



THE CORPORATION OF THE CITY OF GRAND FORKS

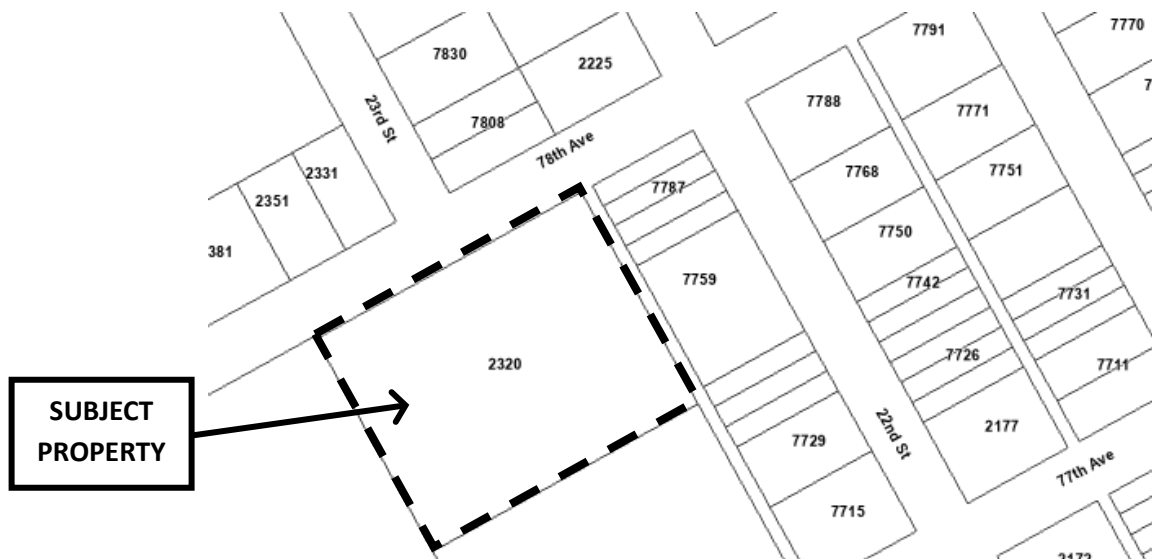
NOTICE OF TEMPORARY USE PERMIT APPLICATION

Dear Property Owner and Tenant/s

The City of Grand Forks has received an application for a Temporary Use Permit to allow the operation of a Covid-19 shelter in a portion of the building at 2320 78th Avenue. Council will be considering the permit at a regular meeting at 10:00AM on April 12th, 2021 in the Council Chambers at City Hall.

Upon request, an information package containing the draft permit may be made available for pick up from City Hall between the hours of 9:00am and 3:30pm, Monday through Friday (excluding holidays) until April 9th, 2021. You may request a digital copy of the package to be sent to you by email by sending your request to info@grandforks.ca

PROPERTY LOCATION: 2320 78th Avenue, Lot 1, Plan KAP31349, DL 520, SDYLD



You are encouraged to provide your written feedback by email to info@grandforks.ca
The deadline for submission of written feedback is 12:00pm, April 5th, 2021.

Submission Requirements:

- Due to Covid-19 safety protocols, written feedback by mail will not be accepted.
- Petitions will not be accepted.
- Your full legal name and address must be included in your written submission.
- Any submission with a post office box as an address will be considered invalid.
- Illegible, incomplete, or unclear submissions will be considered invalid.
- Only one submission per person will be accepted.
- Submissions on behalf of more than one person will be counted as a single submission.
- For comments to be considered in Council's decision, comments must be in relation to the Temporary Use Permit and be received by April 5th.

Please note that your comments and submission will form part of the public record.

Invalid and unverifiable submissions will be used for informational purposes only and will not be included in the decision report to Council.

INFORMATION BULLETIN

March 26, 2021

City of Grand Forks and BC Housing exploring supportive housing options

GRAND FORKS, B.C. – Grand Forks Council and staff are beginning work with BC Housing on identifying long-term solutions to house people in the community who are experiencing homelessness.

Currently, discussions regarding both the size and location of a supportive housing and emergency shelter solution are underway, with the goal of providing long-term housing for the community's residents who are experiencing or at significant risk of homelessness.

BC Housing has expressed interest in creating permanent supportive housing and an emergency shelter in Grand Forks. A potential site currently under consideration is a city-owned property known as the 'Motocross site,' located on Morrissey Creek Road on the eastern municipal boundary. BC Housing is working with the City of Grand Forks on the suitability and feasibility of this site for future supportive housing and emergency shelter services. Over the coming weeks, site evaluation work will be taking place, including a review of site service and access.

