

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

**Monday, November 19th, 2012 – 7:00 p.m.
Council Chambers City Hall**

	<u>ITEM</u>	<u>SUBJECT MATTER</u>	<u>RECOMMENDATION</u>
1.	<u>PRESENTATION OF DIAMOND JUBILEE MEDALS</u>		
2.	<u>CALL TO ORDER</u>	7:00 p.m. Call to Order	Call Meeting to Order at 7:00 p.m.
3.	<u>RECESS TO PRIMARY COMMITTEE MEETING</u>		Recess meeting into Primary Committee Meeting. Reconvene Regular Meeting at conclusion of Primary Committee Meeting
4.	<u>REGULAR MEETING AGENDA</u>	November 19 th , 2012 Agenda	Adopt Agenda
5.	<u>MINUTES</u> <ul style="list-style-type: none">- November 5th, 2012- November 5th, 2012	Special Meeting Minutes Regular Meeting Minutes	Adopt Minutes Adopt Minutes
6.	<u>REGISTERED PETITIONS AND DELEGATIONS</u> None		
7.	<u>UNFINISHED BUSINESS:</u> None		
8.	<u>REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL (VERBAL)</u> <ul style="list-style-type: none">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.
9.	<u>REPORT FROM THE COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY</u> <ul style="list-style-type: none">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. September 20 th RDKB Minutes are attached to this report

10. **RECOMMENDATIONS FROM STAFF
FOR DECISIONS:**

- a) Manager of Technical Services
Report- Roxul Road Re-
Alignment

The City of Grand Forks has closed a portion of Industrial Park Way as per Roxul Inc's request and now propose a new access further south of the 68th Avenue and the 2nd Street intersection.

Council receives the report and chooses an option for the location of the proposed road realignment.

- b) Manager of Technical Services
Report – Application for a
Development Permit

The City is in receipt of a Development Permit Application by Diann Bearden regarding property located at #47-7225 Boundary Drive in the Triangle Gardens Trailer Park.

Council receives the Staff report and approves the development permit to construct a covered deck attached to the existing mobile home located at #47-7225 Boundary Drive, in the Triangle Gardens Trailer Park legally known as Lot 1, DL 380, SDYD, Plan s8905 as applied by the property owner, Diann Bearden.

- c) Manager of Technical Services
Report – Application for a
Development Permit

The City is in receipt of a Development Permit Application by Bill Ling, property owner for Valley Heights Development Inc. regarding property located at 7330 Riverside Drive

Council receives the Staff report and approves the development permit application made by Valley Heights Developments inc. (Bill Ling), owner of the property legally described as Lot 1, DL 108 & 339S, SDYD, Plan 34642, located at 7330 Riverside Drive subject to compliance with City Bylaws, the Ministry of Environment's requirements and in substantial compliance with the plans presented in the application.

11. **REQUESTS ARISING FROM
CORRESPONDENCE:**

None

12. **INFORMATION ITEMS**

- Summary of Informational Items

Information Items 12(a) to 12(g)

Receive the items and direct staff to act upon as recommended

13. **BYLAWS**

None

14. **LATE ITEMS**

15. **QUESTIONS FROM THE PUBLIC
AND THE MEDIA**

16. **ADJOURNMENT**

THE CORPORATION OF THE CITY OF GRAND FORKS

SPECIAL MEETING OF COUNCIL
MONDAY, NOVEMBER 5TH, 2012

PRESENT: MAYOR BRIAN TAYLOR
COUNCILLOR BOB KENDEL
COUNCILLOR NEIL KROG
COUNCILLOR PATRICK O'DOHERTY
COUNCILLOR GARY SMITH
COUNCILLOR CHER WYERS

CHIEF ADMINISTRATIVE OFFICER	D. Allin
CORPORATE OFFICER	D. Heinrich
DEPUTY FINANCIAL OFFICER	R. Shepherd
MANAGER OF ENVIRONMENTAL	W. Kopan
AND BUILDING CONSTRUCTION SERVICES	

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

IN-CAMERA RESOLUTION:

MOTION: SMITH / O'DOHERTY

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 SECTION 90(1)(e), THE ACQUISITION, DISPOSITION OR EXPROPRIATION OF LAND OR IMPROVEMENTS, IF COUNCIL CONSIDERS THAT DISCLOSURE COULD REASONABLY BE EXPECTED TO HARM THE INTERESTS OF THE MUNICIPALITY.

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.

