

**THE CORPORATION OF THE CITY OF GRAND FORKS
AGENDA – REGULAR MEETING**

**Tuesday October 11th, 2011 – 7:00 p.m.
Council Chambers City Hall**

| | <u>ITEM</u> | <u>SUBJECT MATTER</u> | <u>RECOMMENDATION</u> |
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| 1. | <u>CALL TO ORDER</u> | 7:00 p.m. Call to Order | Call Meeting to Order at 7:00 p.m. |
| 2. | <u>REGULAR MEETING AGENDA</u> | October 11th, 2011 Agenda | Adopt Agenda |
| 3. | <u>MINUTES</u> | | |
| | - September 19 th , 2011 | Special Meeting Minutes | Adopt Minutes |
| | - September 19 th , 2011 | Regular Meeting Minutes | Adopt Minutes |
| | - September 19 th , 2011 | Primary Committee Meeting Minutes | Adopt Minutes and all recommendations contained therein |
| 4. | <u>REGISTERED PETITIONS AND DELEGATIONS</u> | | |
| | a) Corporate Officer's Report – Delegation, Heritage Review Committee | Presentation by the Heritage Review Committee regarding the Downtown Heritage Program Guidelines and recommendations with regard to bicycle racks, as referred by Council to the committee at the Sept 19 th Regular Meeting | Council receives the presentation given by representatives of the Heritage Review Committee with regard to the Downtown Heritage Program Guidelines document and of the committee's recommendations with regard to the bicycle rack report as referred by Council |
| 5. | <u>UNFINISHED BUSINESS:</u> | | |
| | a) Corporate Officer's Report – Grand Forks Hotel Request to add New Outdoor Patio | Council deferred this motion to October 11 th , 2011 from the Regular Meeting of Sept 19 th , 2011 requesting additional information from the Grand Forks Hotels regarding Hours of Operation and Noise Control. | Council receives the Corporate Officer's Report, dated September 29 th , 2011 with regard to the Grand Forks Hotel application to the Liquor Control and Licensing Branch for a permanent change to their Liquor Licence for the premises located at 7382-2 nd Street, as outlined in the application, and further adopts the following resolution to be sent to the Liquor Control and Licensing Branch: "Whereas the addition of an outdoor licensed patio intended on seating approximately 39 seats will have some potential for noise as standard for any pub or hotel that has an outdoor licensed patio area; "And whereas the impact on the surrounding community will see that |

the Grand Forks Hotel patrons who go outdoors during operating hours, will be located in a controlled patio area instead of the adjoining sidewalks and roadways including Highway 3 as was customary since the new smoking laws were passed; "And whereas, the City of Grand Forks had notified the surrounding property owners by written correspondence, and that Council heard from one commercial business, being the owner of the Imperial Motel, at the September 19th Regular Meeting, who spoke with regard to concerns to the noise that could be emitted by the licensed outdoor patio area, and that Council had deferred a resolution in order to receive further information from the Grand Forks Hotel with regard to the hours of operation of the outdoor patio and noise control; Be it resolved that Council advises the Liquor Control and Licensing Branch of Council's support for the Grand Forks Hotel's application to amend their permanent liquor license to include an outdoor patio as described in the application, and determines that any negative impact and potential for noise to the surrounding businesses would be considered standard for this area of the City.

- b) Corporate Officer's Report – Application for Development Variance Permit - Arnold

Council deferred this motion to October 11th, 2011 from the Regular Meeting of September 19th, 2011 requesting additional information on the application

Council hear from the public, and after hearing from the public should they deem it feasible, resolve to approve the application for a development variance permit, thereby varying Section 33(2)(e), allowing for the proposed construction of a garage and storage loft, increasing the maximum height allowed for an accessory building from 16 feet to 20 feet 4 inches, and by varying Section 33(2)(g) accessory building ratio from 50% to 61% to allow the construction proposal to go forward with regard to the property at 7536-10th Street legally known as Lot 19, Block 37, DL's 108 & 381, SDYD, Plan 72 as applied by the applicants, Charles and Christine Arnold.

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

- a) Corporate Officer's Report

Members of Council may ask questions, seek clarification and report on issues

Issues seeking information on operations be referred to the Chief Administrative Officer prior to the meeting.

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| 7. | <u>REPORT FROM THE COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY</u> | | |
| | a) Corporate Officer's Report | The City's Representative to the Regional District of Kootenay Boundary will report to Council on actions of the RDKB. | Receive the Report. Minutes from August 25 th RDKB Meeting are attached to this report. |
| 8. | <u>RECOMMENDATIONS FROM STAFF FOR DECISIONS:</u> NONE | | |
| 9. | <u>REQUESTS ARISING FROM CORRESPONDENCE:</u> None | | |
| 10 | <u>INFORMATION ITEMS</u> | | |
| | - Summary of Informational Items | Information Items 10(a) to 10(m) | Receive the items and direct staff to act upon as recommended |
| 11. | <u>BYLAWS</u> | | |
| | a) Bylaw 1919 – City of Grand Forks Sustainable Community Plan Bylaw | Council to consider final adoption of Sustainable Community Plan Bylaw | Council to consider giving final reading to Bylaw 1919. |
| | b) Bylaw 1920 – An Amendment to the City of Grand Forks Zoning Bylaw | Council to consider final adoption of the amendment to the City of Grand Forks Zoning Bylaw | Council to consider giving final reading to Bylaw 1920. |
| | c) Bylaw 1926 – 2012 Annual Tax Exemption Bylaw | Council to consider giving first three readings to the 2012 Annual Tax Exemption Bylaw | Council to consider giving first, second and third reading to Bylaw 1926 |
| 12. | <u>LATE ITEMS</u> | | |
| 13. | <u>QUESTIONS FROM THE PUBLIC AND THE MEDIA</u> | | |
| 14. | <u>ADJOURNMENT</u> | | |

THE CORPORATION OF THE CITY OF GRAND FORKS

SPECIAL MEETING OF COUNCIL
MONDAY, SEPTEMBER 19TH, 2011

PRESENT: MAYOR BRIAN TAYLOR
COUNCILLOR JOY DAVIES
COUNCILLOR CHRIS MOSLIN
COUNCILLOR GENE ROBERT
COUNCILLOR CHRISTINE THOMPSON
COUNCILLOR CHER WYERS

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|------------------------------|-------------|
| CHIEF ADMINISTRATIVE OFFICER | L. Burch |
| CORPORATE OFFICER | D. Heinrich |
| CHIEF FINANCIAL OFFICER | C. Arnott |

The Chair called this Special Meeting to order at 6:00 p.m.

IN-CAMERA RESOLUTION:

MOTION: DAVIES/THOMPSON

RESOLVED THAT COUNCIL CONVENE AN IN-CAMERA MEETING AS OUTLINED UNDER SECTION 90 OF THE COMMUNITY CHARTER TO DISCUSS MATTERS IN A CLOSED MEETING WHICH ARE THE SUBJECT OF SECTIONS 90(1)(e), THE ACQUISITION, DISPOSITION OR EXPROPRIATION OF LAND OR IMPROVEMENTS, THAT COUNCIL CONSIDERED THAT DISCLOSURE COULD REASONABLY BE EXPECTED TO HARM THE INTERESTS OF THE MUNICIPALITY; AND 90 (1) (f) ENFORCEMENT, IF THE COUNCIL CONSIDERS THAT DISCLOSURE COULD REASONABLY BE EXPECTED TO HARM THE CONDUCT OF AN INVESTIGATION UNDER OR ENFORCEMENT OF AN ENACTMENT.

BE IT FURTHER RESOLVED THAT PERSONS, OTHER THAN MEMBERS, OFFICERS, OR OTHER PERSONS TO WHOM COUNCIL MAY DEEM NECESSARY TO CONDUCT CITY BUSINESS, WILL BE EXCLUDED FROM THE IN-CAMERA MEETING.

CARRIED.

NOT ADOPTED
SUBJECT TO CHANGE

ADJOURNMENT:

MOTION: ROBERT

**RESOLVED THAT THIS SPECIAL MEETING OF COUNCIL BE ADJOURNED AT 6:02 P.M.
CARRIED.**

CERTIFIED CORRECT:

MAYOR BRIAN TAYLOR

CORPORATE OFFICER – DIANE HEINRICH

THE CORPORATION OF THE CITY OF GRAND FORKS

REGULAR MEETING OF COUNCIL
MONDAY, SEPTEMBER 19TH, 2011

PRESENT: MAYOR BRIAN TAYLOR
COUNCILLOR JOY DAVIES
COUNCILLOR CHRIS MOSLIN
COUNCILLOR GENE ROBERT
COUNCILLOR CHRISTINE THOMPSON
COUNCILLOR CHER WYERS

CHIEF ADMINISTRATIVE OFFICER
CORPORATE OFFICER

L. Burch
D. Heinrich

GALLERY

CALL TO ORDER:

The Mayor called the Meeting to order at 7:00 p.m.

RECESS TO PRIMARY COMMITTEE MEETING:

MOTION: ROBERT/THOMPSON

RESOLVED THAT THIS REGULAR MEETING OF COUNCIL BE RECESSED AT 7:01 P.M. TO ALLOW FOR THE PRIMARY COMMITTEE MEETING, AND THAT THIS REGULAR MEETING OF COUNCIL BE RECONVENED AT THE CONCLUSION OF THE PRIMARY COMMITTEE MEETING.

CARRIED.

The regular meeting reconvened at 7:35 p.m.

ADOPTION OF AGENDA:

MOTION: ROBERT/WYERS

RESOLVED THAT THE SEPTEMBER 19TH, 2011, REGULAR MEETING AGENDA BE ADOPTED AS CIRCULATED.

CARRIED.

MINUTES:

MOTION: MOSLIN/ROBERT

RESOLVED THAT THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON MONDAY SEPTEMBER 6TH, 2011, BE ADOPTED AS CIRCULATED.

CARRIED.

MOTION: THOMPSON/WYERS

RESOLVED THAT THE MINUTES OF THE PUBLIC HEARING OF COUNCIL HELD ON MONDAY SEPTEMBER 6TH, 2011, BE ADOPTED AS CIRCULATED.

CARRIED.

MOTION: THOMPSON/MOSLIN

RESOLVED THAT THE MINUTES OF THE REGULAR MEETING OF COUNCIL HELD ON MONDAY SEPTEMBER 6TH, 2011, BE ADOPTED AS CIRCULATED.

CARRIED.

DELEGATION:

None

UNFINISHED BUSINESS

- a) Corporate Officer's Report – Notice of Motion from Councillor Robert on a "For Profit Clinics" resolution

At the September 6th, 2011, Regular Meeting, Councillor Robert advised that he wished to put forward a notice of motion with regard to a "For Profit Clinics" Resolution intended to be put forward at the 2011 UBCM convention. As June 30th, 2011 was the deadline for submissions of resolutions to the UBCM, City Staff contacted UBCM staff was advised that a "For Profit Clinics" resolution was already on the floor for the 2011 UBCM from the City of Victoria.

MOTION: THOMPSON/ROBERT

RESOLVED THAT THE COUNCIL RECEIVES THE REPORT FROM THE CORPORATE OFFICER DATED SEPTEMBER 13TH, 2011, WITH REGARD THE NOTICE OF MOTION ON THE FOR PROFIT CLINICS RESOLUTION FROM COUNCILLOR ROBERT.

CARRIED.

REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL (VERBAL)

Councillor Davies:

Councillor Davies reported on the following items:

- She reported on her attendance at the Grand Forks Fall Fair on September 10th and 11th, and congratulated Les Braden and the Fall Fair committee for their hard work. She reported on her participation in collecting donations for chuck wagon tarp signatures, which she commented, was part of the Fall Fair's fundraising activities towards next year's mini-horse races.
- She reported on her attendance at the September 14th – Boundary Regional Chamber of Commerce Round table talk and advised that MLA, John Slater had attended.
- On September 14th, she reported her attendance to the Volunteer Recognition Evening at Gallery 2

MOTION: DAVIES/WYERS

RESOLVED THAT THE CITY OF GRAND FORKS COVER THE EXPENSES OF MR. CURTIS BRATTEN OF HASKAP BERRIES CENTRAL TO COME TO GRAND FORKS AND DELIVER A WORKSHOP ON HASKAP BERRY PRODUCTION AT A COST NOT TO EXCEED \$2,000.00
CARRIED.

Councillor Thompson:

Councillor Thompson reported on the following items:

- She reported on her attendance at the Annual General Meeting of the Phoenix Foundation on September 7th. She announced that Maxine Ruzicka, who had completed 12 years of service, has retired from the Board in accordance with their constitution and bylaws. She further advised that the Foundation will now have 2 co-chairs - Leda Leander and Linda Manzon. Councillor Thompson advised that there will be a fall granting and that information will be made public in the near future.
 - She reported on her attendance at the Grand Forks Fall Fair last weekend and that the Board received many compliments about the Fair, and in particular, the mini-chuck wagon races.
 - On Tuesday, September 13th, she reported on her attendance at a discussion session hosted by the Boundary Country Regional Chamber of Commerce with John Les, Parliamentary Secretary to Premier Clark. She advised that the discussion was on Job Creation.
 - She advised that the Boundary Museum Society held their monthly Board Meeting on September 14th and that the Museum will be open to the public until the end of October.
 - She reported on her attendance at this year's Volunteer Appreciation Evening on September 14th at Gallery 2.
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Councillor Robert:

Councillor Robert reported on the following items:

- He reported on his attendance on September 7th at an Inter-Agency meeting with Kristine Eyre who gave a presentation on the BETHS (Boundary Emergency Transition Housing Society) and their plans for the upcoming severe weather season. He reported that other groups at the table included Whispers of Hope, Community Childcare, Community Futures, and CBAL Literacy for all and that their goal is to collaborate.
- On September 7th, he reported his attendance at a meeting with the "Friends of the Gilpin Grasslands". He advised, that at this meeting, there was discussion regarding the lack of available habitat where degradation of natural values on Crown Land has forced wildlife to find easier food sources in valley bottoms.
- He spoke with regard to the article that appeared in the Gazette on funding issues confronting the Aquatic Centre and of the petition from users who miss the pool.
- He reported his attendance at a Carbon Neutral Sub-Committee Meeting on September 8th and advised the John Vere will be pursuing the Home Envelope Program to make sense of who is providing what incentives. He spoke with regard to other issues discussed at the meeting that included possible transit for Grand Forks, white roofing to reduce energy consumption, building construction to include solar ready conduit and water metering capabilities.
- He reported on his attendance at the Environment Committee Meeting at the RDKB Board Office on September 16th, 2011.

Councillor Wyers:

Councillor Wyers reported on the following items:

- She advised that the Columbia Basin Alliance Literacy event was on September 7th where recognition was given to Mr. Kelly and that the Grand Forks Library was given the Community Literacy Award for 2011. She further advised that the Library has public meetings every month and that tomorrow night (Tuesday) is the next public meeting.
- She reported on her attendance at a Water Sustainability Sub-Committee meeting on September 7th at City Hall. She reported that Cheryl Unger of Interior Health spoke with regard to official well closure procedures and that the Province doesn't support well closures.
- She announced that September 25th is the 31st Annual BC Rivers Day, and that the Boundary Anglers Association will be doing a cleanup at 9:00 am on some of the Community's Trails.

MOTION: WYERS/ROBERT

RESOLVED THAT COUNCIL SUPPORT THE 31ST ANNUAL BC RIVERS DAY TO ASSIST IN THE CLEAN UP PROCEEDS IN THE AMOUNT OF \$100.00. CARRIED.

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- She reported on her attendance at the Grand Forks Fall Fair last weekend and extended congratulations to the Fall Fair committee on their volunteerism and hard work on this event. She further commended the committee on their work to make the mini-horse races a success and further recognized City Works for their participation in this event.

Councillor Moslin:

Councillor Moslin reported on the following items:

- He congratulated the Art Gallery and City Staff on their work towards a great Volunteer Appreciation Evening on September 14th.
- He spoke with regard to the Habitat For Humanity project and advised that the roof is in place and that the 7-plex project is proceeding towards lock up somewhere near the end of September. He spoke with regard to the response from Minister Coleman to the letter that the City had sent on June 15th, and advised that he was disappointed with the Minister's response and advised that he will continue to pursue BC Housing to give the proceeds from the sale of Hardy View Lodge building back to the City.
- He reported on his attendance at a Deer Committee Meeting and advised that a deer count did take place through the five zones and that the count was very close to 2010 numbers. He thanked the participants of the Deer Committee for their hard work. He commented that the Ministry of Environment has accepted the City of Cranbrook's proposal for a Deer Cull of approximately 25 animals in December of this year at a cost of approximately \$15,000.
- He reported his attendance to the September 16th, 2011 Environment Committee Meeting at the RDKB Board Room and commended the members of this committee for their work. He advised that Draft Minutes of the September 16th meeting will be distributed to Council this week that the minutes contain recommendations for Council to consider.
- He invited any member of the public who is interested in solar technology to attend a Solar Tour at the City Park campground on October 7th at 10:00 am at City Park.

Mayor Taylor:

The Mayor reported on the following items:

- The Mayor advised that Councillor Wyers will be the liaison for Council with regard to the West End Grand Forks Signage Committee which was proposed at the September 6th, 2011 meeting.
- He commented with regard to the Deer Committee Meeting and advised that the group is continuing to see a high number of fawns being borne and observing what the deer are consuming for food outside of their natural habitat. He advised that the Deer Committee will be monitoring the City of Cranbrook's Deer Cull. He further spoke with regard to a Diversionary Management Plan where the intent is to move the deer back into their natural habitats. The Mayor extended his invitation to Councillor Wyers to attend the Deer Committee meetings.

MOTION: ROBERT/THOMPSON

RESOLVED THAT ALL REPORTS OF MEMBERS OF COUNCIL, GIVEN VERBALLY AT THIS MEETING, BE RECEIVED.

CARRIED.

REPORT FROM THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY (VERBAL)

The July 28th, 2011 Regional District of Kootenay Boundary minutes are included with this report.

- The Mayor spoke with regard to Mr. Dempski's property and the article that appeared in the Gazette. He advised that he is pressing hard to have the Regional District deal with this issue and that this also addresses the lack of low income housing needs as these individuals have no other place to go
- He advised that Regional District Budgeting Process is getting underway and that he will be asking, in particular, with regard to the Kitchen Waste Pilot program.
- Councillor Thompson asked with regard to the BC Hunting Regulation (no shooting long range rifle areas), and was advised by the Mayor that this only encompasses a portion of Area D.
- Councillor Robert asked with regard to FortisBC holding open houses regarding Smart Meters. The Mayor advised that Fortis is promoting the use of Smart Meters. The CAO advised that Alex Love, the City's Electrical Consultant, will make a presentation to Council in October with regard to Smart Metering.
- Councillor Wyers asked for an update regarding the Kettle Falls International Railway. The Mayor advised that they have nothing to report and are waiting for responses from the Stakeholders. The CAO advised that she will provide an update on the deadline for the Railway purchasing process.

MOTION: ROBERT/THOMPSON

RESOLVED THAT THE MAYOR'S REPORT ON THE ACTIVITIES OF THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY, GIVEN VERBALLY AT THIS MEETING, BE RECEIVED.
CARRIED.

RECOMMENDATIONS FROM STAFF FOR DECISIONS:

- a) Corporate Officer's Report – Annual Tax Exemption Applications for Council's consideration.

The City has received 10 applications for 2012 Tax Exemption. The recommendation of Staff is made on the premise that all ten applications meet the criteria for exemption as outlined in the Community Charter.

MOTION: ROBERT/DAVIES

RESOLVED THAT THE CORPORATE OFFICER'S REPORT, DATED SEPTEMBER 13TH, 2011, REGARDING THE APPLICATIONS REQUESTING INCLUSION IN THE 2012 ANNUAL TAX EXEMPTION BYLAW, BE RECEIVED.

BE IT FURTHER RESOLVED THAT COUNCIL APPROVES THAT THE APPLICATIONS LISTED BELOW BE INCLUDED IN THE 2012 ANNUAL TAX EXEMPTION BYLAW.

GRAND FORKS SENIOR CITIZENS SOCIETY BRANCH 143 (SLAVONICS)
GRAND FORKS HOSPITAL AUXILIARY (THRIFT SHOP)
GRAND FORKS SENIOR CITIZENS SOCIETY BRANCH 68 (CITY PARK)
SUNSHINE VALLEY LITTLE PEOPLE'S CENTRE
ROYAL CANADIAN LEGION BRANCH 59
HARMONY LODGE FREEMASONS (MASONIC HALL)
GRAND FORKS WILDLIFE ASSOCIATION (WILDLIFE HALL)
ABBNEYFIELD CENTENNIAL HOUSE
HABITAT FOR HUMANITY BOUNDARY SOCIETY
BOUNDARY LODGE ASSISTED LIVING

CARRIED.

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- b) Corporate Officer's Report – Grand Forks Hotel Request to include add an Outdoor Patio to their permanent Liquor License Permit

The Grand Forks Hotel has applied to the Liquor Control and Licensing Branch to include a 506 sq.ft. Outdoor Patio intended to seat 39 people, to be added to their permanent Liquor License. As part of the process, the Liquor Control and Licensing Branch requires a resolution from Council.

The Mayor asked if anyone from the public wished to speak.

MR.PARK OF THE IMPERIAL MOTEL: He spoke with regard to the noise emitted by the new patio area and advised that he has received complaints from his customers who stay at his Motel. He commented that he had asked the bar to reduce the noise (around 2:00 am), but received no cooperation. He advised that the noise was worse with the outside patio. The Mayor advised that Council needs to talk with the Grand Forks Hotel with regard to their hours of operation and noise control.

MOTION: DAVIES/ROBERT

RESOLVED THAT COUNCIL DEFERS THE MOTION WITH REGARD TO THE GRAND FORKS HOTEL APPLICATION TO THE LIQUOR CONTROL AND LICENSING BRANCH FOR A PERMANENT CHANGE TO THEIR LIQUOR LICENCE FOR THE PREMISES LOCATED AT 7382-2ND STREET TO INCLUDE AN OUTDOOR PATIO, AND FURTHER DETERMINES THAT ADDITIONAL WRITTEN INFORMATION REGARDING THE CONTROL FOR NOISE CONTROL AND HOURS OF OPERATION FOR THE OUTDOOR PATIO BE PROVIDED TO COUNCIL FROM THE GRAND FORKS HOTEL FOR THE OCTOBER 11TH REGULAR MEETING.

CARRIED.

c)Manager of Environmental and Building Construction Services – Bike Rack Proposal in the Downtown Core

At the September 6th, Regular Meeting, Council received a delegation from Susan Klarner with regard to a proposed secure bike rack in front of Kocomo's Coffee Shop. Council requested that Staff do a report with regard to a proposed bicycle rack in this area as well as to research alternative spots in the down town core that may be suitable. Staff was asked to consider costing, traffic flow and safety as well.

MOTION: DAVIES/THOMPSON

RESOLVED THAT THE MOTION WITH REGARD TO OPTIONS FOR DOWNTOWN BIKE RACKS BE REFERRED TO THE HERITAGE REVIEW COMMITTEE TO RESEARCH OPTIONS FOR THE INSTALLATION OF BIKE RACKS IN THE DOWNTOWN AREA, AND FOR THE COMMITTEE TO CONSIDER INPUT FROM THE DOWNTOWN BUSINESSES AS PART OF THE PROCESS.

CARRIED.

d) Corporate Officer's Report – Application for Development Variance Permit

The City is in receipt of an application for a Development Variance Permit to vary Sections 33(2)(e)- Accessory Buildings – in order to construct an accessory building which exceeds the maximum height requirement of 16 feet to 20 feet 4 inches, and 33(2)(g)-Accessory Building Ratio from 50% to 61%.

The Mayor asked if any member of public wished to speak.

NIGEL JAMES: He advised that some of the setbacks as indicated in the diagram in the report show variances which are less than they should be in accordance to the Bylaw. He advised that he further noticed that there are two other buildings on the property that are not on the submitted plan.

MOTION: ROBERT/MOSLIN

RESOLVED THAT THE APPROVAL OF THE APPLICATION FOR A DEVELOPMENT VARIANCE PERMIT, THEREBY VARYING SECTION 33(2)(e) AND SECTION 33(2)(g) WITH REGARD TO THE PROPERTY AT 7536-10TH STREET LEGALLY KNOWN AS LOT 19, BLOCK 37, DL'S 108 & 381, SDYD, PLAN 72 AS APPLIED BY THE APPLICANTS, CHARLES AND CHRISTINE ARNOLD, BE DEFERRED TO THE OCTOBER 11TH, 2011 REGULAR MEETING SO THAT MORE INFORMATION REGARDING THE APPLICATION CAN BE MADE AVAILABLE TO COUNCIL.

CARRIED.

REQUESTS ARISING FROM CORRESPONDENCE:

None

INFORMATION ITEMS:

MOTION: ROBERT/THOMPSON

RESOLVED THAT INFORMATION ITEMS NUMBERED 11(a) TO 11(f)

BE RECEIVED AND ACTED UPON AS RECOMMENDED AND/OR AS AMENDED.

CARRIED.

- a) Email – Quantum Leaps Sponsorship request via Councillor Moslin. -Looking for financial support to attend Conference in Castlegar. **Receive for discussion.**

MOTION: MOSLIN/ROBERT

RESOLVED THAT THE CITY OF GRAND FORKS SPONSOR A STUDENT TO PARTICIPATE IN THE QUANTUM LEAPS CONFERENCE PUT ON BY KAST (KOOTENAY ASSOCIATION FOR SCIENCE AND TECHNOLOGY) WHICH IS HELD IN CASTLEGAR, BC, ON OCTOBER 20TH, 2011 FOR THE AMOUNT OF \$250.00 PROVIDED THAT THE SPONSORSHIP GOES TO A BOUNDARY STUDENT.

CARRIED.

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- b) LGLA Certificate Program advising Councillor Thompson that she has been awarded Level 2 Certificate in Local Government Leadership Program. **Councillor Thompson to note that the certificate will be presented to her at the Small Talk Forum on Tuesday, September 27th at the UBCM Convention. Council members to offer the City's congratulations on her achievement.**
 - c) Thank-you Letter from Radhika Menon- To Mayor and Council for receipt of GFSS Scholarship. **Recommend to receive for information.**
 - d) Memo from Manager of Environment and Building Construction Services- Requesting approval from Council to publicly sell City's surplus equipment that is no longer used by the City. **That Council declares the listed equipment is surplus to the needs of the City, and further directs staff to advertise and sell the surplus equipment through a sealed bid process.**

MOTION: ROBERT/THOMPSON

RESOLVED THAT COUNCIL DECLARES THAT THE LISTED EQUIPMENT IN THE STAFF MEMORANDUM IS SURPLUS TO THE NEEDS OF THE CITY, AND FURTHER DIRECTS STAFF TO ADVERTISE AND SELL THE SURPLUS EQUIPMENT THROUGH A SEALED BID PROCESS.

CARRIED.

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- e) Boundary Country Regional Chamber of Commerce- September, 2011 News Update. **Receive for information.**
 - f) September 6th Task List - List of Completed and In-Progress Tasks. **Recommend to file.**
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BYLAWS:

- a) **Chief Administrative Officer's Report – Bylaw 1919 – The City of Grand Forks Sustainable Community Plan Bylaw No. 1919, 2011.**

MOTION: ROBERT/THOMPSON

RESOLVED THAT COUNCIL RECEIVES THE CHIEF ADMINISTRATIVE OFFICER'S REPORT, DATED AUGUST 19, 2011, AND AMENDS BYLAW 1919, CITED AS "CITY OF GRAND FORKS SUSTAINABLE COMMUNITY PLAN BYLAW NO. 1919, 2011" AS RECOMMENDED BY URBAN SYSTEMS LTD, OUTLINED IN THEIR MEMORANDUM OF AUGUST 12, 2011.
CARRIED.

MOTION: ROBERT/THOMPSON

RESOLVED THAT BYLAW 1919, CITED AS "CITY OF GRAND FORKS SUSTAINABLE COMMUNITY PLAN BYLAW NO. 1919, 2011", BE GIVEN THIRD READING AS AMENDED".
CARRIED.

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- b) **Corporate Officer's Report – Bylaw 1920 – Amendment to the City of Grand Forks Zoning Bylaw No. 1606, 1999.**

MOTION: ROBERT/THOMPSON

RESOLVED THAT BYLAW NO. 1920, CITED AS THE "Amendment to the City of Grand Forks Zoning Bylaw No. 1920, 2011", BE GIVEN THIRD READING.
CARRIED.

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- c) **Corporate Officer's Report – Bylaw 1925 – Amendment to the City of Grand Forks Recreational and Off Highway Vehicle Regulation Bylaw No. 1682**

MOTION: DAVIES/MOSLIN

RESOLVED THAT BYLAW NO. 1925, CITED AS THE "Amendment to the City of Grand Forks Recreational and Off-Highway Vehicle Regulation Bylaw No. 1925, 2011", BE GIVEN FINAL READING.
CARRIED.

LATE ITEMS:

QUESTIONS FROM THE PUBLIC:

NOT ADOPTED
SUBJECT TO CHANGE

ADJOURNMENT:

MOTION: ROBERT

**RESOLVED THAT THIS REGULAR MEETING OF COUNCIL BE ADJOURNED AT 9:20
P.M. CARRIED.**

CERTIFIED CORRECT:

MAYOR BRIAN TAYLOR

CORPORATE OFFICER- DIANE HEINRICH

THE CORPORATION OF THE CITY OF GRAND FORKS

PRIMARY COMMITTEE MEETING OF COUNCIL
MONDAY SEPTEMBER 19, 2011

PRESENT: MAYOR BRIAN TAYLOR
COUNCILLOR JOY DAVIES
COUNCILLOR CHRIS MOSLIN
COUNCILLOR GENE ROBERT
COUNCILLOR CHRISTINE THOMPSON
COUNCILLOR CHER WYERS

CHIEF ADMINISTRATIVE OFFICER
CORPORATE OFFICER

L. Burch
D. Heinrich

GALLERY

The Mayor called the meeting to order at 7:01p.m.

ADOPTION OF THE AGENDA:

MOTION: THOMPSON/WYERS

RESOLVED THAT THE AGENDA OF THE PRIMARY COMMITTEE MEETING OF COUNCIL HELD MONDAY, SEPTEMBER 19TH, 2011, BE ADOPTED AS CIRCULATED.
CARRIED.

REGISTERED PETITIONS AND DELEGATIONS:

None

UNFINISHED BUSINESS:

None

RECOMMENDATIONS FOR CONSIDERATION:

None

INFORMATION ITEMS:

None

PROPOSED BYLAWS FOR DISCUSSION:

None

LATE ITEMS:

None

REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL (VERBAL)

None

QUESTION PERIOD FROM THE PUBLIC:

Mayor Taylor stated that City Council is interested in hearing from the public on the issues it is dealing with or on any other issue that is of interest to the general public. To ensure that this process is open and does not feel uncomfortable to anyone, he advised that Council has set up some parameters to follow, and the normal rules apply.

- SHEILA DOBIE – A representative from Columbia Basin Alliance for Literacy, extended an invitation for Council to participate in a community program called “Reach A Reader” which is on Wednesday, October 5th in Grand Forks. She advised that the group is seeking high profile people, such as members of Council, to campaign the streets for donations. She further advised that those that donate will receive a free paper in return. She commented that the group will define six locations in Grand Forks that each area will have four time slots between 10 and 3:30 PM. All members of Council who were present at the meeting: Councillors Wyers, Thompson, Davies, Moslin, Robert and Mayor Taylor have offered their services. Sheila advised that she will email the schedules to each member of Council.
- NIGEL JAMES – He wished to comment on his appreciation of the Public Works crew for their work in the community’s parks, and for their work at the Grand Forks Fall Fair. He also expressed his congratulations to the Public Works crew on the recent sidewalk cleaning.
- CARL YU – He questioned members of Council to what they plan on attending while at the UBCM Conference in Vancouver this year. Individual members advised on the various meetings, workshops and resolution sessions which they each plan to participate in.
- Councillor Davies advised that Mr. Bob Kendall, the lead person from the Agricultural Team of the Economic Development Task Force would like to speak

Primary Committee Meeting of Council
SEPTEMBER 19TH, 2011

with regard to a proposed Haskap Berry Workshop for Grand Forks. She advised that the proposed production of commercial Haskap Berries for the Grand Forks area was an initiative brought forward from the EDTF-Agriculture Committee, and consequently was adopted by Council to include as part of the EDTF initiatives. She further advised that Gary Smith, who was also in attendance, is working with Mr. Kendall to coordinate the workshop.

BOB KENDALL advised that the Agriculture Committee of the EDTF would like to bring in Curtis Brattison from Henribourg, Saskatchewan, to conduct a Haskap Berry Workshop. Gary Smith advised that this would be a great opportunity to discover a potential for a market in Grand Forks.

Councillor Davies advised that the maximum cost to bring in Mr. Brattison would be \$2,000., and further advised, that upon checking with Staff, there is money available in the committee budget to support a workshop. Councillor Davies further advised that she would be putting forward a resolution in tonight's Regular Meeting during her report to support this initiative.

ADJOURNMENT:

MOTION: THOMPSON

**RESOLVED THAT THIS PRIMARY COMMITTEE MEETING IS ADJOURNED AT 7:35 P.M.
CARRIED.**

CERTIFIED CORRECT:

MAYOR BRIAN TAYLOR

CORPORATE OFFICER – DIANE HEINRICH

**THE CITY OF GRAND FORKS
DELEGATION
REQUEST FOR COUNCIL DECISION**

DATE : October 5th, 2011

TOPIC : Review of Heritage Report

PROPOSAL : Presentation by the Heritage Review Committee Regarding
Heritage Program & Advisory

PROPOSED BY : Heritage Review Committee

=====

SUMMARY:

Representatives of the Heritage Review Committee will make a presentation to Council to provide comments on the Downtown Heritage Program Guidelines document. It is assumed that this committee will advise of their recommendations in regard to bicycle racks as envisioned by Council, when the bicycle rack report was referred to this committee by Council at the September 19th, 2011 Regular Meeting.

STAFF RECOMMENDATIONS:

Council receives the presentation given by representatives of the Heritage Review Committee with regard to the Downtown Heritage Program Guideline document and of the committee's recommendations with regard to the bicycle rack report as referred by Council.

OPTIONS AND ALTERNATIVES:

1. Receive the presentation. This option will provide Council and the community with information regarding a proposed secured bicycle parking area.
2. Receive the presentation 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 of this option is the same as option 2.

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.

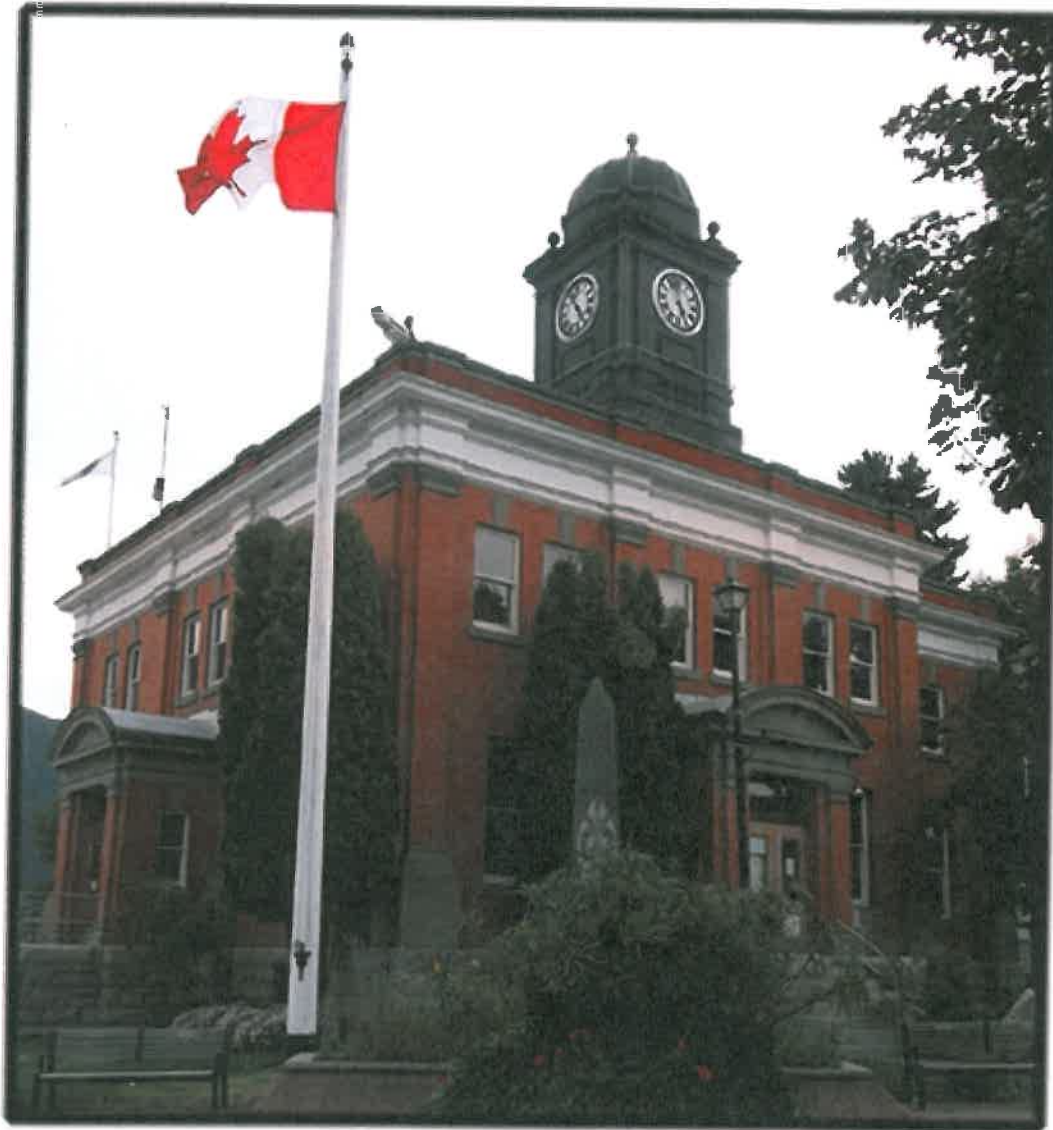


Department Head or Corporate Officer
or Chief Administrative Officer



Reviewed by the Chief Administrative Officer

Heritage



**Catalyst
for
Change**

Appendix A

**The Corporation of the City of Grand Forks
Bylaw # _____**

A Bylaw to Protect Heritage Properties

Whereas under sections 960 and 961 of the *Municipal Act* the Council adopts a bylaw to require the withholding of approvals for actions that would alter heritage property, including the withholding of the demolition of heritage property until heritage alteration permits, building permits and other related approvals have been obtained.

Now Therefore, the Council of the City of Grand Forks in open meeting assembled, hereby **Enacts as Follows:**

Short Title

1. (1) This Bylaw may be cited as the **“Heritage Property Bylaw # _____”**

Definitions

Application

Enactment

Read a First Time

Re-read a First Time

Read a Second Time

Read a Third Time

Published Pursuant to Bylaw # _____

Mayor

City Clerk

Appendix B

City of Grand Forks

Advisory Design Panel Bylaw # _____

WHEREAS, pursuant to Part 27 of the *Local Government Act*, Council may establish a Advisory Design Panel;

AND WHEREAS the Council of the City of Grand Forks has deemed it desirable to establish such a Panel and set out the method of appointment of membership to the Panel, together with the composition, duties and procedures of the Panel.

NOW THEREFORE, in open meeting assembled, the Council of the City of Grand Forks **ENACTS AS FOLLOWS**:

1. ESTABLISHMENT

The Grand Forks Advisory Design Panel (the Panel) is hereby established pursuant to the provisions in Part 27 of the *Local Government Act*. The Panel will provide advice to the Council which is non-binding.

2. MEMBERSHIP

The membership of the Panel shall be determined and regulated as follows:

- 2.1** The Panel shall consist of five (5) members appointed from the Public at Large by the Council of the City of Grand Forks and one staff Liaison member appointed by the City Administrator.
- 2.2** In 2011, three of the applicants appointed to the Panel will be appointed for a two-year term, with the remainder appointed for a one year term. Thereafter, all appointments to the Panel will be for two year terms.
- 2.3** In addition to the five members appointed in accordance with subsection 2.1, Council must appoint annually to the Panel one non-voting liaison Council member.
- 2.4** Subject to Section 2.2 above, in the case of a vacancy on the Panel, appointments to fill the vacancy shall be for the remainder of the term of the member being replaced.
- 2.5** A member of the Panel may not serve more than three consecutive terms. However, after at least one year out of office, that member may be re-appointed.

- 2.6 All members of the Panel shall be eligible electors of the City of Grand Forks, as defined by Part 3 of the *Local Government Act*.**
- 2.7 All members on the Panel shall serve without remuneration.**
- 2.8 A Panelist who misses two consecutive Panel meetings without leave of the Panel is automatically removed from the Panel.**
- 2.9 A majority of Panel members may request that City Council remove a member of the Panel, which will be at the sole discretion of City Council.**

3. SCOPE AND DUTIES

- 3.1 To review and submit recommendations to Council on Development Permit Applications especially those that have Heritage Implications.**
- 3.2 To advise Council on any matter relating to heritage conservation, as set out in Part 27 of the *Local Government Act*.**
- 3.3 To recommend strategies and policies to Council, and undertake programs for the support of Heritage Conservations.**
- 3.4 To support Heritage Education and public awareness through programs such as Heritage Week displays and newsletters.**
- 3.5 Each year, Council shall include in its annual operating budget a sum of money deemed necessary for the operations of the Panel.**
- 3.6 Each year, the Panel will submit to Council an operating budget request outlining expected expenditures and revenues.**
- 3.7 The Panel may authorize expenditures provided for in its annual operating budget, as approved by Council but shall not otherwise have the authority to incur any expense, debt or obligation to the City without the prior approval of Council.**

4. MEETINGS AND PROCEDURES

- 4.1 Each year at its first meeting, the Panel shall elect from among its voting members a chairperson, who will preside over meetings of the Panel, and a deputy chairperson, who will preside over meetings in the absence of the chairperson.**
- 4.2 The duties of the Chairperson shall include the calling of meetings of the Panel, and such oth duties as the Panel may prescribe.**
- 4.3 The Panel may adopt rules of procedure which are consistent with the *Local Government Act*, the *Community Charter*, the *Council Procedure Bylaw* or this Bylaw, as necessary.**

- 4.4 A quorum shall consist of three of the members of the Panel.
- 4.5 All acts authorized or required to be done by the Panel under this bylaw shall be decided by a majority vote of those voting members present at a meeting.
- 4.6 The Chairperson shall vote on all motions. In the case of an equal division of votes, the motion shall fail.
- 4.7 The Panel shall hold meetings as required but will hold a minimum of 2 meetings a year. Generally Panel meetings will be held at a location determined by the Panel which may include City Hall.

5. CITATION

This Bylaw may be cite for all purposes as “Grand Forks Advisory Design Panel Bylaw # _____.

6. SEVERABILITY

If any section, clause, sub-chase or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

**READ A FIRST TIME
READ A SECOND TIME
READ A THIRD TIME
RECONSIDERED AND FINALLY ADOPTED**

Mayor

City Clerk

Appendix C

Guidelines for Creation of Community Heritage Register

Community Heritage Register

Local Government Act s.954

What is it?

A community heritage register is an official listing of properties identified by local government as having heritage value or heritage character. Inclusion on a community heritage register does not constitute heritage designation or any other form of permanent heritage protection.

What does it do?

A community heritage register is intended to:

- Officially list the heritage resources in the community;
- Give notice to property owners, and potential buyers, of heritage factors (historical, architectural, aesthetic, etc.) which may affect development options for a listed property; and
- Enable monitoring of proposed changes to properties through the local government licensing and permit application processes. Inclusion of a property on a community heritage register does not in itself constitute permanent heritage protection and does not create any financial liability for the local government. The register may, however, be used to “flag” properties for possible future protection.

Properties on a community heritage register are eligible for special provisions in the B.C. Building Code Heritage Building Supplement.

When do you use it?

A community heritage register may be established by communities that are interested in integrating heritage conservation activities into other local government land use planning processes (e.g., OCP, local area plan).

A community heritage register is used to formally list heritage resources that the community identifies as having heritage value or heritage character.

Inclusion of a property on a community heritage register enables a local government to:

- Withhold an approval (*LGA s.960*),
- Withhold a demolition permit (*LGA s. 961*), or
- Require an impact assessment (*LGA s.958*).

How do you use it?

1. Through a process of planning and research, community heritage issues and needs are assessed and a vision for the community’s heritage resources is developed.
2. Local government establishes eligibility criteria for the community heritage register.

Note: This guide is for information and advice only. Local governments looking to implement the heritage conservation tools outlined here should legal counsel.

3. Community heritage resources are researched and identified.
4. A preliminary community heritage register list of resources is created.
5. Local government consults with property owners and anticipates the continuing need to provide information and to raise awareness, by such means as:
 - Preparing clear and simple information packages (communities may wish to explain that registry status is not the same as designation status);
 - Preparing a map to place individual heritage property in the context of the street, neighbourhood, or area;
 - Assembling available information (such as before and after restoration photos, maps, archival material, inventories, etc.);
 - Holding review meetings or workshops;
 - Explaining eligibility criteria for financial assistance for conservation; and/or
 - Offering technical assistance (e.g., design advice or rehabilitation standards).
6. Local government reviews, and, if necessary, revises the proposed community heritage register.
7. By resolution, a council or regional district board creates a community heritage register that lists selected properties. The register must indicate the reasons why a property is considered to have heritage value or heritage character.
8. Within 30 days of a property being added to, or deleted from, a register, local government must notify the property owner and the minister responsible for the *Heritage Conservation Act*.
9. Properties may be added to, or deleted from, the community heritage register by resolution of the council or regional district board.

Legislative Reference

Local Government Act s. 954

Examples

A community undertakes a process of planning in its downtown commercial core which identifies five individual buildings of heritage value to the community. Three of the buildings are privately owned. The local government consults with the property owners, who are advised that no legal protection will result from inclusion on the register but that that properties will be flagged on the local government's property file system. The local government a) passes a resolution which establishes the register, and, b) notifies both the property owners and the minister responsible for heritage conservation.

Draft 3

Appendix D - Rational for Tax Relief

prepared by Ken Flagel

Generally the Commercial Rental Properties in the City are of poor quality with low rents which do not encourage Owners or prospective Owners into making any kind of capital investment (even when buildings/properties are offered at 'fire sale prices'). Low Retail Sales and Profits translate to Low Rents!

Building Rental Rates and Capital Return

- Rental rates for buildings are reflected in two components:
 1. Base Rent (what the owner/landlord hopes to get to recover his/her capital investment in Building/Property).
 2. Additional Rents (often referred to as triple net). These are expenses such as property taxes, insurance, maintenance (painting, building repairs i.e. Plumbing, roof, HWT, etc.) upkeep (cleaning, garbage, snow removal, accounting, security, common area heat/light, etc.). These expenses are constant, they remain whether a Building Property is rented or not. The breakdown of these costs based on the location and condition of the Building/Property are approximately as follows:

| | | |
|----|----------------|---|
| A/ | Property Taxes | \$1.50 to \$2.25 per sq ft of floor area <u>(3 to 5 times higher than Residential Properties of the same Assessed value)</u> |
| B/ | Insurance | \$0.75 to \$1.25 per sq ft of floor area (3 to 5 times higher than Residential Properties of the same Replacement cost) |
| C/ | Maintenance | \$0.50 to \$1.25 per sq ft of floor area |
| D/ | Upkeep | \$0.75 to \$1.25 per sq ft of floor area |
- The combined cost of these additional rents is between \$ 3.00 and \$ 6.00 per sq ft. The lower the cost the lower the quality of the rental space and its location.

If you had a 1000sq ft rental you would pay $1000\text{sq ft} \times \$ 3.50 = \3500 divided by 12 (months), roughly \$ 300 per month at the low end, \$600 per month at the high end. Tenant Light, Heat, A/C, Telephone, Internet and TV would be over and above these costs.

- **The owner/landlord in the City can expect between \$0.00 to \$ 6.00 per sq ft (base rent) as his/her return on the original capital investment. Again a 1000 sq ft rental would pay $1000 \text{ sq ft} \times \$0.00 = \$0.00$ divided by 12 (months), \$0.00 per month at the low end, \$ 500 per month at the high end.**
- **Any further investment with respect to façade or any other building improvements would likely be classed in terms of accounting as:**
 1. **Capital improvements and subject to Government of Canada Taxation Policy which would only allow a write of the costs over a number of years.**
 2. **Property Tax increases due to increased valuation of the Building/Property (this can be written off against current year's income, 'if there is any').**
- **This combination of Low Rents and Taxes makes it extremely unlikely that Owners/Investors will make any improvements or engage in revitalization when he/she has little or no opportunity to increase the base rent to pay for the improvements. Added to that is the inability of Tenant/Businesses to pay more in an ever decreasing share of the Retail Market Pie.**

Review Report

of

City of Grand Forks Heritage Program

This Review Report is respectfully prepared without prejudice for use by the City of Grand Forks. Any observations, recommendations or suggestions are made in the hope of improving the Downtown Core and the City in general for the benefit of all that live, work, play and visit. The findings are non binding on any person(s) or group that may chose to use them. This report was prepared without remuneration by Brigitte Faramin, Ken Flagel, Tom Lockwood, Jon Oldroyd, and Donna Soviskov.

This Heritage Committee is the result of various studies and more recently the Sustainable Community Plan, Imagine Grand Forks, and the Communities First Agreement, which led to the Heritage Branch of British Columbia facilitating a workshop of downtown business owners and historical experts and representatives from the City held February 16, 2011 which culminated in their report on the City of Grand Forks Heritage Program.

The report is 165 pages and is divided into the four following sections:

I. City of Grand Forks Heritage Program

This section discusses:

- Strategy for values based heritage conservation
- Integrated and complementary to the design guidelines that have been developed for the downtown
- Downtown revitalization cannot happen without local government planning support
- Identifying and protecting historic values and significance
- Bylaw examples
- Heritage registry and commission

II. Design Guidelines for the Historic Downtown

This section outlines:

- Character defining elements of the downtown core
- Design guidelines consider:
 - Building height
 - Eclectic streetscapes
 - Street level storefront windows
 - Recessed doorways
 - Corner entrances and beveled corners
 - Surviving false fronts
- Natural materials – Red Brick, Dolomite

- *Obscuring synthetic materials*
- *Awnings*
- *Signage*
- *Colour Treatment*
- *Lighting*

III. Design Guidelines for the Public Realm in the Historic Downtown

This section considers:

- *Statements of Significance*
- *How to use the guidelines*
- *Elements to guide development*
- *View corridors*
- *Market Avenue diagonal axis*
- *Back alleys*
- *Mid block walkways between buildings*
- *street furniture and amenities*
- *Trees*
- *Green space and landscape*
- *Lighting fixtures and effect*

III. Business Improvement Area Proposal

This section considers the formation of a Business Improvement Area by council by using it as a vehicle for driving and supervising implementation.

SUMMARY

We found that all aspects of the documents prepared by Heritage Branch BC to be very well written, informative and structured in a way that allows the Plan with the exception of Section IV to be adopted. Parts I, II and III to be implemented without adjustment should the City chose to do so for all development permit applications in the downtown core and the heritage corridor. We however caution the City that we feel that the Plan would have limited opportunities for success with the Business Community in light of current and long range economic conditions for the Boundary Area.

It is important to understand that nothing in the report forces an owner to make changes but when changes are to be made, they must be considered in light of the guidelines.

The Committee sees the report and guidelines as a vitally important opportunity to shape the design and planning vision for the downtown core and, over time, influence the image and direction of all future development within the City.

RECOMMENDATIONS

1. To urge Grand Forks City Council to adopt the guidelines of the Heritage Program and integrate them with the Official Community Plan and the Sustainable Community Plan to govern all applications for Development Permits in the Downtown Core and the Heritage Corridor.
2. To create by bylaw, a permanent panel of council, the Advisory Design Panel, to receive, review, advise and make recommendations to Council on any Development Permit Application made within the Downtown Core and Heritage Corridor.
3. To utilize the ADP as a vehicle to work with Municipal Marketing and Architectural Design Consultants to generate and formulate criteria for visual design and amenity identity for the City of Grand Forks.

COMMENTS

We have a number of comments and suggestions; some for the City, some for the Business Community, some for both. They are as follows:

1. That the City enact a Bylaw (see attached Appendix A) to protect Heritage Buildings/Properties against demolition, alteration and/or revitalization without Heritage Alteration Permits (with input from an Advisory Design Panel), Building Permits and other related approvals.
2. That the City enact a Bylaw (see attached Appendix B) to create an Advisory Design Panel that will advise the City on all Heritage Building/Properties that go before the Development Permit process. Advice given by the Panel would not be binding on the City Council.
- ** That the Advisory Design Panel would use the recommendations as outlined in Design Guidelines items III and IV above as the basis of good design practice.
3. That a Historic Building Register be created (see attached Appendix C) to document both the Heritage Commercial and Heritage Residential Buildings/Properties deemed important to the City of Grand Forks. This will require that the Heritage Corridor as outlined in the Official Community Plan be revised and enlarged to include all pertinent Heritage areas in the City.
4. That Owners of Buildings/Properties listed in the Heritage Registry be encouraged to alter and or revitalize in accordance with Heritage Guidelines items III and IV. As an incentive the Property Tax (before the start of revitalization) would be frozen at its current rate for period of (5) years. This incentive would only apply to the Commercial Building/Property Owners that participated in revitalization of their Building/Properties.
- ** Without this incentive it is in our opinion extremely unlikely that any Commercial Building/Property Owner would do any revitalization (see attached Appendix D for rationale).
5. That the City negotiate with the Departments of Highways for adequate access for signage before and at the two major signalized Intersections (2nd

Street and 5th Street). These signs (locate at eye level) will at the very least indicate a 'City Centre'.