Over this past winter, a temporary shelter has been permitted at Old Hardy View Lodge at 2320 78th Avenue. This shelter ensures people have a safe and warm place to sleep during cold winter months. The temporary shelter is operated by Boundary Family Services, and managed by on-site staff. During the 2020-2021 winter season, the service provided shelter to as many as 15 people each night. BC Housing has submitted a Temporary Use Permit to the City of Grand Forks to request the shelter remain open until March 31, 2022. This timeline would provide an opportunity to review and consider a permanent shelter and supportive housing site. Council will be considering this request at the April 12 Council meeting.

Grand Forks Council, as well as BC Housing, have committed to a transparent and open engagement process with the community. Although Council is cautiously optimistic regarding the viability of this property, no decisions have been made. If the City and BC Housing determine this site will work, there will be an opportunity for residents to learn more and provide feedback. A community survey on shelter and supportive housing options, originally considered for this spring, has been cancelled while details and the viability of the Motocross site are better understood.

People who want to learn more can visit [grandforks.ca](https://www.grandforks.ca), and watch for updates on the public process.

General contact information:

info@grandforks.ca or call 250-442-8266

Media contact:

Councillor Everett Baker, Council/BC Housing liaison, ebaker@grandforks.ca

Learn more:

Temporary use permit: <https://www.grandforks.ca/public-notice/notice-of-proposed-temporary-use-permit/>
Grand Forks housing background and information: [grandforks.ca](https://www.grandforks.ca)



VIA EMAIL

March 19, 2021

His Worship Brian Taylor and Council
Mayor of the City of Grand Forks
PO Box 220
Grand Forks BC V0H 1H0

Dear Mayor Taylor and Councillors:

I understand that you have had very positive conversations with BC Housing about moving forward with explorations related to developing supportive housing and an emergency shelter on what BC Housing is calling “Site #2”, and what we have called in past conversations as the “Motocross site”.

I understand from you that there is interest from Council for the Province to expedite the explorations of the potential for housing on the Motocross site. This due diligence includes a study related to water and sewage service costs for the site, an archaeological study, as well as work with the Ministry of Transportation and Infrastructure on safe access to and crossing of the highway in that area.

You have my assurance that I understand the urgency of this issue for your community. I will work closely with my colleagues in areas of provincial jurisdiction to expedite this important work. I will also work with you on any challenges that arise in areas of shared jurisdictional authority to resolve problems proactively. Our shared goal is to open this new housing as quickly as possible, and you have my commitment as Minister to work with you on achieving that goal.

While the process is ongoing to secure a permanent supportive housing site and open that housing, I encourage you to keep the temporary shelter open.