ADJOURNMENT:

MOTION: SMITH

RESOLVED THAT THIS SPECIAL MEETING OF COUNCIL BE ADJOURNED AT 6:01 P.M.

CARRIED.

NOT ADOPTED
SUBJECT TO CHANGE

CERTIFIED CORRECT:

MAYOR BRIAN TAYLOR

CORPORATE OFFICER –DIANE HEINRICH

THE CORPORATION OF THE CITY OF GRAND FORKS

REGULAR MEETING OF COUNCIL
MONDAY NOVEMBER 5TH, 2012

PRESENT:

MAYOR BRIAN TAYLOR
COUNCILLOR BOB KENDEL
COUNCILLOR NEIL KROG
COUNCILLOR PATRICK O'DOHERTY
COUNCILLOR GARY SMITH
COUNCILLOR CHER WYERS

CHIEF ADMINISTRATIVE OFFICER
DEPUTY FINANCIAL OFFICER
CORPORATE OFFICER
MANAGER OF OPERATIONS

D. Allin
R. Shepherd
D. Heinrich
H. Wright

GALLERY

CALL TO ORDER:

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

ADOPTION OF AGENDA:

MOTION: SMITH / O'DOHERTY

RESOLVED THAT THE NOVEMBER 5TH, 2012, REGULAR MEETING AGENDA BE ADOPTED AS CIRCULATED.

CARRIED.

MINUTES:

MOTION: SMITH / O'DOHERTY

RESOLVED THAT THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON MONDAY, OCTOBER 22ND, 2012, BE ADOPTED AS CIRCULATED.

CARRIED.

MINUTES:

MOTION: KROG / WYERS

RESOLVED THAT THE MINUTES OF THE REGULAR MEETING OF COUNCIL HELD ON MONDAY, OCTOBER 22ND, 2012, BE ADOPTED AS CIRCULATED.

CARRIED.

MOTION: O'DOHERTY / SMITH

RESOLVED THAT THE MINUTES OF THE PRIMARY COMMITTEE MEETING OF COUNCIL HELD ON MONDAY, OCTOBER 22ND, 2012, AND ALL RECOMMENDATIONS CONTAINED THEREIN BE ADOPTED AS CIRCULATED.

CARRIED.

REGISTERED PETITIONS AND DELEGATIONS:

None

UNFINISHED BUSINESS

None

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

Councillor O'Doherty:

Councillor O'Doherty advised that he had no report this evening.

Councillor Wyers:

Councillor Wyers reported on the following items:

- She reported on her attendance at a Boundary Dog Sled Society Fowl Supper on Oct 20th, and advised that the organization raised \$1,877 at the event. She further reported that the Dog Sled Race scheduled for January 13th, 2013, has been cancelled due to shortage of volunteers and of funding. She advised that the Dog Sled organization is reassessing their event, and have plans to bring the race back in 2014.
- She reported on her attendance at the 20th Anniversary of Community Futures in the Boundary Area on Oct 23rd, which was held in conjunction with the Small Business awards.
- She reported on her attendance at a Retirement Luncheon for former CAO, Lynne Burch on Oct 29th along with other members of Council and City Staff.
- She reported on her attendance at a meeting of the Library Board Trustees on Nov 1st where the group met to review options regarding Board positions

- She reported on her attendance at the Regional District of Kootenay Boundary monthly meeting on November 1st, and commented that the municipal airport is still on the Regional District's radar
 - She reported on her attendance at the AKBLG executive meetings which were held last weekend in Creston. She advised that the group reviewed collaborative joint opportunities with the Columbia River Treaty organization.
 - She advised that the Environment Committee volunteers for the Nephelometer data collection project met this morning, November 5th, and advised that the volunteer group is working toward providing consistent data to bring forward for information.
 - She advised that the 2nd Street merchants had approached her to ask on the status of more bicycle racks for the downtown core and asked if Staff could provide an update on the bicycle rack request.
 - She reported that members of the Dog Park Group were inquiring on when the non-potable water was going to be supplied at the Dog Park as previously requested. The Manager of Operations advised that potable water had been installed about a month ago at the Dog Park.
-

Councillor Kendel:

Councillor Kendel reported on the following items:

- He reported on his attendance at an Economic Development Advisory Committee on Oct 30th, and reported that the branding project has been going well. He reported that Story and Co was in Grand Forks last week where they interviewed members of the community intending to gain valuable information for the branding process. Councillor Kendel advised that the community survey will be closing in mid November, and that EDAC will receive a report from Story and Co after the survey has closed.
 - He reported on his attendance on November 2nd to Lynne Burch's retirement event at Gallery 2. He commented that the event was a "packed house" and suggested that this was a reflection on how well the former CAO was respected in the community.
 - He advised that he is growing a mustache to raise money for prostate cancer research and encouraged the public and Council to support by the way of donations. He advised that donations are being received at Pharmasave, and that there will be a Mustache Judging Contest at the end of competition.
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Councillor Krog:

Councillor Krog advised that he had no report this evening.