6. That the City provides hanging flower baskets at cost to the Downtown Core Businesses who will pay for watering and maintaining them. This would encourage a sense of civil responsibility by the Businesses and Owners to the City, its citizens and to themselves, 'a sense of pride'.
7. That the City plant additional trees in all Public Areas and make available at cost trees to the Downtown Core Businesses.
8. That the City provides additional Street Furniture (benches, bike racks and garbage containers) to encourage walking, cycling and cleanliness.
9. That the City shows leadership (provide information) with regard to energy saving (sustainability) programs/incentives/grants that become available.
10. That the City shows leadership (provide information) with respect to recommendations for alterations and signage for Buildings/Properties that owners may wish to revitalize (see item III and IV above).
11. That the City shows leadership with respect to the planning and execution of Public Events that encompass all areas of City Centre, not just Market Avenue and City Centre Parks.
12. That the City & Businesses investigate the possibility of using a number of the large blank exposed walls for Public Art Murals that depicts the Historic Nature of the City. This form of Art (includes public input) can be developed quickly at low cost (far less expensive than building revitalization and can be incorporated onto buildings that do not have 50 – 100 year heritage roots.
13. That the City and Owners/Businesses create story boards (metal plaques) that relate the cultural significance of a Historic Building or where a Historic Building or Event once stood or occurred. This could be incorporated with the Murals (item 12).
14. That traffic on Market Ave is revisited with an eye to returning to two way traffic between 4th and 5th streets. This will improve traffic flow without forcing visitors/citizens into a form of 'rat running' through parking lots.
15. That all parking in front of Businesses is of utmost importance to their success. While it is important that all forms of transportation be encouraged elimination of parking would surely be the death of the City Centre Core.
16. That the City and Owners/Businesses give serious consideration to hiring a Marketing Company that specializes in the promotion and branding of the City with emphases on Cultural Based Heritage and Designation Based Tourism.

**** While it isn't likely that we are interested in a "Themed City" if would be nice if everyone was on somewhere close to being on the same page with respect to things like signage and identifying "our City history and our pride in it".**

**** A review of the Boundary population now (approximately 9,000), in the year 2032 (approximately 10,000), a 0.5% growth per year. Resource growth is stagnant, little in the way of resource growth can be expected. It seems imperative that in order to grow the economy we must increase tourism and make the City attractive to future permanent residents.**

THE CITY OF GRAND FORKS
REQUEST FOR COUNCIL DECISION
UNFINISHED BUSINESS

DATE : September 29, 2011

TOPIC : Grand Forks Hotel Request to add New Outdoor Patio

PROPOSAL : Required Support Resolution for an Application to add New Outdoor Patio

PROPOSED BY : Grand Forks Hotel

=====

SUMMARY:

At their Regular Meeting on September 19th, 2011, after hearing concerns from the owner of the Imperial Motel, a neighbouring business to the Grand Forks Hotel, Council deferred the motion to the October 11th, 2011 Regular Meeting, asking for additional written information from the Grand Forks Hotel regarding noise control and hours of operation to their application requesting a structural change to their Liquor License by adding a 506 square foot outdoor patio area to accommodate approximately 39 seats for their patrons to sit outside (see attached resolution and recorded minutes regarding business owner concern). In relation to distance from the Grand Forks Hotel, the Imperial Motel is located on the other side of a City alley which is approximately 16 feet; the side of the patio facing the alley is a solid cedar fence (topographical map is included in the report).

The City has received and included in this report, correspondence from Mandy Nordahn of the Grand Forks Hotel that addresses Council's requests within their resolution. In addition, attached to this report is a copy of the Staff Report of September 13th and the Liquor License Structural Change Application that was presented to Council at the Regular Meeting of September 19th, 2011.

Council should be aware that it is the Liquor Control and Licensing Branch that determines whether or not the Structural Change Application for the outdoor patio addition will be approved. The role of Council is to provide a resolution to the Liquor Control Branch that comments on the application as outlined in Part 5 of the attached application.

STAFF RECOMMENDATIONS:

Option 1: Council receives the Corporate Officer's Report, dated September 29th, 2011 with regard to the Grand Forks Hotel application to the Liquor Control and Licensing Branch for a permanent change to their Liquor Licence for the premises located at 7382-2nd Street, as outlined in the application, and further adopts the following resolution to be sent to the Liquor Control and Licensing Branch:

"Whereas the addition of an outdoor licensed patio intended on seating approximately 39 seats will have some potential for noise as standard for any pub or hotel that has an outdoor licensed patio area;

"And whereas the impact on the surrounding community will see that the Grand Forks Hotel patrons who go outdoors during operating hours, will be located in a controlled patio area instead of the adjoining sidewalks and roadways including Highway 3 as was customary since the new smoking laws were passed;

"And whereas, the City of Grand Forks had notified the surrounding property owners by written correspondence, and that Council heard from one commercial business, being the owner of the Imperial Motel, at the September 19th Regular Meeting, who spoke with regard to concerns to the noise that could be emitted by the licensed outdoor patio area, and that Council had deferred a resolution in order to receive further information from the Grand Forks Hotel with regard to the hours of operation of the outdoor patio and noise control;

Be it resolved that Council advises the Liquor Control and Licensing Branch of Council's support for the Grand Forks Hotel's application to amend their permanent liquor license to include an outdoor patio as described in the application, and determines that any negative impact and potential for noise to the surrounding businesses would be considered standard for this area of the City.

OPTIONS AND ALTERNATIVES:

Option 1: Council approves the recommended resolution supporting the Grand Forks Hotel application for a permanent change to their liquor licence: This option will allow Staff to forward the detailed resolution in accordance with request of the Liquor Control and Licensing Branch.

Option 2: Council declines to amend the support resolution as presented. This option will direct Staff to advise the Liquor Control and Licensing Branch accordingly.

BENEFITS DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: Council approves the request as presented: The advantage to this option is that Council will be supporting a local business. The City has performed due diligence by notifying the surrounding property owners and has offered its comments to the Liquor Control and Licensing Branch.

Option 2: Should Council choose option 2, Staff will advise the Liquor Control and Licensing Branch accordingly. The disadvantage to this option is that Council may be seen as non-supportive to the applicant.

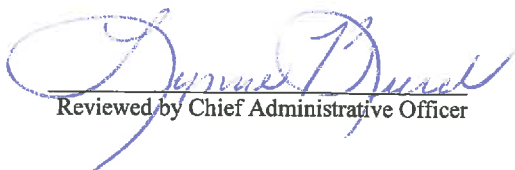
COSTS AND BUDGET IMPACT - REVENUE GENERATION :

There is no direct financial impact to the taxpayers in adopting the requested resolution on the application for a change in this Liquor service permit.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES :

Legislation allows Council to comment on any permanent change to a Liquor Licence. Council has, in the past, supported changes of a similar nature, to the other Liquor License Holders within the City.



Department Head or Corporate Officer
or Chief Administrative Officer

Reviewed by Chief Administrative Officer

GRAND FORKS SENIOR CITIZENS SOCIETY BRANCH 143 (SLAVONICS)
GRAND FORKS HOSPITAL AUXILIARY (THRIFT SHOP)
GRAND FORKS SENIOR CITIZENS SOCIETY BRANCH 28 (CITY PARK)
SUNSHINE VALLEY LITTLE PEOPLE'S CENTRE
ROYAL CANADIAN LEGION BRANCH 59
HARMONY LODGE FREEMASONS (MASONIC HALL)
GRAND FORKS WILDLIFE ASSOCIATION (WILDLIFE HALL)
ABBNEYFIELD CENTENNIAL HOUSE
HABITAT FOR HUMANITY BOUNDARY SOCIETY
BOUNDARY LODGE ASSISTED LIVING

CARRIED.

-
- b) Corporate Officer's Report – Grand Forks Hotel Request to include add an Outdoor Patio to their permanent Liquor License Permit

The Grand Forks Hotel has applied to the Liquor Control and Licensing Branch to include a 506 sq.ft. Outdoor Patio intended to seat 39 person, to be added to their permanent Liquor License. As part of the process, the Liquor Control and Licensing Branch requires a resolution from Council.

The Mayor asked if anyone from the public wished to speak.

MR.PARK OF THE IMPERIAL MOTEL: He spoke with regard to the noise emitted by the new patio area and advised that he has received complaints from his customers who stay at his Motel. He commented that he had asked the bar to reduce the noise (around 2:00 am), but received no cooperation. He advised that the noise was worse with the outside patio. The Mayor advised that Council needs to talk with the Grand Forks Hotel with regard to their hours of operation and noise control.

MOTION: DAVIES/ROBERT

RESOLVED THAT COUNCIL DEFERS THE MOTION WITH REGARD TO THE GRAND FORKS HOTEL APPLICATION TO THE LIQUOR CONTROL AND LICENSING BRANCH FOR A PERMANENT CHANGE TO THEIR LIQUOR LICENCE FOR THE PREMISES LOCATED AT 7382-2ND STREET TO INCLUDE AN OUTDOOR PATIO, AND FURTHER DETERMINES THAT ADDITIONAL WRITTEN INFORMATION REGARDING THE CONTROL FOR NOISE CONTROL AND HOURS OF OPERATION FOR THE OUTDOOR PATIO BE PROVIDED TO COUNCIL FROM THE GRAND FORKS HOTEL FOR THE OCTOBER 11TH REGULAR MEETING.

CARRIED.

GRAND FORKS HOTEL
RESTAURANT & PUB
7382 2ND STREET
GRAND FORKS BC V0H 1H0
250 442 0255

RECEIVED

SEP 28 2011

THE CORPORATION OF
THE CITY OF GRAND FORKS

CONTACT NAME: MANDY NORDAHN

RE: LIQUOR LICENCE ON PATIO

HOURS OF OPERATION: SUNDAY 11 AM—12 AM
MONDAY THRU SATURDAY 11 AM—1 AM

WE HAVE HAD MANY COMPLAINTS FROM CUSTOMERS WITH THE PEOPLE HANGING OUTSIDE ON THE SIDEWALK, BOTH ON 2ND STREET AND ON THE HIGHWAY. THESE ARE BOTH FROM CUSTOMERS WHO HAVE TO GO OUTSIDE FOR A CIGARETTE, AND THOSE WHO ARE PASSERS BY HAVING TO DEAL WITH THE PEOPLE OUT THERE.

WE HAVE NO CONTROL OVER PEOPLE OUT SIDE, AND THERE ARE MANY POSSIBLE LIABILITY ISSUES, IF SOMETHING SHOULD HAPPEN.

I AM TRYING HARD TO CLEAN UP THE LOOK AND THE REPUTATION OF THE GRAND FORKS HOTEL. THEREFORE I STARTED WITH HAVING A PATIO BUILT.

THERE IS MORE CONTROL OF THE PATRONS, I HAVE NO WORRIES OF PEOPLE JUMPING OR FALLING INTO TRAFFIC, THERE IS NO LIQUOR FROM MY ESTABLISHMENT ACCIDENTALLY GETTING TAKEN OUTSIDE .

ALL THE WAY AROUND, IT IS A GOOD THING. IT IS A BEAUTIFUL PATIO, FOR USE DAY AND NIGHT.

THERE ARE NO SPEAKERS OUT ON THE PATIO, THERE WILL NOT BE ANY ADDED NOISE .

THE GRAND FORKS HOTEL IS THE ONLY PUB WITHOUT A LICENCED PATIO.

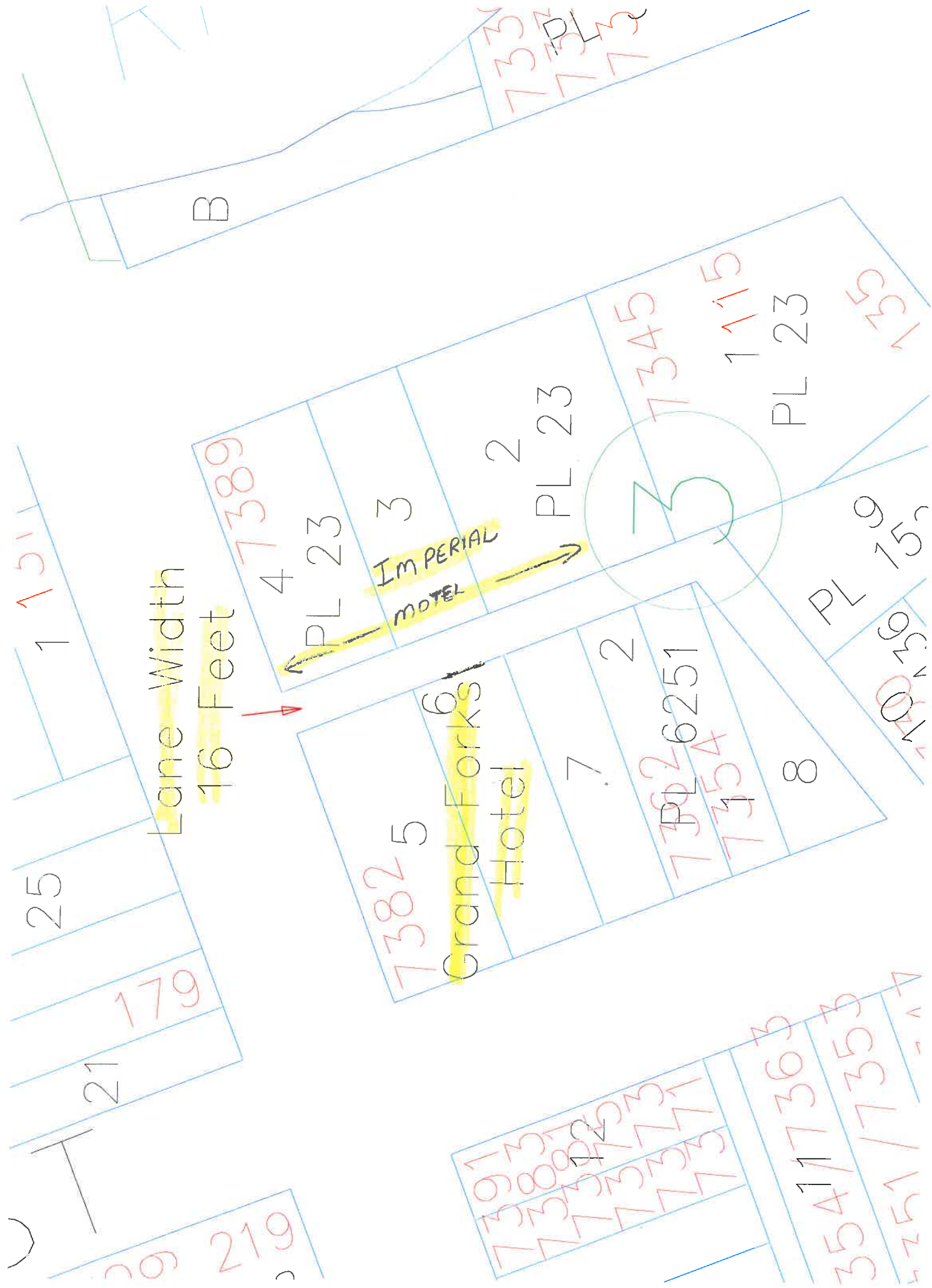
THANK YOU,



MANDY NORDAHN
GRAND FORKS HOTEL

FILE CODE

WE2, G1- GRAND FORKS HOTEL - LICENCED
PATIO



AUG 26 2011



**BRITISH
COLUMBIA**
The Best Place on Earth

Liquor Primary and Liquor Primary Club
Structural Change Application
Liquor Control and Licensing Form LCLB 012a

THE CORPORATION OF
THE CITY OF GRAND FORKS

INSTRUCTIONS:

Complete all applicable fields then submit with payment as outlined in Part 8 of this application form. You may complete this form online, then print.

- If you have any questions about this application, call the Liquor Control and Licensing Branch (LCLB) toll-free at: **1 866 209-2111**
- LCLB forms and supporting materials referred to in this document can be found at: **www.pssg.gov.bc.ca/lclb**

Licensee Information

Licence # affected: **016948**

Licensee name [as shown on licence]: **GRAND FORKS HOTEL**

Establishment name [as shown on licence]: **GRAND FORKS HOTEL**

Establishment

Location address:

(as shown on licence)

7382 2ND ST.
Street

GRAND FORKS
City

BC
Province

V0N1H0
Postal Code

Business Tel with area code: **250 442 0255**

Business Fax with area code: **250 442 0255**

Business e-mail: **GfHOTEL@HOTMAIL.CA**

Business

Mailing address:

(if different from above)

BOX 938
Street

GRAND FORKS
City

BC
Province

V0N1H0
Postal Code

Contact Name: **NORAHN MANDY RENEE**
last / first / middle

Contact number: **250 444 7171**

Type of Change Requested

Please check ☒ appropriate box(es) below:

Sub- Job Number
Office Use ONLY

| | | |
|----|---|--|
| 1. | <input checked="" type="checkbox"/> New Outdoor Patio: see Part 1 | Outdoor Patio (C3-LIC) |
| 2. | <input type="checkbox"/> New Kiosk and/or Take-out Window (Golf Courses only): a change to the establishment to create a food and beverage service kiosk and/or take-out window | Structural - no capacity change (Golf Kiosk/take-out) (C4-LIC) |
| | <input type="checkbox"/> New Golf Beverage Cart (Golf Courses only): an application to licence one or more golf carts to serve alcohol within the boundaries of the golf course. | Structural - no capacity change (Golf Cart) (C6-LIC) |
| 3. | <input type="checkbox"/> Structural Alterations/Renovations or Addition of New Licensed Area or Removal of an Existing Licensed Area: see Part 3 | Structural - no capacity change (C4-LIC) |

PART 1: Addition of New Outdoor Patio

Fee: \$440

C3 - LIC

The addition of a licensed outdoor patio must be approved by the Liquor Control and Licensing Branch. Floor plans must have sufficient detail to be acceptable to the branch. Please be advised that the applicant is responsible for complying with any local bylaws related to the licensed establishment patios. **The application requires a local government/First Nation resolution.**

Provide the following:

☒ Two large (11" x 17" preferred) floor plans detailing furniture layout plans of the entire establishment and the proposed patio area(s). The occupant load of the establishment and proposed patio area(s) must be marked/stamped ON the plans by fire or building authorities. An alternate qualified architect or design professional may be used in locations where fire and building authorities do not have jurisdiction to provide an occupant load. Written confirmation must be provided by local government/First Nations.

☒ Occupant load of patio(s) from above plans, if provided separately and not included in calculation of main interior occupant load.

Patio #1: _____

Patio #2: _____

☐ Provide evidence of valid interest in the patio property if the patio is on different property than the licensed establishment, such as a patio located on a public sidewalk adjacent to the licensed interior. Evidence of valid interest may be in the form of a lease, letter of authorization or other agreement document.

1. Describe the patio perimeter that is designed to control patron entry/exit. (i.e., railing, fencing, planters, hedging, etc.)

Cedar fence panels, there is one gate that is locked.

2. Will your servers have to carry liquor through unlicensed areas to get to the patio? ☐ Yes ☒ No If Yes, please explain:

3. Is the patio located immediately adjacent or contiguous to the interior licensed area? ☒ Yes ☐ No If No, please explain:

4. Describe how your staff will manage and control the patio from the interior licensed area

There will be a camera as well as constant walkabouts as you would in the interior of pub.

☒ Attach a photo if the patio is already built.

IMPORTANT: You must request a local government/First Nation resolution commenting on the application. Local government must complete Part 5 of this form. For further information on local government resolutions, read Part 4.

...Also complete Parts 7 and 8

PART 2: New Kiosk, Take-Out Window and/or Beverage Cart

Fee: \$440
(each)

C4 - LIC

C6 - LIC

Applies to: Golf courses with a Liquor-Primary or Liquor-Primary Club Licence:

Please check ☒ the change(s) requested (one or more) and provide the required documentation:

☐ Take-out Window (C4)

☐ Attach a map of the entire golf course showing the location of take-out window(s). If take-out window is located within the clubhouse or pro shop, provide floor plan layout showing interior and exterior area(s).

☐ Kiosk (C4)

☐ Attach a map of the entire golf course showing the exact location of kiosk(s).

☐ Beverage Cart (C6) Note: One beverage cart is permitted for every 9 holes on a golf course

☐ Attach a map of the entire golf course showing directional arrow where the cart(s) will travel.

...Also complete Parts 7 and 8

PART 3: Other Structural Alterations/Renovations or an Addition of a Licensed Area or Removal of an Existing Licensed Area

Fee: \$440

C3 - Cap Ch.

C4 - No Cap Ch.

Please check ☒ ☐ Alteration ☐ Addition ☐ Removal

(Not construction of new patios)

☐ Describe the proposed alterations or addition, including the general construction proposal, e.g. if exits will be added, full height or pony walls to be removed or added, a change to the bar location, washrooms, etc.

Provide the following:

☐ Two large (11" x 17" preferred) floor plans detailing furniture layout plans of the entire establishment and the proposed patio area(s). The occupant load of the establishment and proposed patio area(s) must be marked/stamped ON the plans by fire or building authorities. An alternate qualified architect or design professional may be used in locations where fire and building authorities do not have jurisdiction to provide an occupant load. Written consent must be provided by local government/First Nations.

A. Current total of all licensed areas (as shown on the liquor licence):

B. Occupant load for all new areas, as determined by building or fire authorities on the submitted plans:

IMPORTANT: If the alteration or addition causes an increase in the physical size of the establishment, which results in an increase to your current occupant load, see Part 4, "Licensee responsibilities".

...Also complete Parts 7 and 8

PART 4: Local Government/First Nation Resolutions: Information for the Applicant

A resolution from your local government or First Nation commenting on the application is required for the following change types:

- ☐ Part 1: Addition of a new patio
- ☐ Part 3: Any alteration/addition, when the change increases the physical size of the establishment and the occupant load calculation.

Licensee responsibilities:

- ☐ Fill out applicable sections of this form.
- ☐ Request your local government/First Nation to sign and date Part 5 of the original form.
- ☐ Provide a photocopy of this form to the local government/First Nation and request that a resolution be provided within 90 days and sent directly to the Liquor Control and Licensing Branch, Victoria Head Office.
- ☐ Send the original form and application fees to the branch.
- ☐ The Liquor Control and Licensing Branch will follow up with the local government/First Nation if a resolution has not been received by the Branch within 90 days of the local government's receipt of your request.

Your local government/First Nation may decide that it does not wish to provide comment on your change request. However, they must still provide a resolution stating this decision and this resolution must be submitted directly to the Liquor Control and Licensing Branch.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at <http://www.pssg.gov.bc.ca/lclb/> under "Publications, Legislation & Resources".

For City -

PART 5: Local Government/First Nation Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office in relation to Parts 1 and 3. Applies to Liquor Primary and Liquor Primary Club licences.

Local government/First Nation (name): THE CORPORATION OF THE CITY OF GRAND FORKS

Name of Official: HEINRICH, DIANE LOUISE Title/Position: CORPORATE OFFICER
(last / first / middle)

Date of receipt of application: August 29, 2011
(Day/Month/Year)

Signature of Official: 

This application serves as notice from the Liquor Control and Licensing Branch that an application for a permanent change to a liquor licence is being made within your community. The Liquor Control and Licensing Branch (LCLB) requests that a resolution commenting on the application be sent to the LCLB Victoria Head Office within 90 days of the above date of receipt. If more than 90 days is required to provide a resolution, please contact the branch to make a request to the general manager for an extension. If the local government/First Nation decides not to provide comment, a resolution indicating this decision must be provided to the branch.

All of the items outlined below in points (a) through (d) must be addressed in the resolution in order for the resolution to comply with section 53 of the Liquor Control and Licensing Regulation. Any report presented by an advisory body or sub-committee to the council or board may be referenced in and attached to the resolution.

- (a) The potential for noise if the application is approved (provide comments).
- (b) The impact on the community if the application is approved (provide comments).
- (c) If the amendment may affect nearby residents, the local government or first nation must gather the views of residents in accordance with 11.3(2)(c) of the Act.
 - If the local government or first nation gathered the views of residents, they must provide:
 - (i) the views of the residents
 - (ii) the method used to gather the views of the residents, and
 - (iii) its comments and recommendations respecting the views of the residents.(Residents includes residents and business owners)
 - If the views of residents were not gathered, provide reasons.
- (d) Its recommendation with respect to whether the amendment should be approved.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at <http://www.pssg.gov.bc.ca/lclb> under "Publications, Legislation & Resources".

PART 6: Floor Plan Guidelines

A floor plan is a view of each floor as seen if you were to remove the roof or ceiling and all construction above. Floor plans must show acceptable levels of detail to the Liquor Control and Licensing Branch for your application to be processed.

Floor plans should meet the following requirements:

- OCCUPANT LOAD(S) MUST BE CLEARLY MARKED/STAMPED ON THE PLANS by provincial (or designate) fire or building authorities. An alternate qualified professional may be used in locations where fire and building authorities are not available to provide an occupant load, if accompanied by local government/First Nation written consent.
- Dimensions of rooms, partial height walls, planters, location of doors and windows, stairs showing direction of travel, etc.
- Clearly mark the washrooms, kitchen, bars, patio(s), furniture layout of tables, chairs and bar stools, entrances and exits, as applicable.

...Also complete Parts 7 and 8

PART 7: Declaration of Signing Authority Including Valid Interest

My signature, as Applicant, indicates that, with respect to the establishment:

- I am the owner of the business to be carried on at the establishment or the portion of the establishment to be licensed.
- I am the owner or lessee of the establishment or portion of the establishment to be licensed. If I have an option/offer to lease the establishment, or portion of the establishment to be licensed, prior to a licence being issued, I will obtain a completed lease that will not expire for a minimum of 12 months after the date the licence is issued.
- I understand that the general manager has the right to request the following documentation supporting valid interest at any time and I agree to provide the requested documentation in a timely manner upon request:
 - If the applicant owns the property, a Certificate of Title in the applicant's name.
 - If the applicant is renting or leasing, a fully executed lease or assignment/offer of lease which does not expire for at least 12 months from the date the licence is issued. An offer for rent/lease must show rent paid, have a term and an expiry date and be signed by both the applicant and the property owner.
 - If the applicant is buying the land and the building(s), a copy of the offer or option to purchase the property and building(s). An offer must show price paid, have a term and expiry date, and be signed by both the applicant and the property owner.
- I understand that loss of valid interest at any time while holding a licence is reason for the general manager to consider cancelling the licence.
- I understand that I must advise the branch immediately if at any time the potential exists to lose valid interest either during the licensing process or once a licence has been issued.
- I understand that the name(s) on documentation demonstrating valid interest must be identical to the applicant name(s).
- As the licensee, I will be accountable for the overall operation, for all activities within the establishment and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- I understand that a licence can only be renewed if I am the owner of the business carried on at the licensed establishment and I am the owner or lessee of the licensed portion of the establishment.

I solemnly declare that the statements in this declaration are true.

(Signature of any shareholder of a private corporation, signing officer of a public corporation or society, sole proprietor or all individuals in a partnership is required below):

Note: An agent, lawyer, resident manager or third party operator may not sign the declaration on behalf of the applicant.

Name of Official: NORDAHN, MANDY RENEE
(last / first / middle)

Position: OWNER

Date: 29/06/2011
(Day/Month/Year)

Signature: 

Name of Official: _____
(last / first / middle)

Position: _____

Date: _____
(Day/Month/Year)

Signature: _____

Name of Official: _____
(last / first / middle)

Position: _____

Date: _____
(Day/Month/Year)

Signature: _____

Name of Official: _____
(last / first / middle)

Position: _____

Date: _____
(Day/Month/Year)

Signature: 

Section 15(2) of the Liquor Control and Licensing Act states: "A person applying for the issue, renewal, transfer, or amendment of a licence who fails to disclose a material fact required by the form of application or makes a false or misleading statement in the form of application commits an offence".

False declaration of valid interest is reason for the general manager to consider terminating the licence application and/or cancelling the licence.

PART 8: Application Fees - Payment Options

Fees may be paid by cheque, money order, debit or credit card and are non-refundable. Debit transactions can only be made in person at the Victoria Head Office. Submit the payment with the application form. Do not mail cash.

Fee: (non-refundable):

TOTAL FEE Submitted: \$ 440

Payment is by (check (X) one):

☒ cheque, payable to Minister of Finance (If cheque is returned, non-sufficient funds, a \$20 fee will be charged)

☐ money order, payable to Minister of Finance

☐ VISA

☐ MasterCard

☐ AMEX

If paying by credit card, please provide credit card details below . . .

Credit card Number: _____ Expiry Date: _____ / _____

Name of cardholder (as it appears on card): _____

Signature of cardholder: _____

Or you may send in the application without credit card information, but you must telephone LCLB Head Office directly to provide the credit card number details. If so, please confirm by checking the box below:

☐ I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 to provide credit card information and understand that no action can proceed with my application until the application fee is paid in full.

Contact Information

Ministry of Public Safety and Solicitor General
Liquor Control and Licensing Branch

Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1

For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8

Phone: 250 952-5787 Fax: 250 952-7066 Web: www.pssg.gov.bc.ca/lclb E-mail: liquor.licensing@gov.bc.ca

Applying for other permanent changes to your licence?

- To apply for changes to your licensee name or share structure, changes in hours or entertainment, use the Application for a Permanent Change to a Liquor Licence (LCLB012).
- To apply to have a third party management firm or lessee operate your licensed establishment, or for a resident manager to operate your establishment, complete the applicable form: Application for Third Party Operator (LCLB026) or Application for Resident Manager (LCLB025).

Freedom of Information and Privacy Act - The information requested on this form is collected for the purpose of obtaining or making changes to a liquor licence application. All personal information is collected under the authority of Section 15 of the Liquor Control and Licensing Act (RSBC 1996, c.267). Questions should be directed to: Liquor Control and Licensing Branch, Freedom of Information Officer, PO Box 9292 STN PROV GOVT, Victoria, BC V8W 9J8. Ph: In Victoria, 250 952-5787 Outside Victoria, 1 866 209-2111. Fax: 250 952-7066

5000

September 6, 2011

Dear Sir or Madame:

Re: Grand Forks Hotel, 7382-2nd Street – New Outdoor Patio Liquor Licence

The Grand Forks Hotel has applied to the Liquor Licensing Branch for a change to their licence to include a 506 square foot outdoor patio area to accommodate approximately 39 seats for their patrons to sit outside.

The fenced in patio is planned to be located at the north east corner of the property, behind the hotel next to the existing lane.

The Liquor Control Act requires that the surrounding property owners are notified of the applicant's request and that the applicant acquire a Council resolution of support.

To that end, please be advised that Council will receive Grand Forks Hotel's application requesting the additional liquor distribution for the new outdoor patio at their Regular Meeting scheduled for September 19, 2011 starting at 7:00p.m., upstairs in Council Chambers located at 7217-4th Street, Grand Forks, B.C.

If you have any comments or concerns with respect to this application, you are welcome to address them at that Regular Meeting.

Yours truly,

Kathy LaBossiere
PLANNING TECH
N:planning/grand forks hotel licence

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : September 13, 2011

TOPIC : Grand Forks Hotel Request to add New Outdoor Patio

PROPOSAL : Required Support Resolution for an Application to add New Outdoor Patio

PROPOSED BY : Grand Forks Hotel

SUMMARY:

Attached is a copy of an application filed by the Grand Forks Hotel requesting a structural change to their Liquor License by adding a 506 square foot outdoor patio area to accommodate approximately 39 seats for their patrons to sit outside. Currently, the Grand Forks Hotel has an indoor seating area of 1382 sq.ft. With the addition of the 506 sq.ft. outdoor patio area, the total occupancy load will be a maximum of 146 persons. The fenced patio is planned to be located at the north east corner of the property behind the hotel next to the existing lane. (Please find attached a copy of the occupancy load floor plan as submitted by the Regional District of Kootenay Boundary building inspector.)

Council needs to be aware that the Liquor Control and Licensing Branch expects that the City will solicit the neighbouring property owners around the Grand Forks Hotel. Similar to the process of a Development Variance Permit, the City has submitted written correspondence (as per the attached sample) to the neighbouring property owners advising them of the Grand Forks Hotel's application, and inviting them to attend the Regular Meeting of Council on September 19th, 2011, should they have any concerns or wish to comment on the application prior to Council decision.

Prior to considering the application for a change to the permit, The Liquor Control and Licensing Branch requires Council's resolution commenting on the application, but more specifically requires that the resolution outline the following points:

- Council's comments on the potential for noise if the application is approved
- Council's comments on the impact on the community if the application is approved.
- The views of residents and method used to gather the views of the residents if the licence amendment may affect nearby residents and business owners
- Recommendation with respect to whether the amendment should be approved.

STAFF RECOMMENDATIONS:

Option 1: Council supports the Grand Forks Hotel application to the Liquor Control and Licensing Branch for a permanent change to their Liquor Licence for the premises located at 7382-2nd Street, as outlined in the application, and further adopts the following resolution to be sent to the Liquor Control and Licensing Branch in order that the application can be finalized.

"Whereas the Grand Forks Hotel holds a valid Liquor Licence for the hotel located at 7382-2nd Street, permitting the sale of liquor";

"And whereas the Grand Forks Hotel has applied to the Liquor Control and Licensing Branch to permanently amend their permit to include a 506 square foot Outdoor Patio with a seating capacity of no more than 39 seats;

"And whereas the City of Grand Forks has notified the surrounding property owners by written correspondence, of the Grand Forks Hotel's application to change their permanent Liquor License to include a 506 square foot outdoor patio area to accommodate approximately 39 seats, and that said property owners were invited to be heard by Council, and to address any concerns or comments at the Regular Meeting of Council on September 19th, 2011";

Be it resolved that Council advises the Liquor Control and Licensing Branch that (after hearing from any members of the public) determines that any negative impact and potential for noise to the surrounding businesses would be considered standard for this area of the City, and that the application made by the Grand Forks Hotel be approved as applied for.

OPTIONS AND ALTERNATIVES:

Option 1: Council approves the recommended replacement resolution supporting the Grand Forks Hotel application for a permanent change to their liquor licence: This option will allow Staff to forward a more detailed resolution in accordance with request of the Liquor Control and Licensing Branch.

Option 2: Council declines to amend the support resolution as presented. This option will direct Staff to advise the Liquor Control and Licensing Branch accordingly.

BENEFITS DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: Council approves the request as presented: The advantage to this option is that Council will be supporting a local business. The City has performed due diligence by notifying the surrounding property owners and inviting them to be heard at a Regular Meeting of Council.


Option 2: Should Council choose option 2, Staff will advise the Liquor Control and Licensing Branch accordingly. The disadvantage to this option is that Council may be seen as non-supportive to the applicant.

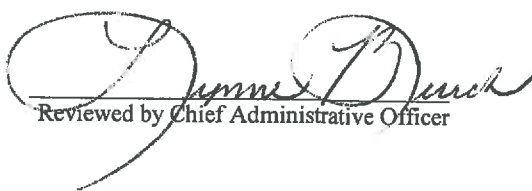
COSTS AND BUDGET IMPACT - REVENUE GENERATION:

There is no direct financial impact to the taxpayers in adopting the requested resolution on the application for a change in this Liquor service permit.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

Legislation allows Council to comment on any permanent change to a Liquor Licence. Council has, in the past, supported changes of a similar nature, to the other Liquor License Holders within the City.



Department Head or Corporate Officer
or Chief Administrative Officer

Reviewed by Chief Administrative Officer

**THE CITY OF GRAND FORKS
REQUEST FOR COUNCIL DECISION
UNFINISHED BUSINESS**

DATE : **October 4th, 2011**

TOPIC : **Application for Development Variance Permit**

PROPOSAL : **Variance requested to the City's Zoning Bylaw Requirement under Section 33(2)(e) "Accessory Buildings" in order to construct an accessory building which exceeds the maximum height requirement of 16 feet and variance to Section 33(2)(g) – Accessory Building Ratio From 50% to 61%**

PROPOSED BY : **Charles & Christine Arnold, Property Owners**

SUMMARY:

At the Regular Meeting on September 19th, 2011, Council deferred the motion to the October 11th, 2011 Regular Meeting, requesting additional information, with regard to an application for a development variance permit to allow for a variance to Section 33(2)(e) of the Grand Forks Zoning bylaw to allow for the construction of an accessory building (garage & storage loft) on a residential property to exceed the maximum required height by 4 feet, 4 inches, and in addition, the applicant asked for a variance to Section 33 (2)(g) – Accessory Building Ratio from 50% to 61% to allow for the construction to go forward at the property known as 7536-10th Street.

The Planning Technician has submitted a Staff memorandum; a revised lot plan that indicate the existing non-conforming front and interior setbacks and existing outbuilding placements; and pictures of the property which forms part of this report. Also attached, are copies of the Staff Memorandum and Report that were presented to Council on September 19th, 2011.

Section 922 of the Local Government Act allows Council to vary sections of the Zoning Bylaw, by way of a development variance permit provided the variances do not involve the use of the property or the density. In this case, the principle use of the property remains residential and the density of the property is not affected. If a Council proposes to pass a resolution to issue a permit under this section, notice must be given to surrounding property owners in accordance with this section. Property owners within 100 feet of the subject property have been re-notified as indicated in the Planning Technician's Memorandum, and should they wish, may provide input at this time, prior to Council considering the application.

STAFF RECOMMENDATIONS:

Option 1: Council hear from the public, and after hearing from the public should they deem it feasible, resolve to approve the application for a development variance permit, thereby varying Section 33(2)(e), allowing for the proposed construction of a garage and storage loft, increasing the maximum height allowed for an accessory building from 16 feet to 20 feet 4 inches, and by varying Section 33(2)(g) accessory building ratio from 50% to 61% to allow the construction proposal to go forward with regard to the property at 7536-10th Street legally known as Lot 19, Block 37, DL's 108 & 381, SDYD, Plan 72 as applied by the applicants, Charles and Christine Arnold.

OPTIONS AND ALTERNATIVES:

Option 1: Council adopts a resolution to approve the application: This option will allow the proposed construction of the garage and storage loft to proceed.

Option 2: Council declines to approve the application. This option will preclude the proposed construction from going ahead.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The benefit of this option is that it will allow the property owner to construct the garage and storage loft as proposed.

Option 2: The disadvantage to not approving the application will be that the proposed construction of the accessory building could not proceed and the property would remain in its current state.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

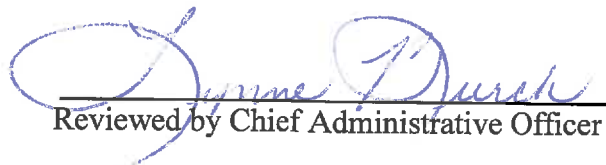
Eventually improved properties are reflected in the overall increase in property assessment.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Local Government Act provides the authority to vary the height and ratio of accessory buildings. Council over the past number of years, have approved variances through the Development Variance Process. Notice of this permit, should Council approve it, will be deposited in the Kamloops Land Title Office and attached to the title of the property.



Department Head or Corporate Officer
or Chief Administrative Officer



Reviewed by Chief Administrative Officer

c)Manager of Environmental and Building Construction Services – Bike Rack Proposal in the Downtown Core

At the September 6th, Regular Meeting, Council received a delegation from Susan Klarner with regard to a proposed secure bike rack in front of Kocomo's Coffee Shop. Council requested that Staff do a report with regard to a proposed bicycle rack in this area as well as to research alternative spots in the down town core that may be suitable. Staff was asked to consider costing, traffic flow and safety as well.

MOTION: DAVIES/THOMPSON

RESOLVED THAT THE MOTION WITH REGARD TO OPTIONS FOR DOWNTOWN BIKE RACKS BE REFERRED TO THE HERITAGE REVIEW COMMITTEE TO RESEARCH OPTIONS FOR THE INSTALLATION OF BIKE RACKS IN THE DOWNTOWN AREA, AND FOR THE COMMITTEE TO CONSIDER INPUT FROM THE DOWNTOWN BUSINESSES AS PART OF THE PROCESS.

CARRIED.

d) Corporate Officer's Report – Application for Development Variance Permit

The City is in receipt of an application for a Development Variance Permit to vary Sections 33(2)(e)- Accessory Buildings – in order to construct an accessory building which exceeds the maximum height requirement of 16 feet to 20 feet 4 inches, and 33(2)(g)-Accessory Building Ratio from 50% to 61%.

The Mayor asked if any member of public wished to speak.

NIGEL JAMES: He advised that some of the setbacks as indicated in the diagram in the report show variances which are less than they should be in accordance to the Bylaw. He advised that he further noticed that there are two other buildings on the property that are not on the submitted plan.

MOTION: ROBERT/MOSLIN

RESOLVED THAT THE APPROVAL OF THE APPLICATION FOR A DEVELOPMENT VARIANCE PERMIT, THEREBY VARYING SECTION 33(2)(e) AND SECTION 33(2)(g) WITH REGARD TO THE PROPERTY AT 7536-10TH STREET LEGALLY KNOWN AS LOT 19, BLOCK 37, DL'S 108 & 381, SDYD, PLAN 72 AS APPLIED BY THE APPLICANTS, CHARLES AND CHRISTINE ARNOLD, BE DEFERRED TO OCTOBER 11TH, 2011 REGULAR MEETING SO THAT MORE INFORMATION REGARDING THE APPLICATION COULD BE MADE AVAILABLE TO COUNCIL.

CARRIED.

REQUESTS ARISING FROM CORRESPONDENCE:

None

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Diane Heinrich, Corporate Officer
Date: September 23, 2011
From: Kathy LaBossiere, Planning Tech

Arnold Development Variance Application

At the September 19, 2011 Regular meeting, Council received comments from the public and reviewed the Arnold Development Variance application.

At that meeting, Council requested for staff to gather more information with respect the square footage of all the buildings on the property to ascertain the 50% lot coverage that is permitted in Section 33(2)(i) Lot Area Coverage.

Setbacks in the R-1 zone are 20 feet from the front and 20 feet from the back and 5 feet for interior, for a principal building. Accessory buildings, not attached to the principal building can be 5 feet from the rear property line. The existing house does not meet the current front and interior setback which makes the structure "existing non-conforming" as the house was built prior to the implementation of the zoning bylaw. All new construction must meet the current setbacks.

Attached are photos showing the existing buildings and a site plan showing all the existing and the proposed buildings.

The existing house is 635 square feet, the shed behind the house is 128 square feet and the temporary carport, which the applicant has stated will be removed once the new garage is constructed, is 360 square feet. The total of all buildings is 1,407 square feet. The property size is 5,250 square feet which makes the 50% lot coverage to be as much as 2,650 square feet.

New letters have been sent to the surrounding property owners advising them of the variance application and were invited to attend the October 11, 2011 Council meeting.

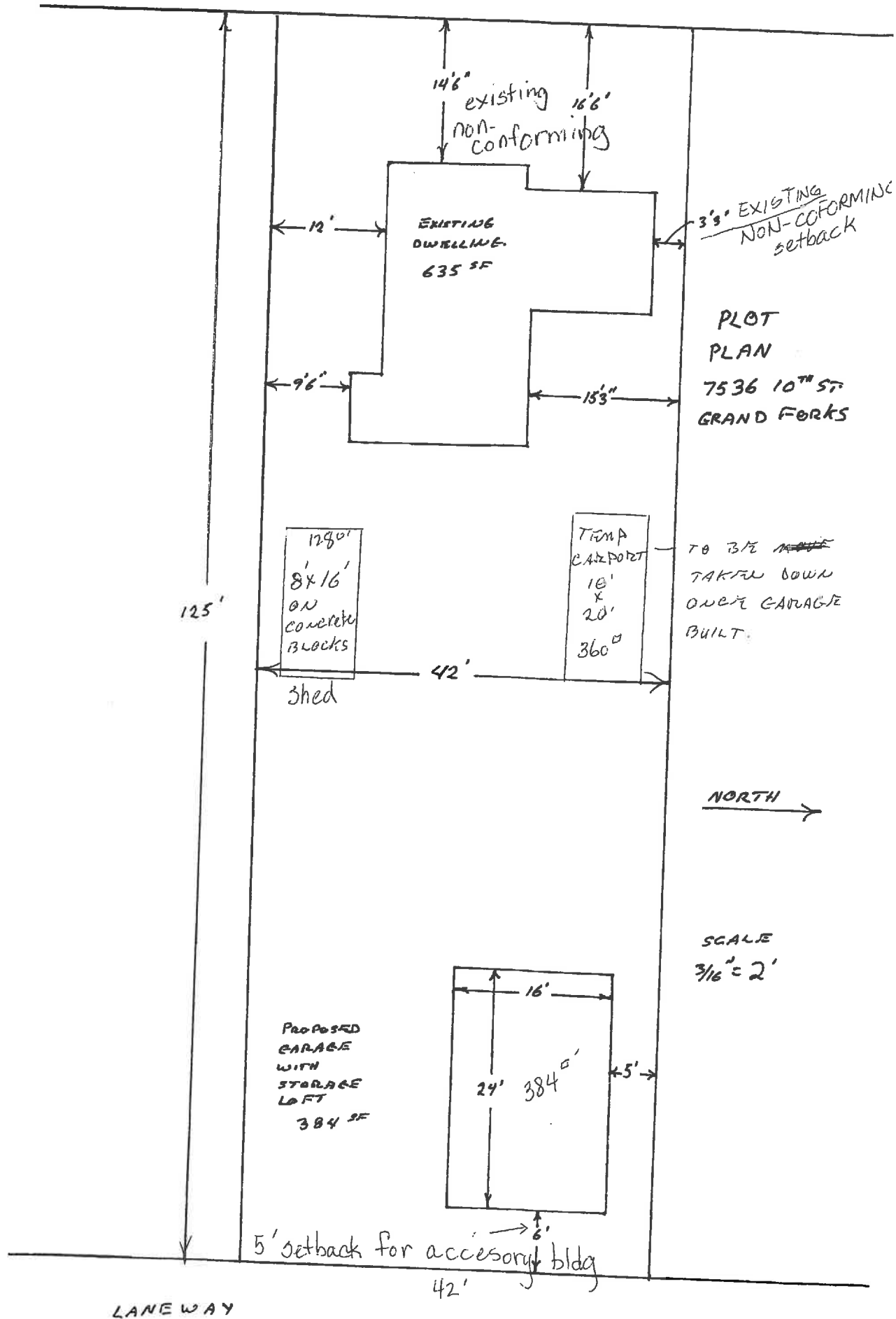
Respectfully Submitted:



Kathy LaBossiere
PLANNING TECH

N:Planning/dvp/arnold/memo to co revised

10TH STREET





Front of house looking east



Yard from back of house, facing east



The rest of the back yard, showing adjacent property as being a hay field. The wheel barrel is where the applicant would like to build the garage with access from the existing lane.



Existing shed behind the house



Portable car cover, which the applicant has stated will be removed when the new garage is constructed.

THE CORPORATION OF THE CITY OF GRAND FORKS

7217-4th Street
P.O. Box 220
Grand Forks, B.C.
V0H 1H0

Telephone: 250-442-8266
Fax: 250-442-8000

2011-8

DEVELOPMENT VARIANCE PERMIT APPLICATION

APPLICATION FEE \$350.00

Receipt No. 147539

Registered Owner(s): CHARLES E. ARNOLD

CHRISTINE ARNOLD

Mailing Address: Box 1514, GRAND Forks, B.C.
V0H 1H0

Telephone: Home: 250-442-2216 Work 250-442-7021

Legal Description:

LOT 19, BLOCK 37, PLAN 72, DL 1084381

Street Address: 7536 10TH STREET
GRAND Forks, B.C.

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, CHARLES ARNOLD, 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.

012-761-346


(signature)

AUG. 30, 2011
(date)

OVER.....

Sept 19

Outline the provisions of the respective Bylaw(s) that you wish to vary and give your reasons for making this request:

VARIANCE OF THE FOLLOWING:

- BYLAW REGULATION SECTION 33, SUBSECTION 2,
SENTENCE (E) - MAXIMUM HEIGHT 16 FT TO 20'4"
- BYLAW REGULATION SECTION 33, SUBSECTION 2,
SENTENCE (G) - TOTAL SIZE OF ACCESSORY BUILDING
FLOOR AREA ^{Ratio fr 50% to 61%} ~~60%~~ OF PRINCIPAL
STRUCTURE.

Submit the following information with the application:

1. A legible site plan showing the following:

- (a) The boundaries and dimensions of the subject property.
- (b) The location of permanent or proposed buildings and structures existing on the property.
- (c) The location of any proposed access roads, parking, screening, landscaping or fencing.
- (d) The location and nature of any physical or topographic constraints on the property (stream, ravines, marshes, steep slopes, etc.)

Other information or more detailed information may be requested by the City of Grand Forks upon review of your application.

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


Signature of Owner

AUG 30, 2011
Date

AGENT'S AUTHORIZATION

I hereby authorize the person/company listed below to act on my behalf with respect to this application:

Name of Authorized Agent: _____

Mailing Address: _____

Telephone: _____

Owner(s) Signature of Authorization

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.

SUBJECT PROPERTY



Image Date: 5/14/2007



2005

Image © 2011 DigitalGlobe

© 2011 Google

49° 01' 55.95" N 118° 26' 54.80" W elev 1714 ft

CENTRAL AVENUE

Grand Forks, BC, Canada

Google

Eye alt 3188 ft

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

COPY

DATE : September 13, 2011

TOPIC : Application for Development Variance Permit

PROPOSAL : Variance requested to the City's Zoning Bylaw Requirement under Section 33(2)(e) "Accessory Buildings" in order to construct an accessory building which exceeds the maximum height requirement of 16 feet and variance to Section 33(2)(g) – Accessory Building Ratio From 50% to 61%

PROPOSED BY : Charles & Christine Arnold, Property Owners

SUMMARY:

We are in receipt of an application for a development variance permit to allow for a variance to Section 33(2)(e) of the Grand Forks Zoning bylaw to allow for the construction of an accessory building (garage & storage loft) on a residential property to exceed the maximum required height by 4 feet, 4 inches. The application outlines the property owner's request for a variance increasing the maximum height allowed for an accessory building, from 16 feet to 20 feet 4 inches high. The proposed garage would have a storage loft included in this height. In addition, the applicant is asking for a variance to Section 33 (2)(g) – Accessory Building Ratio from 50% to 61% to allow for the construction to go forward.

The application, complete with the Planning Technician's report is attached. Section 922 of the Local Government Act allows Council to vary sections of the Zoning Bylaw, by way of a development variance permit provided the variances do not involve the use of the property or the density. In this case, the principle use of the property remains residential and the density of the property is not affected. If a Council proposes to pass a resolution to issue a permit under this section, notice must be given to surrounding property owners in accordance with this section. Property owners within 100 feet of the subject property have been notified, and should they wish, may provide input at this time, prior to Council considering the application.

STAFF RECOMMENDATIONS:

Option 1: Council hear from the public, and after hearing from the public should they deem it feasible, resolve to approve the application for a development variance permit, thereby varying Section 33(2)(e), allowing for the proposed construction of a garage and storage loft, increasing the maximum height allowed for an accessory building from 16 feet to 20 feet 4 inches, and by varying Section 33(2)(g) accessory building ratio from 50% to 61% to allow the construction proposal to go forward with regard to the property at 7536-10th Street legally known as Lot 19, Block 37, DL's 108 & 381, SDYD, Plan 72 as applied by the applicants, Charles and Christine Arnold.

OPTIONS AND ALTERNATIVES:

Option 1: Council adopts a resolution to approve the application: This option will allow the proposed construction of the garage and storage loft to proceed.

Option 2: Council declines to approve the application. This option will preclude the proposed construction from going ahead.

COPY

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The benefit of this option is that it will allow the property owner to construct the garage and storage loft as proposed.


Option 2: The disadvantage to not approving the application will be that the proposed construction of the accessory building could not proceed and the property would remain in its current state.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

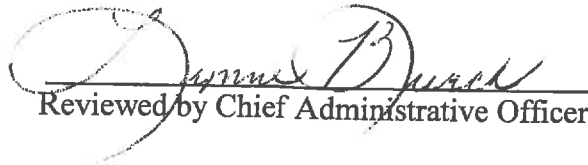
Eventually improved properties are reflected in the overall increase in property assessment.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Local Government Act provides the authority to vary the height and ratio of accessory buildings. Council over the past number of years, have approved variances through the Development Variance Process. Notice of this permit, should Council approve it, will be deposited in the Kamloops Land Title Office and attached to the title of the property.



