a fourth time and adopted this | 15 <sup>th</sup> | day of | July, 2021 |

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Mayor

Certified a true copy of Bylaw No. 971, 2021  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Corporate Officer

# **CORPORATION OF THE CITY OF GREENWOOD**

## **UTILITIES BILLING AND PAYMENT SCHEDULE AMENDMENT BYLAW NO. 972, 2021**

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A Bylaw to amend the Corporation of Greenwood Utilities Billing and Payment Schedule Bylaw No. 938, 2018 for the purpose of amending Schedules A, B, and C for the year 2021.

The Council of the Corporation of the City of Greenwood in an open meeting assembled enacts as follows:

1. Title  
This Bylaw is cited as Utilities Billing and Payment Schedule Amendment Bylaw No. 972, 2021.
2. The City of Greenwood "Utilities Billing and Payment Schedule Amendment Bylaw No. 966, 2020" and all amendments thereto is repealed.
3. Amendment to the Corporation of the City of Greenwood Utilities Billing and Payment Schedule Bylaw No. 938, 2018 is amended as follows:

Schedules A, B, and C of the City of Greenwood Utilities Billing and Payment Schedule Bylaw No. 938, 2018 are being replaced with the Amended Schedules A, B, and C that are included in this bylaw.

|                                     |                  |        |            |
|-------------------------------------|------------------|--------|------------|
| Read a first time this              | 12 <sup>th</sup> | day of | July, 2021 |
| Read a second time this             | 12 <sup>th</sup> | day of | July, 2021 |
| Read a third time this              | 12 <sup>th</sup> | day of | July, 2021 |
| Read a fourth time and adopted this | 15 <sup>th</sup> | day of | July, 2021 |

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Mayor

Certified a true copy of Bylaw No. 972, 2021  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Corporate Officer

# City of Greenwood

## MEMORANDUM

To: Mayor Noll and Council Date: July 14, 2021

From: Marcus Lebler, CAO

Subject: Application to Amend the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996, and the City of Greenwood Zoning Bylaw No. 683, 1997 Commercial 3 (Service Commercial) to Residential 1 (Single and Two Family)

Applicant(s): Krisie Mallach

Location: 184 S. Kimberley Avenue, Greenwood, BC, V0H 1J0  
Lot 4, Block 2, Plan KAP34, District Lot 711, Land District 54 (PID: 012-872-164)

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### Recommendations:

1. That Council give First, Second, and Third Readings to proposed Bylaw No. 973, 2021 to amend the "Corporation of the City of Greenwood Official Community Plan Bylaw No. 682, 1996" Schedule B Land Use Map.
2. That Council give First, Second, and Third Reading to proposed Bylaw No. 974, 2021 to amend the "City of Greenwood Zoning Bylaw No. 683, 1997" Schedule A Zoning Map.
3. That Council refer the application to a period of public consultation in preparation for a Public Hearing.

### Background / Report:

The property is currently developed with a residence. In the past, the first level of the residence was operated as a commercial business, and the second level was used as a residence. Approximately four (4) years ago, the property was sold and the use became entirely residential.

The proposed amendments will reflect the current use, and bring this property back into compliance with the City of Greenwood's Official Community Plan and Zoning Bylaws.

### Attachments:

- Bylaw No. 973, 2021
- Bylaw No. 974, 2021

**CORPORATION OF THE CITY OF GREENWOOD**

**BYLAW NO. 973, 2021**

**A BYLAW TO AMEND THE "CORPORATION OF THE CITY OF GREENWOOD OFFICIAL COMMUNITY PLAN  
DESIGNATION BYLAW NO. 682, 1996"**

**WHEREAS:**

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established an Official Community Plan;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996"; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996, Amendment Bylaw No. 973, 2021".
2. The "Corporation of the City of Greenwood Official Community Plan Designation Bylaw No. 682, 1996" be amended as follows:

That the Schedule B Land Use Map be amended by re-designating Lot 4, Block 2, Plan KAP34, District Lot 711, Land District 54 from "C3 – Service Commercial" to "R1 – Residential Single and Two Family" as shown on Schedule A attached to and forming a part of this Bylaw.

|   |                         |            |
|---|-------------------------|------------|
| Read a first time this                            | 15 <sup>th</sup> day of | July, 2021 |
| Read a second time this                           | 15 <sup>th</sup> day of | July, 2021 |
| Read a third time this                            | 15 <sup>th</sup> day of | July, 2021 |
| Given a fourth and final reading and adopted this | day of                  |            |