Councillor Smith:

Councillor Smith reported on the following items:

- He reported on his attendance at an Oct 24th Community Futures Meeting and advised that a topic of discussion was the hiring of an event's coordinator. He advised that the group will be meeting again in a couple of weeks to move the process along
 - He reported on his attendance at an Economic Development Advisory Committee Meeting on October 30th.
 - He reported that he had met with a couple of folks regarding the first annual fly-in appreciation days at airport on November 2nd, and advised that discussions are under way to plan the event for next year.
-

Mayor Taylor:

Mayor Taylor reported on the following items:

- He reported that he had spoken with Don Colclough from the Phoenix Ski Hill, and advised that Don will be asking for support from the City with regard to a project that he is undertaking for the benefit of the ski hill. The Mayor has advised that Don has previously received the support from the Regional Directors with regard to his project.
- He advised that the Recreation Commission will be meeting on Thursday with regard to a referendum planned for 2013 that focuses on looking at maintaining programs with regard to allocated funding.
- He advised that Rebecca Zamborden and Bill Baird will be in Grand Forks tomorrow and that the group will be talking about regional relationships. He advised that the meeting is at Gallery 2 between 4:00 to 5:30 pm this Tuesday.

MOTION: O'DOHERTY / SMITH

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)

- He advised that there is no Regional Report this evening and asked if any members of Council had any questions

Councillor Smith asked the Mayor to provide further information with regard to the Regional District discussion pertaining to the municipal airport. The Mayor advised that the discussion revolved not around a "Regional" airport, but rather about sharing airport expenses between the City and the Regional District of Kootenay Boundary.

RECOMMENDATIONS FROM STAFF FOR DECISIONS:

- a) Manager of Technical Services Report – Application for Development Permit

The City is in receipt of a Development Permit to erect a freestanding sign at 7458-4th Street

MOTION: O'DOHERTY / SMITH

RESOLVED THAT COUNCIL RECEIVES THE STAFF REPORT AND APPROVES THE DEVELOPMENT PERMIT APPLICATION MADE BY BAUN F. MARK AND MEI-LAN MARK AT THE PROPERTY LEGALLY KNOWN AS LOT 21 & 22, BLOCK 12, DL 108, SDYD, PLAN 23, LOCATED AT 7458-4TH STREET SUBJECT TO COMPLIANCE WITH CITY BYLAWS, THE MINISTRY OF TRANSPORTATION'S REQUIREMENTS AND IN SUBSTANTIAL COMPLIANCE WITH THE PLANS PRESENTED IN THE APPLICATION.

CARRIED.

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- b) Manager of Technical Services Report- Application for Development Permit

The City is in receipt of a Development Permit to erect a freestanding sign at 7654 Donaldson Drive

MOTION: O'DOHERTY / WYERS

RESOLVED THAT COUNCIL RECEIVES THE STAFF REPORT AND APPROVES THE DEVELOPMENT PERMIT APPLICATION MADE BY 512633 B.C. LTD, AT THE PROPERTY LEGALLY KNOWN AS LOT 1, DL 380 & 520, SDYD, PLAN KAP47976, LOCATED AT 7654 DONALDSON DRIVE SUBJECT TO COMPLIANCE WITH CITY BYLAWS, AND IN SUBSTANTIAL COMPLIANCE WITH THE PLANS PRESENTED IN THE APPLICATION.

CARRIED.

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- c) Manager of Technical Services Report- Silver Kettle Developments Inc. Latecomer Agreement

A latecomer agreement is a mechanism to allow for the developer to front the cost of extending services and to recoup this cost from the owner's of the benefiting property as they develop in the future.

MOTION: SMITH / O'DOHERTY

RESOLVED THAT COUNCIL RECEIVES THE STAFF REPORT AND APPROVES THE MUNICIPALITY TO ENTER INTO A LATECOMER AGREEMENT WITH SILVER KETTLE DEVELOPMENTS INC. FOR A PERIOD OF NOT MORE THAN 15 YEARS INCLUDING INTEREST CALCULATED ANNUALLY AT A RATE AS ESTABLISHED BY BYLAW 1934, PURSUANT TO THE LOCAL GOVERNMENT ACT, SECTION 939 AS INDICATED IN EXHIBIT "B".