Department Head or Corporate Officer
or Chief Administrative Officer



Reviewed by Chief Administrative Officer

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Diane Heinrich, Corporate Officer
Date: September 9, 2011
From: Kathy LaBossiere, Planning Tech

COPY

Arnold Development Variance Application

The City has received a Development Variance application from Charles and Christine Arnold, owners of property legally described as Lot 19, Block 37, D.L.'s 108 & 381, S.D.Y.D., Plan 72 located at 7536-10th Street.

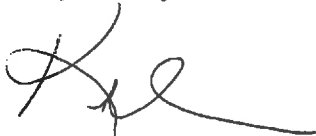
The applicants are requesting a variance to Section 33(2)(e) R-1 (Single & Two Family Residential) Accessory Building Height from 16 feet to 20 feet 4 inches and a variance to Section 33(2)(g) Accessory Building Ratio from 50% to 61% to allow for the construction of a garage and storage loft.

The proposed accessory building is 384 square feet and the principal building is 635 square feet which makes the ratio at 61%. The property is 42 feet by 125 feet (5,250 square feet). The existing house and proposed accessory building calculate to 1,019 square feet. Section 33(2)(i) Lot Area Coverage states that the maximum permitted lot area coverage shall be not more than 50%, which would allow for up to 2,625 square feet of structures.

The applicants would like to construct a storage loft above the garage and require the variance for height of accessory buildings from 16 feet to 20 feet 4 inches.

Letters have been sent to the surrounding property owners advising them of the variance application and were invited to attend the September 19, 2011 Council meeting. A site plan is attached showing the existing residence and the location of the proposed garage.

Respectfully Submitted:



Kathy LaBossiere
PLANNING TECH

N:Planning/dvp/arnold/memo to co

THE CITY OF GRAND FORKS

REQUEST FOR COUNCIL DECISION

DATE : October 3rd, 2011
TOPIC : Reports, Questions and Inquiries from the Members of Council
PROPOSAL : Members of Council May Ask Questions, Seek Clarification and Report on Issues
PROPOSED BY : Procedure Bylaw / Chief Administrative Officer

SUMMARY:

Under the City's Procedures Bylaw No. 1889, 2009, the Order of Business permits the members of Council to report to the Community on issues, bring community issues for discussion and initiate action through motions of Council, ask questions on matters pertaining to the City Operations and inquire on any issues and reports.

STAFF SUGGESTION FOR HANDLING QUESTIONS AND INQUIRIES: (no motion is required for this)

Option 2: Issues which seek information on City Operations or have been brought to the attention of the Members of Council prior to the meeting of Council should be referred to the Chief Administrative Officer so that Staff can provide background and any additional information in support of the issues and the member can report at the meeting on the issue including the information provided by Staff. Further the member may make motions on issues that require actions. It is in the interest of fiscal responsibility members may wish to avoid committing funding without receiving a report on its impact on the operations and property taxation.

OPTIONS AND ALTERNATIVES:

Option 1: Submit a motion for Approval: Under this option, a member might wish to submit an immediate motion for expediency to resolve an issue or problem brought forward by a constituent. This approach might catch other members by surprise, result in conflict and might not resolve the problem.

Option 2: Issues, Questions and Inquiries should be made with the intent to resolve problems, seek clarification and take actions on behalf of constituents. Everyone is well served when research has been carried out on the issue and all relevant information has been made available prior to the meeting. It is recognized that at times this may not be possible and the request may have to be referred to another meeting of Council.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The main advantage of using this approach is to bring the matter before Council on behalf of constituents. Immediate action might result in inordinate amount of resource inadvertently directed without specific approval in the financial plan.


Option 2: The main advantage is that there is a genuine interest to resolve issues and seek clarifications without spending too much resources of the City. The disadvantage is that there may be issues brought forward which have no direct municipal jurisdiction, however, due to the motion of Council arising from the issue, resources are directed and priorities are altered without due process.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

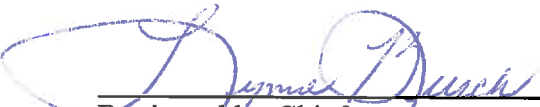
Both options could result in expenditures being incurred as a result of a motion on an issue without supporting documentation and report on its implications.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Procedure Bylaw is the governing document setting out the Order of Business at a Council meeting.



Department Head or Corporate Officer
Or Chief Administrative Officer



Reviewed by Chief
Administrative Officer

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : **October 3rd, 2011**
TOPIC : **Report - from the Council's Representative to the Regional District of Kootenay Boundary**
PROPOSAL : **Regional District of Kootenay Director representing Council will report on actions and issues being dealt with by the Regional District of Kootenay Boundary**
PROPOSED BY : **Procedure Bylaw / Council**

SUMMARY:

Under the City's Procedures Bylaw No. 1889, 2009, the Order of Business permits the City's representative to the Regional District of Kootenay to report to Council and the Community on issues, and actions of the Regional District of Kootenay Boundary.

STAFF RECOMMENDATION:

Option 1: Receive the Report.

OPTIONS AND ALTERNATIVES:

Option 1: Receive the Report: Under this option, Council is provided with the information provided verbally by the Regional District Director representing Council.

Option 2: Receive the Report and Refer Any Issues for Further Discussion or a Report: Under this option, Council provided with the information given verbally by the Regional District of Kootenay Boundary Director representing Council and requests further research or clarification of information from Staff on a Regional District issue

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The main advantage is that all of Council and the Public is provided with information on the Regional District of Kootenay Boundary.


Option 2: The main advantage to this option is the same as Option 1.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:


There is no direct financial impact on the provision of information.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Procedure Bylaw is the governing document setting out the Order of Business at a Council meeting. Bylaw 1889, Council's Procedure Bylaw, was implemented in early February to include a specific line item in the Order of Business at a Regular Meeting to include a Report on the Regional District of Kootenay Boundary.



Department Head or Corporate Officer
or Chief Administrative Officer



Reviewed by Chief
Administrative Officer

Minutes of a regular meeting of the Board of Directors of the Regional District of Kootenay Boundary held in the Regional District of Kootenay Boundary Board Room, Trail, B.C., Thursday, August 25, 2011 at 6:00 p.m.

Present: Director M. Rotvold, Chair
Director C. Stevenson
Director L. Worley
Director K. Wallace
Director F. Romano
Director B. Taylor
Director I. Perepolkin
Director L. Gray
Director B. Baird
Director G. McGregor
Director B. Crockett

Call to Order

The Chair called the meeting to order at 6:00 p.m.

A minute of silence was held in honour of the late Jack Layton, Federal Leader of the NDP Party.

Agenda

Director Gray requested an in camera session at the end of the meeting.

The Director of Corporate Administration advised that there were a number of late items and it was;

434-11 Moved: Director Stevenson/Sec'd: Director Crockett

That the agenda be adopted as amended.

Carried.

Minutes

435-11 Moved: Director Baird/Sec'd: Director Worley

That the minutes of the regular Board meeting held July 28, 2011 be adopted as circulated.

Carried.

Delegations

August 25, 2011

Messrs. Tim Swanson & Dale Reiberger
re: Advanced Metering Infrastructure for Electricity Customers

The Chair welcomed Messrs. Swanson and Reiberger to the meeting.

Mr. Swanson thanked the Board for the opportunity to attend the meeting and provided a powerpoint presentation on advanced metering infrastructure which highlighted the following:

- FORTIS history – provider of electricity for over 100 years;
- Project scope – digital meters;
- Electro-Mechanical meters vs. advanced meters;
- Advantages of smart meters;
- How advanced meters work;
- Benefits of advanced meters;
- Energy use feedback tools;
- Cost;
- Safety matters;
- RF emission comparison;
- Time frame if approved.

The Board asked various questions regarding the program.

The Chair thanked the delegation for their presentation and they were excused from the meeting at 6:35 p.m.

Fire Chief Martin/Deputy Chief Derby
re: 9-1-1 Service

The Chair welcomed Fire Chief Martin and Deputy Chief Derby to the meeting.

Regional Fire Chief Martin thanked the Board for the opportunity to attend the meeting to answer any questions the Board may have on a “call answer levy” to offset the tax requisition for the 9-1-1 service.

Deputy Chief Derby provided information and examples of telephone bills where call answer levies are used.

The Board members asked various questions and it was;

436-11 Moved: Director McGregor/Sec'd: Director Wallace

That staff prepare a comparison report on the benefits of a call answer levy.

Carried.

August 25, 2011

It was noted that the report would provide financial information which would include examples of the benefits to the taxpayer.

The Chair thanked Regional Fire Chief Martin and Deputy Chief Derby for their presentation and they were excused from the meeting at 6:58 p.m.

Communications

Chair Rotvold – Aug. 3/11

re: Columbia River Treaty Committee

A memo from Chair Rotvold dated Aug. 3/11 advising that pursuant to Regional District Special Voting Regulation B.C., the following resolution was passed:

That the Regional District of Kootenay Boundary Board of Directors accepts the resignation of Director Grieve on the Columbia River Treaty Committee AND FURTHER appoints Director Worley as the District's Rural Area Director representative.

437-11 Moved: Director McGregor/Sec'd: Director Romano

That the memo be received.

Carried.

Chair Rotvold –Aug. 11/11

re: B.C. Hunting Regulation

A memo from Chair Rotvold dated Aug. 11/11 advising that pursuant to Regional District Special Voting regulation B.C., the following resolution was passed:

That the Regional District of Kootenay Boundary Board of Directors request the Ministry of Forests, Lands and Natural Resource Operations to amend the B.C. Hunting Regulation under the Wildlife Act to expand the current "discharge of rifles prohibited area" in R.D.K.B. Electoral Area 'D' as identified in the Proposed Expansion of No. Discharge of Rifle Area Map.

438-11 Moved: Director Perepolkin/Sec'd: Director Gray

That the memo be received.

Carried.

August 25, 2011

Communications (Information Only)

439-11 Moved: Director Stevenson/Sec'd: Director Wallace

That Items:

- a) Local Government Program Services – July 11/11
re: Request for Progress Payment (Prescription: RDCK, 2010)
- b) Local Government Program Services – July 11/11
re: Request for Progress Payment (Prescription: RDCKB, 2010)
- c) Gas Tax/Public Transit Management Services – July 25/11
re: Gas Tax Agreement Community Works Fund Payment
- d) Ministry of Finance – July 26/11
re: Surveyor of Taxes 5.25 Per Cent Collection Fee
- e) Environmental Assessment Office – July 28/11
re: Environmental Assessment Certificate E06-02
- f) City of Greenwood – July 28/11
re: Planning Services
- g) Village of Warfield – July 29/11
re: Planning Services
- h) Minutes – A.P.C. Area 'B' – Aug. 2/11
- i) Minutes – A.P.C. Area 'D' – Aug. 2/11
- j) Area 'A' Planning Commission Comments – Aug. 4/11
- k) Curves – Aug. 9/11
re: Expansion of Fitness Centre in Grand Forks
- l) Users of Aqua-fit – Aug. 11/11
re: Concern over Closure
- m) U.B.C.M. – Aug. 11/11
re: 2011 Resolutions
- n) C.O.P.E. – Aug. 17/11
re: Smart Meters

be received.

Carried.

Surveyor of Taxes

Director Gray expressed his concern with the letter from the Ministry of Finance regarding billing and collecting property taxes in the rural area.

The Board members discussed the letter and it was;

440-11 Moved: Director McGregor/Sec'd: Director Worley

August 25, 2011

That Director Baird, Chair of the Electoral Area Services Committee, present the issue of billing and collecting property taxes in rural areas to the Rural Caucus Forum at the U.B.C.M. conference.

Carried.

Director Baird requested staff to provide him with some briefing notes for his presentation.

Users of Aqua-fit

Director Taylor expressed his concern with the Grand Forks & District Aqua-fit Centre being closed for six weeks due to budget restraints and the effect this has on some users who rely on the aqua-fit programs to stay mobile.

Staff were requested to investigate whether or not other organizations such as IHA could assist in offsetting the costs to keep the pool open.

Reports

Payroll

Int. Schedule of Accounts

August, 2011

441-11 Moved: Director Gray/Sec'd: Director Crockett

That the following items be approved for payment:

| | | |
|-----|------------------------------------|----------------|
| i) | Int. Sch. of Accounts – Aug. 16/11 | |
| | Cheque Nos. 25963 – 26406 | \$1,967,146.12 |
| ii) | Payroll Account | 581,386.57 |

\$2,548,532.69

be approved for payment.

Carried.

East-End Stakeholders Committee

August 2, 2011

442-11 Moved: Director Wallace/Sec'd: Director Perepolkin

That the draft minutes of the East End Services Committee meeting held August 2, 2011 be received.

Carried.

August 25, 2011

Electoral Area Services Committee
July 28, 2011

443-11 Moved: Director Baird/Sec'd: Director Perepolkin

That the draft minutes of the Electoral Area Services Committee meeting held July 28, 2011 be received.

Carried.

Staff Reports

T. Lenardon
re: Memorandum of Resolutions

444-11 Moved: Director Baird/Sec'd: Director Taylor

That the Memorandum be received.

Carried.

J. Ginalias – Aug. 25/11
re: Private Forestry Referral

A report from Jeff Ginalias, Assistant Planner, dated Aug. 25, 2011 regarding a private forestry referral for Electoral Area 'B' was read to the meeting.

445-11 Moved: Director Worley/Sec'd: Director McGregor

That the staff report be received **AND FURTHER** that the Regional District of Kootenay Boundary Board of Directors advise ATCO Wood Products that the application for Timber Cutting Permit No. 85 on Crown land near Bugle Creek is supported.

Carried.

G. Gardner – Aug. 10/11
re: Woodstove Exchange Program 2011/12

A report from Gerry Gardner, Director of Finance, dated Aug. 10/11 regarding the Woodstove Exchange Program for 2011/12 was read to the meeting.

446-11 Moved: Director Baird/Sec'd: Director Stevenson

That the staff report be received **AND FURTHER** that the Regional District of Kootenay

August 25, 2011

Boundary Board of Directors provide authorization to apply to extend the current contract with BC Lung to June 2012 **AND FURTHER** that the proposal for additional support funding for 2011/12 from BC Lung Association be approved.

Carried.

The Board requested that Mr. John Vere be invited to a meeting to update them on the program.

Bylaws

T. Lenardon – Aug. 18/11

re: 2012 Taxation Exemption Bylaw

A report from Theresa Lenardon, Executive Assistant, dated Aug. 18/11 regarding the 2012 Tax Exemption Bylaw was read to the meeting.

447-11 Moved: Director Crockett/Sec'd: Director Perepolkin

That the staff report be received.

Carried.

2012 Tax Exemption

448-11 Moved: Director McGregor/Sec'd: Director Stevenson

That Regional District of Kootenay Boundary Bylaw No. 1484 be given first, second and third readings.

Carried.

449-11 Moved: Director Romano/Sec'd: Director Crockett

That Regional District of Kootenay Boundary Bylaw No. 1484 be now reconsidered and finally adopted.

Carried.

New Business

Grants-in-Aid

450-11 Moved: Director Perepolkin/Sec'd: Director Baird

That the following grants in aid be approved:

August 25, 2011

- Rossland & District Search & Rescue – Area ‘B’ - \$1,820.38
- Grand Forks & District Fall Fair – Area ‘D’ - \$2,500
- Greenwood Board of Trade – Area ‘E’ - \$2,000
- Mt. Baldy Alpine Club – Area ‘E’ - \$2,000
- Kettle Wildlife Association – Area ‘E’ - \$710
- Beavertell Historical Society – Area ‘E’ - \$1,500
- Genelle Seniors – Area ‘B’ - \$250

Carried.

Kootenay Booth Update

Chair Rotvold updated the Board on the Kootenay Booth at the U.B.C.M. conference.

Strategic Planning Session

The Board members discussed whether or not to proceed with a strategic planning session in September and it was generally agreed to postpone this session until January, 2012.

BEDC Meeting

Members of the Boundary Economic Development Committee agreed to move the next meeting from September 6 to the 13th.

Development Variance Permit

451-11 Moved: Director Baird/Sec’d: Director McGregor

That the application for a Development Variance Permit by Dave Stadler and Loriann Smith, as agents for the Crown for the property legally described as Lot 21, DL 1236, KD, Plan 2730 to allow a decrease in the interior side lot line from 3m to 1.5m, to allow an existing accessory building to remain in place be supported **AND FURTHER** that pursuant to the RDKB Fees and Procedures Bylaw and the Local Government Act, staff be directed to notify adjacent property owners that the Board of Directors pass a resolution to issue the Development Variance Permit at its August 25, 2011 meeting.

Carried.

In Camera Meeting

452-11 Moved: Director Gray/Sec’d: Director Baird

That the Regional District of Kootenay Boundary Board of Directors proceeds to an in camera meeting pursuant to Section 91 (c) of the Community Charter (time: 7:35 p.m.).

August 25, 2011

Carried.

453-11 Moved: Director Baird/Sec'd: Director Stevenson

That the Regional District of Kootenay Boundary reconvenes to the regular meeting (time: 7:40 p.m.).

Carried.

Adjournment

454-11 Moved: Director Baird

That the meeting be adjourned.

Time: 7:40 p.m.

Chair

Director of Corporate Administration

August 25, 2011



THE CORPORATION OF THE CITY OF GRAND FORKS

COUNCIL INFORMATION SUMMARY FOR OCTOBER 11TH, 2011

Date: October 5th, 2011
 Agenda: October 11th, 2011
 Proposal: To Receive the Items Summarized for Information
 Proposal By: Staff

Staff Recommendation:

That Information Items numbered 10(a) to 10(m) be received and acted upon as recommended.

| | ITEM | SUBJECT MATTER | RECOMMENDATION |
|---|---|---|--|
| CORRESPONDENCE TO/FROM MAYOR AND COUNCIL | | | |
| 10(a) | Local Government Leadership Award | Picture of Councillor Thompson receiving LGLA Award at UBCM | Receive for information. Congratulations to Councillor Thompson on her achievements |
| 10(b) | Grand Forks International Correspondence | Requested Maintenance to James Donaldson Field | Refer to Staff for a report on the costs for the requested improvements to Donaldson Park, and an expected timeframe to accomplish the project, for Council's consideration. |
| 10(c) | Civicvote.ca Website | Candidate services for 2011 Election | Receive for information |
| 10(d) | Thank-you card from SD #51 and others | For the 25 th Street-Hutton Pedestrian Crossing over Hwy #3 | File |
| CORRESPONDENCE TO/FROM STAFF | | | |
| 10(e) | Correspondence from Rail Trail Dog Sled Race 2012 | Looking for Funding Support | Refer to the 2012-2016 Budget Process |
| 10(f) | Excerpt for City of GF Procedures Bylaw 1889 Part 7 – Section 15 | Advising that Petitions and Delegations are suspended from close of nominations until meeting following the election on November 19 th | Receive for information |
| 10(g) | Staff Memorandum for the Manager of Environmental & Bldg Const Services | Report on Carbon Neutral | Receive for information |
| GENERAL INFORMATION | | | |
| 10(h) | From BC Hydro | Annual Report | Receive for information |
| 10(i) | From Columbia Mountains – Call for Presentations, Posters and Field Trips | Re: Urban Wildlife – Cranbrook, BC – April 18-19 th , 2012 | Receive for discussion – Refer information to Deer Committee |
| MINUTES FROM OTHER ORGANIZATIONS | | | |
| 10(j) | Environment Committee Minutes | Meeting from September 16 th | Receive for information |
| 10(k) | Urban Deer Management Committee | Draft Information – City of Cranbrook | Receive for information |
| 10(l) | Deer Committee Minutes | From Sept 15 th Minutes | Receive for information |
| 10(m) | Task List for Sept 19 th , 2011 | List of Completed & In-Progress Tasks | File |

From:  "Marsh, Kyle CSCD:EX" <Kyle.Marsh@gov.bc.ca>

Tue, Sep 27, 2011 3:43:15 PM 

Subject: Local Government Leadership

To:  Info City of Grand Forks

RECEIVED

SEP 28 2011

Attachments:  P9272166.JPG
 winmail.dat

THE CORPORATION OF
THE CITY OF GRAND FORKS

4.8M

4.8M

Here is a picture for your use of Minister Ida Chong presenting Christine Thompson with her Certificate of Local Government Leadership at this year's UBCM conference. Please feel free to distribute this to your local media.

Kyle Marsh
Administrative Assistant
to the Honourable Ida Chong
Minister of Community, Sport & Cultural Development
Phone: (250) 387-2283
Fax: (250) 387-4312

This e-mail transmission is intended solely for the individual or entity to whom it is addressed and is confidential in nature. Please be advised that any distribution, reproduction or other use of this document by anyone other than the addressee is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you for your assistance.

FILE CODE

WE3, U3 - MIN. IDA CHONG PRESENTING
CHRISTINE THOMPSON w CERT. OF
LOCAL GOVT LEADERSHIP





RECEIVED

SEP 19 2011

THE CORPORATION OF
THE CITY OF GRAND FORKS

Box 2082, 475 73rd Ave.
Grand Forks, British Columbia
V0H 1H0 Canada
Phone (toll-free): 1-877-504-3993

(Local) 250-442-8323

Fax: 250-442-3749

September 19, 2011

Corporation of the City of Grand Forks
Box 220, 7217 4th Street
Grand Forks, BC V0H 1H0

Attention: Mayor Brian Taylor and Council

Dear Mayor Brian Taylor and Council.

I would like to first say that the 2011 GFI was a great success and the GFI Organizing Committee really appreciates the help and support that we got from everyone at the City of Grand Forks.

I am submitting this letter to bring to your attention an issue that needs to be addressed this fall. In order to prepare the field for the 2011 GFI, grass had to be removed from the in-field to remove some very dangerous humps. Certain areas had to be properly leveled in order to make the field playable for the GFI. In doing this, some of the sprinkler heads of the underground sprinkling system have been exposed. These areas need to be replanted and tended to this fall in order for the field to be ready for next year's activities for all players that use the field. I cannot supply you with technical details as to what has to be done but I can say that my volunteers have been discussing the issues with the city workers at the field. The GFI can provide volunteers to help make the plan and carry out the necessary work.

We look forward to hearing back from you with your support to take the necessary actions. I can be reached at 250-442-8745 (wk), 250-442-8819 (hm) or at joanhthomas@hotmail.com.

Thank you for your attention to this matter.

Yours truly,

Joan Thomas
2011 GFI Coordinator

cc: Sasha Bird, ASCT
Manager of Technical Services and Operations

FILE CODE

GFI Coordinator Thank You
WEB, G1-4 Replant of Grass

RECEIVED

SEP 25 2011

THE CORPORATION OF
THE CITY OF GRAND FORTY
CANDIDATES:
Click Here to Register Now!


CANDIDATES...

CIVIC VOTE 2011
REGISTRATION COSTS
MAYOR AND COUNCIL
CANDIDATES – BASED ON
POPULATION –

| | |
|------------------------|-------|
| 1,000 - 5,000..... | \$125 |
| 5,000 - 20,000..... | \$145 |
| 20,000 - 50,000..... | \$165 |
| 50,000 - 90,000..... | \$185 |
| 90,000 - 200,000..... | \$200 |
| 200,000 - 650,000..... | \$220 |

SCHOOL BOARD TRUSTEE
AND REGIONAL DISTRICT
REPRESENTATIVE
CANDIDATES ONLY PAY
\$100!

CANDIDATES
ELECTION INFO GET IT HERE
CIVICVOTE.CA
WHERE EVERY ONE COUNTS

Visit www.civicvote.ca to see
how to make your campaign
a winning one... highly
effective and professionally
packaged at a very affordable
price.

BC CIVIC VOTE 2011
Civic Owl Marketing Inc.
Tel: 778-789-3027 or 604-
271-1254 info@civicowl.com

CALLING ALL CANDIDATES

Be seen and be heard - Register now!

*WEYB-CivicVote - Important Civic Election
Service Announcement*

Introducing a new and exciting Election Information Website developed specifically with the candidate and voter in mind. With input from Mayors, Council members and the general public on its design and function, Civic Vote 2011 provides you with a very cost-effective way to be seen and be heard!

Designed to maximize communication between candidates and the public as well as to create a centralized resource for students and other interested individuals, Civic Vote 2011 uses the latest technology allowing everyone easy access to information that makes it much easier to learn about candidates in your community.

Go to www.civicvote.ca

View all of the great features available including the Candidate's Pages where you can see how those running for office are going to make a difference in your community.

Go to <http://bc.civicvote.ca/register> and register on civicvote.ca.

Build your own Candidate's Page — easy with step-by-step instructions. Including uploading of your platform, photos, videos, links to your website; create a campaign flyer and much more. You can also update your info anytime.

Candidates running for Council, School Board or Regional District offices, go to <http://bc.civicvote.ca/promotional-material/candidate/> and see special offers available to make your campaign top notch.



...and much more!

Low Cost for Candidates. No Cost for Voters.

Don't miss out on this great opportunity. As a candidate running for Mayor, Council, School

Board Trustee or Regional District Representative ...and starting from as little as \$100 you can market yourself and have access to many features including social media links, electronic and downloadable campaign flyers, and most important ...getting your name and information to your constituents.

See how people wanting to be leaders in your community intend on making a difference.

[Privacy Policy](#) | [Terms & Conditions](#) | [FAQ](#) | [Contact Us](#) | [CIVIC VOTE 2011 - A Civic Owl Marketing Info. Project](#) | [All Rights Reserved. 2011](#)

ELECTION INFO ONLY WEBSITE
CIVICVOTE.CA
WHERE EVERY ONE COUNTS

If you would like to be deleted from our mailing list, please click [here](#).

Thank you
on your great
effort towards the
safety of our students
Cathy Biddle

RECEIVED

SEP 21 2011

THE CORPORATION OF
THE CITY OF GRAND FORKS

Our sincere
thanks + appreciation
for the ramp
Tues
Berens

Super thanks
Liz

Thank you!
Sally Grich

To Mayor Taylor
+ Council

Huge thanks from the
Students, staff + Board
of Education SD#51
for the highway ramp

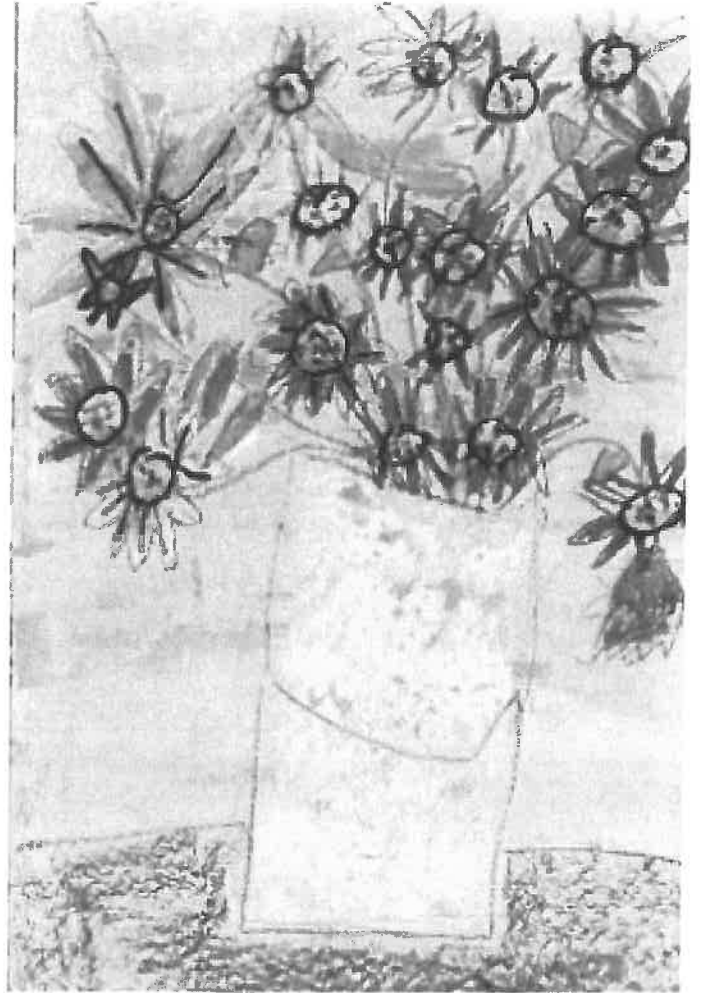
Thank you for the student
help + looking after them.

Len Harstern
Thank you for looking
out for our kids!
Viczi See

Thank you
Miss Sabour

WE3-

Student Artwork
School District No. 51 (Boundary)



RAIL TRAIL DOG SLED DOG RACE

RECEIVED

SEP 23 2011

THE CORPORATION OF
THE CITY OF GRAND FORKS

We are a group of individuals who are organizing a mid-distance dog sled race in the boundary and surrounding areas. We invite you to become a sponsor (cash or in kind) of the second annual Rail Trail Dog Sled Race(RAIL TRAIL 200). RACE DATES Jan. 20/21/22.-2012

ABOUT THE RACE:

The race will start in Grand Forks, follow the rail trail to Jewel Lake Resort, over the mountain to Thone on the Christian Valley road, up and over to Beaverdell, down the rail trail to Kettle Valley Provincial Park, across the bridge and up to Fiva. From there the racers will go over the mountain down the deadwood road to the Deadwood trail . The race will end in Greenwood.

In order to ,attract teams to this race, we need to provide a reasonable purse for the top teams and a course long enough to be used as a mid distance qualifier for the Yukon Quest and Ididarod dog sled races.

RESOURCES REQUIRED:

It takes considerable resources, financial and otherwise to stage an event of this level. The race budget covers numerous requirements including office administration, trail preparation, race operating expenses, printed materials, promotion, signing for highway crossings and the prize purse.

YOUR POTENTIAL ROLE:

As we are dependent on the generosity of others for the bulk of the financing we would be most grateful if you are able to make a cash or in kind contribution. We offer many direct benefits to the Boundary communities and are interested in your suggestions as to how we can best promote your organization or business through the race. We want you to be satisfied with your involvement , and for this to be a mutually beneficial ongoing relationship.

Thank you for considering us in your sponsorship budget.

FILE CODE

On behalf of the Rail Trail Committee

WEB, RI- RAIL TRAIL DOG SLED DOG RACE

Bill & Sue Ross.....250-442-2161

Terri Meyer.....250-445-9971

Ruth Sims.....days 250-442-3799.....evenings 250-443-3116

Rail Trail- Dog Sled Race
Phone (250) 443-3116 Box 686
www.railtrail200.com Grand Forks BC
V0H 1H0

RAIL TRAIL SPONSORSHIP LEVELS

**4 Paw Platinum Level with sponsorship/ donation of \$3000.00
or more**

**Banner displayed at Awards Banquet
Opportunity to place Banner at Start/Finish Line
Opportunity to place Banner on Sled
Special mention on Web Site Home Page
Recognition in newspapers and in event program listed according to level**

3 Paw Gold Level with sponsorship/donation of \$2000.00 to 2999.99

**Opportunity to place Banner close to Start/Finish Line
Acknowledgement on Sponsorship Page on Web Site listed according to
Level
Recognition in newspapers and in event program listed according to level**

2 Paw Silver Level with sponsorship/donation of \$1000.00 to \$1999.99

**Acknowledgement on sponsorship page on Web Site listed according to level
Recognition in newspapers and in event program listed according to level**

1 Paw Silver Level with sponsorship/donation of \$500.00 to \$999.99

**Acknowledgement on Sponsorship Page on Web Site listed according to level
Recognition in newspapers and in event program listed according to level**

Tail Waggers Level with sponsorship/donation of less than \$500.00

All receipted amounts received with thanks and recognized in newspapers after event

- (4) At least two (2) working days before a regular meeting of a Primary Committee, the Corporate Administrator must deliver a copy of the agenda to each member electronically to each member of Council's City email box.
- (5) At least 24 hours before:
 - (a) a special meeting of a Primary Committee; or
 - (b) a meeting of a Secondary Committee

the Corporate Administrator must give advance public notice of the time, place and date of the meeting by way of a notice posted in the posting locations.

PART 7 - OTHER MATTERS REGARDING MEETINGS

13. Meetings Outside Municipality

- (1) A meeting may be held outside the Municipality if the Council passes a resolution to that effect.

14. Attendance of Public at Meetings

- (1) Subject to sections 90 and 133 of the Act, all Council meetings must be open to the public.
- (2) Where Council wishes to close a meeting to the public, it may do so by adopting a resolution in accordance with section 92 of the Act.
- (3) This section applies to meetings of bodies referred to in section 145 of the Act, including, without limitation:
 - (a) Primary, select or standing committees of Council;
 - (b) The board of variance;
 - (c) The court of revision;
 - (d) An advisory committee, or other advisory body, established by Council under the Act, or any other legislation.

15. Participation of Public at Council/Primary Committee Meetings

- (1) The public may participate in the Question Period portion of Primary Committee meetings in accordance with the rules and procedures established by resolution of Council from time to time.
- (2) From the close of nominations preceding a general local election or by-

election, the Petitions and Delegations portion of regular Council meetings and Primary Committee meetings shall be suspended until the meeting of Council following the election unless the delegation is representing an Advisory Committee to Council.

16. Improper Conduct

- (1) No member or person attending the meeting may interrupt a member who is speaking, except that a Councillor may raise a point of order.
- (2) No member or person attending the meeting may cause a disturbance, disrupt or in any manner delay the conduct of business at a meeting.
- (3) No member or person permitted or invited to speak on any matter coming before the Council or a committee may use rude or offensive language or, by tone or manner of speaking, express a point of view or opinion or make a allegation which, directly or indirectly, reflects upon the public conduct or private character of any person.

16.1 Removal of Those Behaving Improperly

- (1) The Mayor or other person presiding may expel from a meeting of Council any person he or she considers guilty of improper conduct.
- (2) If a person resists or disobeys an order of the Mayor or other person presiding to leave a meeting of Council, that person may be removed by the Corporate Administrator, or, if necessary, by a peace officer at the direction of the Mayor or other person presiding.
- (3) In addition to its application to Council meetings, the ability of the person presiding to expel persons he or she considers guilty of improper conduct also applies to meetings of the following:
 - (1) Primary, select or standing committees of Council;
 - (2) The board of variance;
 - (3) The court of revision;
 - (4) An advisory committee, or other advisory body, established by Council under the Act, or any other legislation.

17. Adjournment of Meeting

- (1) The Council may at any time by resolution adjourn any meeting to a date, time and location specified in the resolution.

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Lynne Burch
Date: September 15, 2011
From: Wayne Kopan, Environmental & Building Construction Services

MEMO

RE: Carbon Neutral Reporting

Over the past 3 years the City of Grand Forks has been working towards our Carbon Neutral targets, and to date the City has been making small but steady strides forward. This progress can be attributed to the improvements such as:

- Upgrading heating and cooling systems in our buildings
- New roofs on our buildings utilizing the reflective white roof systems
- Upgrades to higher R value insulated bay doors at the Public Works Yard
- New fuel efficient equipment purchases

In 2008 through 2010 the City's Carbon Neutral Report shows a steady decline in energy consumption and Green House Gases output.

| | ENERGY (as GJ) | GHG Emissions (as CO ₂ e) | Estimate Value (\$) |
|------|-------------------|---|--------------------------|
| 2008 | 12298 | 415 | \$255,400 |
| 2009 | 11566 | 378 | \$230,171 |
| 2010 | 10485 | 324 | \$208,947 |

(See attached Carbon Neutral Documents)

In 2011, the City has added a Flex Fuel vehicle and a Hybrid vehicle to our fleet, and we are removing 3 fuel consuming vehicles from service. We have recently completed more bay door replacements at the Public Works Yard. The City has completed the installation of the Solar Hot Water supply in the campground.

Projects planned for 2012 will see the City working with Fortis on a plan for Energy Efficient Light in our Municipal Buildings. The City is also setting a plan in place to move forward with LED Street Lighting Program and continued improvements to the City's Fleet. (Hybrids and energy efficient vehicles)

Respectfully Submitted:



Wayne Kopan

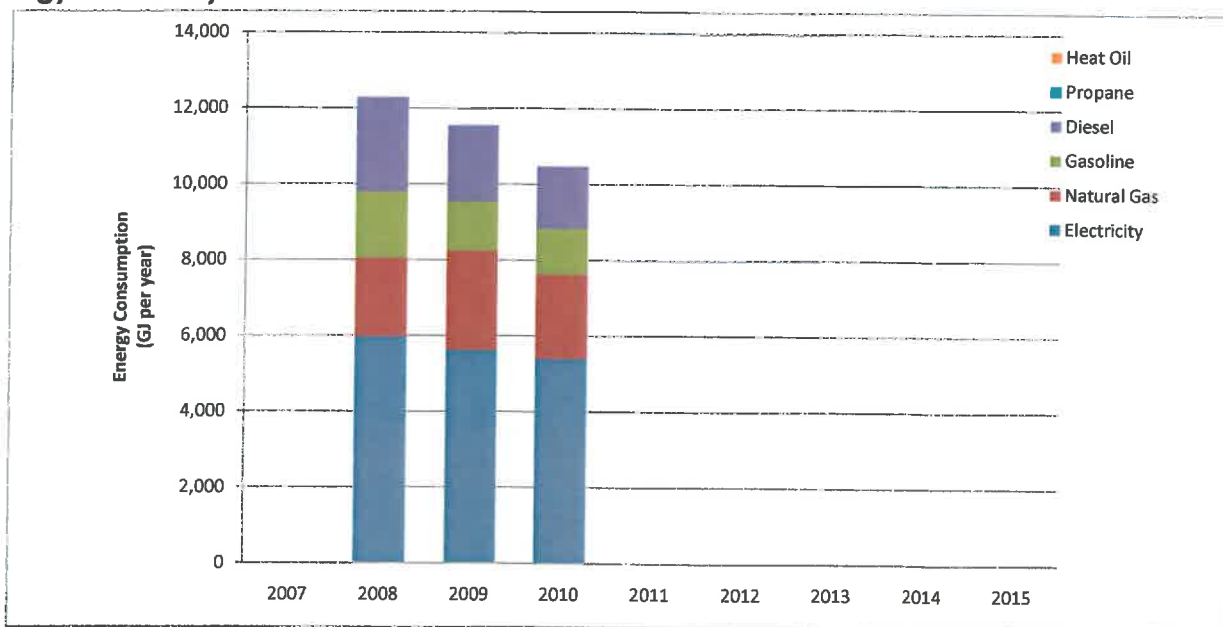
Manager of Environmental & Building Construction Services

3.3 Historical Profile

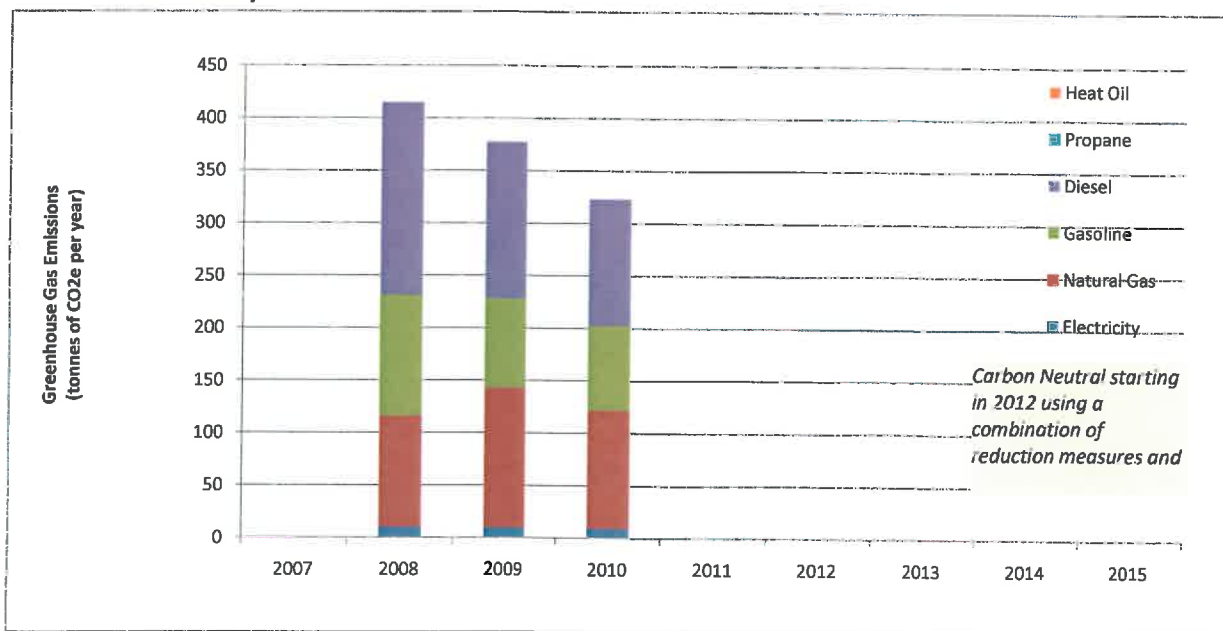
Tracking Reductions Over Time

Over several years, the inventory can become a mechanism for tracking changes in energy use and GHG emissions.

Energy Use History



GHG Emissions History



3.1 Energy and GHG Emissions: Tabulation 2008 Year

Inventory Summary

A summary of the operations energy consumption is shown in Table 1. The energy consumption and GHG emissions are broken down by the type of fuel and end use in Figures 1 and 2.

Table 1: Corporate Energy and Greenhouse Gas Summary 2008

| End-Use | Energy | Units of Purchase | Energy (In units purchased) | Energy (as GJ) | GHG Emissions (as CO ₂ e) | Approximate Retail Value (\$) |
|--------------------------------|-------------|-------------------|-----------------------------|----------------|--------------------------------------|---------------------------------|
| Buildings | Electricity | kWh | 333,777 | 1,202 | 2 | \$23,364 |
| | Natural Gas | GJ | 1,568 | 1,568 | 80 | \$18,811 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Community / Recreation Centres | Electricity | kWh | 1 | 0 | 0 | \$0 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Fire Halls | Electricity | kWh | 103,326 | 372 | 1 | \$7,233 |
| | Natural Gas | GJ | 467 | 467 | 24 | \$5,609 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Solid Waste Management | Electricity | kWh | 0 | 0 | 0 | \$0 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Parks | Electricity | kWh | 4,976 | 18 | 0 | \$348 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Water / Sewer | Electricity | kWh | 970,154 | 3,493 | 6 | \$67,911 |
| | Natural Gas | GJ | 40 | 40 | 2 | \$482 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Lighting | Electricity | kWh | 81,385 | 293 | 0 | \$5,697 |
| Fleet | Gasoline | L | 48,373 | 1,741 | 115 | \$48,373 |
| | Diesel | L | 65,902 | 2,504 | 184 | \$65,902 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Biodiesel | L | 0 | 0 | 0 | \$0 |
| Supported Facilities | Electricity | kWh | 160,106 | 576 | 1 | \$11,207 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Unclassified Accounts | Electricity | kWh | 6,600 | 24 | 0 | \$462 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Total | | | | 12,298 | 415 | \$255,400 |

NB Values may not sum precisely due to rounding.

3.1 Energy and GHG Emissions: Tabulation 2009 Year

Inventory Summary

A summary of the operations energy consumption is shown in Table 1. The energy consumption and GHG emissions are broken down by the type of fuel and end use in Figures 1 and 2.

Table 1: Corporate Energy and Greenhouse Gas Summary 2009

| End-Use | Energy | Units of Purchase | Energy (in units purchased) | Energy (as GJ) | GHG Emissions (as CO ₂ e) | Approximate Retail Value (\$) |
|--------------------------------|-------------|-------------------|-----------------------------|----------------|--------------------------------------|-------------------------------|
| Buildings | Electricity | kWh | 374,082 | 1,347 | 2 | \$26,186 |
| | Natural Gas | GJ | 2,061 | 2,061 | 105 | \$24,730 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Community / Recreation Centres | Electricity | kWh | 1 | 0 | 0 | \$0 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Fire Halls | Electricity | kWh | 96,436 | 347 | 1 | \$6,751 |
| | Natural Gas | GJ | 515 | 515 | 26 | \$6,185 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Solid Waste Management | Electricity | kWh | 0 | 0 | 0 | \$0 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Parks | Electricity | kWh | 5,124 | 18 | 0 | \$359 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Water / Sewer | Electricity | kWh | 815,253 | 2,935 | 5 | \$57,068 |
| | Natural Gas | GJ | 41 | 41 | 2 | \$487 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Lighting | Electricity | kWh | 81,390 | 293 | 0 | \$5,697 |
| Fleet | Gasoline | L | 35,717 | 1,286 | 85 | \$35,717 |
| | Diesel | L | 53,615 | 2,037 | 150 | \$53,615 |
| | Propane | L | 107 | 3 | 0 | \$86 |
| | Biodiesel | L | 0 | 0 | 0 | \$0 |
| Supported Facilities | Electricity | kWh | 183,286 | 660 | 1 | \$12,830 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Unclassified Accounts | Electricity | kWh | 6,600 | 24 | 0 | \$462 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Total | | | | 11,566 | 378 | \$230,171 |

NB Values may not sum precisely due to rounding.

3.1 Energy and GHG Emissions: Tabulation 2010 Year

Inventory Summary

A summary of the operations energy consumption is shown in Table 1. The energy consumption and GHG emissions are broken down by the type of fuel and end use in Figures 1 and 2.

Table 1: Corporate Energy and Greenhouse Gas Summary 2010

| End-Use | Energy | Units of Purchase | Energy (in units purchased) | Energy (as GJ) | GHG Emissions (as CO ₂ e) | Approximate Retail Value (\$) |
|--------------------------------|-------------|-------------------|-----------------------------|----------------|--------------------------------------|-------------------------------|
| Buildings | Electricity | kWh | 378,666 | 1,363 | 2 | \$26,507 |
| | Natural Gas | GJ | 1,774 | 1,774 | 90 | \$21,288 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Community / Recreation Centres | Electricity | kWh | 2 | 0 | 0 | \$0 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Fire Halls | Electricity | kWh | 82,230 | 296 | 0 | \$5,756 |
| | Natural Gas | GJ | 414 | 414 | 21 | \$4,970 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Solid Waste Management | Electricity | kWh | 0 | 0 | 0 | \$0 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Parks | Electricity | kWh | 1,114 | 4 | 0 | \$78 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Water / Sewer | Electricity | kWh | 839,838 | 3,023 | 5 | \$58,789 |
| | Natural Gas | GJ | 21 | 21 | 1 | \$254 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Lighting | Electricity | kWh | 81,388 | 293 | 0 | \$5,697 |
| Fleet | Gasoline | L | 33,830 | 1,218 | 81 | \$33,830 |
| | Diesel | L | 43,420 | 1,650 | 121 | \$43,420 |
| | Propane | L | 107 | 3 | 0 | \$86 |
| | Biodiesel | L | 0 | 0 | 0 | \$0 |
| Supported Facilities | Electricity | kWh | 112,667 | 406 | 1 | \$7,887 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Unclassified Accounts | Electricity | kWh | 5,500 | 20 | 0 | \$385 |
| | Natural Gas | GJ | 0 | 0 | 0 | \$0 |
| | Propane | L | 0 | 0 | 0 | \$0 |
| | Heating Oil | L | 0 | 0 | 0 | \$0 |
| Total | | | | 10,485 | 324 | \$208,947 |

NB Values may not sum precisely due to rounding.

From:  "Hopp, Dayle" <Dayle.Hopp@bchydro.com>

Tue, Sep 27, 2011 11:38:40 AM 

Subject: BC Hydro Thompson/Okanagan/Columbia Annual Report

Bcc:  Info City of Grand Forks

Attachments:  Attach0.html

 BC Hydro TOC Annual Report.pdf

RECEIVED

SEP 28 2011

THE CORPORATION OF
THE CITY OF GRAND FORKS

5K
1.6M

For your information, please see our September 2011 BC Hydro Annual Report attached.

Dayle Hopp

BC Hydro

Public Affairs Research Assistant - Vernon

Thompson / Okanagan / Columbia

Phone: (250) 549-8581 Fax: (250) 549-8659

E-mail: dayle.hopp@bchydro.com

FILE CODE

WEYBY- Annual Report

THOMPSON/OKANAGAN/COLUMBIA COMMUNITY RELATIONS 2011 ANNUAL REPORT

Mica Dam Spillway Construction, 1970
Photograph by Robert Bitner

MESSAGE FROM DAVID COBB



For 50 years, BC Hydro has provided reliable, clean electricity to power our economy and create jobs throughout British Columbia. While we have a proud history of building this impressive electrical system, we must also continue planning for its future.

Demand for electricity is growing, by as much as 40 per cent over the next 20 years—the equivalent of adding five cities the size of Vancouver to our grid. BC Hydro will meet two-thirds of future

electricity needs through conservation by 2020. For the remaining increased demand, BC Hydro will invest more than \$6 billion to renew and replace aging generating, transmission and distribution equipment.

We have taken big steps on important projects such as the Smart Metering & Infrastructure Program that is part of the new global standard for electricity service, giving our customers more choices, faster restoration of outages, and reduced costs. Other examples include the Ruskin Dam upgrade, the Vancouver City Central Transmission project, the Northwest Transmission Line, additional generating capacity at our Mica Dam, and many more.

BC Hydro is also working with the Province to become one of the most efficient utilities in Canada or the United States. We are committed to keeping rates among the lowest in North America as we balance the need to invest in our infrastructure. We will help deliver on this promise by following through on the results of our own internal review and that of the Provincial Government. This will lead to a new Integrated Resource Plan in 2012 and a three-year Revenue Requirements Application later this year.

Part of moving forward is making sure that we hear from our communities. On behalf of all of us at BC Hydro, I would like to thank you and your constituents for taking the time to provide us with your feedback on topics such as the development of boat ramps in BC Hydro reservoirs, integrated resource planning and various generation, transmission and distribution projects. Your insights and perspectives are invaluable.

David Cobb, President and CEO

REVIEW OF BC HYDRO HIGHLIGHTS

In August, 2011 the BC Government announced the outcome of its review of BC Hydro which provided a fresh and independent look at our expenditures and the way we conduct our business. The goal was to reduce the impact of rate increases on our customers while continuing to invest in our province's electricity infrastructure.

- The proposed rate increase will be reduced from 32 per cent over three years to about 16 per cent over three years:
 - > 8 per cent (2011/12)
 - > 3.9 per cent (2012/13)
 - > 3.9 per cent (2013/14).

For the average residential customer, this means a bill increase of approximately \$4.00 per month.

- BC Hydro will decrease expenditures by more than \$800 million over three years in the areas of operating costs including a downsized workforce, deferred capital expenditures, updated trade income forecasts and changing the amortization period for energy conservation programs.
- BC Hydro's capital investment plan to improve and replace aging facilities that were built primarily between 1950 and 1980 was endorsed, including our ongoing focus on conservation through Power Smart and implementation of new, updated meters throughout the province.

SMART METER IMPLEMENTATION

Like many other utilities around the world, BC Hydro is modernizing the electrical grid and metering systems.

Smart meters will ensure a more sustainable energy future for BC by:

- helping keep power rates among the lowest in North America;
- giving customers more choices to conserve and reduce electricity use; and
- instantly telling BC Hydro when there's a power outage, so that power can be restored as quickly as possible.

Starting in July 2011, BC Hydro began upgrading homes and businesses with new smart meters. Customers will receive advance notification that smart meters are coming to their community. In most cases smart meter exchanges will take less than ten minutes. Customers will not need to be home so long as BC Hydro has safe, clear access to their meter.

For more information on smart meter exchanges in your community please visit bchydro.com/smartmeterinstall or contact your local Community Relations Manager.

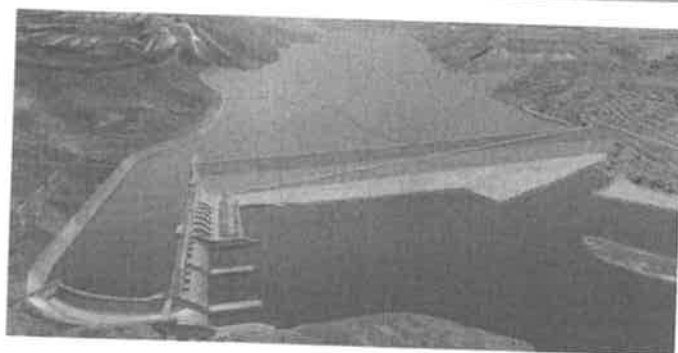


PLANNING FOR FUTURE ELECTRICITY NEEDS

BC Hydro is consulting First Nations, the public and stakeholders as we establish our plan for meeting future growth in demand for electricity. BC Hydro recently completed its first phase of consultation gathering input into the development of its draft Integrated Resource Plan (IRP).

From March to April 2011, BC Hydro asked British Columbians to consider topics related to conservation, electricity generation and transmission, as well as the potential for electrification (switching from other fuel sources to electricity), and market opportunities to export power. You can read about these consultation topics and the input we received on BC Hydro's website at bchydro.com/irp.

Input received through consultation is being considered along with technical, financial, environmental and economic development input as BC Hydro evaluates options and drafts the IRP. In a second round of consultation, BC Hydro will seek feedback on the draft plan. If you would like to participate in consultation on the IRP and be notified when dates and locations have been set, please visit our website to sign up for our mailing list bchydro.com/irp.



Artist rendering of the upgraded design for the proposed Site C Clean Energy Project.