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Mayor

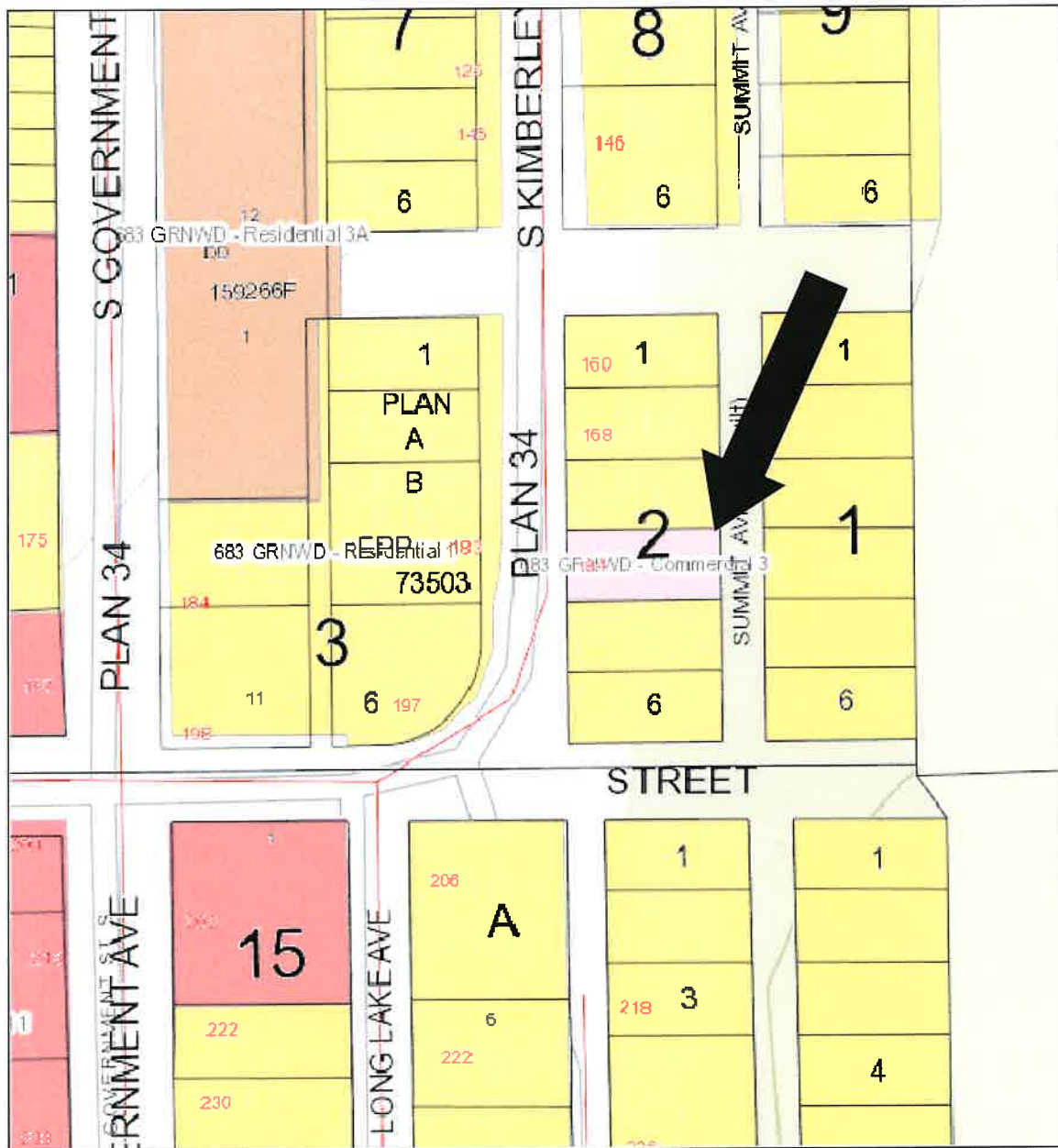
Certified a true copy of Bylaw No. 973, 2021  
On the      day of      , 2021.

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Corporate Officer


**BYLAW NO. 973, 2021  
AMENDMENT TO THE CITY OF GREENWOOD OFFICIAL COMMUNITY PLAN  
LAND USE MAP**


**SCHEDULE A**



**Current Zoning**

**Proposed Zoning**

 Commercial 3 – Service Commercial

 Residential 1 – Single and Two Family

**CORPORATION OF THE CITY OF GREENWOOD**

**BYLAW NO. 974, 2021**

**A BYLAW TO AMEND THE “CITY OF GREENWOOD ZONING BYLAW NO. 683, 1997”**

**WHEREAS:**

The Council of the Corporation of the City of Greenwood has, pursuant to the *Local Government Act*, established a Zoning Bylaw;

The Council of the Corporation of the City of Greenwood has deemed it necessary and expedient to amend the “City of Greenwood Zoning Bylaw No. 683, 1997”; and

NOW THEREFORE the Council of the Corporation of the City of Greenwood, in an open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the “City of Greenwood Zoning Bylaw No. 683, 1997, Amendment Bylaw No. 974, 2021”.
2. The “City of Greenwood Zoning Bylaw No. 683, 1997” be amended as follows:

That the Schedule A Zoning Map be amended by re-designating Lot 4, Block 2, Plan KAP34, District Lot 711, Land District 54 from “C3 – Service Commercial” to “R1 – Residential Single and Two Family” as shown on Schedule A attached to and forming a part of this Bylaw.

|   |                         |            |
|---|-------------------------|------------|
| Read a first time this                            | 15 <sup>th</sup> day of | July, 2021 |
| Read a second time this                           | 15 <sup>th</sup> day of | July, 2021 |
| Read a third time this                            | 15 <sup>th</sup> day of | July, 2021 |
| Given a fourth and final reading and adopted this | day of                  |            |

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Mayor

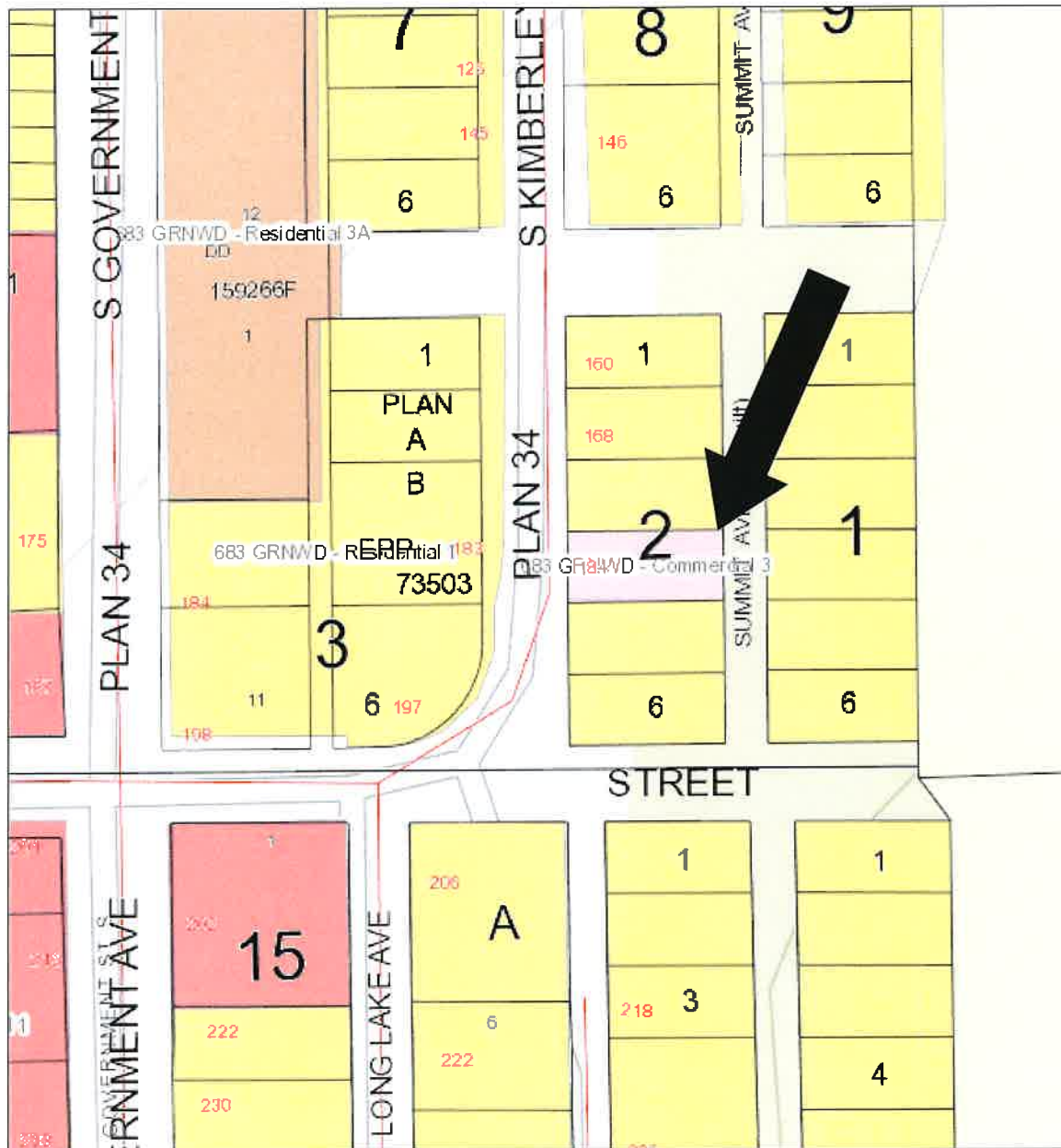
Certified a true copy of Bylaw No. 974, 2021  
On the      day of      , 2021.

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Corporate Officer

**BYLAW NO. 974, 2021  
AMENDMENT TO THE CITY OF GREENWOOD ZONING BYLAW  
ZONING MAP**

**SCHEDULE A**



**Current Zoning**

**Proposed Zoning**



Commercial 3 – Service Commercial



Residential 1 – Single and Two Family