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His Worship Brian Taylor and Council
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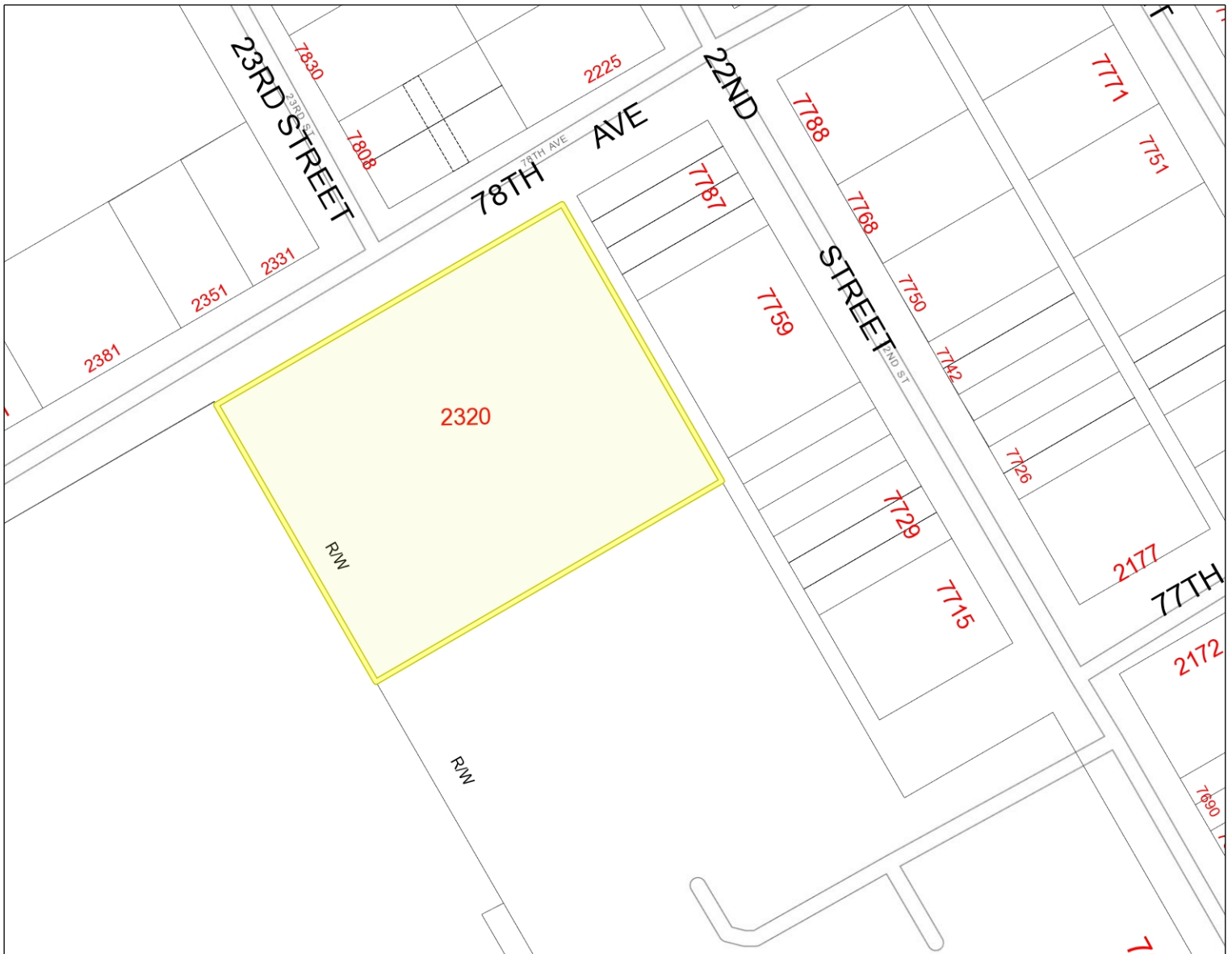
Thank you again for our productive conversations and your willingness to problem solve with BC Housing so that we can finish with a result everyone celebrates. I look forward to working with you.

Yours truly,

A handwritten signature in black ink, appearing to be 'DEB', with a stylized flourish at the end.

David Eby, QC
Attorney General and
Minister Responsible for Housing

pc: Roly Russell, MLA



Scale 1: 1,128

Legal Information

Plan: KAP31349	Section:	Jurs: 210	Lot Area: 2.0
Block:	Township:	Roll: 1071150	Area Unit: acr
Lot: 1	Land District: 54	PID: 003744795	Width (ft):
District Lot: 520	Electoral Area: City of Grand Forks		Depth (ft):
Street: 2320 78TH AVE			
Description: Lot 1, Plan KAP31349, District Lot 520, Similkameen Div of Yale Land District			



Zoning

R-1 (Residential - Single & Two Family) Zone

R-4A (Rural Residential) Zone

CU (Community Use) Zone





Land Use

Agricultural/Rural

Institutional

Low Density Residential

Medium Density Residential



Date Printed: 2021-03-03 9:03 AM
Map Produced By: Sev Ebadi

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Memo



To: Regular Meeting
From: **Development, Engineering, and Planning**
Date: 2021-03-22
Subject: Notice of Temporary Use Permit Application for a Covid-19 Shelter at 2320 78th Avenue

Purpose

To inform Council that staff has received an application for a Temporary Use Permit (TUP) from BC Housing to fund an Covid-19 shelter at 2320 78th Avenue. And further, that staff will be commencing the legislative process for a TUP which includes gathering the views of the public.

Background

On February 25th, 2021, City staff received a Temporary Use Permit (TUP) application from BC Housing for the operation of a Covid-19 shelter at 2320 78th Avenue. The application indicates a commitment to operate until March 31st, 2022.

Currently, the site is home to the old Hardy View Lodge where an Emergency Weather Shelter (EWS) is being operated. The EWS has capacity for 15 people with 24/7 staff support, and meals provided. The shelter is operated by Boundary Family Services.

Functionally, there would be no change to the use or operation of the shelter whether it operates as an EWS or a Covid-19 shelter. The key difference is intent, whereby individuals experiencing homelessness can stay in the shelter to avoid Covid-19 transmission instead of avoiding inclement weather.