SITE C ENVIRONMENTAL ASSESSMENT

BC Hydro initiated the environmental assessment process for Site C in May 2011 with the filing of a project description report (PDR) to federal and provincial environmental assessment agencies. The PDR described key upgrades to the historic project design, including improved foundation stability, greater seismic protection, enhanced spillway safety, and additional generating capacity.

In August 2011, the PDR was accepted by the agencies, which formally starts the environmental assessment process. The specific process will be defined by the agencies this fall. The environmental assessment will be rigorous and independent, and will involve detailed effects assessments, including dozens of studies regarding land, water, wildlife and agriculture. There will be multiple opportunities for consultation and input by the public, First Nations, communities and stakeholders.

For more information about the Site C project go to bchydro.com/sitec

CAPITAL PROJECTS

Duck Lake Project

BC Hydro is very pleased to have recently completed the complex Duck Lake Interconnection Project which will benefit BC Hydro customers in Lake Country and on portions of Westside Road.

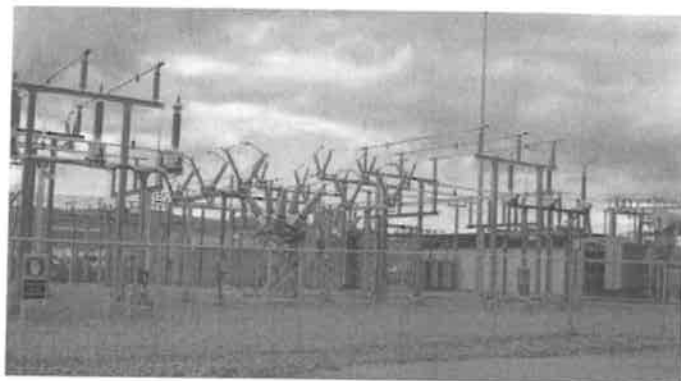
The Duck Lake project involves connecting BC Hydro's Lake Country and Westside Road customers to FortisBC's new Duck Lake Substation via Beaver Lake Road. Prior to the completion of the project the area was served by BC Hydro's aging Woods Lake Substation which got its power from a single power line running 30 kilometres from Vernon.

That system was vulnerable not only because it was aging but also because of the distance the line must travel and the fact that geography required the line to be immediately beside the roadway. As well, because of all the recent growth in Lake Country the electrical infrastructure was reaching capacity. The Duck Lake Interconnection Project will solve all of these issues.

Getting power from the Fortis substation will eliminate the 30 kilometre vulnerable power line because the substation is just next door to Lake Country. Another benefit, the Duck Lake substation is brand new, so BC Hydro customers who were served by infrastructure which was at 'end of life' are now served by some brand new equipment. As well, the new infrastructure allows BC Hydro to bring more power to the area to meet those growing demands of Lake Country and north Westside Road.



Lake Country formerly served by this aging power line from Vernon.



Lake Country now served via FortisBC's new Duck Lake Substation.

Seymour Arm Series Capacitor Station project (SASC)

To reliably deliver the additional electrical generation at Mica, a series capacitor station is required to increase the capacity of the transmission lines that connect Mica to the rest of BC Hydro's system.

A capacitor station is a facility in which electricity from high voltage transmission lines moves through a series of devices called capacitors. These capacitors can store electrical charges which maintain voltage levels in power lines for greater system stability and improved electrical system efficiency and capacity.

The capacitor station will be located approximately 10 kilometres from Seymour Arm, near the midpoint of the existing 500 kilovolt transmission lines that connect Mica to Nicola Substation. The station will require an approximately 3 to 4 hectare site underneath and adjacent to the existing 500 kilovolt transmission lines located north of Seymour Arm.

The capacitor station needs to communicate with the BC Hydro control system via a directional microwave radio signal. It was initially planned to install a passive reflector, which is a

billboard like structure, on a site near the station. Further testing has revealed a microwave repeater is required rather than a reflector. The repeater will be built adjacent to an existing telecommunication tower on Aline Hill, east of Eagle Bay. By locating next to an existing telecommunication site we will eliminate the need for access road construction and will make use of an existing low voltage powerline to power the repeater. This location reduces the potential environmental impacts by minimizing new access and power requirements.

The SASC project is on schedule for a spring 2012 construction start. Project definition and preliminary engineering has been completed and some clearing and site preparations are scheduled for fall 2011. The target in-service date for the SASC Project will coincide with the in-service date for Mica Unit 5, which is planned for 2014.

Mica Units 5 and 6 Project

To ensure the province of B.C. continues to have the electricity it needs and in support of the Clean Energy Act, BC Hydro started on-site work at Mica Generating Station in May 2011 to install two additional generating units into existing turbine bays.

Each unit will add approximately 500 megawatts of capacity to BC Hydro's system, bringing the total capacity at Mica to 2,805 megawatts. This capacity addition to our generating system is cost-effective, has a low environmental impact, and will improve system reliability and system operations.

By adding capacity BC Hydro will have more electricity available when BC's families need it most, at peak times like those cold, dark winter nights. BC Hydro is working towards an in-service date of 2014 for Mica Unit 5 and 2015 for Mica Unit 6.

This is a major project which is expected to create 800 person years of employment over the next four years. Each new 155 tonne turbine is being manufactured in Germany by Andritz Hydro.



Two empty bays at Mica Generating Station that will house the new 5th and 6th Mica generating units being installed by the Mica Units 5 and 6 Project.

Spillway Gate Improvements at Duncan Dam and Hugh L. Keenleyside Dam

Spillway gates in BC Hydro dams act as movable water barriers, impounding and controlling the amount of water that can be discharged from the reservoir. These gates are critical components of any dam and are generally used in times of flood when high inflows exceed the ability of generating units to use all of the water.

The Spillway Gate Reliability Upgrade Program was created to put in place the equipment and procedural improvements needed to ensure that the spillway gates at all BC Hydro sites can operate reliably as needed.

Improvements at Duncan Dam

Duncan Dam will require a combination of replacement, refurbishment, and the addition of new equipment on the spillway and low-level outlet gates. The scope of work includes rock slope stabilization above the spillway, minor modifications to the spillway gates, replacement of the hoist towers and hoists and installation of backup power supplies for the spillway gates.

Execution of this work at Duncan Dam will enhance BC Hydro's ability to safely manage flood waters and will help to consistently maintain the flow requirements of the Duncan Dam Water Use Plan.

The Project commenced construction in May 2011, and the in-service date is scheduled for the end of June 2012. Stabilization of the rock slope above the spillway gates took place in May and June, and work on spillway gates 1 and 2 is scheduled to begin this September.



Spillway Gates improvement at Hugh L. Keenleyside

Improvements at Hugh L. Keenleyside Dam

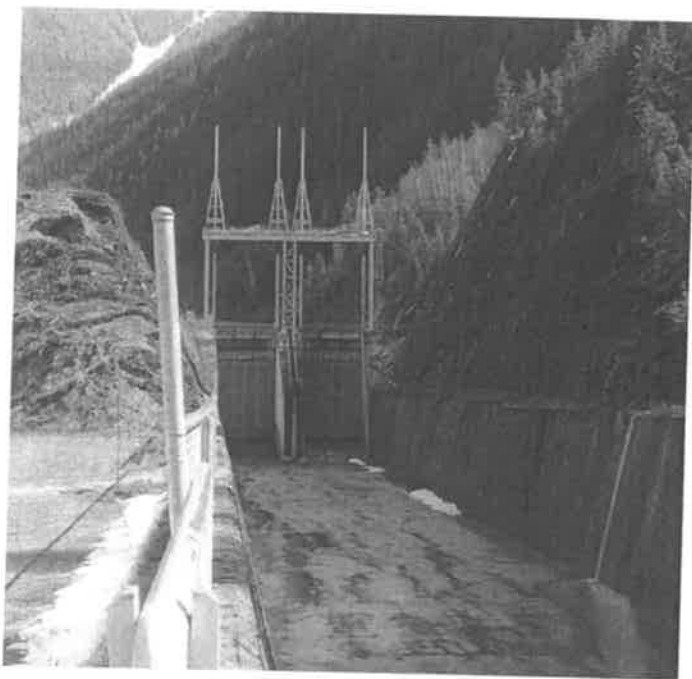
The Hugh L. Keenleyside Dam project will complete a combination of replacement and refurbishment as well as the addition of new equipment on the spillway and low-level outlet gates.

The scope of work includes upgrading the mechanical components, electrical power systems and the protection and control systems at the facility. Execution of this work at the Hugh L. Keenleyside Dam will enhance BC Hydro's ability to safely manage flood waters and will help to consistently maintain the flow requirements of the approved Water Licence for the Columbia River at the Hugh L. Keenleyside Dam. All project work will take place within the terms of the Columbia Water Use Plan.

This work has been planned so that there are no Arrow Lakes Reservoir drawdowns required. Environmental management plans will be in place for all construction activities, and all Water License Requirements will be met.

Throughout the course of this project, communities around the dam will experience temporary road closures during phases of work to ensure public and employee safety. BC Hydro will advertise and provide as much notice as possible in advance of these road closures.

The Project is scheduled to be in-service in 2014.



Spillway Gates improvement at Duncan Dam

GRANTS-IN-LIEU

BC Hydro pays net property tax and grant payments to local government. The grant program is a Provincial Government initiative and the amounts paid are dictated under the current legislation. Listed below are the grants paid to each community in the Thompson/Okanagan/Columbia region as at June 30, 2011.

| MUNICIPALITY/DISTRICT | SCHOOL TAXES | GRANTS | OTHER TAXES | TOTAL PAYMENTS |
|---|--------------|--------------|-------------|----------------|
| Armstrong, City of | 41,903.79 | 36,446.93 | 585.20 | 78,937.92 |
| Ashcroft, Village of | 12,436.20 | 16,128.95 | 0.00 | 28,565.15 |
| Barriere, District of | 30,630.84 | 18,588.57 | 0.00 | 49,219.41 |
| Cache Creek, Village of | 12,375.42 | 13,768.23 | 0.00 | 26,143.65 |
| Castlegar, City of | 4,540.80 | 54,754.28 | 0.00 | 59,295.08 |
| Central Kootenay, Regional District of | 0.00 | 627,953.00 | 0.00 | 627,953.00 |
| Chase, Village of | 21,491.22 | 25,158.42 | 0.00 | 46,649.64 |
| Clearwater, District of | 205,197.05 | 14,056.77 | 80.00 | 219,333.82 |
| Clinton, Village of | 7,454.67 | 19,258.89 | 0.00 | 26,713.56 |
| Coldstream, District of | 70,218.00 | 62,226.16 | 0.00 | 132,444.16 |
| Columbia-Shuswap, Regional District of | 0.00 | 1,183,419.00 | 0.00 | 1,183,419.00 |
| Enderby, City of | 10,250.70 | 17,251.40 | 0.00 | 27,502.10 |
| Kamloops, City of | 636,713.55 | 905,191.77 | 213.19 | 1,542,118.51 |
| Kelowna, City of | 2,129.10 | 6,327.70 | 0.00 | 8,456.80 |
| Kootenay Boundary, Regional District of | 0.00 | 1,039,009.00 | 0.00 | 1,039,009.00 |
| Lake Country, District of | 107,363.04 | 112,650.15 | 150.00 | 220,163.19 |
| Logan Lake, District of | 13,459.86 | 324,692.05 | 0.00 | 338,151.91 |
| Lumby, Village of | 7,924.20 | 13,626.72 | 0.00 | 21,550.92 |
| Lytton, Village of | 2,763.60 | 4,455.64 | 0.00 | 7,219.24 |
| Merritt, City of | 61,011.45 | 133,826.09 | 385.00 | 195,222.54 |
| Nakusp, Village of | 25,829.37 | 34,007.23 | 0.00 | 59,836.60 |
| Nelson, City of | 2,713,722.66 | 328,869.29 | 0.00 | 3,042,591.95 |
| New Denver, Village of | 2,552.10 | 5,313.88 | 0.00 | 7,865.98 |
| Peachland, District of | 25,619.70 | 25,320.86 | 0.00 | 50,940.56 |
| Revelstoke, City of | 657,972.40 | 2,164,152.11 | 140.00 | 2,822,264.51 |
| Salmon Arm, City of | 222,474.72 | 181,678.73 | 4,352.46 | 408,505.91 |
| Sicamous, District Municipality | 35,505.21 | 39,144.27 | 0.00 | 74,649.48 |
| Silverton, Village of | 1,226.18 | 1,965.37 | 0.00 | 3,231.55 |
| Spallumcheen, Township of | 158,921.10 | 62,181.11 | 0.00 | 221,102.21 |
| Valermount, Village of | 11,906.43 | 247,300.55 | 0.00 | 259,206.98 |
| Vernon, City of | 622,539.60 | 620,136.59 | 934.83 | 1,243,611.02 |
| West Kelowna (Westside), District of | 230,664.48 | 213,970.42 | 0.00 | 444,634.90 |

RELIABILITY PERFORMANCE

BC Hydro recognizes how important the reliable supply of electricity is to our customers. By continuing to invest in our electrical system, we expect to see enhanced levels of reliability for our customers.

In 2010, the BC Hydro average interruption duration per customer was 2.78 hours compared to 2009, which was 2.5 hours. The average number of interruptions per customer in 2010 was 1.89 compared to 2009, which was 1.77.

With the significant improvements and capital projects work currently underway, the following statistics may appear greater in comparison to previous years where fewer planned outages occurred. As we continue to improve, reinforce and maintain the electrical system over the next several years, planned outages will continue to be scheduled when needed and the statistics will reflect this activity. Planned outages can dramatically affect the duration of power interruptions experienced by customers. Weather conditions can also affect reliability performance.

The information below provides some comparisons for the Thompson/Okanagan/Columbia region for 2009 and 2010.

2009

| BC HYDRO DISTRICT | AVERAGE CUSTOMER INTERRUPTION DURATIONS (HOURS) | AVERAGE NUMBER OF INTERRUPTIONS PER CUSTOMER |
|-------------------|---|--|
| Cache Creek | 1.33 | 8.86 |
| Kamloops | 2.04 | 2.07 |
| Nakusp | 3.51 | 4.02 |
| Revelstoke | 3.76 | 0.69 |
| Salmon Arm | 2.73 | 5.43 |
| Valemount | 4.23 | 12.81 |
| Vernon | 2.29 | 1.96 |

2010

| BC HYDRO DISTRICT | AVERAGE CUSTOMER INTERRUPTION DURATIONS (HOURS) | AVERAGE NUMBER OF INTERRUPTIONS PER CUSTOMER |
|-------------------|---|--|
| Cache Creek | 2.14 | 2.34 |
| Kamloops | 1.94 | 2.12 |
| Nakusp | 4.19 | 5.31 |
| Revelstoke | 1.18 | 3.01 |
| Salmon Arm | 2.39 | 5.20 |
| Valemount | 3.97 | 6.07 |
| Vernon | 2.65 | 2.44 |

COMMUNITY INVESTMENT AND OUTREACH

BC Hydro is committed to sustainability for generations, and to support and strengthen the communities we serve. Through our donations and sponsorships we commit to organizations that are active in our key funding areas: Environmental Sustainability, Youth and Lifestyle and Community Leadership. Applications meeting our criteria are accepted online and the application and criteria can be found at bchydro.com/community/community_investment.html. Organizations are also welcome to contact Dayle Hopp for more information, at 250 549 8581 or dayle.hopp@bchydro.com.

The Thompson/Okanagan/Columbia region managed a donation and sponsorship budget of \$125,000 for fiscal year 2009/2010. Listed are some organizations within the Thompson/Okanagan/Columbia area that BC Hydro has supported this year.

| APPLICANT | COMMUNITY | DONATION/ SPONSORSHIP |
|--|----------------|-----------------------|
| Castlegar Festivals Society | Castlegar | \$3,000 |
| Castlegar & District Chamber of Commerce | Castlegar | \$1,500 |
| Nakusp Roots Music Society | Nakusp | \$5,000 |
| Spences Bridge Community Club | Spences Bridge | \$500 |
| Thompson Okanagan Local Government Association | Kamloops | \$2,000 |
| Lumby Days Society | Lumby | \$3,000 |
| Enderby & District Chamber of Commerce | Enderby | \$2,000 |
| 1st Robson Cub-Scouts | Castlegar | \$500 |
| West Kootenay Branch of APEGBC (The Association of Professional Engineers and Geoscientists of British Columbia) | Trail | \$500 |
| BC Wildlife Federation | Chase | \$500 |
| Community Safety Net | Castlegar | \$2,000 |



BC HYDRO COMMUNITY RELATIONS

If you have questions or concerns, please contact:

Vernon Office:

Dag Sharman
Manager, Thompson/Okanagan/
Columbia Community Relations
250 549 8531
dag.sharman@bchydro.com

Gene Bryant
Public Affairs Coordinator
250 549 8550
gene.bryant@bchydro.com

Dayle Hopp
Public Affairs Research Assistant
250 549 8581
dayle.hopp@bchydro.com

Revelstoke Office:

Jen Walker-Larsen
Stakeholder Engagement Advisor
250 814 6645
jennifer.walker-larsen@bchydro.com

Castlegar Office:

Mary Anne Coules
Stakeholder Engagement Advisor
250 365 4565
maryanne.coules@bchydro.com

To report a power outage call:
1 888 POWERON (1 888 769 3768) or
*HYDRO (*49376) from your cell.

REGENERATION

For 50 years, BC Hydro has been providing clean, reliable electricity to our customers. B.C. continues to grow and so has our need for power. Today, we are planning for the next 50 years by investing in new projects, upgrading existing facilities and working with customers to conserve energy through Power Smart.

Learn more at bchydro.com/regeneration

BC Hydro
REGENERATION



Please see the information below sent on behalf of Columbia Mountains Institute of Applied Ecology regarding their upcoming conference **Urban Wildlife: Challenges and Management**. For more information please contact:

Jackie Morris, Executive Director
Columbia Mountains Institute of Applied Ecology
Box 2568, Revelstoke BC, Canada V0E 2S0
Phone and Fax: 250-837-9311
office@cmiae.org | www.cmiae.org

Columbia Mountains Institute of Applied Ecology

Call for Presentations, Posters, and Field Trips

Urban Wildlife: Challenges and Management
April 18-19, 2012
Rocky Mountain Prestige Inn, Cranbrook BC

Please read our [submission guidelines](#).
Submissions are due November 30, 2011

Conference description

Wildlife numbers are increasing within many British Columbia municipalities, leading to more interactions with humans and our infrastructure. Interactions can lead to property damage, public safety issues, public health concerns, impacts on biodiversity, and death or suffering of wildlife. Deer, elk, coyotes, moose, geese, raccoons, bears, and other animals can become more than a nuisance, putting themselves and humans at risk. Through a combination of presentations, posters, and field trips, this conference will address the environmental, social, and economic issues related to wildlife in urban settings.

Who is this conference for?

We anticipate a multidisciplinary group of people: provincial, regional district, and municipal staff; biologists; resource managers; First Nations; academics; industry, stewardship groups; and others with an interest in human-wildlife interactions.

We request presentations, posters, and field trips on the following topics:

- Why do urban wildlife problems develop?
- How can problems be avoided or mitigated?
- How can communities decide when to act, and how would success be defined?
- What decision support tools and guidelines are available?
- What species are at issue in various parts of the province?
- Are there threats to biodiversity?
- Are there economic impacts because of urban wildlife problems?
- What are the implications for human health and safety?
- What is there to know about the human dimension of urban wildlife problems?
- What can we learn from the success of programs such as Bear Aware?

- What can we learn from the success of programs in other jurisdictions?
- What happens when the community is in or near a protected area?
- Do wildfire prevention activities near urban centres alter ungulate behaviours and movements?
- How can land use patterns such as wildlife corridors be managed to reduce problems?
- How is managing wildlife in an urban area linked to managing wildlife in adjacent rural agricultural lands?

And - Have you had positive experiences with urban wildlife? We'd like to hear about that, too!

We welcome your suggestions for presentations and posters on related topics not listed here.

Submit your presentation abstract before November 30, 2011

Submission guidelines for presentations, posters, and field trips are available here.

1. PowerPoint presentations**

If you would like to offer a 15 minute MS PowerPoint presentation, please send a title, an abstract, and your full contact information to the Columbia Mountains Institute before November 30. Longer presentations may be accommodated with advanced planning. There will be time for a few questions after your presentation. You are welcome to “back up” your presentation with a poster, i.e. if you have data or other details that people will want to examine closely.

**** NOTE:** If you are selected to be a presenter, you will need to provide a text summary (not PowerPoint slides) of your presentation for the conference proceedings, before the conference. A description of what is required is here. Presenters of PowerPoint presentations can attend with a reduced registration fee (one presenter per presentation at the reduced rate).

2. Posters and displays

Posters and displays about your projects are welcome. You are required to send a title, and an abstract or description of your initiative, at least one month before the conference. Your abstract will be included in the conference proceedings.

3. Field trips

Field trip suggestions are welcome. Please send your description by November 30. Field trips are usually held on the second afternoon of the conference, although longer field trips can be offered before or after the conference. Your field trip description will be included in the conference proceedings. Late offers of field trips will be considered (by March 15).

Our conference partners

CMI is pleased to work with our conference sponsors, who are providing cash or in-kind support.

[BC Ministry of Forests, Lands, and Natural Resource Operations](#)

[BC SPCA](#)

[Creston Valley Wildlife Management Area](#)

[FORREX](#)

[Interior Reforestation](#)

[Wildlife Collision Prevention Program, BC Conservation Foundation](#)

We will open for registrations in early January. **[Click here](#)** to be notified.

Questions? Please contact:

Jackie Morris, Executive Director
Columbia Mountains Institute of Applied Ecology
Box 2568, Revelstoke BC, Canada V0E 2S0
Phone and Fax: **[250-837-9311](tel:250-837-9311)**
office@cmiae.org | **www.cmiae.org**

MINUTES OF THE ENVIRONMENT COMMITTEE OF THE CITY OF GRAND FORKS
Held at the Regional District Board Room on September 16, 2011 at 11:00a.m.

Present: Chris Moslin, Chair
Cher Wyers, City of Grand Forks Councillor
Gene Robert, City of Grand Forks Councillor
Michele Caskey, B.C. Lung
Roy Ronaghan, Press
Paul Pinard, Volunteer
Alvin Boyer, Ministry of Forests
Mike Van Ek, Interfor
Jenny Coleshill, Granby Wilderness Society
Mona Mattei, Phoenix Foundation and Press

Absent: John Vere, RDKB, City Wood Stove Program
Irene Perepolkin, Area D Director
Cheryl Unger, Interior Health Authority
Chris Heffley, Boundary Agricultural Society
Peter Shilton, Roxul
Sally Garcelon, School District #51
Doug Zorn, G.F. Boundary Regional Agricultural Society
Paul Willis, MoE
Karin Bagn and Wonder Dog, Volunteer
Jennifer Wetmore, Selkirk College
Joe Mottishaw, Emcon
Grace McGregor, Area C Director
Larry Ballard, Ministry of Transportation

CALL TO ORDER, WELCOME AND REGRETS

Chris Moslin called the meeting to order at 11:10a.m. and welcomed all those present and read the list of non-attendees.

ADOPTION OF THE AGENDA

Add: Michele Caskey – New business – GF Fall Fair
Gene Robert – new business – ash from Roxul

Moved: MOSLIN/WYERS

RESOLVED THAT THE SEPTEMBER 16, 2011 AGENDA BE ADOPTED AS AMENDED. CARRIED.

ADOPTION OF THE MINUTES

Chris Moslin reviewed the action items in the June 17, 2011 Environment Committee's minutes and asked if they are any errors or omissions.

Moved: PINARD/CASKEY

RESOLVED THAT THE MINUTES OF THE JUNE 17, 2011 ENVIRONMENT COMMITTEE MEETING BE ADOPTED AS CIRCULATED.

CARRIED.

Chris spoke with regard to the Environment Committee budget dated August 31, 2011, and advised that the committee has spent approximately \$1,000 and that there is some money still in the budget to spend.

REPORT FROM THE AIR QUALITY SUB-COMMITTEE

Chris stated that this committee met on Sept 7 at City Hall and advised that the minutes in today's package are a draft version. One of the goals was to do a road dust study and do more work on the air quality plan. He advised that a letter was sent to Dr. Eleanor Setton from University of Victoria requesting the use of a nephelometer. She advised that she is waiting for Paul Willis to contact. Paul will return at the beginning of October. Her suggestion was to train someone locally to work it. It monitors road dust and wood smoke and it is available. The nephelometer is powered by a car battery while the operator sits in the car. Moslin advised that this instrument "sniffs" the air – it records information in real time and measures the density of the smoke and PM 2.5.

Michele advised if anyone is curious of what this instrument looks like, it is located on Eleanor Sutton's website. She advised that the website address is located in April 15th minutes in her report. She advised that you need three people in the car which consists of the operator of the instrument, a recorder and a driver.

Chris advised that included in the package is a letter from Jennifer Wetmore who is the new representative for Selkirk College. He advised that her letter does show some possibility of partnership with an environmental co-op student, but that the cost is more than anticipated. The letter advises that the City would apply for a summer student from fed Gov't, responsible for paying the wages of the student – try to get employment grants. Robert advised that Community Futures could help with the posting and search for the position. Moslin advised that the plan was to get the student to analysis and file reports. Cher advised that the Feds pay 80% and the City would contribute 20% to the wages – two thirds and one third ratios. Municipality would interview candidates to determine a successful student and would be an employee of the City.

He went on to say that Jennifer Wetmore could help in formulating a job description. Student needs to be in a post secondary program – summer contract position for a number of weeks.

.....

Gene spoke with regard to a dust concern on Riverside Drive – he advised that they were assured that the City would perform dust removal in this area, but it hasn't been done yet. Chris suggested that a good area would be to place this nephelometer by the Slag pile.

MOTION: ROBERT/CASKEY

RESOLVED THAT THE ENVIRONMENT COMMITTEE RECOMMENDS THAT THE CITY OF GRAND FORKS ADDRESS THE DUST CONTROL PROBLEM ON THE ALLEYS ALONG RIVERSIDE DRIVE.

CARRIED.

.....

MOTION: ROBERT/PINARD

RESOLVED THAT THE ENVIRONMENT COMMITTEE RECOMMEND TO COUNCIL THAT THE CITY PARTICIPATE IN A NEPHELOMETER STUDY WITH UNIVERSITY OF VICTORIA, BC LUNG, AND SELKIRK COLLEGE, BY PURSUING THE HIRING OF A SUMMER STUDENT EMPLOYMENT PROGRAM WHICH BECOMES AVAILABLE IN JANUARY 2012.

CARRIED.

.....

Moslin spoke with regard to concerns for odours emitted from the composting program and of use of the Regional District Tub Grinder within the community.

MOTION: ROBERT/BOYER

RESOLVED THAT THE THAT REGIONAL DISTRICT OF KOOTENAY BOUNDARY STAFF BE INVITED TO THE NEXT MEETING TO DISCUSS THE FOOD SCRAP AND NEW COMPOSTING PROGRAM, AND OF THE AVAILABILITY OF THE TUB

GRINDER AS WELL AS BURNING PRACTICES AT LOCAL LANDFILLS AND RELATED CHARGES INVOLVED.

CARRIED.

.....

Alvin Boyer spoke with regard to illegal dumping that is occurring all of the time and that the worst is branches and large appliances/furniture. He further advised that the problem is catching the persons who are making the violations.

REPORT FROM THE WATER SUSTAINABILITY SUB-COMMITTEE

Cher Wyers reviewed the sub-committee's Minutes of Wednesday, September 7, 2011 minutes and stated that Cheryl Unger has provided a template for a Bylaw template for well closures. She advised that the interpretation that the province does not get involved in well closures

MOTION: WYERS/PINARD

RESOLVED THAT THE ENVIRONMENT COMMITTEE RECOMMENDS TO COUNCIL THAT CITY STAFF INVESTIGATE THE IMPLEMENTATION OF A WELL CLOSURE BYLAW ON PROPERTIES CONNECTED TO THE CITY'S WATER SYSTEM.

CARRIED.

.....

New Business, from Paul Pinard, regarding the sani-station and spoke with regard to filling substantial sized drums at the sani-station dump on 19th Street.

Cher spoke with regard to number 9 on their Sept 7th, minutes regarding the water meters for the City. She advised that the City can apply Gas Tax Money to offset the application of water meters for the City. Moslin advised to wait until the City has heard something with regard to the Gas Tax Funds and that it will be up to the next Council to make a decision on how this is utilized.

.....

Chris asked if there is a preference for certain times for the Environment Committee to tour the new solar thermal installation in City Park. The Committee would like to tour the facility on October 7th at 10:00 AM.

.....

Jenny Coleshill spoke with regard to the committee partnering with the local fly fishing organization in assisting the picking up of garbage along a portion of the Riverside trail. Moslin suggested that this committee donate a \$100.00 towards the clean up for bags, gloves and possible tipping fees.

MOTION: MOSLIN/CASKEY

RESOLVED THAT THE ENVIRONMENT COMMITTEE DONATE A \$100.00 TO THE KETTLE GRANBY AND BOUNDARY ANGLERS GROUP TO THE ANNUAL BRITISH COLUMBIA RIVERS DAY WITH A CLEAN UP OF THE RIVERSIDE TRAIL.

CARRIED.

.....

Cher Wyers stated that she attended a Local Concerned Citizens for Wildlife Management meeting, and advised that there is an opportunity for Bruce Davidson to speak to the Environment Committee regarding the protection of drinking water sources, and that the cost is \$1000.00. Cher advised that the Wildlife group is willing to donate \$500.00 toward bringing this speaker and looking for a partner to fund the additional \$500.00.

MOTION: WYERS/ROBERT

RESOLVED THAT THE ENVIRONMENT COMMITTEE FUND \$500.00 IN PARTNERSHIP WITH THE LOCAL CONCERNED CITIZENS FOR WILDLIFE MANAGEMENT TO BRING IN BRUCE DAVIDSON TO SPEAK AND ADDRESS THE PROTECTION OF COMMUNITY DRINKING WATER.

CARRIED.

REPORT FROM THE CARBON NEUTRALITY SUB-COMMITTEE

Gene Robert spoke with regard to grants for funding the home envelope program.

MOTION: ROBERT/PINARD

RESOLVED THAT THE ENVIRONMENT COMMITTEE ENDORSE JOHN VERE TO CONTINUE HIS EFFORTS IN THE HOME ENVELOPE UPGRADE PROGRAM.

CARRIED.

.....

MOTION: ROBERT/PINARD

RESOLVED THAT THE ENVIRONMENT COMMITTEE RECOMMEND TO COUNCIL THAT THE CITY OF GRAND FORKS INCORPORATE AN INCENTIVE PROGRAM FOR HOME ENERGY AND BUSINESS UPGRADES TO CUSTOMERS OF THE CITY'S ELECTRICAL UTILITY.

CARRIED.

Chris Moslin advised that there would be a cost to the City and what the City could pay as an incentive. He also stated that there may be a legislative requirement for the city to do so.

.....

MOTION: ROBERT/VAN EK

RESOLVED THAT THE ENVIRONMENT COMMITTEE RECOMMENDS THAT THE CITY OF GRAND FORKS SEND BC TRANSIT A LETTER REQUESTING THE CREATION OF A REGULAR DAILY BUS ROUTE WITHIN GRAND FORKS; AND FURTHERMORE THAT THE CITY REQUEST A SEASONAL WEEKLY BUS SERVICE TO TRAIL FOR MEDICAL APPOINTMENTS. CARRIED.

MOTION: ROBERT/PINARD

RESOLVED THAT THE ENVIRONMENT COMMITTEE ASK THAT BC TRANSIT PROVIDE THE RESULTS OF ITS SURVEY AND OF THE RIDERSHIP NUMBERS. CARRIED.

.....

MOTION: ROBERT/PINARD

RESOLVED THAT THE ENVIRONMENT COMMITTEE RECOMMEND TO COUNCIL THAT THE BUILDING BYLAW BE AMENDED TO REQUIRE ALL NEW CONSTRUCTION TO INCLUDE SOLAR READY CONDUIT AND WATER METER READINESS. CARRIED.

.....

NEW BUSINESS

Paul Pinard has asked that the City send a letter thanking Fortis for the supply of Solar Cars. Moslin advised that he would write a letter and place under City Letterhead.

Gene Robert asked if the Environment Committee could contact Homer Good with regard to ash in his yard.

Next meeting for Environment Committee will be on Friday, October 21st, 2011 at 11:00 AM at the RDKB Board Room. Dates for sub committee meetings would be set by the respective chairs.

QUESTIONS AND DISCUSSION FORM THE PUBLIC

Mona Mattei asked if any Sprinkling Regulations have been changed and was advised that there were no changes. She advised there is a lot of abuse. She spoke with regard to backyard burning abuse. She talked about no dust control on 17th Street and it has not been done.

Roy Ronaghan asked is it within the mandate of this committee to know what is going into the waste water and sewage treatment system. He advised that one sani-dump killed all of the good organisms. He wanted to know if there is a new brochure on the Live Smart BC and was advised that the program has been renewed but no new brochures are available.

ADJOURNMENT

The Environment Committee of the City of Grand Forks was adjourned at 1:15 p.m.

Chris Moslin, Chair

Introduction

Since October 2010, the City of Cranbrook through the Urban Deer Management Advisory Committee has been working on a plan to manage the Urban Deer issue. An urban deer resident survey was completed in late September 2010, a count of the urban deer population was undertaken in November 2010 and an Urban Deer Management Strategy was presented and endorsed by Cranbrook City Council February 21, 2011.

An average of 92 deer, both mule deer and whitetail were observed during the count, which occurred over three consecutive Saturdays; 82 of those animals counted were mule deer. The total density of all deer counted in the City of Cranbrook is 3.7 deer/km². The total density of mule deer is 3.3 deer/km². Based on the survey counts, the overall density of deer in Cranbrook is relatively low. By comparison, the City of Kimberley reported a density of 20 deer/km². The recommended density for deer management to take effect in Helena, Montana is 9.6 deer/km².

The City of Cranbrook recognizes that deer are a natural part of our environment and despite the fact that present mule deer numbers are considered low relative to other urban areas, anecdotal information from the public suggests that human and deer interactions in Cranbrook are increasing.

Residents continue to express growing frustration with a range of deer issues from property damage to aggression towards both pets and humans. Several recommendations including a public education campaign and a deer cull were presented to and endorsed by Council. Those recommendations are based on the understanding that wildlife are a provincial management issue; that all rules and regulations, both municipal and provincial, must be abided by; and that the deer management strategy would focus on problem deer.

Proposed Strategy

The City of Cranbrook recommends implementing a cull strategy using six (6) baited clover traps, similar to the process currently in use in Helena Montana. The method employed, developed and expanded on by Helena's municipal government may be one option effectively administered by other government agencies, like the Ministry of Environment and Ministry of Forests, Lands and Natural Resource Operations.

The Helena management system is contracted out to one agent and one assistant and utilizes baited clover traps. The bait mixture consists of corn, oats, barley and molasses topped with sliced apples, which lures the mule deer into the trap, tripping the gate enclosing the deer in a tubular frame covered with heavy netting.

Agents quickly collapse the trap with the deer inside and dispatch the animal immediately and humanely with a 'bolt gun'. Agents promptly re-establish the trap from its collapsed state, open the gate and move the deer into a plastic sled for transfer to a waiting enclosed vehicle. Agents then move on to the

next clover trap location. This procedure from arrival at the site to completion is less than five (5) minutes.

The bolt gun is quiet; the agents professional and discrete. The activity takes place in the early morning before most people are active. The clover trap sites are established on private property. Once all trap sites are visited, agents proceed to the state Fish and Wildlife compound, where the deer are dressed and placed in a cooler. The site in Helena is equipped with electric hoists and meat tracking rails into the cooler. The deer are sexed, aged and examined by Fish and Wildlife personnel prior to being shipped to a meat processing facility where the meat is converted for food bank distribution.

Costs (Based on US \$ figures provided by City of Helena Deer Reduction Program Agents)

| <u>Items</u> | <u>Cost</u> |
|--|-----------------------|
| <u>Six (6) Clover Traps</u> | |
| Frames; no netting, paint, hardware, rebar stakes (can be manufactured by local welding shop) | \$660.00 per trap |
| Trap Netting (5 panels required per trap) | \$500.00 per trap |
| 22 x 3 inch metal rings per trap to attach netting so unit will collapse | \$25.00 per trap |
| Heavy cord (to sew netting to frame) | \$50.00 per spool |
| 6 Rebar stakes (4 x 14" stakes, 2 short stakes with loops for trip line) | \$20.00 per trap |
| Rat Trap (triggering device for traps, 1 per trap) | \$4.00 per trap |
| Trip line (recommend 15 lb test fishing line) | \$4.00 for 1000 yards |
| Light Trip Lever cord | \$3.00 per trap |

Clover Trap Construction Total (\$1266.00 per trap X 6 Clover Traps) \$7596.00**

** Total cost does not include welding shop time, taxes or labour to assemble traps.

| | |
|--|-------------------------|
| <u>Bolt Gun (2)</u> | \$949.00 per unit |
| <u>Bolt Gun Shells</u> | \$17.00 per hundred |
| <u>Tools</u> (shovel, 8lb sledgehammer, 5lb hammer, pliers, needle-nose, wrenches, 9/16 and 7/16 open end and box end wrenches, hacksaw) | \$100.00 |
| <u>Jack</u> (to assist in pulling stakes out of ground when moving traps) | \$60.00 |
| <u>Clover Trap Bait mixture</u> (50 lb bag of barley, oats, corn & molasses) | \$12.00 |
| Additional Items (Garbage bags, zip ties, etc) | \$25.00 |
| <u>Total</u> | <u>\$9708.00</u> |

(NOTE) - Need to consider costs around contracting staff, vehicles, gas, and insurance

Recommendation Summary

The City of Cranbrook requests the Ministry of Environment and the Ministry of Forests, Land and Natural Resource Operations commit funding and staff resources to the City of Cranbrook deer cull strategy as presented. Alternatively, the City of Cranbrook would accept implementing the cull program through an authorized agent and/or contractor through the Ministry of Environment and Ministry of Forests, Land and Natural Resource Operations, with all associated costs resting solely with MOE and Ministry of Forests, Land and Natural Resource Operations.

The City of Cranbrook also recommends that MOE and Ministry of Forests, Land and Natural Resource Operations purchase and maintain, at their cost, six (6) clover traps and all associated equipment to be used for the purpose of culling deer in the City of Cranbrook and further that these traps and associated equipment be shared with other municipalities in the region. The City of Cranbrook Urban Deer Management Advisory Committee can suggest an experienced individual from Helena Montana who can provide, upon request, insight, information and training on the construction, use and maintenance of the clover traps, associated equipment and the proposed cull process. Should the Province wish to utilize the services of this individual, any associated costs around travel and accommodation will be the responsibility of the Province.

The City of Cranbrook requests that the Ministry of Environment commit the use of their local facility to keep the culled animals until such time, the meat can be properly processed and provided to local agencies to be used. According to an email dated April 6, 2011 to Carmen Purdy, Chair of the Cranbrook Urban Deer Management Advisory Committee from Irene Teske, Wildlife Biologist with the Ministry of Natural Resource Operations Fish, Wildlife and Habitat Section, there appears to be a process to use culled deer for food. Priority one is to donate culled deer to First Nations. Should First Nations decline the deer or have reached their capacity, meat can be donated to local Food Banks provided those food banks acquire a permit from the MNRO to accept the deer. Once Food Banks have reached capacity, the deer can then be given to individuals by way of an 'Authorization to Possess Game Meat for Sustenance' certificate, which is issued by local COS at no cost.

To date, the City of Cranbrook has undertaken and completed each step suggested by the Province, through the Ministry of Environment and the Ministry of Forest, Lands and Natural Resource Operations. The City has consulted with the public through a resident survey, created an Urban Deer Management Advisory Committee, conducted a count of the urban deer population in the City and generated an Urban Deer Management Strategy which was approved and adopted by City Council.

The Province then came back to the City saying that the cull of deer by COS is not in their mandate, despite the fact that under the Wildlife Act, Section 1, Subsection 2, Parts 1 through 5 it clearly states "Ownership in all wildlife in British Columbia is vested in the government." An additional request was made by the Province to the City of Cranbrook draft a comprehensive deer cull strategy for submission to the Province. The City of Cranbrook has completed the strategy and submits the Urban Deer Cull Strategy report to the Province for approval and action solely by the Province, by their respective ministries.

**Deer Committee Minutes
City Hall
September 15th, 2011**

Present: Barb Dann, Chris Moslin, Brian Taylor, Brian Harris, Marcco Marello, Jenny Coleshill, Steve Warren, Cher Wyers

1. Agenda was adopted.

2. Preliminary Report on the morning deer count

180 deer

75 fawns

12 buck

These are the same numbers as last fall. This is strange considering the high ration of fawns. So where did the deer go:

Increase in auto related deaths

An increase in the deer spreading out into surrounding area, although this years spotlight count was down slightly

A long winter

More fences, and the anti feeding bylaw have impacted food supply

3. Contractor's Services - Marco Marello

He has lots of experience with clover traps with deer and corrals for elk. He has not done a deer cull. He ahs done wolf culls from a helicopter as well as fish counts on the Columbia. The best time to trap deer is in the winter when they are hungry and easily lured into traps.. He has done relocation with sheep in large truck trailers. He has never used a bolt gun. He has been in discussions with Cranbrook and Kimberley about his services. He would charge about \$150 per deer.

4. MoE Report – Brian Harris

The committee then learned that MoE in the East Kootenays had agreed to the City of Cranbrook's proposal to construct and maintain 10 clover traps and the purchase of bolt guns.

The committee discussed the purpose and merits of an experimental capture and release program for this fall. Instead the committee decided to send two members to participate in Cranbrook's cull in December.

"moved that the committee fund the participation in Cranbrook's cull by paying the expenses for 2 members of the committee to observe and participate"

carried

Brian went on to discuss the review of the firearms restrictions boundary as proposed by the RDKB. He told the committee that there are only two reasons to closure an area to firearms hunting: conservation and safety. There are no conservation issues but only safety issues. Brian Harris and

Dave Webster extended the boundaries but did not include the backside of Observation Mountain.

5. Continuance of the committee

“ moved that the deer committee recommend to Council that the Deer Committee be reformed in 2012 to carry out the Deer Management Plan and that it have an annual budget of \$10000”

Carried

6. Restoration of Habitat – Brian Taylor

Brian Taylor described how we could develop habitat areas on the periphery of town that would attract deer. This would involve setting up infrastructure for highway crossings. There may be outside resources available for a novel plan. Brian has suggested that a university may be interested in researching this possibility. He would spearhead this project.

7. Next meeting October 13th RDKB offices at 1:00 PM

8. Meeting adjourned

TASK LIST FOR MEETINGS SCHEDULED FOR SEPTEMBER 19TH, 2011

| ISSUE | ASSIGNED | COMPLETED |
|---|---|-------------|
| PRIMARY COMMITTEE MEETING | | |
| <p>QUESTIONS FROM THE PUBLIC</p> <p>SHEILA DOBIE – A representative from Columbia Basin Alliance for Literacy, extended an invitation for Council to participate in a community program called “Reach A Reader” which is on Wednesday, October 5th in Grand Forks. She advised that the group is seeking high profile people, such as members of Council, to campaign the streets for donations. She further advised that those that donate will receive a free paper in return. She commented that the group will define six locations in Grand Forks that will each area have four time slots between 10 and 3:30 PM. All members of Council who were present at the meeting: Councillors Wyers, Thompson, Davies, Moslin, Robert and Mayor Taylor have offered their services. Sheila advised that she will email the schedules to each member of Council.</p> | Members of Council to participate as advised to Ms. Dobie | Done |
| REGULAR MEETING OF COUNCIL | | |
| 1. Councillor Wyers: | | |
| a) RESOLVED THAT COUNCIL SUPPORT THE 31 ST ANNUAL BC RIVERS DAY TO ASSIST IN THE CLEAN UP PROCEEDS IN THE AMOUNT OF \$100.00. | Diane | Done |
| 2. Councillor Davies: | | |
| RESOLVED THAT THE CITY OF GRAND FORKS COVER THE EXPENSES OF MR. CURTIS BRATTEN OF HASKAP BERRIES CENTRAL TO COME TO GRAND FORKS AND DELIVER A WORKSHOP ON HASKAP BERRY PRODUCTION AT A COST OF NO MORE THAN \$2,000.00. | Diane to advise the presenters of Council's intent | Done |
| 3. Mayor Taylor: | | |
| a) | | |
| b) | | |
| Report – Regional District of Kootenay Boundary: | | |
| Councillor Wyers asked for an updated regarding the Kettle Falls International Railway. The Mayor advised that they have nothing to report and are waiting for responses from the Stakeholders. The CAO advised that she will provide an update on the deadline for the Railway purchasing process. | Lynne | Done |
| Recommendations From Staff for Decisions: | | |
| <p>a) RESOLVED THAT THE CORPORATE OFFICER'S REPORT, DATED SEPTEMBER 13TH, 2011, REGARDING THE APPLICATIONS REQUESTING INCLUSION IN THE 2012 ANNUAL TAX EXEMPTION BYLAW, BE RECEIVED.</p> <p>BE IT FURTHER RESOLVED THAT COUNCIL APPROVES THAT THE APPLICANTS LISTED BELOW BE INCLUDED IN THE 2012 ANNUAL TAX EXEMPTION BYLAW.</p> <p>GRAND FORKS SENIOR CITIZENS SOCIETY BRANCH 143 (SLAVONICS) GRAND FORKS HOSPITAL AUXILIARY (THRIFT SHOP) GRAND FORKS SENIOR CITIZENS SOCIETY BRANCH 28 (CITY PARK) SUNSHINE VALLEY LITTLE PEOPLE'S CENTRE ROYAL CANADIAN LEGION BRANCH 59 HARMONY LODGE FREEMASONS (MASONIC HALL) GRAND FORKS WILDLIFE ASSOCIATION (WILDLIFE HALL) ABBEYFIELD CENTENNIAL HOUSE HABITAT FOR HUMANITY BOUNDARY SOCIETY BOUNDARY LODGE ASSISTED LIVING</p> | Diane | In Progress |

| | | |
|---|---|---|
| <p>b) RESOLVED THAT COUNCIL DEFERS THE MOTION WITH REGARD TO THE GRAND FORKS HOTEL APPLICATION TO THE LIQUOR CONTROL AND LICENSING BRANCH FOR A PERMANENT CHANGE TO THEIR LIQUOR LICENCE FOR THE PREMISES LOCATED AT 7382-2ND STREET TO INCLUDE AN OUTDOOR PATIO, AND FURTHER DETERMINES THAT ADDITIONAL WRITTEN INFORMATION REGARDING THE CONTROL FOR NOISE CONTROL AND HOURS OF OPERATION FOR THE OUTDOOR PATIO BE PROVIDED TO COUNCIL FROM THE GRAND FORKS HOTEL FOR THE OCTOBER 11TH REGULAR MEETING.</p> | The Mayor to Liaise with GF Hotel to receive further information in writing | Referred to Oct 11 th Agenda |
| <p>c) RESOLVED THAT THE MOTION WITH REGARD TO OPTIONS FOR DOWNTOWN BIKE RACKS BE REFERRED TO THE HERITAGE REVIEW COMMITTEE TO RESEARCH OPTIONS FOR THE INSTALLATION OF BIKE RACKS IN THE DOWNTOWN AREA, AND FOR THE COMMITTEE TO CONSIDER INPUT FROM THE DOWNTOWN BUSINESSES AS PART OF THE PROCESS.</p> | Heritage Review Committee to meet on Oct 5 th | Referred to Oct 11 th Agenda |
| <p>d) RESOLVED THAT THE APPROVAL OF THE APPLICATION FOR A DEVELOPMENT VARIANCE PERMIT, THEREBY VARYING SECTION 33(2)(e) AND SECTION 33(2)(g) WITH REGARD TO THE PROPERTY AT 7536-10TH STREET LEGALLY KNOWN AS LOT 19, BLOCK 37, DL'S 108 & 381, SDYD, PLAN 72 AS APPLIED BY THE APPLICANTS, CHARLES AND CHRISTINE ARNOLD, BE DEFERRED TO OCTOBER 11TH, 2011 REGULAR MEETING SO THAT MORE INFORMATION REGARDING THE APPLICATION COULD BE MADE AVAILABLE TO COUNCIL.</p> | Kathy/Diane | Referred to Oct 11 th Agenda |
| Summary of Information Items: | | |
| <p>a) Email – Quantum Leaps Sponsorship request via Councillor Moslin. - Looking for financial support to attend Conference in Castlegar. Receive for discussion. RESOLVED THAT THE CITY OF GRAND FORKS SPONSOR A STUDENT TO PARTICIPATE IN THE QUANTUM LEAPS CONFERENCE PUT ON BY KAST (KOOTENAY ASSOCIATION FOR SCIENCE AND TECHNOLOGY) WHICH IS HELD IN CASTLEGAR, BC, ON OCTOBER 20TH, 2011 FOR THE AMOUNT OF \$250.00 PROVIDED THAT THE SPONSORSHIP GOES TO A BOUNDARY STUDENT.</p> | Diane | Done |
| <p>c) Memo from Manager of Environment and Building Construction Services- Requesting approval from Council to publicly sell City's surplus equipment that is no longer used by the City. That Council declares the listed equipment is surplus to the needs of the City, and further directs staff to advertise and sell the surplus equipment through a sealed bid process. RESOLVED THAT COUNCIL DECLARES THAT THE LISTED EQUIPMENT IN THE STAFF MEMORANDUM IS SURPLUS TO THE NEEDS OF THE CITY, AND FURTHER DIRECTS STAFF TO ADVERTISE AND SELL THE SURPLUS EQUIPMENT THROUGH A SEALED BID PROCESS</p> | Wayne | Done |
| Bylaws: | | |
| <p>Bylaw No. 1919 – RESOLVED THAT COUNCIL RECEIVES THE CHIEF ADMINISTRATIVE OFFICER'S REPORT, DATED AUGUST 19, 2011, AND AMENDS BYLAW 1919, CITED AS "CITY OF GRAND FORKS SUSTAINABLE COMMUNITY PLAN BYLAW NO. 1919, 2011" AS RECOMMENDED BY URBAN SYSTEMS LTD, OUTLINED IN THEIR MEMORANDUM OF AUGUST 12, 2011. BE IT FURTHER RESOLVED THAT BYLAW 1919, CITED AS "CITY OF GRAND FORKS SUSTAINABLE COMMUNITY PLAN BYLAW NO. 1919, 2011", BE GIVEN THIRD READING AS AMENDED</p> | Lynne/Diane | October 11 th Meeting for Final Adoption |
| <p>Bylaw No. 1920 – RESOLVED THAT BYLAW NO. 1920, CITED AS THE "Amendment to the City of Grand Forks Zoning Bylaw No. 1920, 2011", BE GIVEN THIRD READING</p> | Diane | October 11 th Meeting for Final Adoption |
| <p>Bylaw No. 1925 – RESOLVED THAT BYLAW NO. 1925, CITED AS THE "Amendment to the City of Grand Forks Recreational and Off-Highway Vehicle Regulation Bylaw No. 1925, 2011", BE GIVEN FINAL READING</p> | Diane | Done |

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : October 4, 2011

TOPIC : Bylaw 1919 –City of Grand Forks Sustainable Community Plan Bylaw

PROPOSAL : Final Reading of Bylaw

PROPOSED BY : City Staff

SUMMARY:

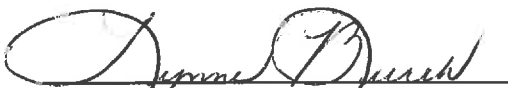
At the Regular Meeting of Council on September 6, 2011, Council gave third reading to "Bylaw No. 1919, City of Grand Forks Sustainable Community Plan Bylaw No. 1919, 2011". This bylaw intends to be the City's Official Community Plan, and will repeal Bylaw No. 1541, City of Grand Forks Official Community Plan, and all amendments thereto. The bylaw is intended to be the Official Community Plan as seen through a "sustainable" lens. The Bylaw was given first reading in June, read a second time in July and was presented to a public hearing in August, 2011. On September 6th it was amended pursuant to the comments received from stakeholders and communicated to Council in a memorandum from Urban Systems Ltd. At that same meeting it was read a third time. During this lengthy process, the bylaw was referred to the Regional District of Kootenay Boundary, the Agricultural Land Commission, as well as the Ministry of Transportation and Infrastructure. Council amended the bylaw prior to 3rd reading to accommodate the comments made by the ALC and the Ministry of Transportation and Infrastructure. The Regional District of Kootenay Boundary advised that the bylaw appeared to be consistent with the Electoral Area D Official Community Plan, as outlined in their letter of September 28, 2011 a copy of which is attached. Council is now in a position to consider finally adopting this bylaw.

STAFF RECOMMENDATIONS:

Council to finally adopt Bylaw No. 1919 at the October 11, 2011 Regular Meeting.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Local Government Act allows Council, by bylaw, to adopt Community Plans, including Sustainable Community Plans.


Department Head or CAO


Reviewed by Chief Administrative Officer

RECEIVED

SEP 29 2011

COPY

THE CORPORATION OF
THE CITY OF GRAND FORKS

September 28, 2011

RDKB File #: G-11

Please quote on correspondence

Urban Systems
Suite 500, 1708 Dolphin Avenue
Kelowna, BC V1Y 9S4

Attention: Dan Huang, Senior Planner / Principal

**RE: GRAND FORKS SUSTAINABLE COMMUNITY PLAN
DRAFT FINAL REPORT**

Please be advised that on September 22, 2011, the Regional District of Kootenay Boundary (RDKB) Board of Directors adopted the following resolution respecting the above-referenced matter:

*That the City of Grand Forks be advised that the Sustainable Community Plan appears to be consistent with the objectives and policies in the Regional District of Kootenay Boundary Area 'D' Official Community Plan **AND FURTHER** that any additional comments generated through the Electoral Area 'D' A.P.C. review will be provided to the City of Grand Forks.*

Please contact the Planning and Development Department should you require further information.

Sincerely,



Lori Ann King
Planning and Development Department
Assistant Secretary

FILE CODE

*R2 - SUSTAINABLE COMMUNITY PLAN
DRAFT FINAL REPORT CC: LTR TO
URBAN SYSTEMS.*

CD

cc: Kathy LaBossiere, City of Grand Forks, Box 220, Grand Forks, BC V0H 1H0

P:\PD\PD_Committee\BoardFollowUp\Municipalities and Regional Districts\Grand Forks\GF Sustainable Community Plan Draft Final Report SEPT11.doc



THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1919

A Bylaw to Adopt the Sustainable Community Plan

=====

WHEREAS Council wishes to adopt an Official Community Plan pursuant to the Local Government Act;

AND WHEREAS Council of the City of Grand Forks has examined the plan in conjunction with its most recent capital expenditure program and any waste management plan to ensure consistency between them;

AND WHEREAS Council has provided opportunities for consultation with persons, organizations and authorities that will be affected by the plan pursuant to the Local Government Act;

AND WHEREAS Council has held a Public Hearing pursuant to the Local Government Act;

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

1. This Bylaw shall be cited for all purposes as the “**City of Grand Forks Sustainable Community Plan Bylaw No. 1919, 2011**”.
2. Bylaw Number 1541 being the “City of Grand Forks Official Community Plan Bylaw No. 1541, 1998”, and all amendments thereto, are hereby repealed, provided however, that such repeals shall not affect the validity of any development permit in effect on the date of adoption of this Bylaw.
3. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Sustainable Community Plan for the City of Grand Forks:
 - A. Schedule A (Sustainable Community Plan text)
 - B. Schedule B (Land Use Designations)
 - C. Schedule C (Development Permit Areas)
 - D. Schedule D (20 Year Floodplain Areas)
 - E. Schedule E (Sanitary Sewer System)
 - F. Schedule F (Water System)

- G. Schedule G (Stormwater System)
- H. Schedule H (Bicycle Network)
- I. Schedule I (Road Network)
- J. Schedule J (Agricultural Land Reserve)

4. If any section, subsection, sentence, clause, or phrase of this bylaw if for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

Read a **FIRST** time this 27th day of June, 2011.

Read a **SECOND** time this 18th day of July, 2011.

NOTICE OF PUBLIC HEARING advertised this 3rd day of August, 2011,
and
this 10th day of August, 2011.

PUBLIC HEARING held this 15th day of August, 2011.

AMENDED BY RESOLUTION OF COUNCIL this 19th day of September, 2011.

Read a **THIRD** time, as amended, this 19th day of September, 2011.

FINALLY ADOPTED this 11th day of October, 2011.

Mayor Brian Taylor

Corporate Officer – Diane Heinrich

C E R T I F I C A T E

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 1919, cited as "**City of Grand Forks Sustainable Community Plan Bylaw No. 1919**", as adopted by Council this 11th day of October, 2011.

Corporate Officer of the Municipal Council of the
Corporation of the City of Grand Forks

**CITY OF GRAND FORKS
SUSTAINABLE COMMUNITY PLAN**

Final Report

Prepared by

Urban Systems Ltd.
#304 - 1353 Ellis Street
Kelowna, BC V1Y 1Z9
T: (250) 762-2517
www.urban-systems.com

USL File No. 0788.0015.01 R

August 2011

URBANSYSTEMS.

This report is prepared for the sole use of City of Grand Forks. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

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TABLE OF CONTENTS

PART ONE – SUSTAINABLE COMMUNITY PLAN OVERVIEW

| | | |
|------------|--|-----------|
| 1.0 | INTRODUCTION..... | 1 |
| 1.1 | GRAND FORKS IS CHANGING..... | 1 |
| 1.2 | WHY ARE WE DOING THIS..... | 1 |
| 1.3 | WHAT IS A SUSTAINABLE COMMUNITY PLAN?..... | 2 |
| 1.4 | WHY DOES GRAND FORKS NEED A SUSTAINABLE COMMUNITY PLAN?..... | 3 |
| 2.0 | BACKGROUND..... | 5 |
| 2.1 | DEMOGRAPHIC SHIFT..... | 5 |
| 2.2 | ECONOMIC SHIFT..... | 6 |
| 2.3 | IMPACTS OF CLIMATE CHANGE..... | 8 |
| 2.4 | OTHER CONSIDERATIONS..... | 9 |
| 3.0 | VISION AND GUIDING PRINCIPLES..... | 10 |
| 3.1 | VISION..... | 10 |
| 3.2 | GUIDING PRINCIPLES..... | 10 |
| 3.3 | EIGHT GREAT GOALS FOR SUSTAINABILITY..... | 12 |
| 3.4 | FROM GOALS TO ACTIONS..... | 13 |
| 4.0 | EARLY SUCCESS PROJECTS..... | 19 |



TABLE OF CONTENTS

PART TWO – SUSTAINABLE COMMUNITY PLAN (SCHEDULE "A")

| | | |
|-------------|---|-----------|
| 1.0 | INTRODUCTION..... | 20 |
| 1.1 | WHAT IS AN OFFICIAL COMMUNITY PLAN? | 20 |
| 1.2 | PURPOSE OF THE OCP..... | 20 |
| 1.3 | WHAT THE PLAN CAN AND CANNOT DO | 20 |
| 1.4 | HOW DOES THE SUSTAINABLE COMMUNITY PLAN RELATE TO THE OCP?..... | 20 |
| 1.5 | HOW WAS THE GRAND FORKS SCP CREATED? | 21 |
| 1.6 | THE STRUCTURE OF THIS SUSTAINABLE COMMUNITY PLAN | 21 |
| 1.7 | GRAND FORKS IN THE REGIONAL CONTEXT | 21 |
| 1.8 | POPULATION & GROWTH | 22 |
| 2.0 | VISION & GUIDING PRINCIPLES | 23 |
| 2.1 | VISION..... | 23 |
| 2.2 | GUIDING PRINCIPLES | 23 |
| 3.0 | LAND USE PLAN | 24 |
| 3.1 | LAND USE PLAN DESIGNATIONS | 24 |
| 3.2 | HOW THIS PLAN IS ORGANIZED | 26 |
| 4.0 | APPLY SMART GROWTH PRINCIPLES TO BUILT FORM, LOCATION AND TYPE OF DEVELOPMENT..... | 27 |
| 5.0 | PROTECT & ENHANCE THE HERITAGE VALUES OF THE COMMUNITY | 29 |
| 6.0 | PROTECT THE NATURAL ENVIRONMENT..... | 30 |
| 7.0 | ENSURE LONG – TERM SUSTAINABLE MUNICIPAL INFRASTRUCTURE | 32 |
| 8.0 | PROMOTE & PROVIDE ALTERNATIVE MODES OF TRANSPORTATION TO SINGLE – OCCUPANT AUTOMOBILES | 34 |
| 9.0 | PROVIDE A VARIETY OF LINKED RECREATIONAL OPPORTUNITIES | 36 |
| 10.0 | SUPPORT A DIVERSIFIED ECONOMY | 37 |



| | | |
|--------------|--|-----------|
| 11.0 | SUPPORT A VIBRANT ARTS & CULTURE COMMUNITY | 38 |
| 12.0 | STRENGTHEN THE SOCIAL FABRIC OF THE COMMUNITY | 39 |
| 13.0 | CONSERVE ENERGY & WATER AND SUPPORT THE SUSTAINABLE PRODUCTION OF FOOD..... | 41 |
| 14.0 | DEVELOPMENT PERMIT AREAS | 44 |
| 14.1 | INTRODUCTION..... | 44 |
| 14.2 | GUIDELINES FOR ALL DEVELOPMENT | 44 |
| 14.3 | MULTIPLE-HOUSING DEVELOPMENT PERMIT AREA..... | 46 |
| 14.4 | HILLSIDE DEVELOPMENT PERMIT AREA..... | 49 |
| 14.5 | GENERAL COMMERCIAL DEVELOPMENT PERMIT AREA | 51 |
| 14.6 | HISTORIC DOWNTOWN DEVELOPMENT PERMIT AREA | 54 |
| 14.7 | ENVIRONMENTALLY SENSITIVE AREA DEVELOPMENT PERMIT AREA..... | 57 |
| 14.8 | LIGHT INDUSTRIAL DEVELOPMENT PERMIT AREA..... | 58 |
| 14.9 | HERITAGE CORRIDOR DEVELOPMENT PERMIT AREA | 60 |
| 14.10 | DONALDSON DRIVE TRANSITION DISTRICT DEVELOPMENT PERMIT AREA | 63 |
| 15.0 | SAND & GRAVEL RESOURCES..... | 66 |
| 16.0 | IMPLEMENTATION..... | 67 |



MAP SCHEDULES

| | |
|------------|---------------------------|
| Schedule B | Land Use Designations |
| Schedule C | Development Permit Areas |
| Schedule D | 20 Year Floodplain Areas |
| Schedule E | Sanitary Sewer System |
| Schedule F | Water System |
| Schedule G | Stormwater System |
| Schedule H | Bicycle Network |
| Schedule I | Road Network |
| Schedule J | Agricultural Land Reserve |

LIST OF ABBREVIATIONS

ICSP – Integrated Community Sustainability Plan
OCP – Official Community Plan
SCP – Sustainable Community Plan
UBCM – Union of British Columbia Municipalities
ALR – Agricultural Land Reserve
DP – Development Permit



PART ONE - SUSTAINABLE COMMUNITY PLAN OVERVIEW

1.0 INTRODUCTION

1.1 Grand Forks is Changing

As Grand Forks moves into the future, the need to address the changes that have occurred within the community and the changes that will be occurring in the future has never been more urgent. Current demographic trends indicate that within the next few years, Grand Forks will see a significant proportion of its population retired. In addition to this, with current economic challenges in the forestry industry – the area's primary source of industry – the economic viability of the community is of very high concern. As a result, Grand Forks began asking itself a number of important questions:

- *What will the City's future economic base be comprised of?*
- *How do we attract young working families to the community?*
- *How will we meet the health needs of our aging population?*
- *How can we encourage local food production and consumption?*
- *How can we ensure that our children will want to stay, work and raise their families in Grand Forks?*
- *What can we do to make the community more sustainable and self- sufficient?*

In addition to this, the world around us is changing at an ever-increasing pace with respect to the global economy and the environment. It will take a community that is poised and prepared for the future to be able to embrace these changes and look to the future with excitement and optimism.

1.2 Why Are We Doing This

In 2007, the City of Grand Forks applied for funding under the Integrated Community Sustainability Planning (ICSP) program. The ICSP is a provincial initiative which originated from the 2005 Gas Tax Agreement between the federal government, provincial government and the Union of British Columbia Municipalities (UBCM). The Gas Tax Agreement ties in very closely with BC's interests to address climate change and to encourage the development of healthier, less costly and more sustainable communities. The ICSP program goes even further through the development of partnerships both within and outside of government to support sustainable community planning.

The intent of the ICSP program is to encourage communities to take a closer look at their future and to identify ways of becoming more sustainable, thereby securing their long-term well-being. The ICSP program is not intended to re-invent the planning that communities have already done, but rather to provide a framework that enables communities to build upon their existing policies and approach planning with an intensified sustainability lens.



Under the auspices of the ICSP program, the following elements are emphasized:

- Long-term thinking – planning and/or plans are future oriented to enhance community sustainability (e.g. communities address the need to become resilient in the face of changing circumstances);
- Broad in scope – planning or plans consider the communities' environmental, social and/or cultural sustainability;
- Integration – planning processes or plans reflect a coordinated approach to enhance community sustainability through linkages between different types of plans or planning activities;
- Collaboration – planning processes engage community members and other partners to support community sustainability (e.g. First Nations, neighbouring communities, NGOs, private sector, other levels of government);
- Public engagement and education – designing processes that enhance public input into planning processes;
- Implementation – keeping plans off the shelf and putting them into action; and
- Monitoring and evaluation – setting targets and tracking results to celebrate progress and focus efforts on areas that need the most improvement.

The ICSP program is unique in that it extends fully from concept through to implementation, thereby challenging communities to ensure that sustainability principles are carried forward into strategies and actions that are undertaken. In addition to this, monitoring and evaluating the success of these strategies and actions is also a key component of the ICSP program.

From the ICSP program, a Sustainable Community Plan (SCP) will be created that will provide direction for communities to create a healthy, sustainable future. This is the challenge that the City of Grand Forks has undertaken.

1.3 What is a Sustainable Community Plan?

A Sustainable Community Plan (SCP) is intended to guide communities to envision, plan and implement a long-term, healthy, viable future that addresses the community's needs at the present time and ensures that the needs of future generations are also met. The SCP will express the City of Grand Forks' commitment to this future and ensures that all three components of sustainability are considered: the social, economic, environmental and cultural. The 'Sustainability Stool' highlighted below shows the relationship between the economic, environmental and social factors. If any one of these 'legs' of the stool is missing or present to a lesser degree than the others, then the sustainability stool will not remain upright.



Figure 1: The Sustainability Stool

In addition to the three main components of sustainability, or the 'triple bottom line' as it is also known by, there has been much discussion in recent years regarding another important community element – the cultural element. Within the Grand Forks context, this is represented as the 'seat' of the stool. While the cultural aspect may not be expressed as one of the pillars of sustainability, it is a critical element that cannot be forgotten. Culture can be seen as the 'Fourth Dimension' of a community, one which adds vibrancy and humanity to our society. Culture plays a significant role in the buy-in and success of implementing any sustainable practices. If a community has a 'culture of sustainability' it is much more likely to be successful in implementing policies and practices that create a viable, sustainable community.

Within the various components that create a sustainable community, Grand Forks identified a number of themes that must be considered and reflected in the City's Sustainable Community Plan. These themes include:

- Arts and Culture
- Economic Development
- Natural Environment
- Government-Community Communications
- Self – Sufficiency
- Sustainable Land Use
- Social Fabric
- Healthy Community

1.4 Why Does Grand Forks Need a Sustainable Community Plan?

Grand Forks is facing both many challenges and many opportunities over the next generation. In order to thrive and prosper, Grand Forks must be able to meet the needs of its citizens today without compromising the ability of future generations to meet their needs. This is the challenge confronting this community and the driving force behind the development of a Sustainable Community Plan.

By developing a new SCP, Grand Forks is in a better position to address the challenges that it will be faced with, and to capitalize on opportunities that may arise in the future. By undertaking a community-led initiative, the City has been able to refine its long-range planning framework to address a variety of



identified issues and ensure that the new Plan is truly sustainable. The Plan will be led by both government and the community, and must not sit on the shelf.

The City of Grand Forks Sustainable Community Plan is a plan that is built by the community for the community. It addresses the issues identified in previous documents and assists in preparing the community for the future. The Grand Forks Sustainable Community Plan consists of two main parts: Part One is a stage-setting document which identifies the context of the plan, as well as goals and early success projects developed through a community visioning exercise. Part Two is a sustainable land use policy document will provide direction to the City and its residents when making decisions around zoning, environmental protection, heritage, transportation and infrastructure, parks and recreation, greenhouse gas emissions, energy and food security, to name a few.





2.0 BACKGROUND

2.1 Demographic Shift

In the City of Grand Forks, the community's growth rates have fluctuated over the past few decades. After strong growth in the early 1980's, the population began to decrease as the effects of the recession began to be realized. By 1988; however, the population began to stabilize and then grew steadily for the next decade, peaking in 1997 around 4,200 residents. This was followed by a decade (1998-2008) of relatively little change. In recent years, the population has been declining to a point where, at 3,998 people in 2010 (BC Stats), the City's population is under 4,000 for the first time in over fifteen years. The figure below identifies the City's population estimates since 1980.

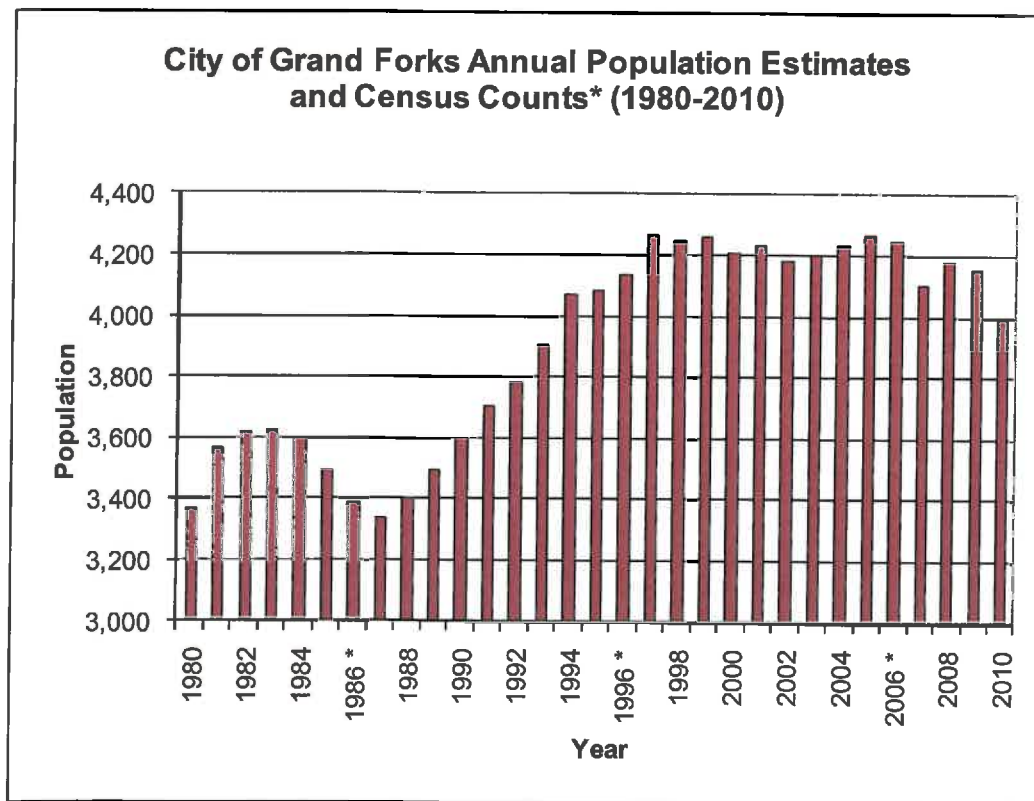


Figure 2: City of Grand Forks Population (1980-2010)

With the City's current population and demographic trend, the City of Grand Forks is faced with a challenging future. The following figure captures the distribution of the City's population amongst a variety of age categories. As of the 2006 Census, 29% of the City's population is within the 45-64 age category, and another 18% in the 65-84 age category. This means that in the near future, a large proportion of the City's work force will be retiring and will need services that cater to seniors.

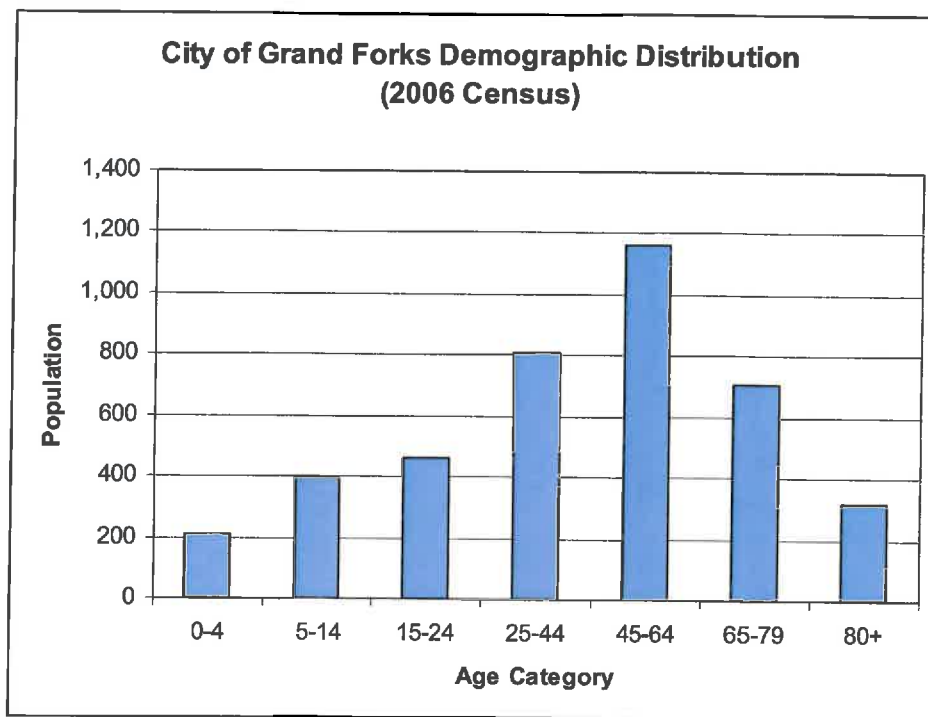


Figure 3: City of Grand Forks 2006 Demographic Distribution

This shift in population and demographics will undoubtedly translate into impacts on the local economy, on the housing market, on health, education, cultural and recreational requirements and on the sustainability of the City itself.

The City's current Official Community Plan (OCP), completed in 1999, utilized the 1996 Census population of 3,994 to develop population and housing projects. At the time that the OCP was completed, it was projected that a total of 1,200 new residential units were required to meet the City's growth over the next 20 years. The City's projected housing requirements allocated approximately 60% of new construction to be single-detached dwellings and the remaining 40% to be multiple-housing developments. Given the 2006 Census population distribution, this housing allocation may require refinement; an increase in the seniors' population of Grand Forks may require more multiple-housing and congregate-housing developments than initially anticipated.

2.2 Economic Shift

The original settlers in Grand Forks were drawn to the rich farmland in the area. Many of these residents remained as Grand Forks experienced the mining and railroad boom of the late 1800's and early 1900's coupled with the industrial era. As railroads, mines, smelters and power plants were constructed more people were drawn to the area.



Over the years, the driving force of the economy in Grand Forks has shifted, and today the community's economy is based primarily on industry (lumber and insulation) with tourism also a major contributor. The majority of residents are fortunate to have a short commute to work (less than 10 km). The City's major employers include Interfor, the Interior Health Authority, School District #51, and Roxul (West) Inc. Table 1 identifies the approximate number of employees with the largest employers in the area while Table 2 presents the labour force within the City of Grand Forks as well as the percentage by sector.

Table 1: Summary of Major Employers in Grand Forks

| Employer | Approximate Number of Employees (March, 2008) |
|---|--|
| Interior Health Authority | 260 |
| Interfor (former Pope & Talbot sawmill) | 206 |
| Roxul (West) Inc. | 150 |
| School District #51 (Grand Forks only) | 175 (+ 15 Christina Lake) |
| Extra Foods | 50-60 |
| Overwaitea Foods | 65-70 |
| Grand Forks & District Savings Credit Union | 54 |
| Unifab | 30 |
| Corporation of the City of Grand Forks | 43 |

Source: individual survey of companies

Table 2: Labour Force Sectors and Percentage of Labour Force

| Service | Number | % |
|---|---------------|----------|
| Manufacturing | 315 | 18% |
| Retail Trade | 225 | 13% |
| Health Care and Social Assistance | 195 | 11% |
| Accommodation and Food Services | 150 | 9% |
| Construction | 130 | 8% |
| Public Administration | 95 | 6% |
| Finance, Insurance, Real Estate | 75 | 4% |
| Administration / Support Services | 70 | 4% |
| Farming / Agriculture | 65 | 4% |
| Other Services (excluding Public Admin) | 65 | 4% |
| Education Services | 55 | 3% |
| Information and Cultural Industries | 50 | 3% |
| Arts, Entertainment and Recreation | 50 | 3% |
| Transportation and Warehousing | 45 | 3% |
| Professional / Scientific Services | 45 | 3% |
| Forestry | 40 | 2% |
| Wholesale Trade | 25 | 1% |
| Mining | 15 | 1% |
| Total | 1,710 | 100.0% |

Source: Statistics Canada, 2006



One challenge that faces many communities today is the reliance on the forestry industry. In Grand Forks, Canpar was among the City's major employers until it shut down as of December 2007. Communities such as Kitimat, Mackenzie, Kimberley and Tumbler Ridge have attracted much attention and many issues have been studied with respect to how a one-industry community prevails. There are a number of themes that have come to light in the literature on one-industry towns, including:

- the political influence of the dominant company in a town;
- concerns regarding quality of life including problems of social isolation and how to provide a diverse range of services on a small tax base;
- the difficulty of trying to develop a sense of community in new towns where no one has roots;
- what to do about high turnover in the labour force;
- the vulnerability of towns dependent on one industry and the need for economic diversification; and
- the special problems of women where there are few available jobs not of the traditionally male variety, and where the jobs that are available (mainly in the service sector) are frequently low-paying.

All of these challenges and many more, face one-industry towns. In order to ensure the viability and longevity of these communities and to address some of the issues identified above, a concerted effort needs to be made to increase economic diversity, thereby minimizing the community's reliance on one major employer. In addition to this, one-industry communities need to be able to attract people to remain in the community for the lifestyle and opportunities presented and not just for a short 5-year term where people work, make their money and then leave. By ensuring that a community's economic base is diversified and that residents are moving there not just for the jobs, the reduction in vital services provided by governments may also ease. By minimizing a community's reliance on one major industry, the opportunities available to it increase, thereby also increasing the sustainability of the community in the long-term.

With much of the current workforce moving towards retirement in the near future, the City of Grand Forks will need to make a concerted effort to attract new young families to the area in order to ensure the presence of a workforce for the businesses present and subsequently the sustainability of Grand Forks.

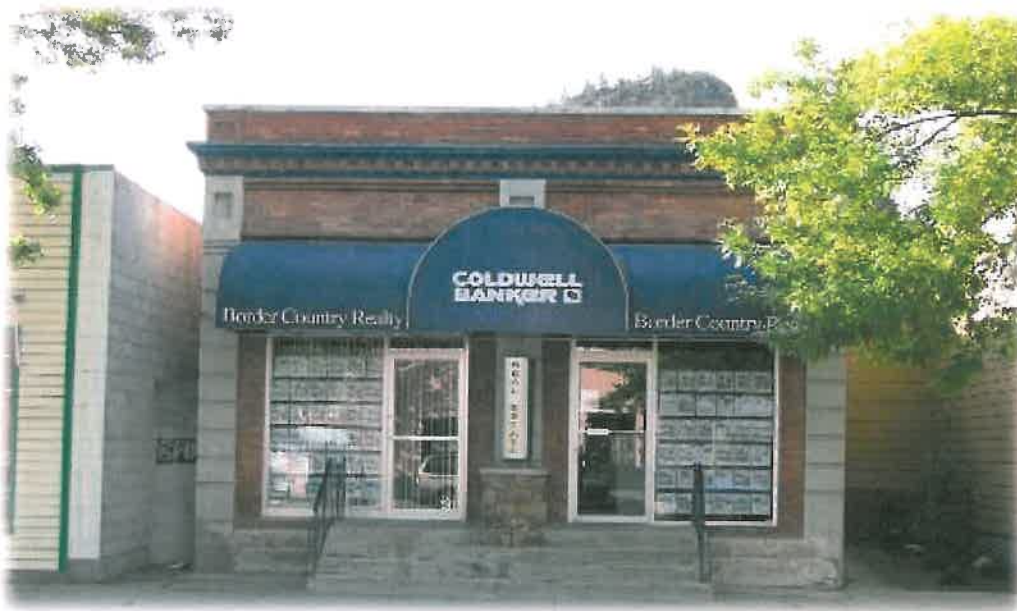
2.3 Impacts of Climate Change

Although it is difficult to predict with certainty to what extent the effects of climate change might have on the City of Grand Forks, there are already some concrete examples facing this community and the province. The beetle infestation in its many forms (mountain pine, western pine, fir and spruce) has been ravaging our forests with devastating results. Major storm events have been occurring more frequently and with more intensity than in the past. The resiliency and sustainability of Grand Forks will depend, in part, on how it re-invents itself in the wake of global climate change.



2.4 Other Considerations

There are certainly many other changes that have occurred recently which serve as background in establishing the vision for the future. One profound change that has only happened recently (15-20 years) is the advent and accelerated use of technology in our lives. Technology has transformed our society, both positively and negatively, in the way in which we communicate with each other, learn and gather information, and live healthier, longer lives. Although technology has created efficiencies in things such as housing heating and air conditioning and automobile mileage and emissions, ironically we are becoming less sustainable in these areas by building even larger homes and cars, and expanding our ecological footprint beyond our means. One theory proposes that technology will resolve issues surrounding climate change; however, recent history has shown that any technological advances and efficiencies are consumed by society, leaving the same, if not a larger, net impact on the environment.





3.0 VISION AND GUIDING PRINCIPLES

One of the first objectives in the development of a Sustainable Community Plan (SCP) for the City of Grand Forks was the establishment of an overarching vision for the process and a set of guiding principles that would always be returned to.

3.1 Vision

In order to establish a vision that had buy-in and longevity by the City of Grand Forks and its residents, two sources of input were utilized in order to shape it.

The first was a meeting held with City staff on September 7, 2007, in which 13 main priorities were identified. These priorities were used to provide a framework for the initial discussions with the Steering Committee and at the Community Meeting. The second source of input was received at the Community Meeting and Workshop held on December 7 and 8, 2007. During this weekend session, 56 different ideas were presented by residents of both Grand Forks and the surrounding area and draft recommendations for seven priority goals were discussed.

From these two sources of input, all information was reviewed by the Steering Committee. During the review process, a number of common themes emerged, which were then translated into the guiding principles below. Each of the 56 ideas that were presented at the Community Meeting was then placed under the appropriate guiding principle as applicable.

3.2 Guiding Principles

Guiding principles describe qualities that Grand Forks desires for its future. They are indicators of qualities that the community wants to uphold and represent important criteria that will guide future decision-making processes. How decisions are made should reflect back on the guiding principles and vision developed by the community. The guiding principles established by City staff, the Steering Committee and participants in attendance at the Community Meeting are as follows:

- To ensure a sense of community;
- To ensure safety for all;
- To have a respect for nature;
- To ever-improve our knowledge on how to reduce waste;
- To have cooperation and participatory decision-making;
- To ensure community resourcefulness fostering creativity and cooperation;
- To learn from others' successes; and
- To further develop intergenerational and intercultural cooperation.



Many of the above principles are in line with those identified in the City's previous Official Community Plan (OCP), which was completed in 1999. For example, the following identifies the goals and principles set forth in the 1999 OCP.

1. **Reinforce the City Centre** as the historic focus of commercial and institutional activity, and the premier town centre for the region.
2. **Accent the heritage values** of the City through preservation of critical heritage architecture and sites, and enhancement where possible.
3. **Build upon the complete community concept** by permitting increased housing density in the inner City and a mix of commercial and residential uses in select precincts of the City.
4. **Encourage new development and redevelopment to be comprehensively planned** through the use of neighbourhood and comprehensive (area structure) plans.
5. **Protect the integrity of the traditional low-density residential neighbourhoods** through sensitive and timely transition, design guidelines, land re-plots and zoning provisions.
6. **Protect the environment and natural diversity of the community** in a sustainable manner, carefully integrating natural features into development through responsible development practices and design. Development will be limited and, if necessary, prohibited in natural hazard areas such as the flood plain.
7. **Encourage a diversity in housing stock** including affordable housing for low income families and individuals, housing for the elderly, and housing for people with special needs.
8. **Manage urban growth** by preventing the spread of residential and commercial development into rural areas of the City and through on-going dialogue with the Regional District of Kootenay-Boundary. The fine-tuning of the Agricultural Land Reserve and any municipal boundary expansion will be closely evaluated before changes are made to either of them. The plan also recognizes the importance of maintaining the rural character interspersed throughout the community.
9. **Promote a healthy and safe environment by enhancing sanitary sewer service, water supply and storm drainage planning.** The servicing program must be both environmentally and financially sustainable to benefit the community.
10. **Improve mobility** by creating more opportunity for safe and convenient movement around the City by foot and cycle, and eventually transit. This means maintaining an effective road network for moving goods and people by vehicle, while working to reduce our reliance on the automobile over time.



11. **Build a network of open spaces**, greenways, parks and trails, linking neighbourhoods to the downtown and riverfront, while providing recreational amenities for residents and tourists. Preserve and provide public access to the riverfront through the establishment of a buffer zone between the two rivers and commercial and residential development. The City will reserve land it currently owns for this purpose and it will acquire other riverfront property as it becomes available, either through land swaps or outright purchase. Steep slopes and hillsides will be carefully planned and protected where necessary to maintain the aesthetic appeal of the topography within and between developed areas.
12. **Enhance the visual appearance of the entire community** through well-designed streetscaping, landscaping, land use designations, heritage preservation and quality built form. This plan calls for an expanded revitalization and beautification program of the commercial core, and the highway corridor (Central Avenue), including “gateway” treatment into the downtown off the highway. Streetscape beautification treatments will not be limited to Central Avenue, but will also apply to appropriate secondary roads within the community.
13. **Support a diversified economy to enhance enterprises and create employment** in light industrial, service commercial, retail, high technology and development (including value-added production), tourism and the agricultural sectors. Enterprise zones will be carefully planned in the future to redefine industrial use and to avoid conflicts between incompatible uses.

All of the goals and principles identified in the City’s 1999 OCP build towards many of the guiding principles identified for the SCP. By implementing the OCP goals and principles, many of the SCP goals will be realized. However, some of the SCP guiding principles will require additional time, commitment and resources from both residents and the City in order to be achieved.

3.3 Eight Great Goals for Sustainability

On the evening of December 7th 2007, a Community Visioning session was held with residents of Grand Forks. The purpose of this session was to brainstorm ideas on the following question:

“What is your idea for making Grand Forks a great, sustainable community?”

As noted in the previous section, over 50 ideas were brought forth that evening, covering all aspects from energy self-sufficiency to recruiting new, young families to settle in Grand Forks to ensuring that the health and social services needed by all are present, and everything in between. Interested residents were asked to return the next day to delve deeper into the ideas presented.

On December 8, 2007, residents of Grand Forks returned to find the 50+ ideas having been distilled into eight main goals. Goals are broad end-results that describe what the community will accomplish through



policies, programs and actions. The consulting team narrowed all proposed suggestions into eight complimentary, mutually-supportive goals:

8 Goals for a Sustainable Grand Forks

- Strengthen arts and culture;
- Fortify sustainable economic development;
- Ensure a healthy natural environment;
- Promote constructive government–community relations;
- Advance the community’s capacity for self-sufficiency;
- Develop a sustainable land use plan;
- Improve the social fabric of the community; and
- Integrate health principles into all decisions.

3.4 From Goals to Actions

Participants then broke up into small groups, based on each of the above goals. The purpose of the session that day was for residents to focus on a goal (or goals) that interested them and to develop a plan for taking that theme from where it is presently to a sustainable future. Participants were asked to answer a number of questions below, which were designed to focus their thinking:

- What existing momentum is present that can be built upon?
- What are the obstacles that need to be overcome?
- How will we get there? What are the steps in the process?
- When will we achieve this sustainable future?
- What priority is this?
- What support is required in order for us to be successful?
- How will success be monitored?

At the end of the day, all of the groups had a majority of these questions answered and had developed an action plan for achieving a sustainable future in each of the eight goals. The following identifies the specific goals identified under each of the main eight goals and the action plan developed by the community for taking the current situation forward into a sustainable future.



3.4.1 Strengthen Arts & Culture

Goals:

- Build on existing cultural assets and create a vibrant town center with a point of interest and distinction;
- Utilize arts-based community development methods; and
- Increase involvement and ownership in the arts community.

Specific proposals to achieve these goals include:

- Develop design guidelines to create charming and interesting architecture and spaces;
- Build on the development of Gyro Park to create a civic and cultural focal point;
- Create a marketing plan based on authentic branding of the Grand Forks area;
- Develop connected sites of interest that contribute to pedestrian enjoyment and clearer way-finding (orientation);
- Beautify the downtown core with art and involve youth in the process; and
- Build a Performing Arts Centre (consider a multi-purpose cultural 'greenhouse' that serves as an incubator for many activities and purposes, such as Miller Plaza in Chattanooga, TN).

3.4.2 Fortify Sustainable Economic Development

Goals:

- Attract sustainable industries;
- Plan for green infrastructure (water, sewer, power, etc.);
- Link local suppliers with retailers (local and abroad); and
- Create incentives that promote economic development.

Specific proposals to achieve these goals include:

- Establish an Economic Development Office;
- Review and amend as necessary the growth plan in the City's OCP for the Grand Forks area for the next 20 years;
- Establish a realistic tourism plan;
- Implement broadband access across the community;
- Develop a sustainable transportation system;
- Develop a small business incubator facility;
- Establish a Community Forest with an Advisory Committee;
- Develop an educational opportunities plan to tie into local employment opportunities;
- Develop and implement a Downtown Business Revitalization plan;
- Make the community attractive for young families, through initiatives such as daycare facilities;
- Develop incentives for sustainable industries; and
- Ensure medical and recreational amenities are maintained and expanded upon in order to attract and retain new people to the community.



3.4.3 Ensure a Healthy Natural Environment

Goals:

- Maintain and foster environmental quality; and
- Move towards a zero waste future.

Specific proposals to achieve these goals include:

- Clarify who is responsible for specific environmental elements: federal government, provincial government, local government, community groups;
- Raise awareness through printed materials, workshops, lectures, school visits, letters to the editor, and so forth;
- Create Environmental Awards that recognize leadership in ensuring a healthy natural environment;
- Create local green-building code policies and monitor the BC Green Building Code development process;
- Develop incentives for green residential construction as well as for non-polluting businesses and industries;
- Promote and expand the recycling and composting program and encourage “pre-cycling”;
- Establish a Community Forest; and
- Develop pilot projects that demonstrate green principles and raise awareness.

3.4.4 Promote Constructive Government–Community Relations

Goals:

- Develop a ‘co-responsible’ environment where government, businesses, not-for-profit organizations, schools and citizens work in partnership to achieve common, sustainable goals.

Specific proposals to achieve these goals include:

- Establish venues for legitimate public input while reducing complaints;
- Develop a Citizen’s Bill of Rights that promotes fairness and equity;
- Develop a ‘Citizenship and Local Government’ class to be implemented in the school curriculum for grades 8-12;
- Encourage Council members to visit neighborhoods to receive ideas from residents through such methods as neighbourhood BBQ’s and picnics organized by a volunteer coordinator;
- Create a well-defined, facilitated decision-making process that is transparent and ensures accountability, and allows the community to weigh out the trade-offs and consequences of the decisions; and
- Develop stronger partnerships between community self-organizing initiatives and City priorities.



3.4.5 Advance the Community's Capacity for Self-Sufficiency

Goals:

- Increase the production and consumption of local food, materials and energy so that Grand Forks is less reliant on outside sources for these necessities.

Specific proposals to achieve these goals include:

- Increase educational opportunities to learn from experts and successful models (e.g. food security conference);
- Survey local producers and suppliers to determine opportunities and gaps;
- Link producers with retailers;
- Establish a co-op marketing program;
- Establish a Community Gardens program and farm-share;
- Establish a year-round Farmers Market;
- Create a demand for local products by raising awareness;
- Research alternative energy sources such as solar, gas from waste, ground source heat, river power, ethanol, etc.;
- Initiate City/community projects that generate funds (e.g. Community Forest);
- Explore how the City can hold and obtain money from stumpage fees, PST, GST, road fuel tax, etc.;
- Create incentives for reducing pollution;
- Instigate ride-sharing, car pooling, flex-car, bicycling and other transportation alternatives;
- Involve schools in raising awareness;
- Promote and expand the recycling and composting program and encourage "pre-cycling";
- Ensure access to water for viable agricultural production; and
- Implement as applicable the philosophies of the "100 Mile Diet".

3.4.6 Develop a Sustainable Land Use Plan

Goals:

- Integrate open spaces, residential, commercial, institutional and industrial facilities, and transportation into an integrated plan.

Specific proposals to achieve these goals include:

- Update the Official Community Plan to incorporate components of sustainability (part of this ICSP project);
- Establish educational programs for citizens and schools;
- Encourage the City to lease rather than sell City-owned lands;
- Ensure affordable housing is a viable option for residents;
- Implement transportation corridors for motorized and non-motorized uses;
- Increase the role of the City in environmental management;



- Develop local green building code policies where appropriate and implement the BC Green Building Code once fully developed;
- Develop zoning bylaws that support sustainable goals;
- Develop neighborhood plans that are based on sustainable principles for all new subdivisions;
- Implement a regional transit system;
- Brand Grand Forks as a sustainable city;
- Set environmental targets for the City and region and ensure that these are tied to or exceed Provincial targets;
- Instigate self-organizing community groups to mobilize action for trails, community gardens, local food, etc.; and
- Consider re-introducing the rail system back into the community as part of sustainable transportation ("Trails to Rails Program").

3.4.7 Improve the Social Fabric of the Community

Goals:

- Ensure that the community has the facilities available to meet the needs of seniors and youth;
- Ensure that community safety is paramount; and
- Create a sense of community pride for all of society;

Specific proposals to achieve these goals include:

- Ensure that there are more non-motorized trails/lanes within the community;
- Increase the availability of medical services, especially specialist services;
- Learn from the information and discussion gathered at the Seniors Dialogue forum and the Community Youth Table as this is important input from these sectors of Grand Forks;
- Create opportunities for youth to have challenges and opportunities that enable them to grow, obtain respect and be an important contributor to the overall well-being of the community;
- Create facilities that foster an environment of learning; and
- Ensure that a balance is found between what institutions can provide (inward-focused) and what the community's responsibility is (outward-focused) in dealing with societal issues facing Grand Forks.



3.4.8 Integrate Health Principles Into All Decisions

Goals:

- Increase physical and mental health through increased accessibility to healthy foods, clean air and water and exercise.

Specific proposals to achieve these goals include:

- Ensure that existing medical services are maintained and even expanded upon;
- Promote a year-round Farmer's Market and the '100 Mile Diet';
- Develop a community-wide multi-use, non-motorized trail system linking neighbourhoods, institutional facilities, heritage facilities and commercial hubs together; and
- Educate residents and children about the positive impacts that accessibility to healthy foods, clean air and water and exercise has.





4.0 EARLY SUCCESS PROJECTS

One of the important aspects of the Sustainable Community Plan that the community stressed was a tangible component. This would enable all participants to see the implementation of their thoughts and ideas early on in the process. This 'early success' project can encompass any one of a multitude of ideas. Below is a draft list of possible activities and initiatives that could be organized with the overarching goal of fostering and integrating sustainability into everyday activities.

- A series of talks and workshops highlighting sustainability leaders;
- Curriculum development for different school grades (example: Pomegranate Center developed Hands on Civics program for high schools);
- Pilot projects initiated by community groups in partnership with the City and schools;
- Gathering place created with community members;
- "Ask me about my pledge" campaign for community organizing; and
- Other ideas as they evolve through continued community consultation.

Throughout the discussions with the Steering Committee and members of the community, a number of creative ideas were brought forth; at the close of the workshop, a straw poll was conducted to determine if any of the ideas were worth exploring in greater detail. The following four ideas were selected as ones which merit greater investigation by the consultants and the Steering Committee:

- **Farmers Market Plus** – built by the community to be a gathering place, including music, arts, technology, ideas exchange, and prepared local foods. Examine the feasibility to locate it Downtown (Market Avenue) within the Town Centre.
- **Band Shell** – built by the community for the community. Examine the requirements to make it fire proof, as well as the potential for a portable stage.
- **Development of the Black Train Bridge** – revitalization of this important landmark as a focal point for the community. Involve the youth of the community in the design and construction, and investigate the requirements for upgrades (e.g. decking) and potential for funding opportunities.
- **Co-Op Radio** – utilize co-operative radio as a means to enhance opportunities for arts and culture, by promoting local artists and providing a course in radio journalism for school kids. The community of Nakusp was presented as an example to investigate.

Indeed, since the writing of this document, a number of the ideas above have already begun to take shape, including development of the Black Train Bridge and locating the Farmer's Market within the Town Centre.

The purpose of Part One of the Sustainable Community Plan is to provide for thoughtful discussion amongst the City Staff, Council and the community-at-large. It is hoped that Council will embrace the broad vision and guiding principles presented in this section of the document, and endorse the "8 Goals Towards a Sustainable Grand Forks".



PART TWO - SUSTAINABLE COMMUNITY PLAN (SCHEDULE "A")

1.0 INTRODUCTION

The creation of a sustainable land use plan was identified by the community as one of its eight goals for sustainability. The purpose of Part Two is to satisfy this goal by articulating a sustainable land use policy document. Once adopted, the document will function as the City's Official Community Plan (OCP).

1.1 What is an Official Community Plan?

An Official Community Plan (OCP) is a policy tool used by municipal governments for land use planning. It is a statement of the community's vision, goals and objectives related to the form and character of future land uses, including the proposed servicing requirements in the area covered by the plan.

1.2 Purpose of the OCP

An OCP provides some level of certainty to residents and landowners regarding the location and nature of change in the community. The OCP serves as a policy guide to municipal councils when considering decisions about new development, re-zoning and services required to accommodate growth. The OCP provides general guidance towards development proposals, and provides a vision for the future land use bylaws and capital expenditures. The OCP is based on the future resources, financial and otherwise, of the City of Grand Forks.

A periodic update of the OCP is recommended as changes occur with respect to the goals, objectives and focus of the community.

1.3 What the Plan Can and Cannot Do

The *Local Government Act* outlines the required content of an OCP. The Act outlines the framework for community goals, objectives and policies. An OCP provides some flexibility and adaptability to meet changes in the community. Ideally, an OCP is developed with a 5 year short-term planning horizon within the context of a longer-term (15 to 20 year) planning horizon.

As a Bylaw, the main purpose of an OCP is to provide a degree of certainty to Council and residents regarding the form and character of the community. The OCP neither commits Council to any specific expenditure, nor can Council endorse actions that are contrary to the Plan.

1.4 How does the Sustainable Community Plan relate to the OCP?

The approach taken for the development of the City of Grand Forks Sustainable Community Plan is to provide an update to the City's Official Community Plan, but with a view towards long-term sustainable development. The key difference between a typical Official Community Plan and the City of Grand Forks Sustainable Community Plan is the "sustainability lens" through which future goals, objectives and policies are viewed, thereby setting the overall direction of the community. This new Plan provides a vision for Grand Forks and encourages self-sufficiency through the implementation of sustainability principles.



1.5 How was the Grand Forks SCP created?

This Sustainable Community Plan reflects the values and goals of the community with a significant focus on sustainability. It is a Plan that was developed “for the community by the community” through the dedication and hard work of a Council appointed Steering Committee, City Council and City Staff, together with the input from the general public through community dialogue, a survey of issues on sustainability and a series of public open houses.

1.6 The Structure of this Sustainable Community Plan

This Sustainable Community Plan consists of two main components: a Bylaw Component and a series of Schedules (text and maps). Sections 1 and 2 are provided for information and convenience only, while all remaining sections contain the force and effect of the OCP Bylaw.

1.7 Grand Forks in the Regional Context

The City of Grand Forks is located within the Regional District of Kootenay Boundary in the Southern Interior of BC. Surrounding the municipality is Electoral Area D – Rural Grand Forks, with a 2006 Census population of 3,176. Another influence on the municipality is Electoral Area C (2006 Census population of 1,435) which contains the unincorporated community of Christina Lake approximately 22 kilometers east of the City of Grand Forks.

There are approved Official Community Plans in place for both Electoral Area C (2004, as amended) and Electoral Area D (1999, as amended); however, a Regional Growth Strategy Plan is not in place. Of particular interest to the City of Grand Forks is the Electoral Area D Official Community Plan, which

contains a number of goals and objectives to limit urban development within the unincorporated areas and concentrate it within the City of Grand Forks, including the following excerpts:

- *This Plan attempts to direct truly urban development into the City of Grand Forks. It is therefore an objective of this Plan to avoid a situation in which the Regional District manages areas with urban density.*
- *The Regional District has as an objective to direct “affordable housing” efforts to municipalities which are fully serviced.*
- *To avoid the creation of any new isolated areas of higher-density residential development in Area D areas (i.e. not contiguous with existing areas designated as Residential or abutting the City of Grand Forks).*
- *To direct small lot development to the City of Grand Forks and to pursue a prudent development strategy in Electoral Area D.*
- *To direct large-scale commercial enterprise into the City of Grand Forks.*

The City of Grand Forks will be a party to any future Regional Growth Strategy Plan undertaken by the RDKB.



1.8 Population & Growth

The 2006 Census identified Grand Forks' population at 4,036. The preceding five years (2001 and 2006) saw little growth within the City, and with the estimated 2010 population of 3,998 (BC Stats) Grand Forks' population has remained stagnant, if not slightly declining, for nearly two decades. Looking ahead twenty years, modeling out three different growth scenarios (0.5%, 1% and 2% growth rate) the population of Grand Forks could range from around 4,400 to just under 6,000 by 2030.

Table 3 – Grand Forks Population Projections

| Year | 0.5% Growth | 1.0% Growth | 2.0% Growth |
|-------------|------------------------|------------------------|------------------------|
| 2010 | 3,998 | 3,998 | 3,998 |
| 2020 | 4,202 | 4,416 | 4,874 |
| 2030 | 4,417 | 4,878 | 5,941 |

Based on a mid-range growth rate of 1% over the next 20 years, Grand Forks might have a population of approximately 4,900 residents in 2030.



2.0 VISION & GUIDING PRINCIPLES

2.1 Vision

A land use vision is articulated through sustainable land use policies and objectives. The following vision was developed and shaped through input and consultations with the community, Steering Committee, City staff and Council.

Sustainable Community Plan Vision

Grand Forks is recognized as a self-sufficient community that incorporates sustainable principles – social, economic, environmental and cultural – into its decision making process.

2.2 Guiding Principles

The following are 10 guiding principles of the Grand Forks Sustainable Community Plan. These guiding principles form the vision for all land uses within the plan.

Each of these guiding principles is described by a set of specific objectives and policy statements in their respective sections of the Plan. The objectives are measurable tasks that move towards the overarching guiding principle, while the policy statements are specific tasks that complete an objective:

- Apply 'Smart Growth' principles to the built form, location and type of development.
- Protect and enhance the heritage values of the community.
- Protect the natural environment.

- Ensure long-term sustainable municipal infrastructure.
- Promote and provide alternative modes of transportation to single-occupant vehicles (SOVs).
- Provide a variety of linked recreational opportunities.
- Support a diversified economy.
- Support a vibrant arts and culture community.
- Strengthen the social fabric of the community.
- Conserve energy and water and support the sustainable production of food.





3.0 LAND USE PLAN

This Sustainable Community Plan is a long-term land use plan. It describes the location, intensity and types of land uses within the City of Grand Forks. The Sustainable Community Plan identifies future residential development areas, including areas for preferred density increases. The Plan also indicates preferred areas for commercial concentration and areas where revitalization activities and mixed uses will be encouraged. These land use activities support a more sustainable Grand Forks, by encouraging the use of alternative modes of transportation, maximizing the use and efficiency of the City's infrastructure systems and promoting development within the existing serviced areas.

3.1 Land Use Plan Designations

The Land Use Map (Schedule B) designates the following land uses within the City of Grand Forks:

Agricultural/Rural (AR)

- Includes rural lands within and outside of the Agricultural Land Reserve (ALR), which may or may not currently be under agricultural production. This designation is located primarily southwest of Donaldson Drive. Development may include single family residential and a variety of agricultural and rural uses.

Airport (including runway lands within the Agricultural Land Reserve) (AA)

- This designation, located in southeastern Grand Forks, includes the airport, airport runway and adjacent limited agricultural lands. Development may include airport commercial uses and residential dwellings in conjunction with airport commercial uses.

Low Density Residential (LR)

- This designation is found throughout Grand Forks and includes more traditional residential development, consisting generally of single family dwellings and duplexes, developed to a maximum density of 20 units per hectare.

Medium Density Residential (MR)

- Located generally south of Central Ave/Highway #3 and east of Donaldson Drive, this designation includes a variety of residential developments, such as single family dwellings, duplexes, apartments, townhomes and secondary suites. A maximum density of 60 units per hectare is permitted in this designation.

Mixed Use Commercial/Residential (MU)

- This designation includes a variety of residential, commercial and institutional developments. This results in a range of mixed-use neighbourhoods as well as single-use neighbourhoods. This designation is found primarily at the west end of Grand Forks, south of Central Ave/Highway #3, along Donaldson Drive north of Highway #3 and south of the Core Commercial designation.

Residential Infill/Intensification (RI)

- Within this designation, located in downtown Grand Forks, a variety of residential developments are encouraged including the reuse of older, vacant lands. Development is supported to a maximum density of 40 units per hectare.