Currently, the parcel is zoned CU (Community Use) which does not support the operation of an extreme weather shelter. The Local Government Act (LGA) specifies that a TUP may:

- a) allow a use not permitted by a zoning bylaw;
- b) specify conditions under which the temporary use may be carried on; and
- c) allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

In essence, a TUP allows a non-conforming use to be carried out with the understanding that it is for a short period of time. Furthermore, the terms and conditions of the TUP are relatively flexible, and Council may issue a TUP for a set period of time up to a maximum of 3 years. Under the LGA, an applicant may apply to renew the TUP once, with conditions acceptable to the City.

The statutory requirements for public notification regarding a TUP include:

- 1 publication in the local newspaper between 3 and 14 days before decision
- Mailed/delivered notices to surrounding property owners within 30 metres

While there is no public hearing requirement for a TUP, the public is invited to send in written submissions. The City's Official Community Plan states that Temporary Use Permit applications will be considered by Council on a case-by-case basis within all areas of the City of Grand Forks.

As per the LGA, the delivered and published notices for a TUP application must contain:

- The purpose of the proposed permit
- The land subject to the permit
- Where and when copies of the proposed permit can be inspected
- Where and when the resolution to issue the permit will be considered

Timeline

The following is a tentative timeline regarding the statutory public notification process for a TUP:

Activity	Date
Council decision to consider new TUP application	March 22 nd
Referral package to Council	March 25 th
Gazette ad booked	March 25 th
Notices mailed to surrounding property owners within 30m	March 25 th
Referral package to agencies	March 25 th
Gazette ad published	March 31 st
Draft RFD submitted with blank feedback analysis section	March 31 st
Cutoff for written submissions	April 5 th
Public feedback analysis section inserted into RFD	April 6 th
RFD brought to Council	April 12 th

Next Steps / Communication

After the legislated public notification process is complete, a request for decision will come to Council on April 12, 2021.

Attachments

Appendix A: Property Maps

THE CORPORATION OF THE CITY OF GRAND FORKS
TEMPORARY USE PERMIT NO. 2101

Issued to: Veme Lake Deveopments Inc.
(the "Owner")

Address(s) of Owner: 324-50 St
Edson, Alberta
T7E 1T9

Date of Issuance: April 12th, 2021

1. This Temporary Use Permit is issued subject to compliance with all statutes, bylaws, orders or agreements, except as specifically varied by this permit.
2. This Temporary Use Permit applies to those lands within the City of Grand Forks, with the legal description and civic address as follows:

Parcel Identifier: 003-744-795
Lot 1 District Lot 520, SDYD, Plan KAP31349, Land District 54
2320 78th Avenue
(the "Land")

3. The temporary uses permitted on the Land shall be:
 - a. A temporary Covid-19 shelter.
 - b. Preparation of meals on site.
 - c. Personal storage lockers for guests.
 - d. Laundry services.
 - e. Showers and bathrooms.
 - f. Meeting spaces for the delivery of support services.
 - g. Sleeping accommodations.
 - h. Offices for the administration of shelter activities.
4. The temporary uses shall be carried out in accordance with the following:
 - a. Staff must be on site 24/7 while the Covid-19 shelter is in operation.
 - b. The Covid-19 shelter will be in operation until March 31, 2022.

- c. There shall not be more than 15 guests in the shelter at any time.
 - d. All construction and renovation required to make the space useable must be lawful and be carried out in accordance with the applicable building codes.
 - e. Guests must not be allowed to use any space indoors or outdoors, other than the north eastern portion of the building which is functionally useable as a shelter.
 - f. Guests must not be allowed to loiter near the premises.
 - g. The site must be professionally operated, supervised, and maintained at all times.
 - h. The site must be cleaned and sanitized on a daily basis.
 - i. There shall be no obstruction of access to the site to ensure that fire and emergency vehicles can reach the site.
 - j. All vehicular accesses to the site shall be located away from, and vehicular traffic shall not impact, nearby residential areas.
 - k. All uses shall comply with all federal, provincial, and local requirements, laws and regulations.
5. Notice of this permit shall be filed in the Land Titles Office at Kamloops, B.C. under Section 503 of the Local Government Act and upon such filing the terms of this permit or any amendment hereto shall be binding upon all persons who acquire the land affected by this permit.
6. This permit shall lapse on or before three years from the date of issuance.
7. The Land shall be developed strictly in accordance with the terms, provisions, and conditions of this Temporary Use Permit. This permit is not a building permit.

AUTHORIZING RSOLUTION PASSED BY THE COUNCIL FOR THE CORPORATION OF THE CITY OF GRAND FORKS AT A REGULAR MEETING HELD THE 12TH DAY OF APRIL, 2021.

ISSUED THIS 12TH DAY OF APRIL, 2021.

Mayor Brian Taylor

Corporate Officer, Daniel Drexler