Commercial Core (CC)

- This designation includes the heart of the community and accommodates commercial and mixed use development. The Core Commercial area is viewed as the commercial, cultural and administrative centre of Grand Forks.



Development within this designation may occur up to a maximum of 60 units per hectare.

Highway & Tourist Commercial (HTC)

- Within this designation, automobile oriented tourist services areas for visitors and residents are encouraged and focused along Central Avenue/Highway #3. Development will consist primarily of commercial and institutional uses. Some residential development may occur where appropriate.

Heritage Corridor (HC)

- This designation is located along Central Ave/Highway #3, immediately west of the Core Commercial area of Grand Forks.

Light Industry (LI)

- This designation is located in strategic locations in Grand Forks, including in the northwest along Donaldson Drive, in the northeast along Granby Road and in the southeast along Sagamore Ave. This designation includes light industrial uses and service commercial uses that can be developed in a manner compatible with adjacent uses.

Heavy Industry (HI)

- Located in the northeast along Granby Road and south of the Kettle River, this designation supports the continued use and development of heavy industrial activities, such as lumber production, log storage and other associated industrial uses.

Institutional (IN)

- Institutional land uses within Grand Forks are located throughout the community. Over time, the types of institutional uses have evolved with the growth and maturation of the community and it is

anticipated that the demand for these types of uses will continue to increase.

Hillside & Resource District (HR)

- Within Grand Forks, this designation is applied to those parts of the City which are largely undeveloped and lacking municipal services, or located on slopes greater than 20%. These areas are generally located along the eastern boundary of Grand Forks and are not to be urbanized until municipal services can be made available, once infilling and densification of other areas has occurred.

Environmental Resource District (ER)

- The Environmental Resource District designation applies to an area located in the northwestern area of the community. Although the ER designation generally allows for uses and densities within the Low Density Residential (LR) designation, this area acknowledges the groundwater and floodplain conditions associated with these lands. Any development in this area will require an Environmental Development Permit to ensure that steps are taken to address the potential groundwater conditions and/or flood hazard.

Park & Open Space (PK)

- This designation encourages recreation and transportation opportunities for local residents and captures the beauty and setting of natural areas, parks and open spaces and trails throughout Grand Forks and along the Kettle and Granby Rivers.

In addition, the form and character of the community is guided by the objectives outlined in a number of Development Permit (DP) Areas. These DP areas are



listed below and described in further detail in the Plan:

Development Permit Areas

- Multiple Housing Residential DP Area
- Hillside Development DP Area
- General Commercial DP Area
- Historic Downtown DP Area
- Environmentally Sensitive Area DP Area
- Light Industry DP Area
- Heritage Corridor DP Area
- Donaldson Drive Transition District DP Area

Each land use designation is guided by the sustainable principles, objectives and policies contained within the appropriate sections of this Sustainable Community Plan.

3.2 How this Plan is Organized

This Sustainable Community Plan is organized to reflect the ten Guiding Principles. Under each guiding principle, the impacted land use designations are identified. The objectives and policies that strive to follow the identified guiding principle in each section are articulated.

A Land Use Plan Designation Policy Chart follows the ten guiding principles. It provides a clear link between the OCP policies and the land use plan designations, and should serve as a useful tool for staff and Council to use in undergoing development review. Also included at the end of the Plan are sections pertaining to sand and gravel resources and plan implementation.



4.0 APPLY SMART GROWTH PRINCIPLES TO BUILT FORM, LOCATION AND TYPE OF DEVELOPMENT

4.1 Introduction

There are ten principles of Smart Growth, developed over the years by Smart Growth BC (www.smartgrowth.bc.ca) and gaining acceptance throughout the province. Smart Growth principles are aimed to achieve the following: enhance our quality of life, preserve the natural environment and save money over time. The principles strive to ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between development and quality of life. Smart Growth also places a priority on infill, redevelopment and strategies to increase density.

A number of the Smart Growth principles are consistent with the land use goals in the Grand Forks Sustainable Community Plan. Those related to built form, location and type of development include the following:

- Create a range of housing opportunities and choices;
- Create walkable neighborhoods;
- Foster distinct, attractive communities with a strong sense of place;
- Mix land uses;
- Strengthen and direct development towards existing neighborhoods; and
- Take advantage of compact building design.

The objectives and policies that strive to reinforce the application of Smart Growth principles are to be applied to the following land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

4.2 Objectives

- 4.2.1 Encourage the provision of a wide range of housing styles.
- 4.2.2 Encourage and support the development of affordable housing for low-income families, seniors and those with disabilities.
- 4.2.3 Encourage higher density residential development and increased variety in housing forms within developed areas of Grand Forks.
- 4.2.4 Encourage new residential development to respect the scale and character of surrounding residential neighbourhoods.
- 4.2.5 Provide infill opportunities for residential and commercial development.
- 4.2.6 Encourage the redevelopment of existing commercial properties before any new commercial lands are developed.



4.2.7 Ensure that there is a transition of uses and densities between commercial development and residential neighborhoods.

4.2.8 Manage the growth of Grand Forks within municipal boundaries in a manner which utilizes existing serviced lands and lands that can be serviced within the capacity of existing infrastructure.

4.2.9 Encourage good design through the implementation of Development Permit Areas and design guidelines.

4.3 Policies

4.3.1 Promote the city centre by encouraging redevelopment of the area, including mixed use and clustered developments.

4.3.2 Encourage the development of higher density residential in the city centre to revitalize the downtown core and commercial services.

4.3.3 Support the development of higher density residential and a variety of housing forms, including small lot, multiple-housing and mixed use northwest of the city centre in the Residential Infill/Intensification land use designation.

4.3.4 Encourage the reuse of older, vacant buildings.

4.3.5 Support the consolidation of smaller lots for the development of higher density residential primarily in the Residential Infill / Intensification designation.

4.3.6 Discourage the establishment of additional dwellings on Agricultural / Reserve lands except where clearly required for full time farm help.

4.3.7 Designate and encourage a high standard of landscape treatment, signs and aesthetics for all development and redevelopment along public roadways.

4.3.8 Identify locations for future growth only when infill and intensification of lands within existing developed areas are well utilized.

4.3.9 Within the Low Density Residential land use designations, encourage development with a maximum density of 20 units per hectare.

4.3.10 Within the Residential Infill / Intensification land use designation, support development with a maximum density of 40 units per hectare.

4.3.11 Within the Medium Density Residential, Mixed Use and Core Commercial land use designations, support development with a maximum density of 60 units per hectare.



5.0 PROTECT & ENHANCE THE HERITAGE VALUES OF THE COMMUNITY

5.1 Introduction

Grand Forks has a rich history and heritage which manifests itself in both the people and the buildings which inhabit the community.

The objectives and policies that aim to protect and enhance the heritage values of Grand Forks are to be applied to the following land use designations:

- Commercial Core
- Heritage Corridor
- Highway & Tourist Commercial
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Residential Infill/Intensification

5.2 Objectives

- 5.2.1 Protect and enhance the heritage value and historical role of the city centre.
- 5.2.2 Preserve the heritage character in designated areas of Grand Forks.
- 5.2.3 Encourage the maintenance of heritage buildings, structures and landscapes in a manner that preserves their historic quality and characteristics.
- 5.2.4 Encourage new homes within heritage areas to reflect a designated heritage design theme.

- 5.2.5 Balance and integrate heritage conservation and revitalization objectives with other community initiatives and priorities.

5.3 Policies

- 5.3.1 Promote the heritage revitalization of Grand Forks from the city centre outward.
- 5.3.2 Encourage the adaptive reuse of properties in the defined Heritage Corridor, to include a mixture of uses such as residential, commercial, tourist commercial and institutional.
- 5.3.3 Consider the City's overall heritage strategy when reviewing all new development and redevelopment applications.
- 5.3.4 Encourage property owners to restore heritage buildings, seeking out funding partnership opportunities wherever possible.





6.0 PROTECT THE NATURAL ENVIRONMENT

6.1 Introduction

Protecting the natural environment is an important sustainable principle to guide the community, in order to ensure that both existing and new development co-exists within the ecology of the region.

The objectives and policies that aim to protect the natural environment in and around Grand Forks apply to the following land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

6.2 Objectives

- 6.2.1 Recognize both steep slopes and flooding areas as potentially hazardous areas for development.
- 6.2.2 Preserve and protect natural areas for environmental, aesthetic, recreational and economic values.

- 6.3.3 Promote city-wide environmental stewardship and education.

6.3 Policies

- 6.3.1 Encourage and promote the implementation of BC's Climate Action Charter in order to reduce greenhouse gas (GHG) emissions and protect the natural environment.
- 6.3.2 Support programs which encourage community-wide reductions in greenhouse gas emissions.
- 6.3.3 Encourage agricultural operations within the City to operate in a manner that minimizes air quality and environmental impacts.
- 6.3.4 Protect natural areas within and between developed areas for both their environmental and aesthetic features.
- 6.3.5 Ensure buffer zones are maintained and developed between riparian areas and adjacent residential, commercial and industrial land uses.
- 6.3.6 Ensure that development in areas with grades steeper than 30% is subject to a report from a geotechnical professional engineer that addresses issues such as slope stability, visual quality, hydrology, and other impacts and risks associated with steep slope development.
- 6.3.7 Allow development of lands within the Hillside & Resource District land use designation, provided services are affordable and



consistent with the type of development proposed.

- 6.3.8 Protect identified natural wildlife corridors, wetland and slough environments, and other environmentally sensitive areas as Development Permit Areas.
- 6.3.9 Encourage and implement, where practical, the strategies contained within the City's Air Quality Management Plan.
- 6.3.10 Require new development within the City's Floodplain Area (Schedule D) to meet the requirements as identified in the City's Floodplain Management Bylaw.





7.0 ENSURE LONG – TERM SUSTAINABLE MUNICIPAL INFRASTRUCTURE

7.1 Introduction

The City of Grand Forks is responsible for providing and maintaining a wide variety of infrastructure. This infrastructure is vital to the well-being of the residents and businesses in the community; however, a significant proportion has reached, or will be reaching, the end of service life very soon. Maintaining existing levels of service will require major investments in the near future. In support of the guiding principle of ensuring long-term sustainable municipal infrastructure, the City is considering a number of Asset Management strategies in addition to the land use policies contained in this Sustainable Community Plan.

The objectives and policies that aim to ensure the long-term sustainability of Grand Forks' infrastructure are as follows, within these land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

7.2 Objectives

- 7.2.1 Recognize the importance of Highway #3 as a vital transportation corridor.
- 7.2.2 Minimize negative impacts associated with development along Highway #3.
- 7.2.3 Minimize the impact of traffic corridors on agriculture industry in the area.
- 7.2.4 Enhance the city's transportation system to accommodate the general public including the youth, the elderly and those with special needs.
- 7.2.5 Encourage the use of the BC Green Building Code in new developments.
- 7.2.6 Implement an Asset Management program to ensure that Grand Forks is PSAB 3150 compliant.

7.3 Policies

- 7.3.1 Encourage infill development and redevelopment to minimize the need for services to be expanded.
- 7.3.2 Subject to funding, expand the sanitary sewer and water systems to areas designated as Light Industry.
- 7.3.3 Ensure that new infrastructure facilities associated with new development are sized to accommodate additional future development.



- 7.3.4 Maximize the potential of the city's water supply from its current wells through conservation and metering.
- 7.3.5 Encourage new development to conform to the City's network of pathways and walkways including the completion of sidewalks.
- 7.3.6 Maintain a sustainable foundation of infrastructure that is affordable, provides service levels consistent with the community's expectations, and encourages growth and economic development.
- 7.3.7 Promote staff awareness of asset management to ensure a practical and continuous integration of infrastructure management practices over time.
- 7.3.8 Encourage collaboration among senior management through a cross-functional asset management team that meets regularly to balance competing infrastructure needs.
- 7.3.9 Support development along Highway #3 that provides access from rear lanes or adjacent local streets, rather than directly from the Highway.





8.0 PROMOTE & PROVIDE ALTERNATIVE MODES OF TRANSPORTATION TO SINGLE – OCCUPANT AUTOMOBILES

8.1 Introduction

Single occupant vehicles (SOV) are the most common mode of transportation in Grand Forks. The primary use of SOVs are daily commuting and running errands. The following Smart Growth principles articulate the shift towards other modes of transportation:

- Provide a variety of transportation choices such as walking, cycling and transit, to minimize the use of SOVs;
- Encourage the development of alternate transportation choices in existing neighborhoods.

By focusing on alternative transportation modes, the useful life of existing transportation infrastructure will be extended delaying need of further investments in new roads.

The objectives and policies that aim to shift transportation patterns in Grand Forks away from single occupant vehicles (SOVs) towards alternate modes of transportation relate to the following land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial

- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

8.2 Objectives

- 8.2.1 Enhance the city's transportation system to accommodate the needs of vehicular and non-vehicular transportation, particularly pedestrians and cyclists.
- 8.2.2 Promote a pedestrian and cycling atmosphere by providing appropriate linkages between residential, commercial and amenity areas.
- 8.2.3 Provide a safe environment for non-motorized mobility through the provision of lighting, signage and traffic calming measures.

8.3 Policies

- 8.3.1 Support the development of the city centre as a pedestrian and cycling oriented area, with designated areas for motorized vehicular passage.
- 8.3.2 Encourage new developments to contribute toward the city's pedestrian and/or cycling networks.
- 8.3.3 Promote the development of a regionally based conventional transit system.



8.3.4 Encourage residents to use alternative modes of transportation.

8.3.5 Encourage walking within the ACT NOW principles.





9.0 PROVIDE A VARIETY OF LINKED RECREATIONAL OPPORTUNITIES

9.1 Introduction

A healthy community is defined, in part, by the amount of recreational opportunities afforded to its residents and visitors. Grand Forks has made significant investments in order to provide a variety of recreational opportunities with accessible linkages between them.

The objectives and policies that move Grand Forks towards providing a variety of linked recreational opportunities are applied to the following land use designations:

- Agricultural/Rural
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

9.2 Objectives

- 9.2.1 Provide a network of community wide paths, trails and sidewalks that link recreation opportunities and facilities with the surrounding community.

- 9.2.2 Provide recreational access along the Kettle and Granby rivers.

9.3 Policies

- 9.3.1 Connect the Trans-Canada Trail with existing and future City trails, pathways and sidewalks.
- 9.3.2 As funding permits, implement the 2008-2017 Sidewalk Plan.
- 9.3.3 Continue efforts to establish a linear park and multi-use pathway system with appropriate links to existing and future trails, pathways and sidewalks.
- 9.3.4 Explore the potential for a recreational buffer zone between the Kettle and Granby Rivers and adjacent commercial and residential development.
- 9.3.5 Promote the use of active modes of transportation via City trails, pathways and sidewalks to access recreational facilities.





10.0 SUPPORT A DIVERSIFIED ECONOMY

10.1 Introduction

An important component of a sustainable community is the economic component. Maintaining a diversified economy is much more viable in the long-run than an economy focused solely on one industry.

The objectives and policies that aim to strengthen Grand Forks' economy and improve its economic viability are as follows, and apply to the to the following land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

10.2 Objectives

- 10.2.1 Support the retention of existing commercial and industrial enterprises in Grand Forks.
- 10.2.2 Encourage growth and diversification of the business sector.

- 10.2.3 Use the airport as an economic tool to retain, expand and attract commercial and institutional businesses and services.

10.3 Policies

- 10.3.1 Use lands within the Airport designation primarily for aviation-related activities, such as aircraft parking, air transportation, freight, refueling and maintenance.
- 10.3.2 Promote the development of a "gateway" from Central Avenue Highway #3 into the City Centre.
- 10.3.3 Encourage communication providers to offer the necessary technology and services for home-based businesses to thrive in Grand Forks.
- 10.3.4 Develop incentives for the establishment of locally owned and operated businesses.
- 10.3.5 Ensure new commercial and industrial developments are planned in a manner that minimizes conflicts with residential and agricultural uses.
- 10.3.6 Ensure easy access to commercial and industrial areas is maintained for current and future growth and development.
- 10.3.7 Support tourism opportunities that can be combined with learning and education opportunities.
- 10.3.8 Support and encourage agriculture as a vital contributor to the local and regional economy.



11.0 SUPPORT A VIBRANT ARTS & CULTURE COMMUNITY

11.1 Introduction

Culture adds vibrancy and humanity to society and is represented as part of the sustainability model for Grand Forks. A vibrant arts and culture community can appear in different ways to different people. Building upon existing cultural assets and creating a vibrant town centre with a point of interest and distinction is a critical element in the pursuance of a long term sustainability goal of a vibrant arts and culture.

The objectives and policies that aim to strengthen the arts and culture community within Grand Forks are as follows, and apply to the following land use designations are:

- Commercial Core
- Heritage Corridor
- Institutional
- Park & Open Space

11.2 Objectives

- 11.2.1 Develop design guidelines to enhance and promote the cultural services provided in Grand Forks.
- 11.2.2 Construct a performing arts centre, either as a standalone facility or in combination with another public facility.
- 11.2.3 Beautify the city centre.
- 11.2.4 Offer year round arts and culture attractions to enhance livability in Grand Forks.

11.3 Policies

- 11.3.1 Pursue funding and public support for a performing arts centre that would function as a multi-purpose venue and create a cultural focal point in the City.
- 11.3.2 Promote and encourage the sale of products created by the arts and culture community.
- 11.3.3 Work with the community as well as other regional arts and cultural centers and artisans to provide a blend of attractions, including seasonal festivals and fairs.





12.0 STRENGTHEN THE SOCIAL FABRIC OF THE COMMUNITY

12.1 Introduction

The social fabric of a community is the numerous facilities and services that are available and being provided presently and expected to be made available and provided in the future to meet the needs of all residents. The social fabric creates a sense of community pride where residents and visitors feel safe and welcomed.

Enhancing current access to services and facilities and those expected in the future makes the community attractive and livable. A livable community improves and fosters an environment of learning, tolerance and growth, creating a balance of harmony and responsibility.

The objectives and policies that aim to strengthen the social fabric of Grand Forks are as follows, and apply to the following land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional
- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

12.2 Objectives

- 12.2.1 Adopt an integrated planning approach by incorporating a social perspective into overall planning.
- 12.2.2 Work collaboratively with the RDKB in the provision of regional services in Grand Forks when it is beneficial to both the City and the region.
- 12.2.3 Seek opportunities to work with the Interior Health Authority and appropriate agencies to identify and address the health and social needs of the area.
- 12.2.4 Encourage and support universal access to services such as those that help provide employment, social and recreation opportunities for residents of all ages.
- 12.2.5 Advocate on behalf of residents on issues affecting the quality of life, health and welfare to publicly funded agencies and other levels of government.

12.3 Policies

- 12.3.1 Consider incentives for health services in Grand Forks that would see residents continue being provided with the health services they need.
- 12.3.2 Encourage institutional uses to locate in, or within the vicinity of the city centre.
- 12.3.3 Enhance the accessibility of community facilities by encouraging joint-use and creative programming.



- 12.3.4 Work with the community, Youth Advisory Committee and Recreation Commission on the development of a youth centre.
- 12.3.5 Apply Crime Prevention through Environmental Design (CPTED) principles to enhance the safety of neighbourhoods.
- 12.3.6 Work collaboratively with publicly funded agencies, other levels of governments and non-profit corporations in the delivery of assisted living and seniors care, special needs and mental and physical disability services.
- 12.3.7 Work cooperatively with other publicly funded agencies, other levels of governments and non-profit corporations in offering support services and improving housing for the poor, disadvantaged and low income earners.





13.0 CONSERVE ENERGY & WATER AND SUPPORT THE SUSTAINABLE PRODUCTION OF FOOD

13.1 Introduction

As a signatory to the Climate Action Charter, the Provincial Government requires the City to include targets for green house gas (GHG) reductions in its municipal operations. This is to encourage municipalities to reduce their GHG emissions to try to achieve carbon neutrality by 2020. Managing the community's use of energy and water has a significant positive impact on sustaining municipal infrastructure, and reducing its overall carbon footprint.

In addition, with the rising cost of energy impacting transportation of goods, materials and food production today, focus should be on more self-sufficiency within the community to reduce transportation and GHG emissions, thereby reducing costs to locals and sustaining the production of local food.

The objectives and policies that aim to better conserve energy and water, and support the sustainable production of food in Grand Forks, are included in this section, and apply to the following land use designations:

- Agricultural/Rural
- Airport
- Commercial Core
- Environmental Resource District
- Heavy Industry
- Heritage Corridor
- Highway and Tourist Commercial
- Hillside & Resource District
- Institutional

- Light Industry
- Low Density Residential
- Medium Density Residential
- Mixed Use Commercial/Residential
- Park & Open Space
- Residential Infill/Intensification

13.1.1 – Greenhouse Gas Reduction

Recent changes to Provincial legislation requires BC local governments to include a greenhouse gas (GHG) reduction target, as well as policies and/or actions for meeting the target, in an OCP or regional growth strategy. The City of Grand Forks has set a target of a 33 percent reduction below 2007 levels by 2030, which is the 20-year horizon of this Sustainable Community Plan.

The objectives and policies that correspond, directly or indirectly, to this target are included this section, as well as in the following areas of the OCP:

- Apply Smart Growth Principles to Built Form, Location and Type of Development
- Protect the Natural Environment
- Ensure Long-Term Sustainable Municipal Infrastructure
- Promote and Provide Alternative Modes of Transportation to SOVs
- Provide a Variety of Linked Recreational Opportunities
- Implementation



13.2 Objectives

- 13.2.1 Support and protect the productive agricultural use of land designated within the Agricultural Land Reserve (ALR).
- 13.2.2 Strive to meet the City's GHG reduction target of 33 percent below 2007 levels by 2030.

13.3 Policies

- 13.3.1 Only consider applications to subdivide lands within the Agricultural Land Reserve (ALR) for homesite severance when those applications are subject to Agricultural Land Commission approval.
- 13.3.2 Acknowledge and protect lands within the ALR for sustainable food production.
- 13.3.3 Encourage residents to utilize high efficiency residential heating systems over wood burning stoves.
- 13.3.4 Explore and where deemed appropriate undertake opportunities in the local production of clean power, such as "run-of-the-river" hydro".
- 13.3.5 Encourage the use of new green technologies in building construction.
- 13.3.6 Encourage local food production and promote the sale of locally-produced goods in local retail outlets.
- 13.3.7 Work with the provincial transit authority (BC Transit) and other relevant organizations to encourage and promote energy efficient and

low-impact modes of travel, such as public transit, walking and cycling.





| Principle | Implementation Items | Measures |
|---------------------------|---|---|
| 1 - Built Form | <ul style="list-style-type: none"> • Host educational workshops to increase awareness of energy efficient products and services. • Promote infill development, including higher densities, housing variety, special needs, senior's housing and low income housing. • Work with the development community to incorporate Smart Growth principles into new developments. | <ul style="list-style-type: none"> • Number of workshops held and their effect on the community. • Number of infill subdivisions. • Number of special needs, seniors and low income units constructed. • Number of new developments incorporating Smart Growth principles. |
| 2 - Heritage | <ul style="list-style-type: none"> • Expand the heritage corridor as development occurs. • Work with Chamber of Commerce and local merchants to provide historical displays. • Work with local heritage societies to provide display space for historical artifacts. | <ul style="list-style-type: none"> • Number of refurbished or expanded heritage buildings. • Number of new historical displays. • Number and square footage of historical display space. |
| 3 - Environment | <ul style="list-style-type: none"> • Work with the Boundary Air Quality Committee to ensure consistency between the Airshed Management Plan and the Community Sustainability Plan. • Work with the appropriate agencies to monitor the effects of the Mountain Pine beetle within the City. • Plant and replant the appropriate species of trees within the City to counter greenhouse gas emissions. • Work with senior governments to ensure the health of the Kettle and Granby Rivers within the City. • Work with the provincial government to assure heavy industry air emissions permits reflect the values of the Airshed Management Plan. • Set an example in the community in reducing the City's carbon footprint. • Develop a dust control strategy. | <ul style="list-style-type: none"> • Number of good air days as monitored. • Number of trees affected by the mountain pine beetle. • Number of trees planted and replanted. • Water quality data for the Granby and Kettle Rivers. • Discharge permits levels for heavy industry versus old permit levels. • Number of new energy efficient vehicles. • Number of new developments using alternative sources of heat and light. • Reduction of road dust in the City. |
| 4 - Infrastructure | <ul style="list-style-type: none"> • Undertake an infrastructure capacity and assessment study. • Develop and implement a water and sewer line replacement strategy. • Upgrade storm sewer capacity as appropriate • Ensure all new development has storm water management. • Ensure full life cycle accounting is established for all new infrastructure projects. • Implement a universal water metering program for all residential users. • Work with the Ministry of Transportation and Infrastructure to continually upgrade the City's transportation plan. • Continually apply for grants to upgrade the City's infrastructure. | <ul style="list-style-type: none"> • Completion of infrastructure study. • Number of new and replacement water and sewer lines. • Number of new storm sewers. • Number of new and repaired sidewalks and roads. • Number of residential water meters. • Number and amount of successful grants. |
| 5 - Transportation | <ul style="list-style-type: none"> • Develop and update an anti-idling bylaw. • Provide bicycle racks at all municipal buildings and at other areas of the City. • Work with the Regional District and BC Transit to enhance the public transportation system. • Expand the City's trail network for non motorized use. • Develop the trail network that links neighbourhoods within Grand Forks and to those outside the City. • Enhance the Trans Canada Trail within the City. | <ul style="list-style-type: none"> • Anti idling bylaw in place. • Number of bicycle racks. • Number of metres of trails. • Number of Trans Canada Trail enhancements. |



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|------------------------------------|--|--|--|
| | | | |
| 6 – Recreation | <ul style="list-style-type: none"> Identify future areas for parks and open space. Provide access to protected areas. Develop a facilities sharing agreement with the School District and Regional District. | <ul style="list-style-type: none"> Facility sharing agreement in place. Number of future areas for parks. Number of additional recreational opportunities. | |
| 7 – Economy | <ul style="list-style-type: none"> Ongoing liaison with Community Futures. Survey existing commercial and industrial users to determine their needs. Work with Regional District, Community Futures and Chamber of Commerce to update tourism and marketing plans. Working with various partners, host workshops for businesses to encourage sustainable practices. Ensure new industry will have sustainable practices, particularly airshed management. Support home based businesses. | <ul style="list-style-type: none"> Survey of local business and industry completed. Continually upgraded marketing and tourism plans. Number of workshops hosted. Number of new and diverse businesses. | |
| 8 - Arts & Culture | <ul style="list-style-type: none"> Apply for grants to promote and provide summer music and theatre programs. Continue developing the Old Courthouse to house Art Gallery and historic displays. Continue developing Gyro Park to create a cultural focal point in the City. Continue developing 5th Ave as an Arts & Culture corridor. | <ul style="list-style-type: none"> Number and amount of successful grant applications. Completion of Gyro Park. Continued development of 5th Ave corridor. | |
| 9 – Social Fabric | <ul style="list-style-type: none"> Identify and carry out facility improvements and access to facilities for all residents, but in particular for seniors and youth. Work with senior government to ensure that facilities for seniors and youth continue to be provided in Grand Forks. Work with appropriate agencies on social issues. | <ul style="list-style-type: none"> Number of new and upgraded facilities. | |
| 10 – Energy, Water and Food | <ul style="list-style-type: none"> Continually upgrade & expand the City's electrical system to ensure continued supply of energy. Develop a universal water metering program that requires all users to be metered. Strive to achieve greenhouse gas emissions targets in the BC Climate Action Charter. Apply for grants to undertake an energy audit of municipal facilities to establish a baseline for measuring greenhouse gas emissions reductions. Develop a model xeriscape garden. Continually upgrade the City's water system. Develop an ongoing water conservation plan. | <ul style="list-style-type: none"> Number of electrical system upgrades and expansions. Number of new meters installed. Measurement of reduction in water usage per capita. Reduction in greenhouse gas emissions from municipal buildings. Completion of model xeriscape garden. | |



14.0 DEVELOPMENT PERMIT AREAS

14.1 Introduction

Pursuant to the *Local Government Act*, Council may designate certain areas of the City as Development Permit Areas (DPA). Special conditions in the form of development guidelines might be implemented. These designations and guidelines are generally used to:

- protect and enhance the natural environment;
- protect and safeguard development from hazardous conditions;
- revitalize an area in which a commercial use is permitted;
- establish definitive objectives to treat form and character of commercial and multiple housing residential development; and
- establish definitive objectives and to treat the form and character of light industrial and service commercial development in lands located in the northwest corner of the City.

A development permit area is required within a DPA before:

- subdivision;
- construction, addition or alteration of a building or structure is started;
- land in a designated environmentally sensitive area is altered; and
- land subject to hazardous conditions in a designated area is altered.

In accordance with the Agricultural Land Commission Act, a development permit is not required for the clearing of land within the ALR for agricultural purposes.

14.2 Guidelines for all Development

The guidelines in this subsection apply to all development requiring a development permit under Section 920 of the *Local Government Act*. In general, this includes subdivision, construction, addition, and land alteration.

Development permits issued in this designation are in accordance with the following guidelines:

Wetlands

- .1 Wetlands should be adequately buffered by natural vegetation to filter out contaminants from storm water runoff and protect aquatic habitat and amenity values. In general, a minimum setback of at least 15 meters is needed for a buffer to assimilate pollutants. Building setbacks should be calculated from the landward edge of the wetland, at high water.
- .2 On site deposit of fill or construction materials that may affect the size, water quality, or ecological integrity of wetlands is discouraged, and will be subject to approval by the City and the Ministry of Environment.
- .3 Other mitigation measures for wetlands may be required by the City and the Ministry of Environment.

Vegetation Management

- .4 Do not clear, grub or remove trees or undergrowth from the wetland area of the site without prior approval from the Ministry of Environment.



- .5 Re-vegetation within and adjacent to the wetland should be with native species appropriate to the site.

ensured, landowners are not disturbed, and there are no significant impacts on the area's ecological features and functions.

General Environmental Management

- .6 Where the Ministry of Environment has requested it, vegetation or trees should be planted or retained in order to control erosion, protect banks or protect water quality and fisheries.
- .7 Where disturbance of the Environmentally Sensitive Area is unavoidable in order to construct or repair road, water, sewer, drainage, gas, underground wiring or other infrastructure, soil conservation measures such as silt fencing, matting and trapping should be used. The disturbed areas should then be replanted with natural vegetation immediately after the construction or repair is complete.
- .8 The sequence and timing of development should consider important fish and wildlife activities such as breeding, nesting and spawning seasons, and assist in minimizing soil erosion.
- .9 Areas to be preserved free of development should be temporarily fenced or otherwise protected from damage prior to starting development of the site, with care taken to include the root system of the trees within the fenced area.
- .10 Infrastructure and facilities that allow public access and passive recreational uses should be planned in such a way that public safety is

Safe Use of Development

- .11 For developments in areas where the City considers that the land is subject or may be subject to flooding, erosion or high water levels, the City may require that the Development Permit include a report certified by a professional engineer with experience in geotechnical engineering that the land may be safely used for the use intended. Where the engineer's report indicates that the land may be used safely subject to conditions set out in the report, those conditions shall be set out in the Development Permit, and upon completion of the building or structure, the owner shall provide the City with a statement certified by a professional engineer that the construction was carried out in compliance with the conditions specified in the development permit.



14.3 Multiple-Housing Development Permit Area

The Multiple-Housing DPA is designated under Section 919.1(1)(f) (form and character of multiple housing residential developments) of the *Local Government Act*.

Area

The designated areas for the Multiple-Housing DPA are delineated on the Development Permit Area Map (Schedule 'C').

Justification

Most multiple-housing developments are located in areas next to major roadways, areas next to low density residential use, and areas going through a transition from low density residential to multiple-housing residential use. Because of their prominent size and location, multiple-housing developments can have a significant visual impact on the surrounding area.

Good design guidelines can help ensure that the development enhances the area rather than create an eyesore and source of friction between existing residents and the new development.

The objective of this designation is to ensure that multiple-housing developments are attractive and compatible with the surrounding area.

14.3.1 - Conditions For Which a Multiple-Housing Development Permit is Not Required

The following may be undertaken without a Multiple-Housing Development Permit:

- construction of a single-family dwelling or a duplex;
- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing;
- small additions that result in less than a 25% increase in floor area beyond the floor area that existed at the date adoption of this bylaw;
- alteration of land;
- construction of an accessory building or addition to a multiple-housing residential building that shall not alter patterns or requirements of parking, access, loading, or landscaping on the site;
- painting the exterior of a building;
- replacement of windows; and
- construction of a fence;
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

14.3.2 - Guidelines

Multiple-housing residential includes all developments with three or more dwelling units per building or lot. Development permits issued in this area shall be in accordance with the following guidelines:



Buildings and Structures

- .1 The scale, siting and shape of buildings should be consistent with adjacent development and prevailing neighbourhood character;
- .2 Monolithic structures and long expanses of straight walls should be avoided;
- .3 Large buildings should be designed in a way that creates the impression of smaller units and less bulk through the use of building jogs, irregular faces and architectural features such as gables, dormers, balconies, chimneys, special window features, canopies, verandas, porches and railing; and
- .4 Clustering and other creative spatial arrangements with common open areas and facilities are encouraged. These types of housing should be designed to promote visual quality and efficient use of land and building materials.

Utility Servicing

- .5 All multiple-housing development should be connected to a community water system and a community sewer system.

Parking/Access

- .6 Parking lots shall be landscaped to provide shade and to enhance the appearance of the overall development. Parking areas with greater than 10 stalls should be broken into smaller groups, divided by landscaping;

- .7 Safe and efficient vehicle entrances and exits, and on-site circulation should be provided; and
- .8 Consideration should be given to safe and efficient pedestrian and bicycle access. Provision shall be made for such features as pedestrian sidewalks or pathways, bicycle lanes and bicycle racks.

Screening and Landscaping

- .9 The site should be provided with screening in the form of walls, fencing, hedging, planting and other screening materials or a combination of materials in the following areas:
 - around outdoor storage areas and waste containers, heating and cooling equipment and other service areas;
 - between parking areas and the street; and
 - between parking areas and neighbouring properties.
- .10 The site should be provided with landscaping in the following areas:
 - along the property edge next to roadways;
 - between buildings and parking areas;
 - along on-site access roads;
 - along the sides of the buildings;
 - and in other open space areas not required for parking, access roads or walkways.



Signage

- .11 Freestanding signage should be low, front lit or unlit, with a landscaped base.
- .12 The general character of signs should be similar in design to the associated building.



14.4 Hillside Development Permit Area

The Hillside DPA is designated under Section 919.1(1)(a) (protection of the natural environment), Section 919.1(1)(b) (protection of development from hazardous conditions) and Section 919.1(1)(f) (form and character of industrial development) of the *Local Government Act*.

Area

Within the City of Grand Forks, all lands with a natural slope in excess of 30 percent and land within 15m of the top of steep slopes with grades in excess of 30 percent are designated as a Hillside Development Permit Area. Lands that may contain these areas are generally identified on the Development Permit Area Map (Schedule 'C').

Justification

Areas in Grand Forks are subject to hazardous conditions consist of steep hillsides which may be susceptible to rock fall, landslide and subsidence. Also, hillside areas are subject to erosion if not properly rehabilitated. A number of these areas with steep slopes have been designated for industrial use. Therefore, an additional objective of this designation is to ensure that the visual impact of heavy industrial land use on the community is minimized.

14.4.1 - Conditions for which a Hillside Development Permit is not Required

The following may be undertaken without a Hillside Development Permit:

- internal alterations, which do not affect the outer appearance of the building;

- replacement, upgrading or repair of roofing;
- painting the exterior of a building;
- replacement of windows;
- construction of an accessory building or addition to an industrial building where the accessory building or addition is not visible from neighboring areas; and
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

14.4.2 - Guidelines

Development permits issued in this designation shall be in accordance with the following guidelines:

Development on Hillside with Slopes over 30%

Setbacks

- .1 For developments on or near steep hillsides, the City of Grand Forks may require that buildings and structures be set back a given distance as specified in the Development Permit from the top of the steep hillside or the toe of the slope.

Safe Use of Development

- .2 For developments in areas where the City considers that the land is subject or may be subject to erosion, land slip, rock falls or subsidence, the City may require that the Development Permit include a report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended. Where the engineer's report indicates that the land may



be used safely subject to conditions set out in the report, those conditions shall be set out in the Development Permit, and upon completion of the building or structure, the owner shall provide the City with a statement certified by a professional engineer that the construction was carried out in compliance with the conditions specified in the Development Permit.

to visually shield the community from on-site industrial activities.

Storm Water Management

- .3 Hillside development proposals must be accompanied by a storm water management plan prepared by a professional engineer with engineering experience in hydrology and storm water management to the satisfaction of the City of Grand Forks. Impervious surfaces should be minimized to aid in storm water infiltration. Storm water may be collected in reinforced natural swales or new drainage channels made with natural materials, and then conveyed to a storm water pond or site drainage system of sufficient capacity.

Industrial Development

- .4 Industrial development located within the Hillside DPA and within the Heavy Industrial designation in the OCP requires screening and landscaping. The screening and landscaping should be designed to reduce the visual impact of heavy industrial use on neighbouring areas.

Screening may be in the form of fencing, hedging, planting and other screening materials or a combination of materials used



14.5 General Commercial Development Permit Area

The General Commercial Development Permit Area is designated under Section 919.1(1)(d) (revitalization of a commercial area) and Section 919.1(1)(f) (form and character of commercial development) of the *Local Government Act*.

Area

Within the City of Grand Forks, all lands designated Highway & Tourist Commercial are designated as a General Commercial Development Permit Area on the Development Permit Area Map (Schedule 'C').

Commercial Core areas, surrounding the Historic Downtown, are designated as a General Commercial Development Permit Area on the Development Permit Area Map (Schedule 'C').

Justification

Highway & Tourist Commercial

Highway & Tourist Commercial areas are quite visible from Highway 3 and often are the first impression that tourists get of Grand Forks. For commercial development in the Highway & Tourist Commercial area, special considerations are required to address the following:

- the highway corridor is a high visibility area and therefore the visual image of the community must be presented in a positive way;
- access along a high volume controlled access route has implications on commercial development; and

- compatibility between the residential areas and the commercial development.

Commercial Core

The Commercial Core areas, surrounding the Historic Downtown, form a strong part of the community's identity. As development occurs, Council would like to ensure that the visual character of these areas improves in a way that compliments the Historic Downtown area.

An objective of this designation is to maintain and enhance the image of the Commercial Core areas, surrounding the Historic Downtown, by requiring a high standard of development. Development will meet a consistently high standard of visual quality to assure that the character of the commercial core will continue to improve over time.

14.5.1 - Conditions for which a Commercial Development Permit is not Required

The following may be undertaken without a Commercial Development Permit:

- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing;
- painting the exterior of a building;
- replacement of windows;
- construction of a fence;
- construction of an accessory building or addition to a commercial building that does not alter patterns or requirements of parking, access, loading or landscaping on the site; and
- replacement of an existing sign or canopy, where the size and design of the replacement



sign or canopy are generally consistent with the sign or canopy being replaced.

14.5.2 - Guidelines

Development permits issued in this designation shall be in accordance with the following guidelines:

Buildings and Structure

- .1 Buildings should be designed in a way that enhances the visual character of the commercial area.
- .2 The shape, scale and siting of buildings should be consistent with adjacent development.
- .3 The shape, siting, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.
- .4 Monolithic structures and long expanses of straight walls should be avoided.
- .5 Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces.
- .7 Buildings should be designated in a way that relates positively to pedestrians at the street level.

Access and Parking

- .8 Parking areas with more than 20 stalls should be broken into smaller groups, divided by landscaping.
- .9 Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.
- .10 Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for features such as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle racks on the site. Pedestrian and bicycle networks on the site should link with networks off the site.

Screening, Landscaping and Amenities

- .11 Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
 - around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and
 - between the rear of commercial areas and any residential area.
- .12 The site should be provided with landscaping:
 - between parking areas and roadways; and
 - between buildings and parking areas.



- .13 Where setbacks are required between the building and the property line, the site should be provided with landscaping:
- along the property edge next to roadways; and
 - along the sides of buildings.

Lighting

- .14 Land uses or establishments should be designed to ensure that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required.

Signage

- .15 Signage should complement the building design and finish.



14.6 Historic Downtown Development Permit Area

The Historic Downtown Development Permit Area is designated under Section 919.1(1)(d) (revitalization of a commercial area) and Section 919.1(1)(f) (form and character of commercial development) of the *Local Government Act*.

Area

The Historic Downtown, as defined in the City of Grand Forks Heritage Program (BC Heritage Branch, 2011) are designated as a Historic Downtown Development Permit Area on the Development Permit Area Map (Schedule 'C').

Justification

Much of the heritage resources that exist in Grand Forks are located in the Historic Downtown area. The Council would also like to ensure that the heritage resources in the City of Grand Forks are protected, preserved and promoted.

Please refer to the City of Grand Forks Heritage Program - Design Guidelines for the Historic Downtown, prepared by the BC governments Heritage Branch (2011) for more information.

14.6.1 - Conditions for which a Commercial Development Permit is not Required

The following may be undertaken without a Commercial Development Permit:

- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing;
- painting the exterior of a building;

- replacement of windows;
- construction of a fence;
- construction of an accessory building or addition to a commercial building that does not alter patterns or requirements of parking, access, loading or landscaping on the site; and
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

14.6.2 - Guidelines

Development permits issued in this designation shall be in accordance with the following guidelines:

Buildings and Structure

- .1 Heights of existing buildings should be respected when additions are considered. In particular, the physical appearance of the height of buildings within the historic downtown as seen from the street should be maintained. Creative solutions to roof-top additions should be sought in order to maintain the visual appearance of buildings ranging from one to three storeys in height.
- .2 New buildings within the historic downtown should be constructed to respect the character defining heights of surrounding buildings. Care should be taken to ensure that the height of a new building does not overpower its neighbours.
- .3 Each building speaks to its period of construction. Interventions to existing buildings should be undertaken in a way that



ensures that the character defining elements of that building and the downtown are conserved. Work to existing buildings must be visually and physically compatible with the character defining elements of the building.

- .4 New buildings in the downtown should reflect current construction technology and design aesthetics, while respecting the form, scale, character and materials of surrounding buildings. They should not imitate styles of the past, but strive to achieve compatibility with the old by reflecting surrounding characteristics of scale, rhythm, facade articulation, window to wall ratios and by maintaining the intact streetscape.
- .5 Building walls facing public streets and walkways should provide visual interest to pedestrians. Long blank walls should be avoided.
- .6 Storefronts should be treated in a ways that maintains their contribution to the continuity of the streetscape. Non-character defining materials and treatments should be removed.
- .7 Individual buildings should be treated as a consistent whole. Buildings with multiple store fronts or primary and secondary facades should avoid visual clutter associated with conflicting or uncomplimentary treatments on each storefront.
- .8 Recessed doorways should be retained or revealed to add visual interest to the streetscape.
- .9 Reinstating, or continuing to use character defining corner entrances. New buildings at intersections should be designed with corner entrances.
- .10 In new construction, building materials and colours should respect the historic architecture and character of the Historic Downtown and the surrounding streetscape, as seen in the colours, textures, and modulation of existing materials.
- .11 Awnings should respect the character of the era in which the building was constructed. Awning and building colours should be compatible. Awnings should be installed so that they do not obscure details in the masonry or distort the proportions of architectural features. Back-lit or metal awnings are not appropriate.

Signage

- .12 Historic signs should be maintained if found to be a character defining element of the place.
- .13 No sign should be constructed or situated so that it disfigures or conceals any significant architectural feature of the building.

Lighting

- .14 Lighting should be permanent and should respect the heritage values and character defining elements of the building.
- .15 Lighting that highlights the architecture of the building is encouraged, but that avoids light pollution in the sky.



Screening, Landscaping and Amenities

- .16 Alleyways should be developed as secondary opportunities for commercial enterprises.
- .17 Building facades facing onto walkways should be treated in a similar fashion as street front facades in terms of colours, detailing and materials. However, care should be taken to ensure that walkway facades have less detail to identify them as secondary facades.
- .18 Street furniture should be designed in a way to reflect the heritage values of the community.
- .19 Landscaping of both hard and soft surfaces can be designed to reflect the heritage values of the community. Landscaping can interpret the history and heritage of the city, and contribute to the sense and understanding of place.

Access and Parking

- .20 Parking areas with more than 20 stalls should be broken into smaller groups, divided by landscaping.
- .21 Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.
- .22 Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for features such as pedestrian sidewalks, bicycle

and walking paths or lanes, and bicycle racks on the site. Pedestrian and bicycle networks on the site should link with networks off the site.



14.7 Environmentally Sensitive Area Development Permit Area

The Environmentally Sensitive Area (ESA) DPA is designated under Section 919.1(1)(a) (protection of the natural environment) of the *Local Government Act*.

Area

Within the City of Grand Forks exists a substantial 200-year floodplain. Development within this area is regulated by Bylaw No. 1402. Some of the areas outside of the floodplain are also susceptible to flooding. These include areas with high water tables and consist of environmentally sensitive marshlands. These areas are designated as a DPA and are identified on the Development Permit Area Map (Schedule 'C').

Justification

The environmentally sensitive area that is covered by this DPA consists of wetlands, which are subject to high water table levels. The Ministry of Environment indicates that this wetland maintains biodiversity connectivity within the City of Grand Forks. Mammals including cougar, white-tailed deer, mule deer, and black bear frequent the wetland in this area.

This area also boasts ox-bows, which were more abundant prior to development. Other natural features in this area include cattail, red osier, dogwood and willow, which serve as excellent habitats to nesting birds. The swampland in this area is also home to at least one threatened species: the Tiger Salamander. Historically, fish entered this waterway from the Kettle River. The condition of this wetland is poor at present. Rehabilitation and the

removal of garbage and other man-made blockages would return this area to its prior state as a watercourse.

14.7.1 - Conditions for which an Environmentally Sensitive Area Development Permit is not Required

The following may be undertaken without an Environmentally Sensitive Area Development Permit:

- the construction or alteration of a single family or two-family residential dwelling, a residential or agricultural accessory building situated 15 m or more from the natural boundary of a stream or other water feature or is at least 10m from the natural break of the slope of a ravine;
- placement or replacement of a manufactured home or a mobile home in an approved mobile home park;
- road access and services including: sewer lines, water lines, drainage lines and routes, natural gas lines, power line, telephone lines, cable lines and other services if they will not pass through the ESA for the development;
- fencing if it does not pass through the ESA;
- internal alterations which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing;
- painting the exterior of a building;
- replacement of windows; and
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.
- The clearing of land within the ALR for agricultural purposes, pursuant to the Agricultural Land Commission Act.



14.8 Light Industrial Development Permit Area

The Light Industrial DPA is designated under Section 919.1(1)(f) (form and character of industrial development) of the *Local Government Act*.

Area

The principal designated area is shown as the Light Industrial DPA on Schedule 'C' on the Development Permit Area Map. In general, the lands that are designated Light Industry located in the northwest corner of the City of Grand Forks will be subject to the Light Industrial DPA guidelines.

Justification

The area designated as Light Industrial and Service Commercial in the northwest corner of Grand Forks is suitable for light industry and service commercial development. The objective of this designation is to ensure that development of light industrial sites is done in a manner sensitive to adjacent lands and environmental quality, as well as to guide the form and character of new and existing light industrial zoned properties.

14.8.1 - Conditions for which a Light Industrial Development Permit is not Required

The following may be undertaken without a Light Industrial Development Permit:

- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing; Painting the exterior of a building;
- replacement of windows;

- construction of a fence;
- the construction of an accessory building or addition to a light industrial building that does not alter patterns or requirements of parking, access, loading, or landscaping on the site; and
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

14.8.2 - Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

- .1 All buildings, structures and additions thereto shall be designated in a manner which gives consideration to the relationship with adjacent buildings and open areas, the efficiency of the circulation system and the design and siting compatibility with surrounding development.
- .2 Techniques to reduce impression of building size and bulk such as stepping back upper storeys, utilizing alcoves, bays, sub-roofs and ledges are encouraged.
- .3 Architectural details and design elements, which enhance the visual appearance and articulate the facade are encouraged.
- .4 Outdoor storage materials should be screened with walls, fencing, hedging, trees, planting, other screening materials or a combination of these materials.
- .5 Areas of landscaping should be provided next to roadways.



- .6 Development of lots adjacent to the ALR shall provide an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide or designed and installed satisfactory to the ALC and the City. The ALC A.3 Airborne Particle and Visual Screen Buffer include deciduous or coniferous trees, shrubs and fencing.
- .7 Light industrial buildings and office buildings associated with light industrial use should be treated with painted metal, stucco, wood or textured concrete or other suitable finishings. Untreated flat concrete blocks will not be allowed.



14.9 Heritage Corridor Development Permit Area

The Heritage Corridor DPA is designated under Section 919.1(d) (revitalization of an area in which a commercial use is permitted) and Section 919.1(1)(f) (form and character of commercial and multiple housing residential development) of the *Local Government Act*.

Area

The designated Heritage Corridor DPA is shown on Development Permit Area Map Schedule 'C'.

Justification

The area that has been established as a Heritage Corridor, as shown on Land Use Map Schedule 'B', has historically been characterized as single-family residential area, containing several heritage buildings that are considered to be an important part of the character of the City of Grand Forks. The area has been designated for Mixed Commercial—Residential primarily to allow adaptive re-use of heritage homes for commercial purposes, thereby allowing small-scale commercial establishments to capitalize upon both the heritage character of the area and its exposure to the provincial highway. It is considered important that new commercial and multiple-housing developments will contribute to historic preservation within the Heritage Corridor rather than eroding the heritage character of the area.

14.9.1 - Conditions for which a Heritage Corridor Development Permit is Not Required

The following may be undertaken without a Heritage Corridor Development Permit:

- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading, or repair of roofing;
- painting the exterior of a building;
- replacement of windows;
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced;
- construction of a fence; and
- the construction of an accessory building or addition to a commercial or multiple housing residential building that does not alter the patterns or requirements of parking, access, loading, or landscaping on the site.

14.9.2 - Guidelines

Development permits issued in this designation shall be in accordance with the following guidelines:

Buildings and Structures

- .1 The heritage character of existing buildings, structures, and landscapes should be sensitively maintained or restored, where structurally feasible, with limited additions.
- .2 Where alterations or additions are to be made to existing buildings, structures, and landscapes they should be architecturally consistent with heritage character of the site and surrounding heritage sites, and should enhance the visual character of the area.
- .3 For new buildings, additions, or alterations the shape, siting, rooflines, architectural features and exterior finish shall be designed to reflect the interesting heritage architectural



styles that are present within the Heritage Corridor. Monolithic structures and long expanses of straight lines should be avoided.

- .4 The shape, scale, orientation, and siting of buildings should be consistent with adjacent development.
- .5 Variances to zoning bylaw requirements relating to the siting and size of buildings and structures will be considered as part of the Development Permit approval process if it can be demonstrated that such variances will better protect heritage values, enhance the development, or reduce negative impacts upon neighboring properties.
- .6 Buildings should be designed to relate positively to pedestrians at street level.

Access and Parking

- .7 On-site parking and loading areas should be located at the rear of the principal building wherever possible. Where on-site parking areas are provided beside the principal building, they should be sited no closer to the front parcel line than the front wall of the principal building.
- .8 Egress from parking areas should be provided via a rear lane or a collector road. Direct access to Highway #3 from parking areas is discouraged.
- .9 Variances to zoning bylaw requirements will be considered as part of the Development Permit approval process if such variances are required to more effectively implement the above-noted access and parking guidelines.

- .10 It must be demonstrated that adequate space is available for loading that does not negatively impact on-site or off-site traffic circulation.

Screening Landscaping and Amenities

- .11 Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other materials, or a combination of materials in the following areas:
 - around outdoor storage areas, water containers, heating and cooling equipment and other service areas; and
 - where possible, between the rear of commercial sites and any residential areas.
- .12 The site should be provided with landscaping:
 - between parking areas and roadways;
 - between parking areas and adjacent residential uses; and
 - between buildings and parking areas.
- .13 The site should be provided with landscaping:
 - along the property edge next to roadways; and
 - along the sides of buildings.

Lighting

- .14 Sites should be designed so that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required.



- .15 The impact of light shed from on-site vehicles upon neighbouring residential uses shall be minimized through appropriate site design, screening and landscaping.

Signage

- .16 Signage should complement the building design and finish and should reflect the heritage design objectives for the area.



14.10 Donaldson Drive Transition District Development Permit Area

The Donaldson Drive Transition District DPA is designated under Section 919.1(1)(f) — (form and character of commercial and multiple housing residential development) of the *Local Government Act*.

Area

The designated Donaldson Drive Transition District DPA is shown on the Development Permit Area Map Schedule 'C.'

Justification

The subject area has historically been used for a range of uses, including industrial. Considering its location between the CPR rail right-of-way and the low-density residential areas to the west, it is important to ensure that there is sensitive transition area established that allows a range of uses but limits the impact of non-residential and multi-residential uses on the adjacent low-density residential neighbourhood.

14.10.1 - Conditions for which a Donaldson Drive Transition District Development Permit is Not Required

The following may be undertaken without a Donaldson Drive Transition District Development Permit:

- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading, or repair of roofing;
- painting the exterior of a building;

- replacement of windows;
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign being replaced;
- construction of a fence;
- the construction of an accessory building or addition to a commercial or multiple housing residential building which is less than 100 square feet in area and that does not alter the patterns and requirements of parking, access, loading or landscaping on the site; and
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

14.10.2 - Guidelines

Development permits issued in this designation shall be in accordance with the following guidelines:

Buildings and Structures

- .1 Buildings should be designed in a way that enhances the visual character of the area.
- .2 The shape, scale and siting of buildings should be consistent with adjacent development.
- .3 The shape, siting, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.
- .4 Monolithic structures and long expanses of straight walls should be avoided.



- .5 Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs, irregular faces and architectural features such as gables, dormers, balconies, chimneys, special window features, canopies, verandas, porches and railings.
- .6 Sensitive restoration of heritage buildings, structures, sites and landscapes should be encouraged where structurally feasible.
- .7 Clustering of multiple housing residential buildings and other spatial arrangements with common open areas and facilities are encouraged. These types of housing should be designed to promote visual quality, efficient use of land and building materials.
- .8 Buildings should be designed in a way that relates positively to pedestrians at street level.
- .9 Variances to zoning bylaw requirements will be considered as part of the Development Permit approval process.
- .10 Noxious and non-compatible businesses and industries should be encouraged to relocate into the Light Industrial and Service Commercial areas.
- .12 Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.
- .13 Variances to zoning bylaw requirements will be considered as part of the Development Permit approval process if it can be demonstrated such variances are required to more effectively implement the above-noted access and parking guidelines.
- Screening, Landscaping and Amenities
- .14 Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other material, or a combination of materials in the following areas:
- around outdoor storage areas, water containers, heating and cooling equipment, and other service areas; and
 - between the rear of commercial sites and any residential area.
- .15 The site should be provided with landscaping:
- between parking areas and roadways;
 - between parking areas and adjacent single-family residential uses; and
 - between buildings and parking areas.

Access and Parking

- .11 Parking areas with more than 10 stalls should be broken into smaller groups divided by landscaping. Parking lots should be landscaped to provide shade and to enhance the appearance of the overall development.
- .16 The site should be provided with landscaping
- along the property edge next to roadways; and
 - along the sides of the buildings.



Lighting

- .17 Sites should be designed so that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required.
- .18 The impact of light shed from on-site vehicles upon neighbouring residential uses shall be minimized through appropriate site design, screening and landscaping.

Signage

- .19 Signage should complement the building design and finish. Freestanding signage should be low, front lit, or unlit, with a landscaped base.



15.0 SAND & GRAVEL RESOURCES

15.1 - Introduction

Provincial legislation requires Official Community Plans to identify the approximate location of their sand and gravel deposits that are suitable for future sand and gravel extraction.

The City currently operates a Sand and Gravel pit off Granby Road in the northern portion of the City.

The City's objectives and policies for sand and gravel are as follows:

15.2 - Objectives

- 15.2.1 Maintain a supply of sand and gravel that meets the needs of Grand Forks
- 15.2.2 Ensure that extraction, processing, manufacturing and hauling sand and gravel resources have minimal impacts on the environment and the surrounding neighbourhoods
- 15.2.3 Minimize utilization of sand and gravel resources within the ALR

- 15.2.4 Rehabilitate lands that have been used for gravel extraction.

15.3 - Policies

- 15.3.1 Require that sand and gravel operations used best management practices to reduce impacts on neighbouring properties and along truck routes. Preventative measures may include controlling hours of operation, dispersion of dust, access and screening.
- 15.3.2 Permit asphalt plants, concrete plants, gravel crushing and grading in appropriate locations through issuance of temporary industrial use permits.
- 15.3.3 Require the rehabilitation of depleted sand and gravel extraction areas immediately following completion of extraction activities or in phases as work proceeds.
- 15.3.4 Prohibit sand and gravel extraction in environmentally sensitive areas.



16.0 IMPLEMENTATION

16.1 Introduction

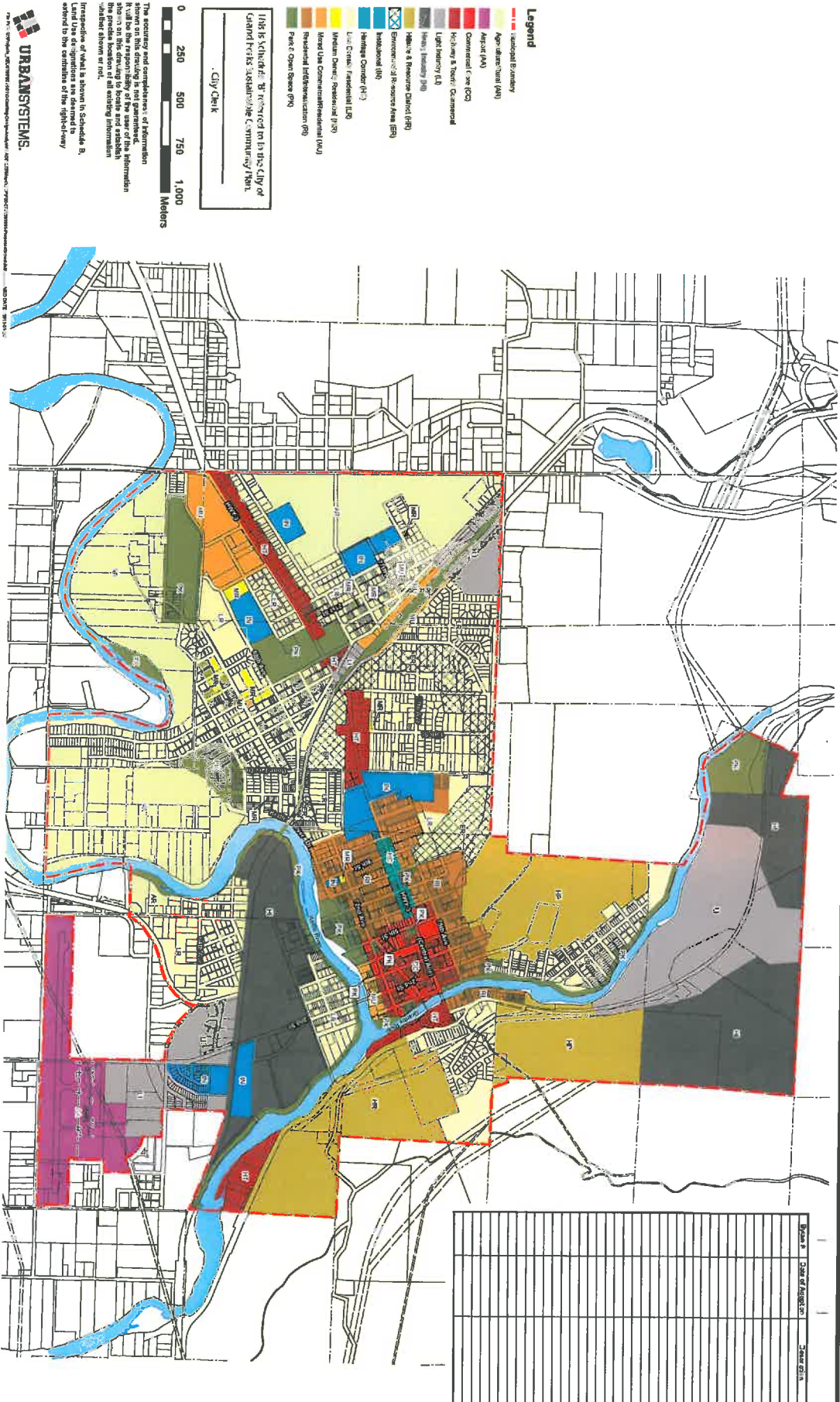
Implementation is the key to moving the Sustainable Community Plan forward. The following table lists implementation items and indicator metrics for each of the ten guiding principles in the Plan. Staff and Council are not required to pursue any of the listed items. Rather, the purpose of the section is to provide the City with tangible options for moving forward with the objectives and policies in the Plan.



MAP SCHEDULES



SUSTAINABLE COMMUNITY PLAN

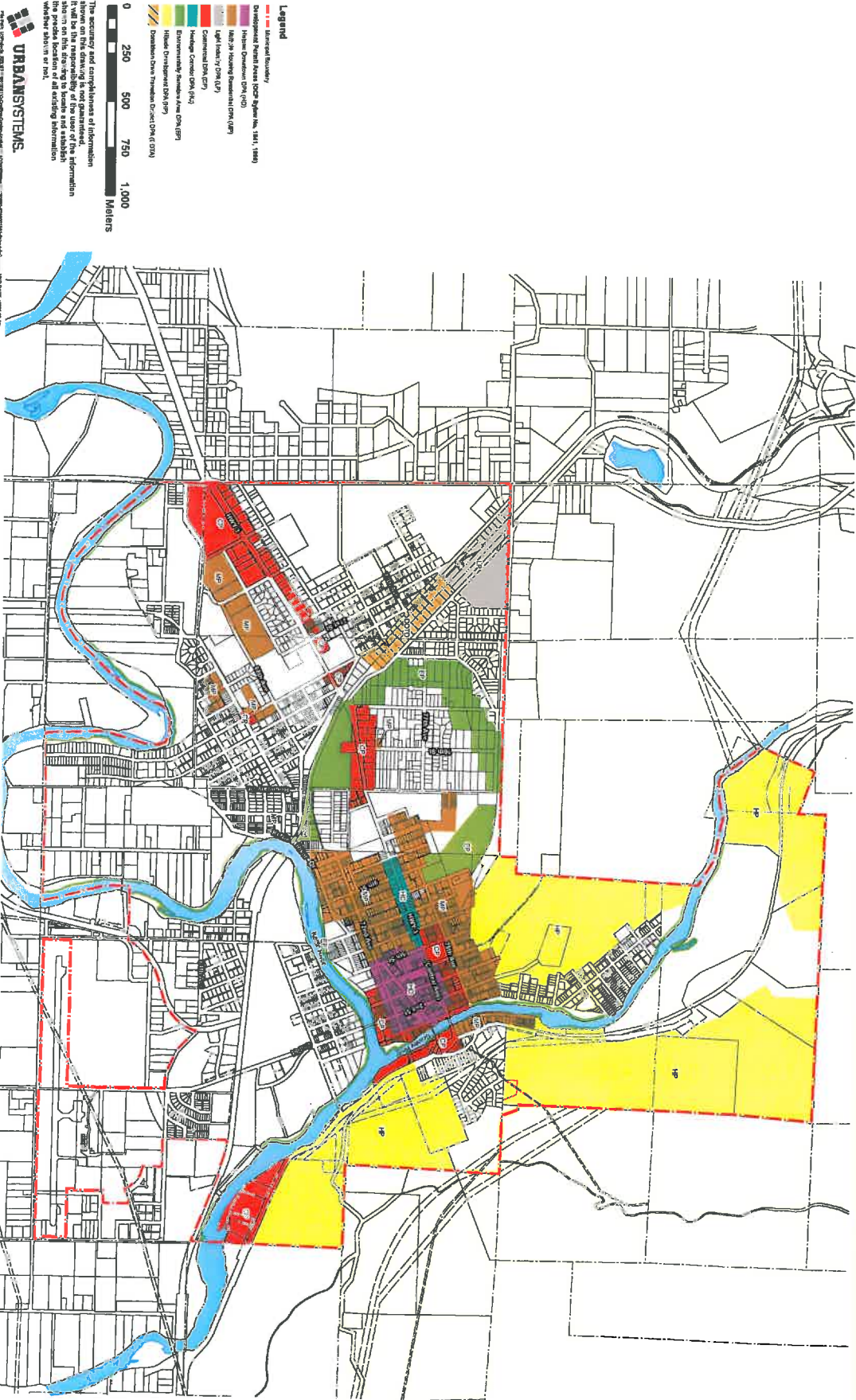


Schedule 'B' Land Use Map



City of Grand Forks

SUSTAINABLE COMMUNITY PLAN

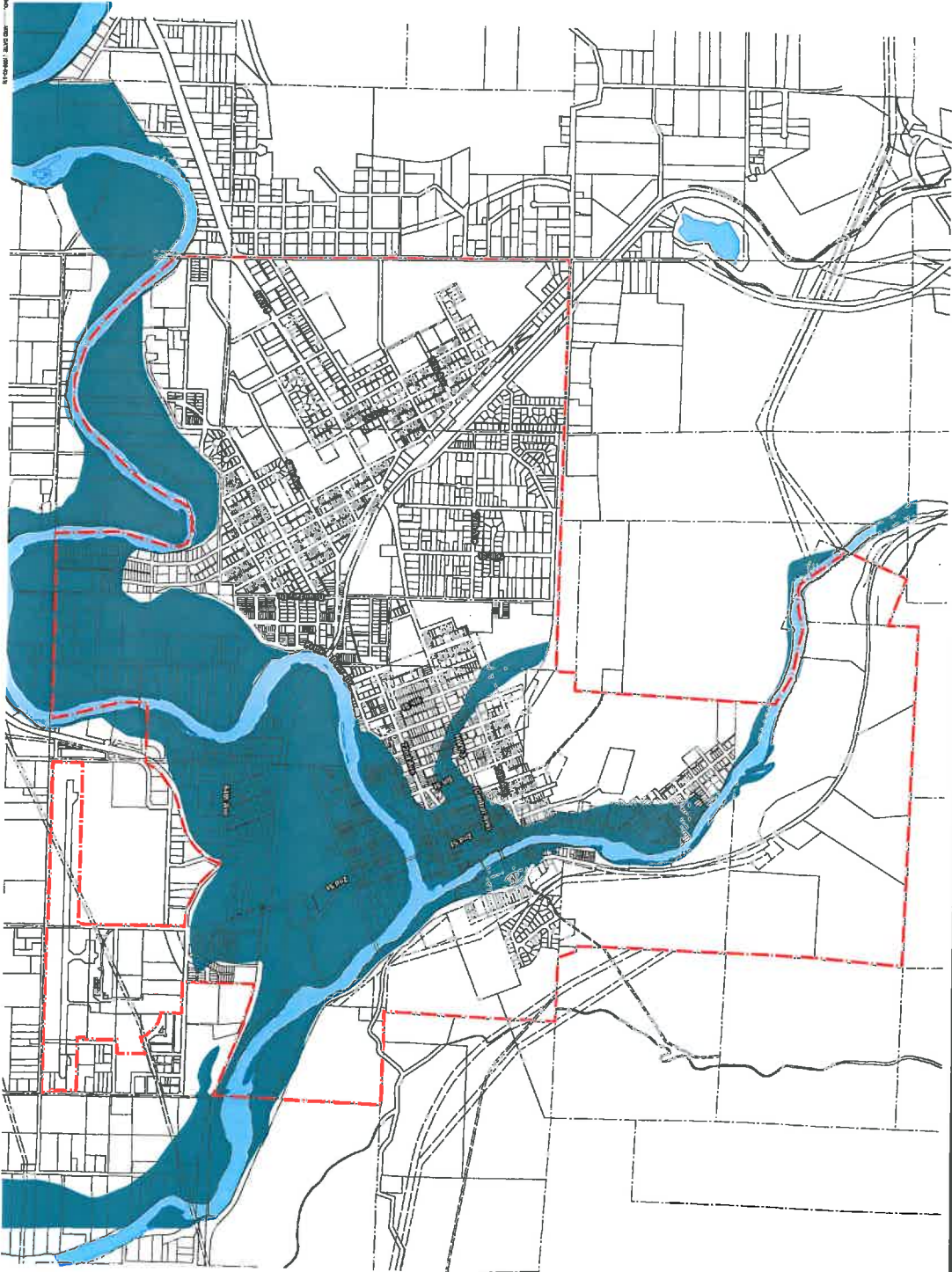
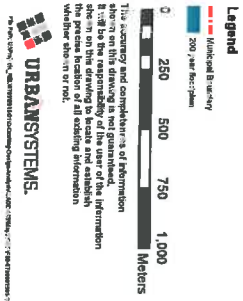


Schedule 'C' Development Permit Area



City of Grand Forks

SUSTAINABLE COMMUNITY PLAN



Schedule 'D' - 200 Year Floodplain



City of Grand Forks

SUSTAINABLE COMMUNITY PLAN



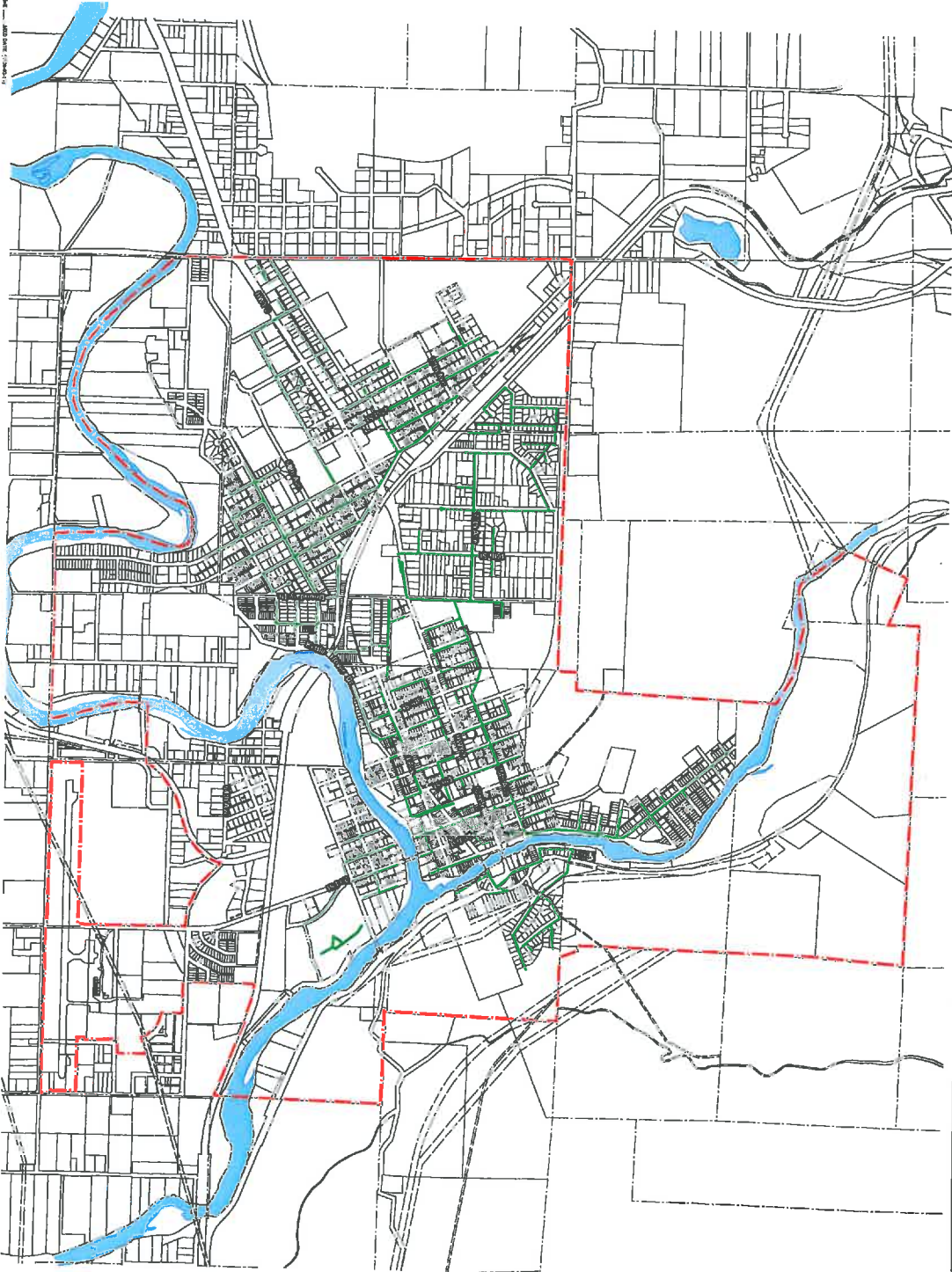
Legend

- Unincorporated Boundary
- Sanitary Sewer Main

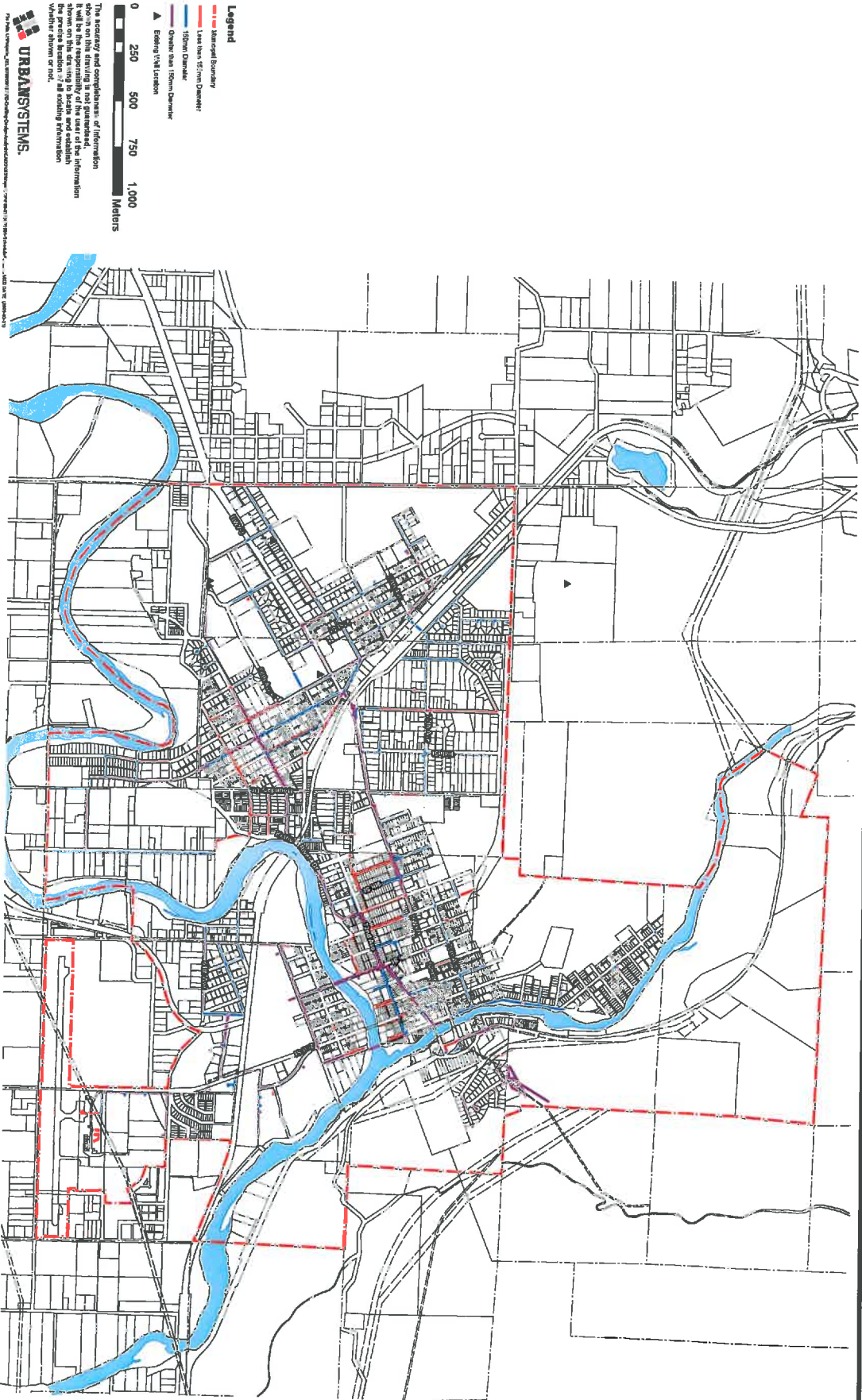
0 250 500 750 1,000 Meters

The accuracy and completeness of information shown on this drawing is not guaranteed. Information shown on this drawing is based on existing information whether shown or not.

URBANSYSTEMS.



Schedule 'E' - Sanitary Sewer System

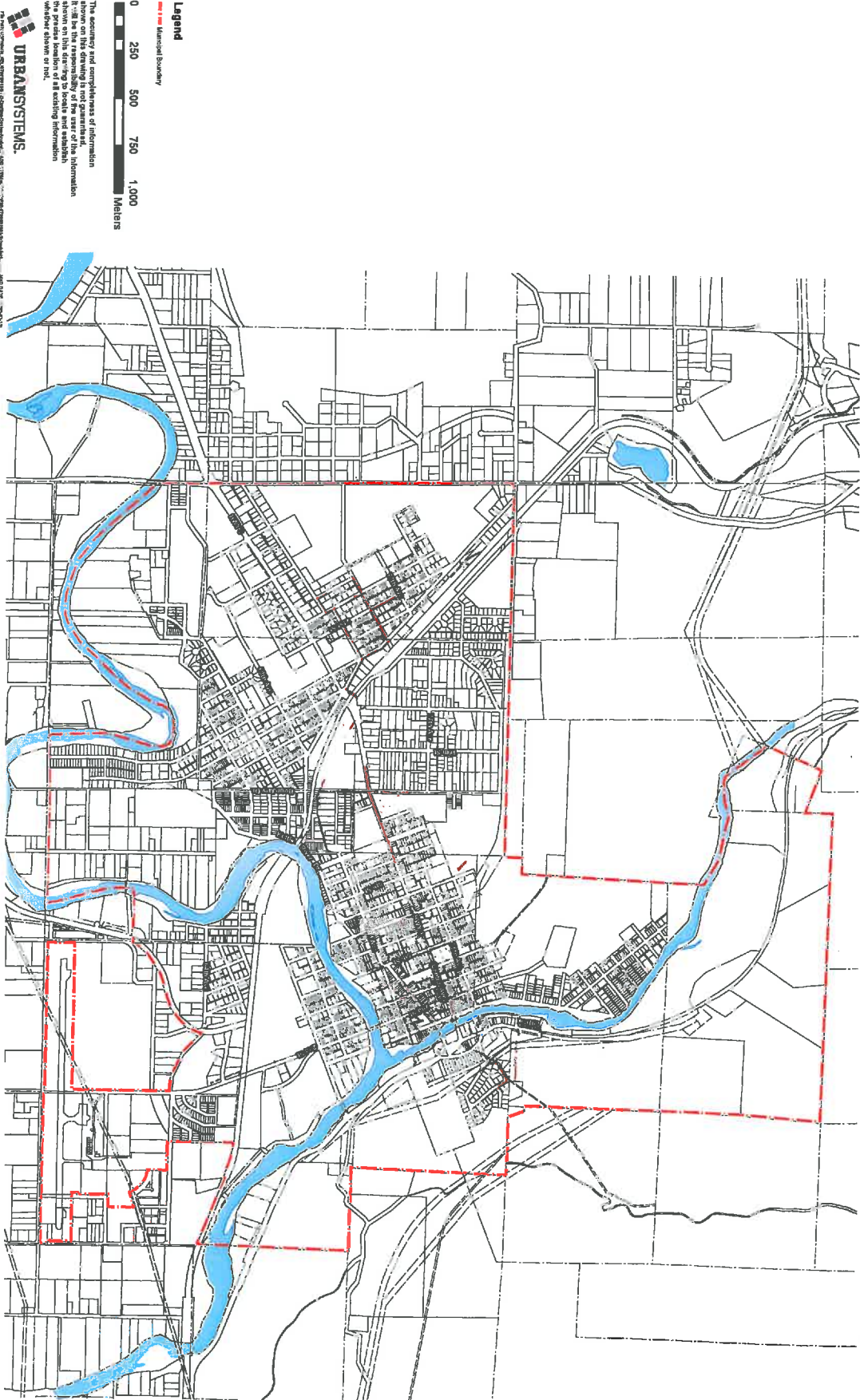


Schedule 'F' - Water System



City of Grand Forks

SUSTAINABLE COMMUNITY PLAN

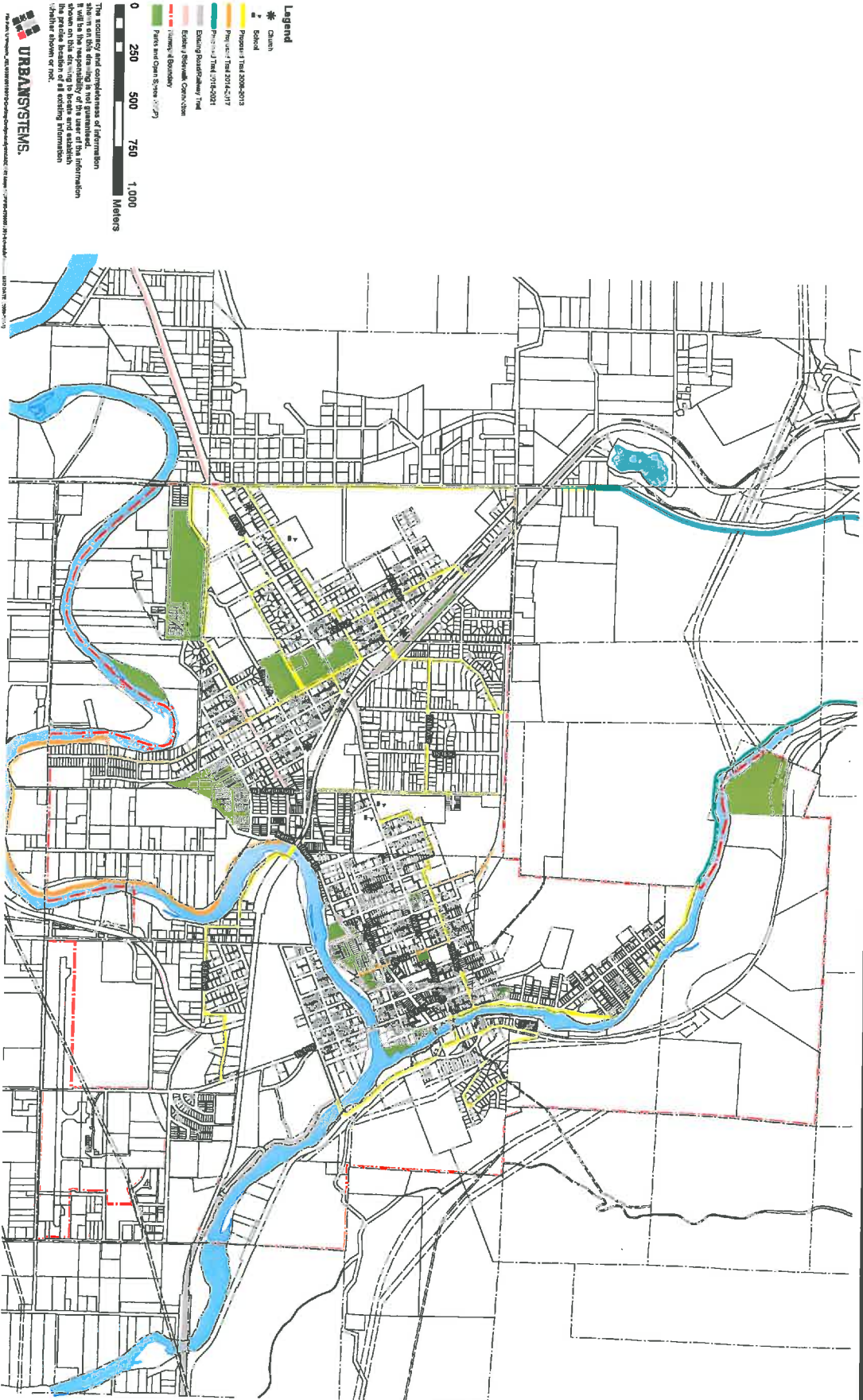


Schedule 'G' - Storm Water System



City of Grand Forks

SUSTAINABLE COMMUNITY PLAN



Schedule 'H' - Bicycle Network Plan

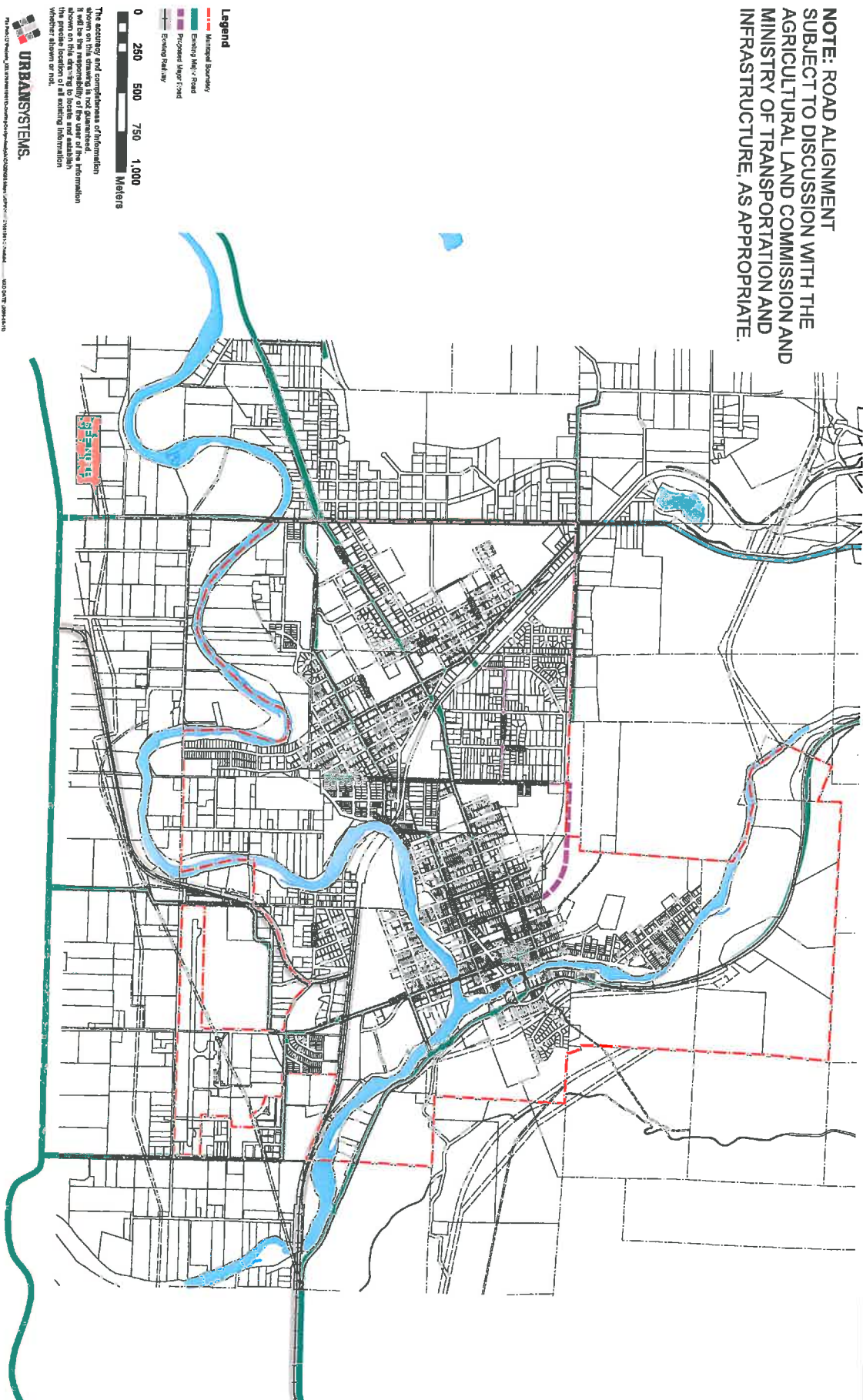


City of Grand Forks

SUSTAINABLE COMMUNITY PLAN



**NOTE: ROAD ALIGNMENT
SUBJECT TO DISCUSSION WITH THE
AGRICULTURAL LAND COMMISSION AND
MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE, AS APPROPRIATE.**



Schedule 'I' - Road Network Map

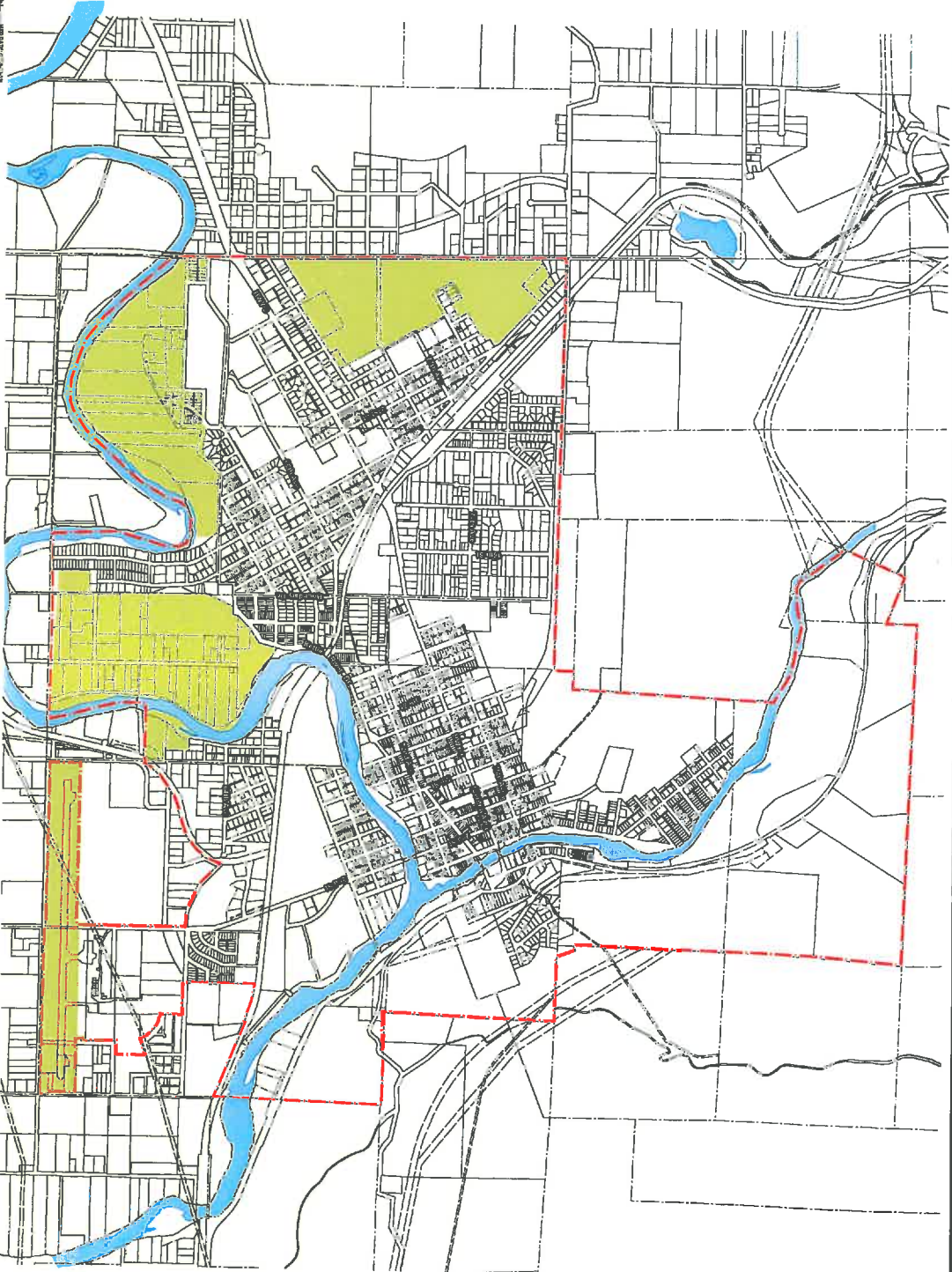


City of Grand Forks

SUSTAINABLE COMMUNITY PLAN



Schedule 'J'- Agricultural Land Reserve



THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : **October 3rd, 2011**

TOPIC : **Bylaw 1920– Amendment to the City of Grand Forks Zoning Bylaw**

PROPOSAL : **Final Reading of Bylaw**

PROPOSED BY : **Corporate Officer**

SUMMARY:

At the Regular Meeting of Council on September 19th, 2011, Council gave third reading to Bylaw No. 1920, Amendment to the City of Grand Forks Zoning Bylaw No. 1920, 2011". This bylaw intends to amend the Grand Forks Zoning Bylaw by changing the zoning for residential property, located at 1726 72nd Avenue, from R1 – Single and Two Family Residential to R2 – Small Lot Residential. The Bylaw has been advertised according to the Local Government Act. A Public Hearing on this matter was held on September 6th, 2011. Council is now in a position to finally adopt this bylaw.

STAFF RECOMMENDATIONS:

Council to finally adopt Bylaw No. 1920 at the October 11th, 2011 Regular Meeting.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Local Government Act allows Council, by bylaw, to amend the Zoning bylaw. A bylaw to amend the Zoning Bylaw must be referred to Public Hearing prior to third reading. Subject to the Act, the bylaw has been advertised, and the Public Hearing held. The bylaw is now being proposed for final reading at this time. Consistent with the Highways Act, it has been approved by the Highways Approving Officer prior to adoption, inasmuch as the subject property in the bylaw is within 800 meters of the arterial highway.



Department Head or Corporate Officer
Or Chief Administrative Officer



Reviewed by Chief Administrative Officer

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1920

**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 1726-72nd 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 located at 1726-72nd Avenue, legally described as Lots 13, 14, and 15, Block 10, District Lot 380, S.D.Y.D., Plan 35 from the R—1 (Single & Two Family Residential) zone to the R-2 (Small Lot 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. 1920, 2011**".

Read a **FIRST** time this 15th day of August, 2011.

Read a **SECOND** time this 15th day of August, 2011.

PUBLIC HEARING NOTICE ADVERTISED, pursuant to the *Local Government Act* this 24th day of August, 2011, and also this 31st day of August, 2011.

PUBLIC HEARING HELD this 6th day of September, 2011.

Read a **THIRD** time this 19th day of September, 2011.

APPROVED by the Ministry of Transportation and Infrastructure on this 21st day of September, 2011.



Approving Officer

FINALLY ADOPTED this 11th day of October, 2011.

Brian Taylor - Mayor

Diane Heinrich, Corporate Officer

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 1920 as passed by the Municipal Council of the City of Grand Forks on the 11th day of October, 2011.

Corporate Officer of the Municipal Council
of the City of Grand Forks

CITY OF GRAND FORKS ZONING MAP

SCHEDULE "X"



This is Schedule "X" referred to in Section 1 of the City of Grand Forks Zoning Amendment Bylaw No. 1920, 2011.

Date of Adoption

Corporate Officer

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : September 29, 2011

TOPIC : Bylaw 1926 – 2012 Annual Tax Exemption Bylaw

PROPOSAL : First, Second and Third Readings

PROPOSED BY : City Staff

SUMMARY:

At the Regular Meeting of September 19, 2011, Council gave Staff direction to draft the 2012 Annual Tax Exemption Bylaw and to include the following applicants in the bylaw:

1. Grand Forks Senior Citizens Society Branch 143 (Slavonics)
2. Grand Forks Hospital Auxiliary (Thrift Shop)
3. Grand Forks Senior Citizens Society Branch 68 (City Park)
4. Sunshine Valley Little People's Centre
5. Royal Canadian Legion Branch 59
6. Harmony Lodge Freemasons (Masonic Hall)
7. Grand Forks Wildlife Association (Wildlife Hall)
8. Abbeyfield Centennial House
9. Habitat For Humanity
10. Boundary Lodge Assisted Living

The draft Year 2012 Annual Tax Exemption Bylaw No. 1926 is now ready for presentation to Council. Council may now consider three readings of the bylaw.

STAFF RECOMMENDATIONS:

Council gives first, second and third reading to Bylaw No. 1926.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The Community Charter provides the authority for Council to provide tax exemption to certain properties under conditions outlined in the Community Charter.



Department Head or Corporate Officer
or Chief Administrative Officer



Reviewed by Chief Administrative Officer

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1926

A Bylaw to Exempt from Taxation Certain Parcels of Land Used for Religious Worship Purposes, Hospital Purposes, Recreation Purposes and Charitable or Philanthropic Purposes Pursuant to the Provisions of the Community Charter

WHEREAS it is deemed expedient to exempt certain parcels of land from taxation for the fiscal year ended December 31, 2012;

AND WHEREAS subject to the provisions of Section 220 of the Community Charter, a building set apart for public worship and the land on which the building stands and a building set apart and used solely as a hospital under the Hospital Act together with the land on which the building stands is exempt from taxation to the extent indicated;

AND WHEREAS subject to the provisions of Section 224 of the Community Charter, the Council may, prior to the 31st day of October in any year, by bylaw, exempt any lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes; or may exempt any lands and improvements not being operated for profit or gain and owned by a charitable or philanthropic organization and used exclusively for charitable or philanthropic purposes;

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

1. Pursuant to Section 220 of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
 - Lots 1 and 2, Block 36, District Lot 108, S.D.Y.D., Plan 72, located at **920 Central Avenue** as shown outlined in bold on a sketch attached hereto and marked as Schedule "A" (**United Church**); and
 - That portion of Lot 1, District Lot 520, S.D.Y.D., Plan 8653, except Plan H-17064, located at **2826 75th Avenue** and described as follows - Commencing at the most northerly corner of said Lot 1; thence southeasterly following in the easterly limit of said Lot 1 for 35.50 metres, thence southwesterly, perpendicular to the said easterly limit, for 30.00 metres, thence northwesterly, parallel with the said easterly limit, for 35.50 metres more or less to the intersection with the

northerly limit of said Lot 1, thence northeasterly, following in the said northerly limit for 30.00 metres more or less to the point of commencement and containing an area of 1,065 square metres, more or less as shown outlined in bold on a sketch attached hereto and marked as Schedule "B" (**Pentecostal Church**); and

- Lots 30, 31, and 32, Block 36, District Lot 108, S.D.Y.D., Plan 72 located at **7249 9th Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule "C" (**Catholic Church**); and
- That portion of Parcel D (KM26760), Block 24, District Lot 108, S.D.Y.D., Plan 23; located at **7252 7th Street** as shown outlined in bold on a sketch attached hereto and marked Schedule "D" (**Anglican Church**); and
- That portion of Lot G, District Lot 380, S.D.Y.D., Plan KAP56079, located at **7048 Donaldson Drive** and described as follows - commencing in the southerly boundary of said Lot G distant 13 metres from the most westerly corner of said Lot G: thence northerly, parallel with the westerly boundary of said Lot G, for 38.1 metres more or less to intersection with the northerly boundary of said Lot G, thence easterly following in the northerly boundary of said Lot G for 71 metres, thence southerly, parallel with the said westerly boundary, for 38.1 metres more or less to intersection with the said southerly boundary, thence westerly, following in the said southerly boundary for 71 metres more or less to the point of commencement and containing 2705 square metres as shown outlined in bold on a sketch attached hereto and marked as Schedule "E" (**Mennonite Brethren Church**); and;
- That portion of Parcel A, (X23915), Block 16, District Lot 380, S.D.Y.D., Plan 35 located at **7328 19th Street** and described as follows - commencing at the most southerly corner of said Parcel "A"; thence northwesterly following in the westerly limit of said Parcel "A", for 17.00 metres; thence northeasterly, perpendicular to the said westerly limit for 24.60 metres; thence southeasterly, parallel with the said westerly limit for 17.00 metres more or less to intersection with the southerly limit of said Parcel "A"; thence southwesterly following in the said southerly limit for 24.60 metres more or less to the point of commencement and containing an area of 418.2 square metres more or less as shown outlined in bold on a sketch attached hereto and marked as Schedule "F" (**Christ Lutheran Church of Grand Forks**); and

- That portion of Lot 1, District Lot 108, S.D.Y.D., Plan KAP45199 located at **7525 4th Street** and described as follows - commencing at the most easterly corner of said Lot 1; thence northerly following in the easterly limit of said Lot 1, for 23.20 metres; thence westerly, parallel with the southerly limit of said Lot 1, for 29.00 metres; thence southerly, parallel with the easterly limit of said Lot 1, for 23.20 metres more or less to intersection with the said southerly limit; thence easterly following in the said southerly limit; thence easterly following in the said southerly limit for 29.00 metres more or less to the point of commencement and containing 672.8 square metres more or less as shown outlined in bold on a sketch attached hereto and marked as Schedule "G" (**Grand Forks Christian Centre Church**); and
 - Commencing at a point in the westerly boundary of Lot 2, District Lot 520, S.D.Y.D., Plan KAP53800, located at **7680 Donaldson Drive** and described as follows - distant 28.6 metres from the most southerly corner of said Lot 2: thence northerly following in the westerly boundary for 25.1 metres, thence easterly, perpendicular to the said westerly boundary for 35.05 metres more or less to intersection with the easterly boundary of said Lot 2, thence southerly following in the said easterly boundary for 25.1 metres, thence westerly, perpendicular to the said westerly boundary for 35.05 metres more or less to the point of commencement and containing 880 square metres more or less as shown outlined in bold on a sketch attached hereto marked as Schedule "H" (**Jehovah's Witnesses Church**).
 - That portion of Lot 1, D.L. 520 SDYD, Plan KAP77684, measuring 193 square meters on the northerly portion of the lot, and located at **2495 – 76th Avenue**, as shown outlined on a sketch attached hereto marked as Schedule "I" (**First Baptist Church Congregation**)
2. Pursuant to Section 220 of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcel of land:
- Lot A, District Lot 520, S.D.Y.D., Plan EEP11735, located at **7649 - 22nd Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule "J" (**Interior Health Authority**)
3. Pursuant to Section 224(2)(i) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31st, 2012 with respect to land and improvements, the following parcels of land:

- Lot 1, District Lot 380, S.D.Y.D., Plan KAP54909 located at **7230 21st Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule “K” (**Grand Forks Curling Club**);
4. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31st, 2012 with respect to land and improvements, the following parcels of land:
- Lot 5, Block 10, District Lot 108, S.D.Y.D., Plan 23, located at **366 Market Avenue**, as shown outlined in bold on a sketch attached hereto and marked as Schedule “L” (**Grand Forks Masonic Building Society**); and
5. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31st, 2012 with respect to land and improvements, the following parcels of land:
- Lot A, District Lot 108, S.D.Y.D., Plan 38294, located at **978 72nd Avenue**, as shown outlined in bold on a sketch attached hereto and marked as Schedule “M” (**Sunshine Valley Little Peoples Centre**);
7. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31st, 2012 with respect to land and improvements, the following parcels of land:
- Lot 8, Block 25, Plan 23, District Lot 108, S.D.Y.D. located at **686 72nd Avenue** as shown outlined in bold on a sketch attached hereto and marked as Schedule ‘N’ (**Slavonic Seniors Citizens Centre**).
8. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31st, 2012 with respect to land and improvements, the following parcels of land:
- Lot A (DD LA9161), District Lot 108, S.D.Y.D., Plan 6691, located at **7239 2nd Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule “O” (**Hospital Auxiliary Thrift Shop**)
9. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
- Lots 23,24,25 and 26, Block 29, District Lot 108, S.D.Y.D., Plan 121, located at **7353 6th Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule “P” (**Royal Canadian Legion**)

10. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
 - Lots 10 and 17 – 20, Block 18, Plan 86, District Lot 108, S.D.Y.D. located at **565 – 71st Avenue** (City Park) as shown outlined in bold on a sketch attached hereto and marked as Schedule "Q" (**Seniors Citizens Centre**).
11. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
 - Lot 1, District Lot 585, S.D.Y.D., Plan 27903, located at **7850 2nd Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule "R" (**Grand Forks Wildlife Association Hall**)
12. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exempt from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
 - Parcel B, Block 45, District Lot 108, Plan 72, located at **876 72nd Avenue** as shown outlined in bold on a sketch attached hereto and marked as Schedule "S" (**Abbeyfield Centennial House Society**)
13. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exemption from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
 - Lot 2, 3 and 4, District Lot 108, Plan KAP92057, located on **72nd Avenue** as shown outlined in bold on a sketch attached hereto and marked as Schedule "T" (**Habitat for Humanity Boundary Society**)
14. Pursuant to Section 224(2)(a) of the Community Charter, there shall be exemption from taxation for the fiscal year ended December 31, 2012 with respect to land and improvements, the following parcels of land:
 - Lot A, Plan 29781, District Lot 108, Land District 54, located on **7130-9th Street** as shown outlined in bold on a sketch attached hereto and marked as Schedule "U" (**Boundary Lodge**)
15. This bylaw may be cited, for all purposes as "**Year 2012 Annual Tax Exemption Bylaw No. 1926**".

Read a **FIRST** time this 11th day of October, 2011.

Read a **SECOND** time this 11th day of October, 2011.

Read a **THIRD** time this 11th day of October, 2011.

FINALLY ADOPTED this _____ day of October, 2011.

Mayor Brian Taylor

Corporate Officer – Diane Heinrich

C E R T I F I C A T E

I hereby certify the foregoing to be a true copy of Bylaw No. 1926 as adopted on
the _____ day of October, 2011.

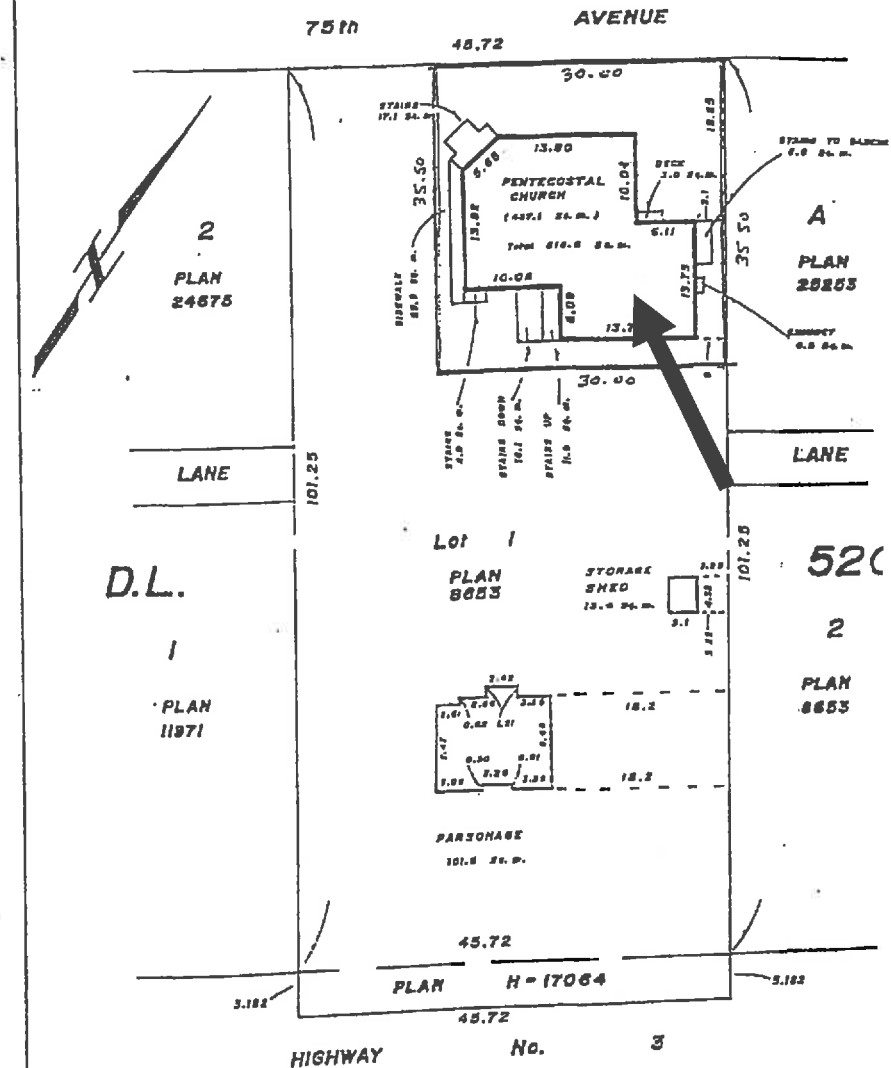
Corporate Officer of the Municipal Council
of the City of Grand Forks

AVENUE

Schedule "B"

PLAN SHOWING LOCATION OF BUILDINGS ON
LOT 1, D.L. 520, S.D.Y.D., PLAN 8653 EXCEPT
PLAN H-17064

SCALE 1 : 400 (MET)



NOTES

- All distances are in metres.
- Dimensions are shown for the exterior surfaces of all structures.

Area of all buildings and
attached structures

633.4 sq. m.

Certified correct this _____
day of _____ 19____.

B.C.L.S.

A.E. HOEFSLOOT

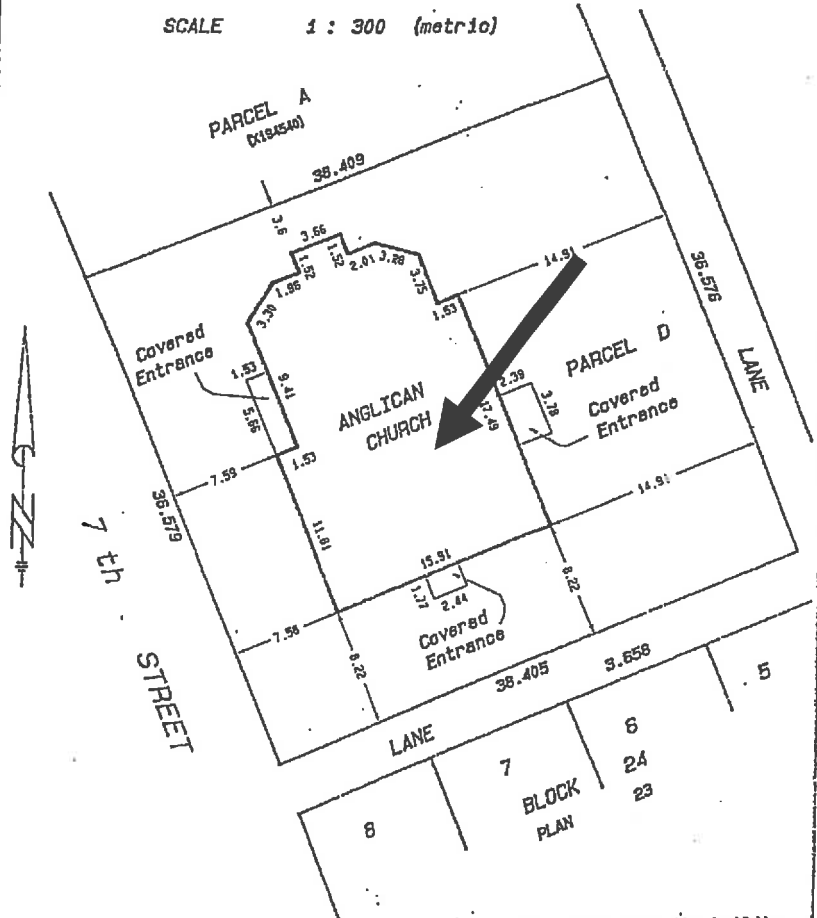
B.C. Land Surveyor
Grand Forks, B.C.

19-88-38

Schedule "D"

**B.C. LAND SURVEYOR'S CERTIFICATE
OF LOCATION OF BUILDING ON PARCEL D (KM26760)
BLOCK 24, D.L. 108, S.D.Y.D., PLAN 23.**

SCALE 1 : 300 (metric)



Street Address:
7252 - 7th Street

NOTES

- all distances are in metres.
- this plan is to be used for municipal purposes only and not for property line location. I will not accept any responsibility for unauthorized use.
- this plan is not valid unless it contains an original signature and seal.

I certify that the building
is located as shown. Dated
this 21st day of September 1998

A.F. Hoefsloot
B.C.L.S., C.L.S.

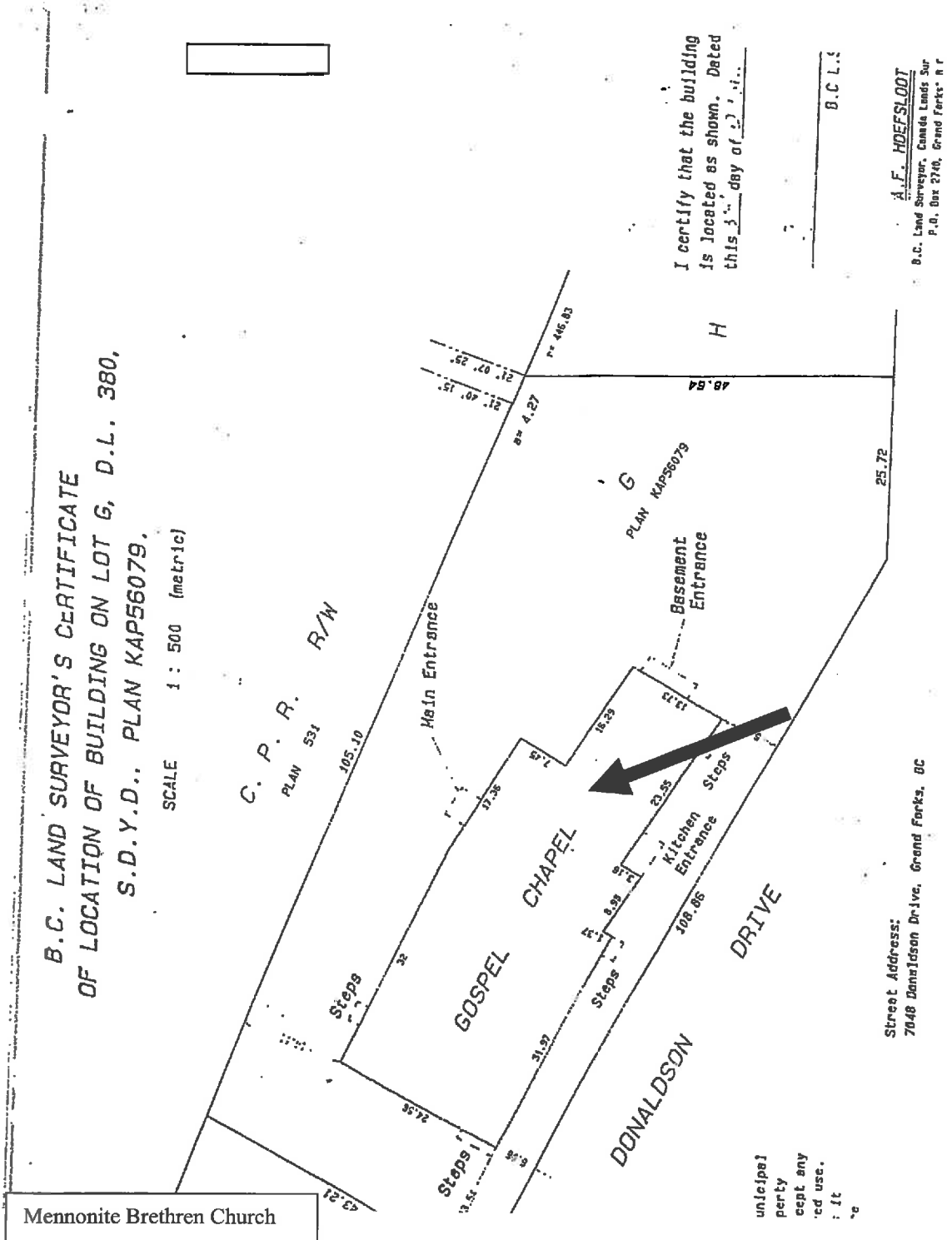
A.F. HOEFSLOOT

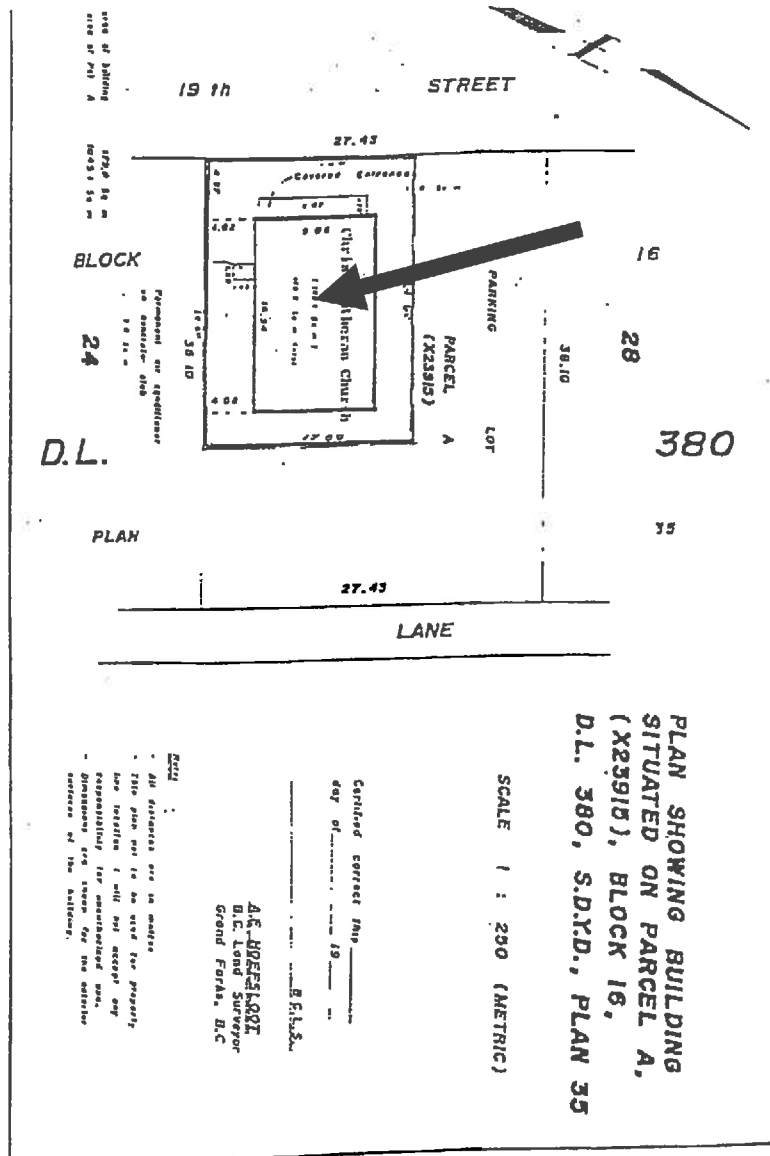
B.C. Land Surveyor, Canada Lands Surveyor
P.O. Box 2740, Grand Forks, B.C.
Y0H 1H0 442-5587

© A.F. Hoefsloot, B.C.L.S. 1998

98-19-34

Schedule "E"

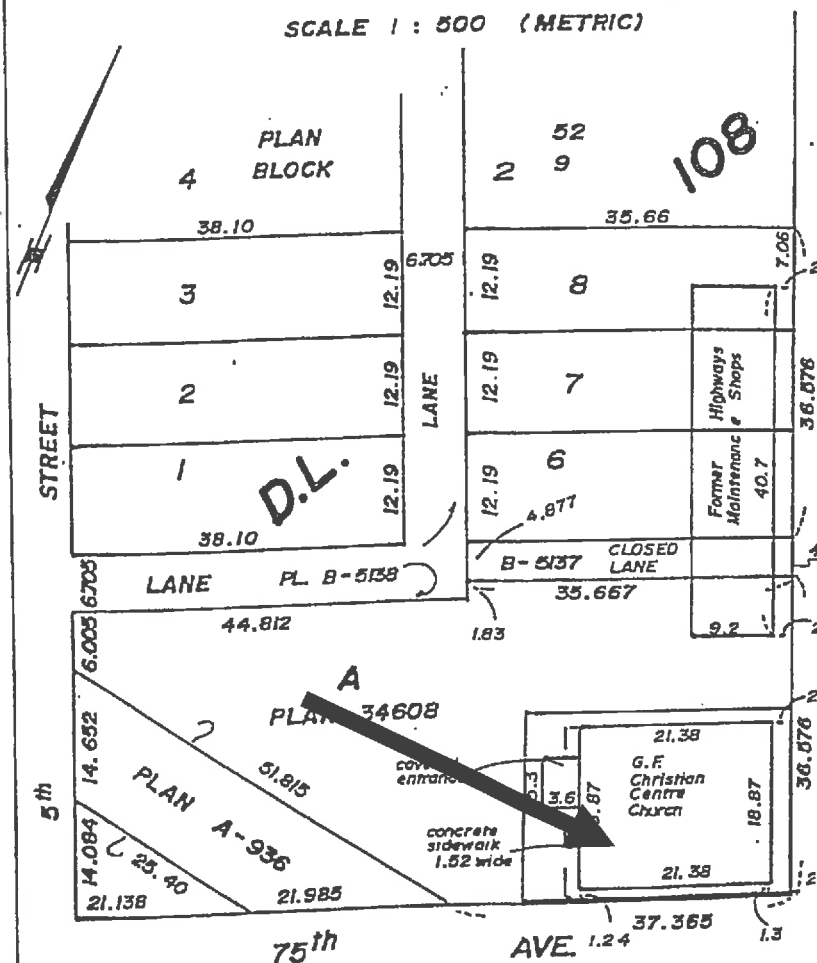




Christ Lutheran Church

Schedule "G"

Lot 1, District Lot 108, S.D.Y.D., Plan KAP45199



NOTES

All distances are in metres.
This plan is to be used for municipal purposes only and not for property line location.
I will not accept responsibility for any unauthorized use.

I certify that the buildings are located as shown. Dated this 4th day of July, 1989.

[Signature]

B.C.L.S.

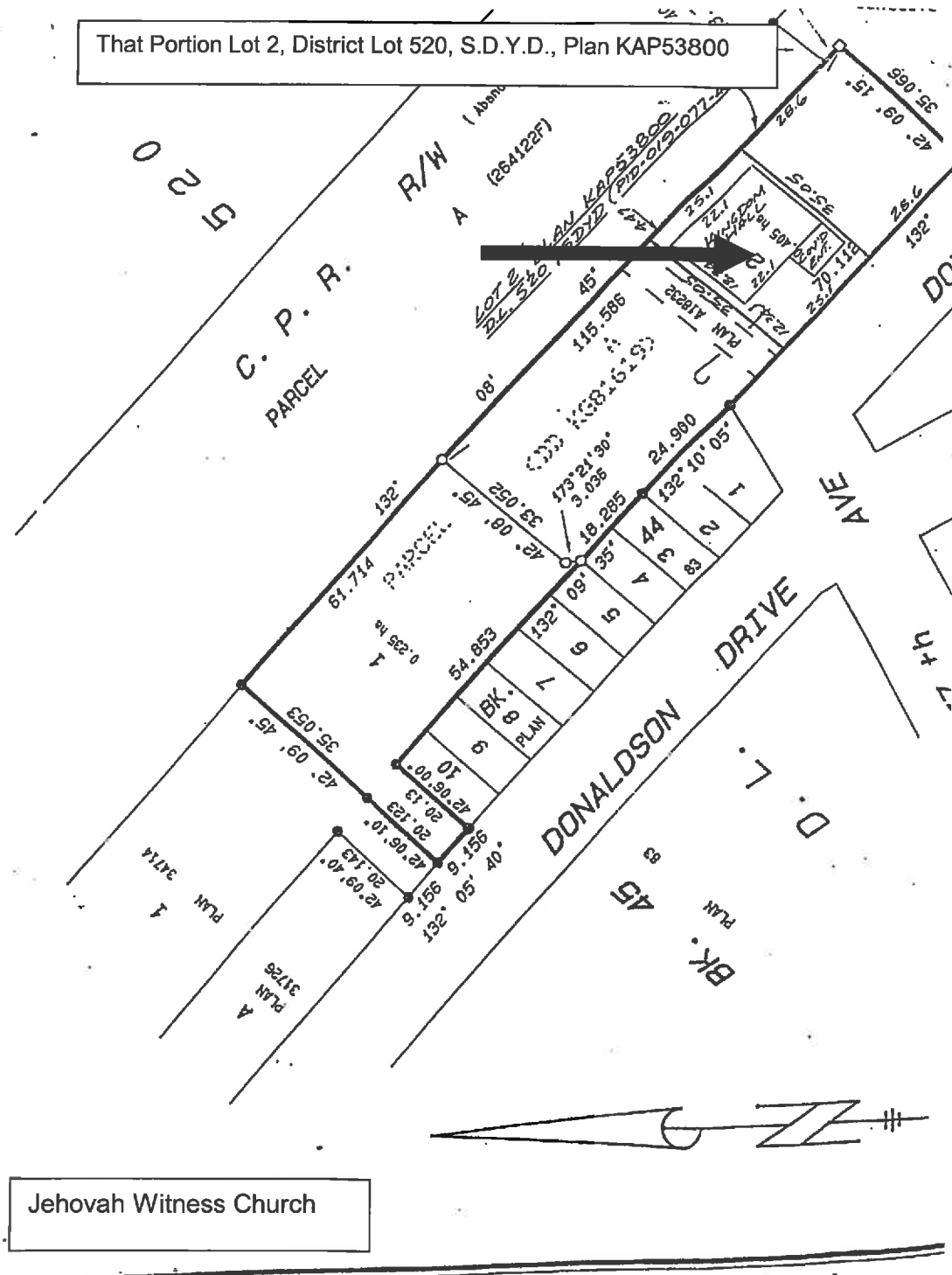
A.F. HOEFSLOOT
B.C. Land Surveyor
Grand Forks, B.C.

© A.F. Hoefsloot, B.C.L.S. 1989

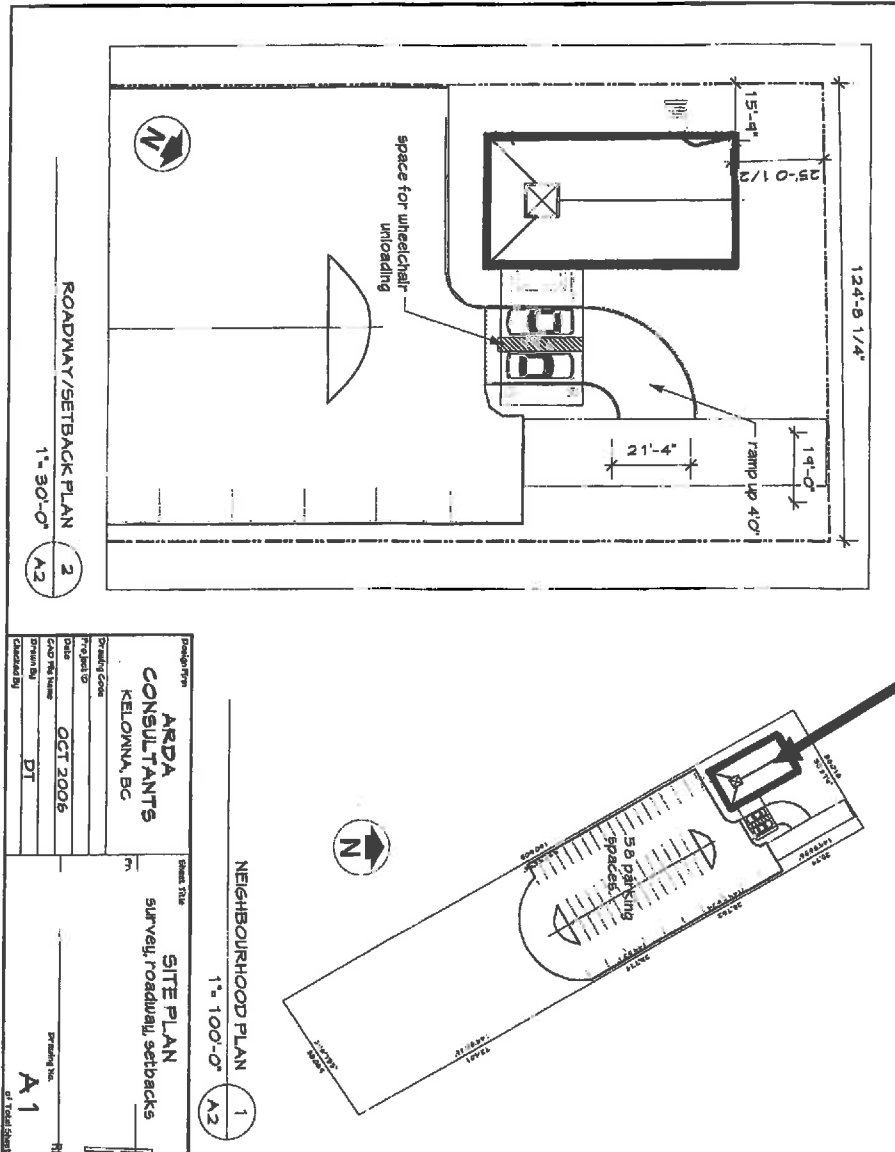
89-19-

Schedule “H”

That Portion Lot 2, District Lot 520, S.D.Y.D., Plan KAP53800



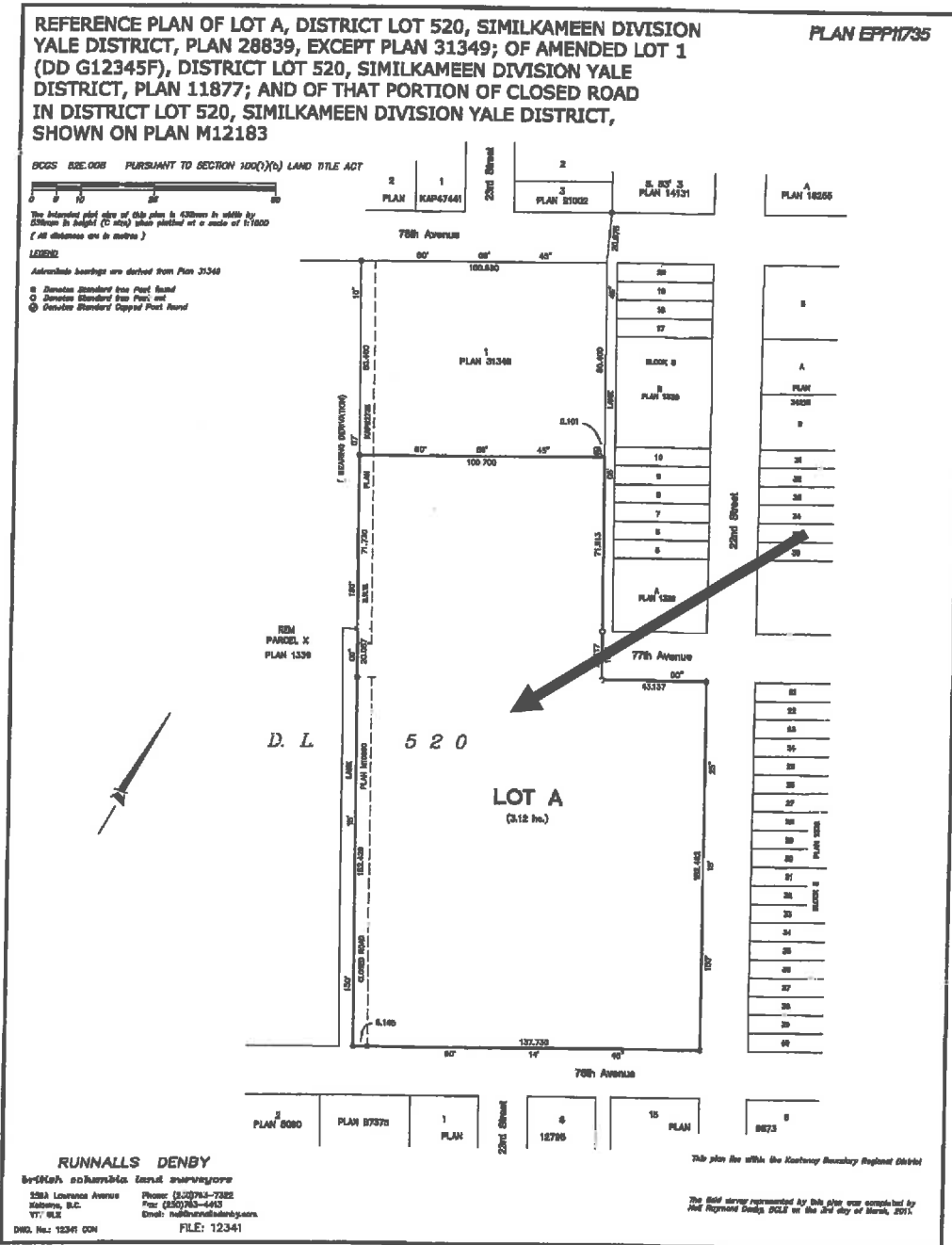
Portion Lot 1, District Lot 520, S.D.Y.D., Plan KAP77684



First Baptist Church

Schedule "J"

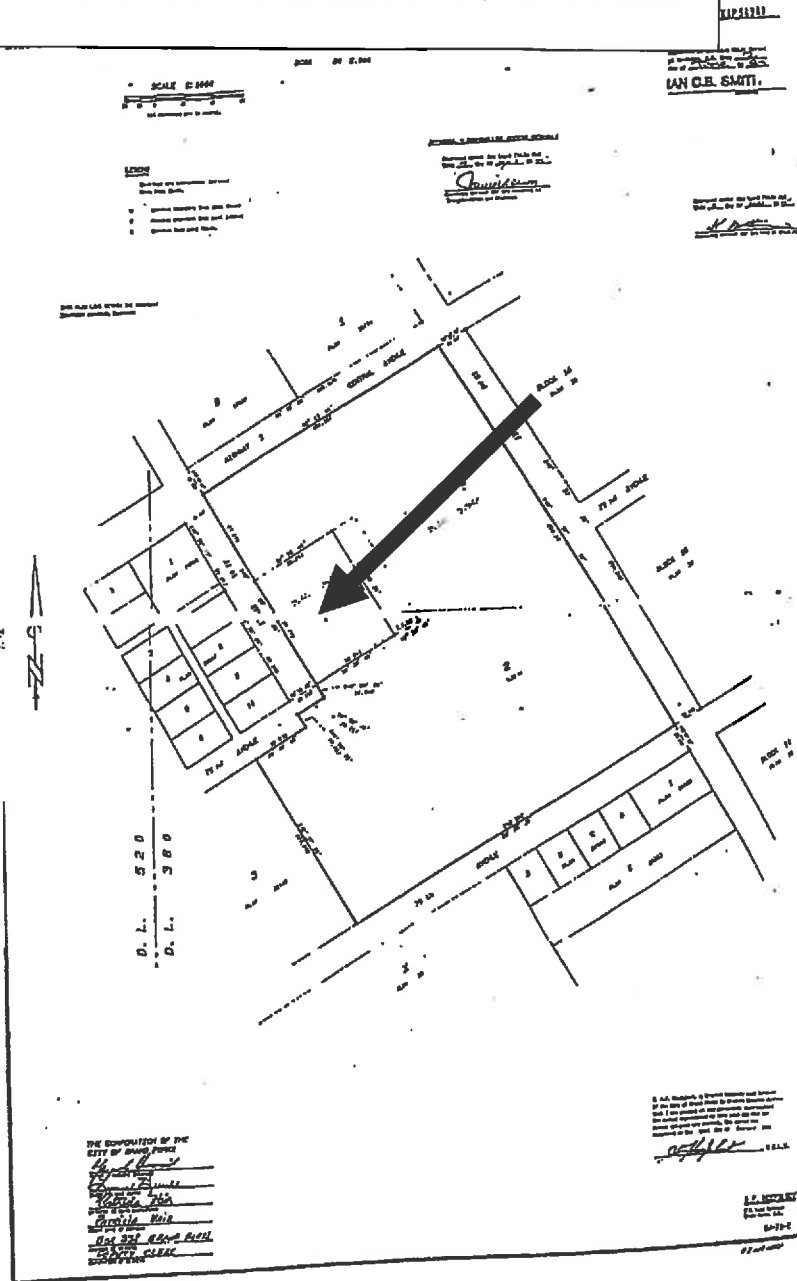
10/00/00



Interior Health Authority (Boundary Hospital)

Schedule "K"

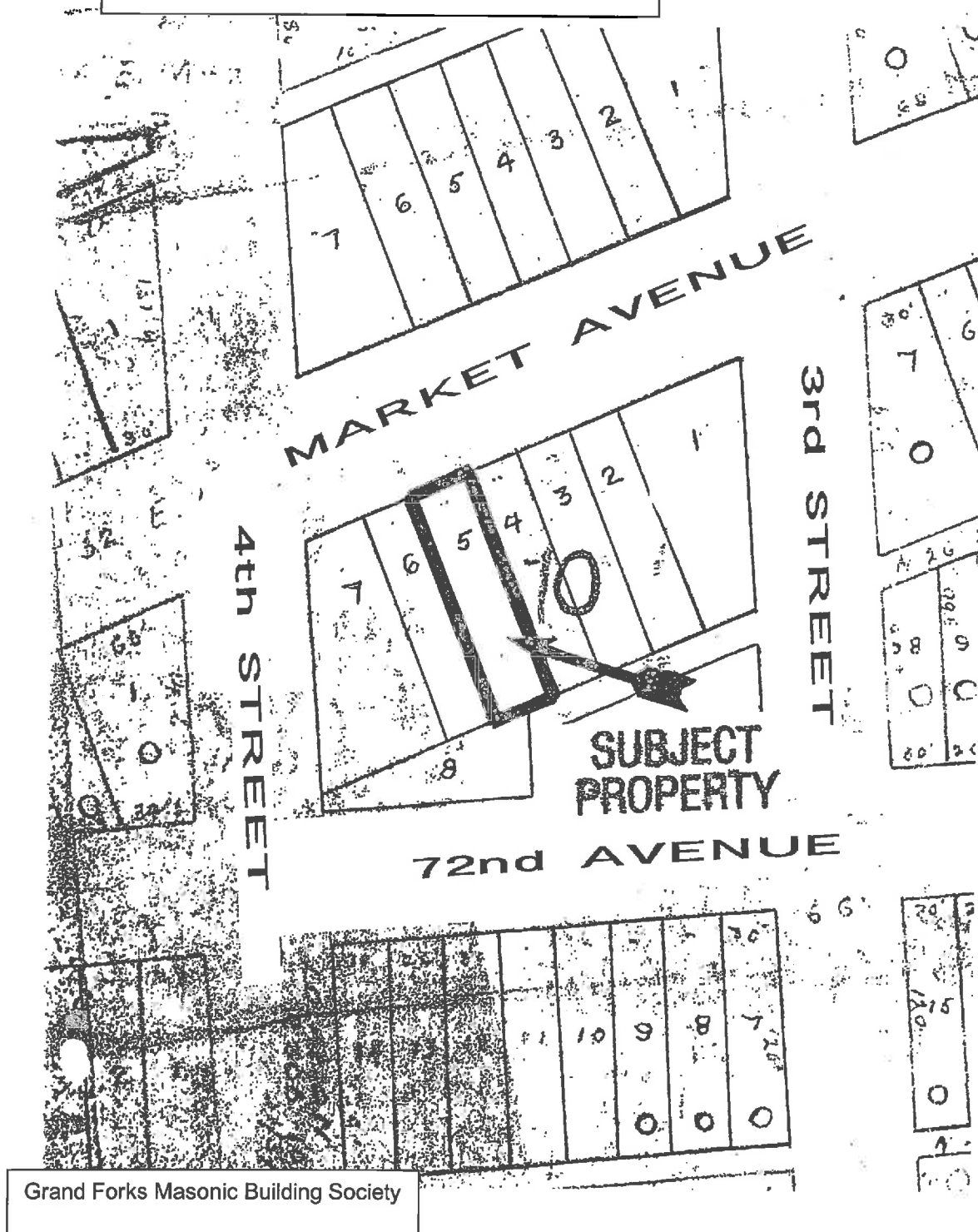
That Part Lot 1, District Lot 380, S.D.Y.D., Plan KAP54909



Curling Rink

Schedule "L"

Lot 5, Block 10, District Lot 108, S.D.Y.D., Plan 23



**EXPLANATORY PLAN OF LOTS
5 TO 8, BLOCK 44, D.L. 108,
S.D.Y.D., PLAN 72**

Pursuant to Section 131, L.T.A.

PLAN 38294

Deposited in the Land Title Office
at Kamloops, B.C., this 2nd
day of JULY 1987.

J.C. GROVES
Registrar

SCALE 1 : 500



tenay Boundary Regional District.
ived from Plans 72 @ 26400.

**SUBJECT
PROPERTY**

72nd.

AVENUE

STREET

10th

STREET

416

D.L.

OWNER

**SUNSHINE VALLEY LITTLE
PEOPLE'S CENTRE**
(INCORPORATION No. 137865)

Valerie Matthews
AUTHORIZED SIGNATORY

"SCHEDULE "N"

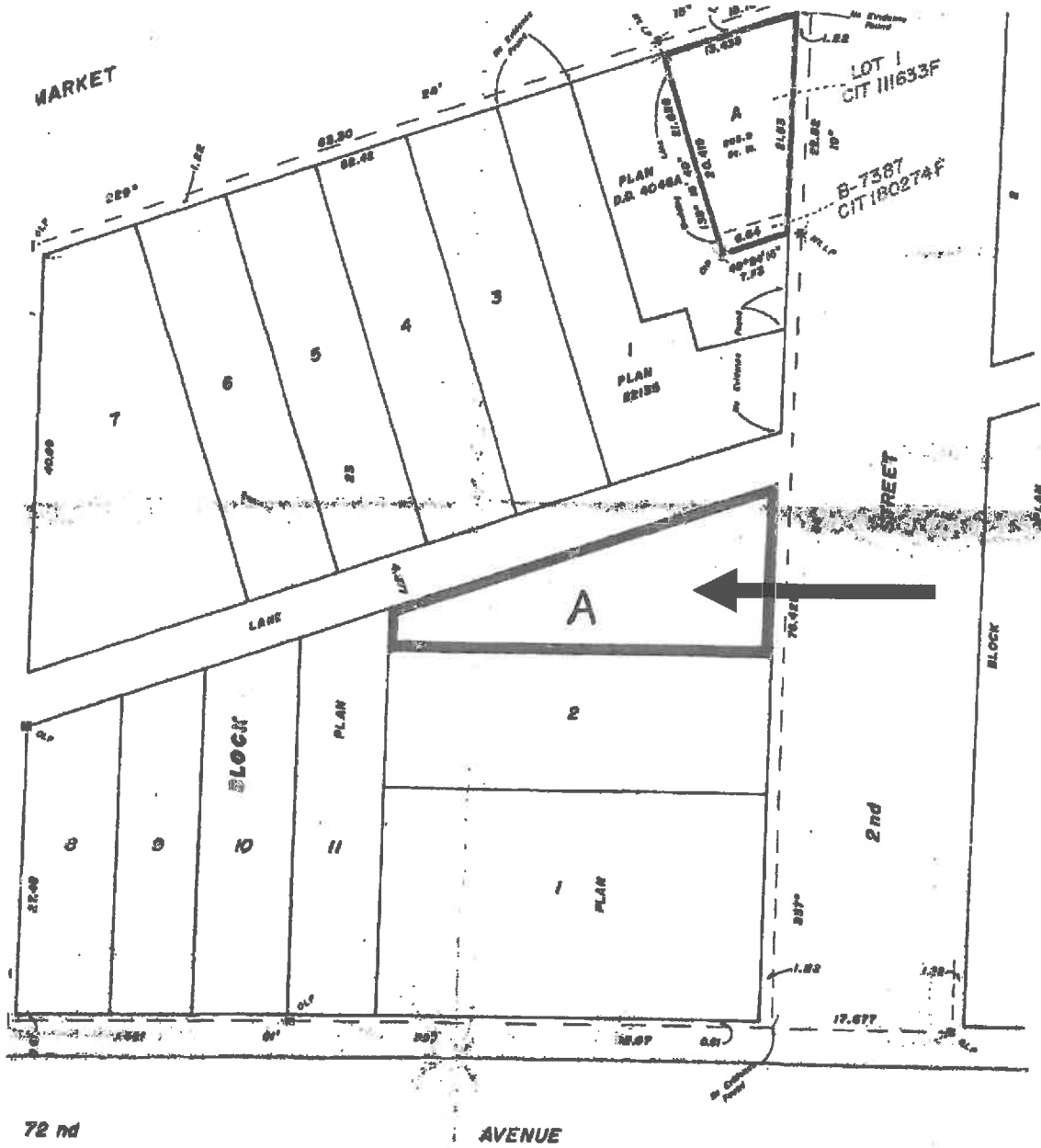
Lot 8, Block 25, District Lot 108, S.D.Y.D., Plan 23



Slavonic Senior Citizens' Centre

SCHEDULE "O"

Lot A (DD LA9161), District Lot 108, S.D.Y.D., Plan 6691



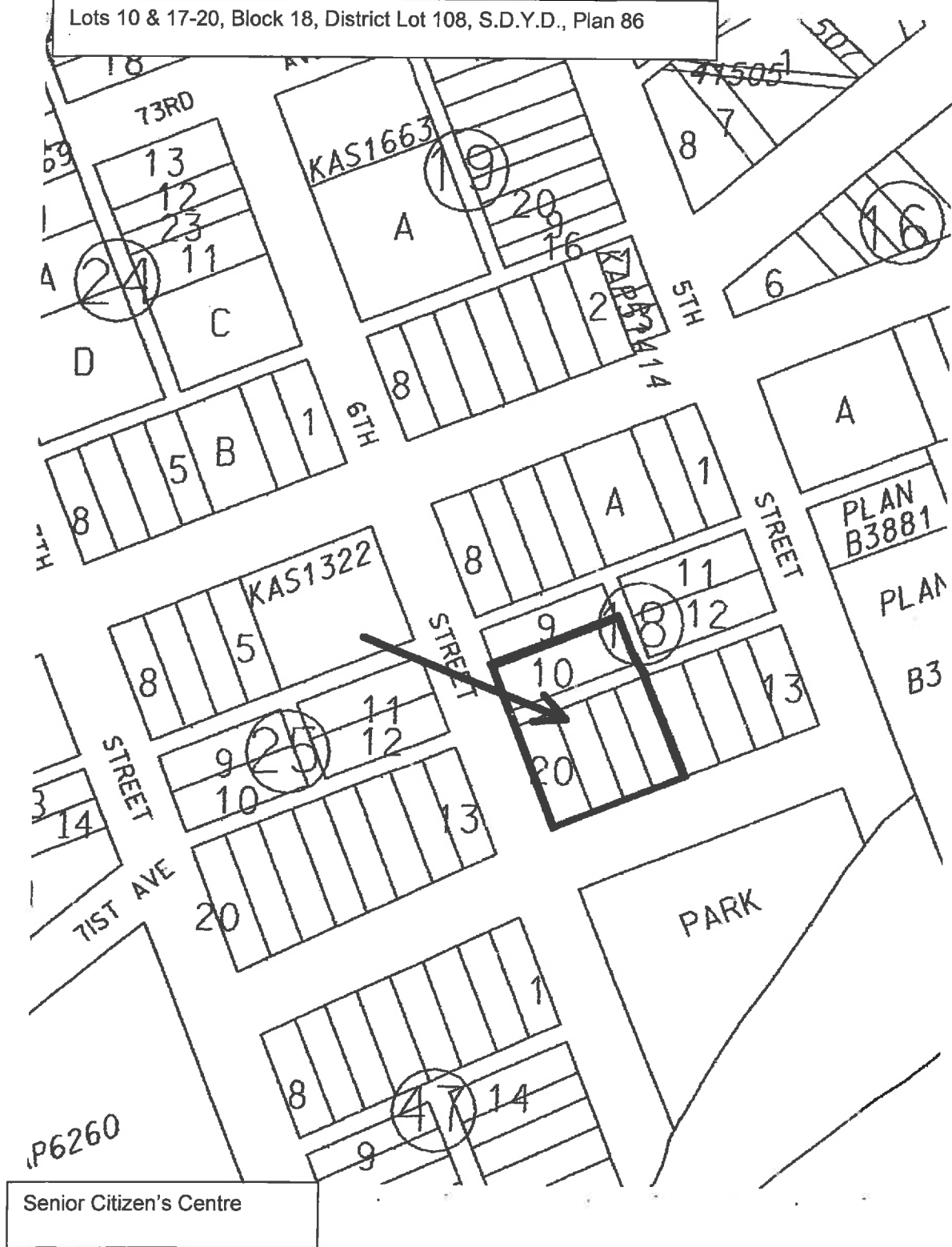
Grand Forks Hospital Auxiliary Thrift Shop

Lots 23, 24, 25 & 26, Block 29, District Lot 108, S.D.Y.D., Plan 121

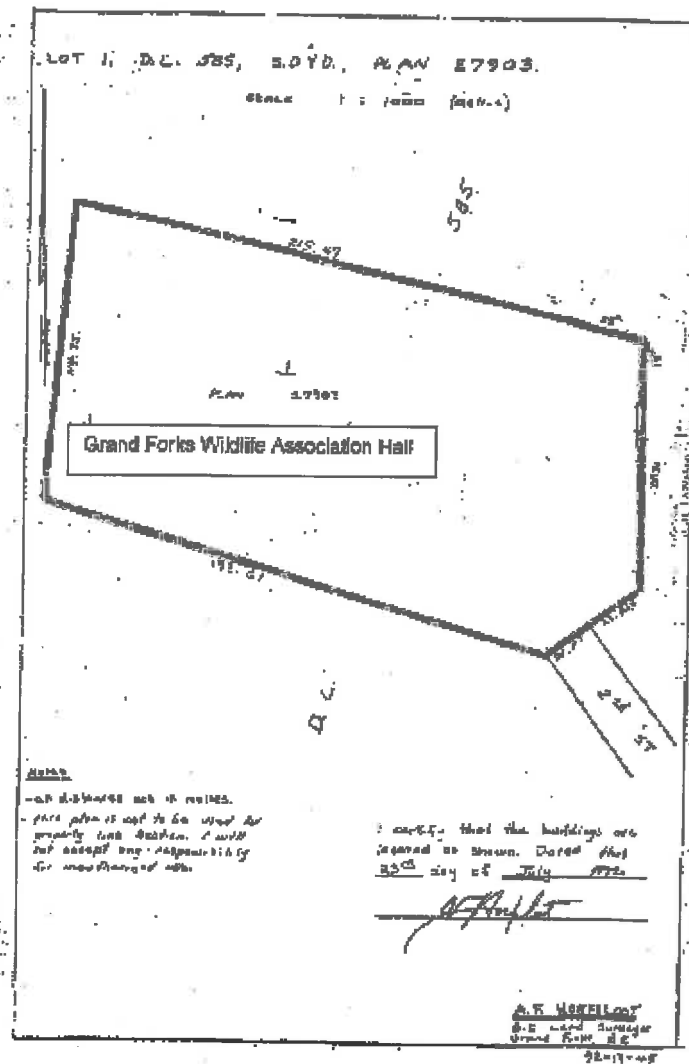


SCHEDULE "Q"

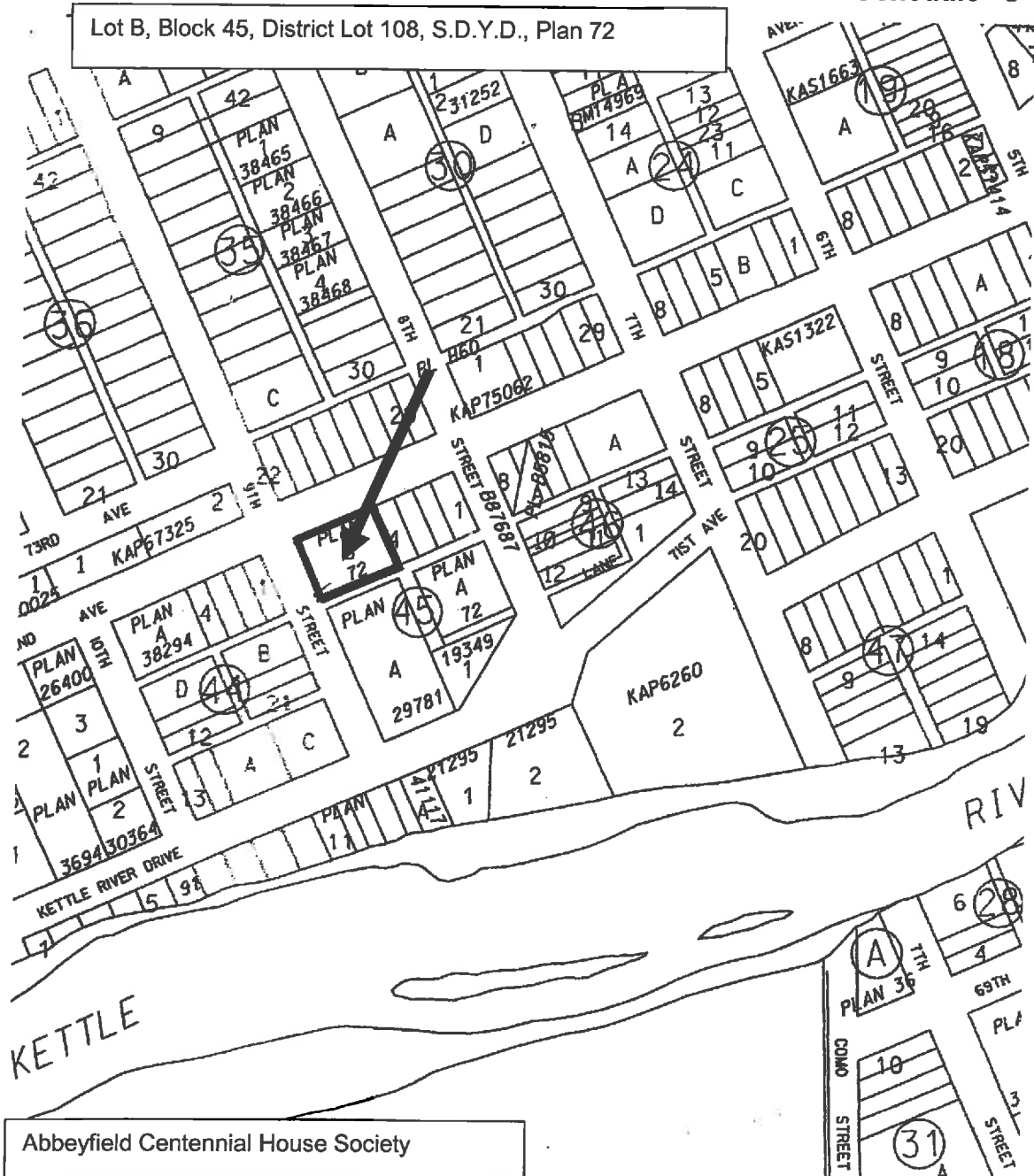
Lots 10 & 17-20, Block 18, District Lot 108, S.D.Y.D., Plan 86

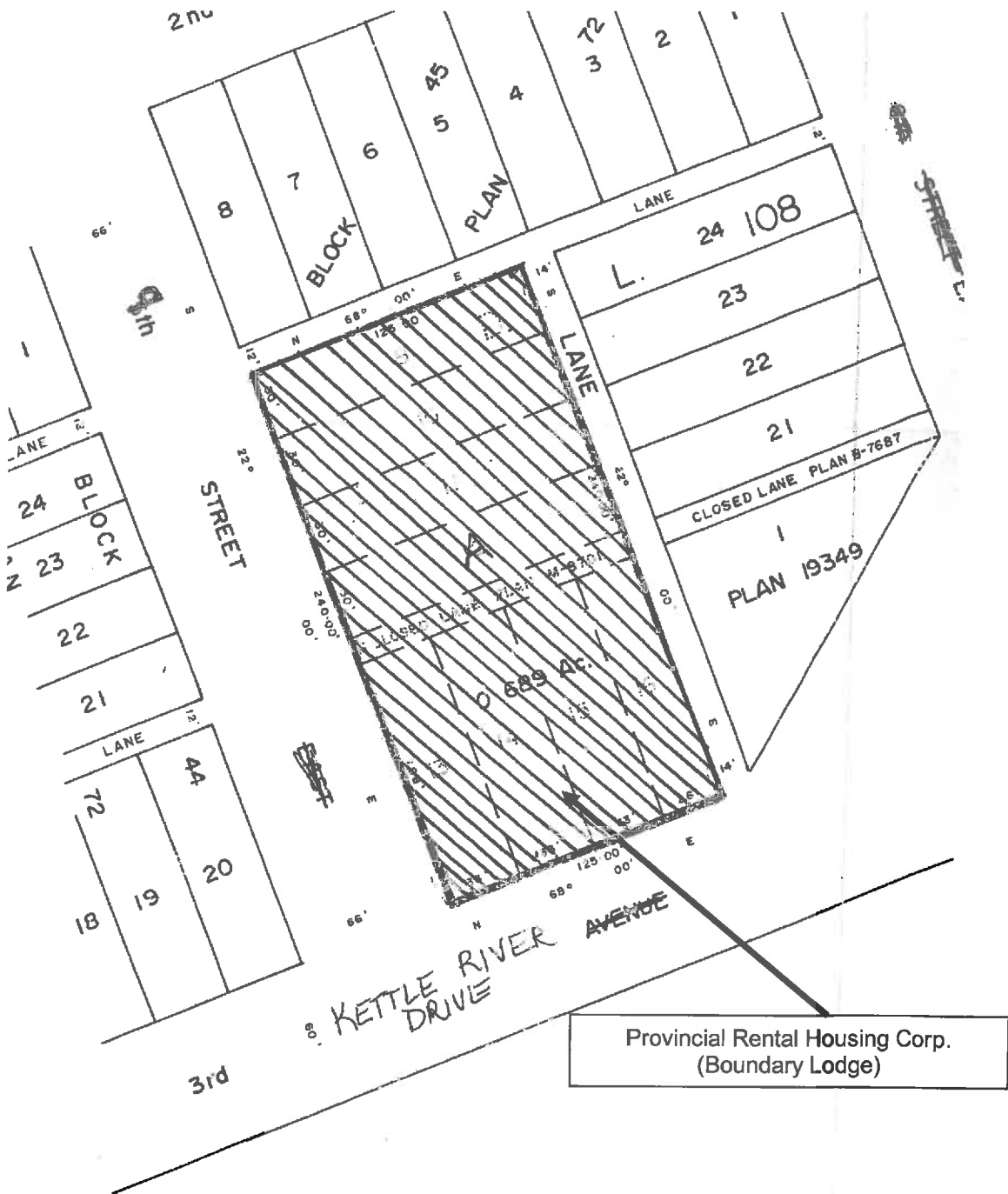


Schedule "R"



Schedule "S"





Provincial Rental Housing Corp.
(Boundary Lodge)