CARRIED.

REQUESTS ARISING FROM CORRESPONDENCE:

None

INFORMATION ITEMS:

MOTION: SMITH / O'DOHERTY

RESOLVED THAT INFORMATION ITEMS NUMBERED 10(a) TO 10(f)

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

- a) Correspondence from the Boundary Museum Society - Requesting that the City considering funding the Museum for \$70,000 for 2013 and additionally, would like Council to consider putting their request as a line item. **Recommend that Council receives the correspondence and refers their requests to the 2013-2017 Budgeting Process. Council confirmed the referral of the Boundary Museum Society's request to the budgeting process.**

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- b) Correspondence from the Grand Forks Gazette requesting that the City become a sponsor in the "Christmas Shop Local" campaign - In the past years, the requested amount was \$700. Due to the addition of the Boundary Country Regional Chamber of Commerce as a sponsor, the requested amount has been reduced to \$500. **Recommend that Council determines that the City become a sponsor in the annual Christmas shop local campaign as they have done in the past.**

MOTION: WYERS / O'DOHERTY

RESOLVED THAT COUNCIL DETERMINES THAT THE CITY BECOME A SPONSOR IN THE ANNUAL "CHRISTMAS SHOP LOCAL" CAMPAIGN, AS THEY HAVE IN THE PAST, FOR THE AMOUNT OF \$500.

CARRIED.

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- c) Correspondence from Dave Milton regarding concerns to the new Garbage Rates. He further requested that his issue be brought before Council - Staff has attached a copy of the amended Residential Garbage Collection Regulation as adopted by Council on the 4th of September for information purposes. **Recommend that Council receive the correspondence for discussion. The Mayor advised that he plans to discuss if there are any other options that the Regional District of Kootenay Boundary could provide within the Green Bin Program. Members of Council advised using caution on making exceptions to the existing program intended on providing a service to the residents as a whole.**

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- d) Email from the coordinators of the Santa Parade 2012 - Informing interested parties that the organization is accepting registrations. **Council to advise if they wish to participate in the Santa Parade. Deadline for registration is December 2nd, 2012. Councillors Wyers and Smith offered to form a sub-committee to plan a float for the City's participation in the Santa parade.**

MOTION: SMITH / WYERS

RESOLVED THAT COUNCIL DIRECTS STAFF TO DEVELOP A FLOAT FOR COUNCIL'S PARTICIPATION AS AN ENTRY IN THE 2012 SANTA PARADE.

CARRIED.

- e) Press Release from AKBLG - Advising that the AKBLG is recommending the replacement of ad hoc grant funding with a long term revenue sharing formula. **Recommend to receive for information. Councillor Wyers advised that this was a result from the Richer or Poorer workshop that was held at St. Eugene Mission by Cranbrook.**
- f) October 22nd Task List – List of Completed and In-Progress Tasks. **Recommend to file.**

BYLAWS:

None

QUESTIONS FROM THE PUBLIC AND THE MEDIA:

Mona Mattei – Welcomed members of Council to attend the Phoenix Foundation Annual Social on November 8th at Gallery 2

Nigel James – He commended Public Works for assisting with the annual Halloween bond fire on Oct 31st. Mr. James made observations with regard to Council's resolution allowing Councillor Wirischagin to attend courses, and asked if the City has a policy with regard to education for Council. The Mayor advised that the City is currently reviewing its policy intended to deal with educational issues.

ADJOURNMENT:

MOTION: O'DOHERTY

RESOLVED THAT THIS REGULAR MEETING OF COUNCIL BE ADJOURNED AT 7:47 P.M.

CARRIED.

NOT ADOPTED
SUBJECT TO CHANGE

CERTIFIED CORRECT:

MAYOR BRIAN TAYLOR

CORPORATE OFFICER- DIANE HEINRICH

THE CITY OF GRAND FORKS

REQUEST FOR COUNCIL DECISION

DATE : November 14th, 2012
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.

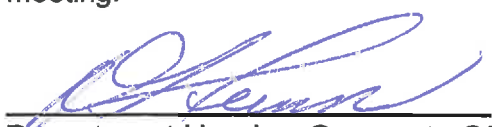
Option 2: The main advantage is that there is a genuine interest to resolve issues and seek clarifications without spending too much resources of the City. The disadvantage is that there may be issues brought forward which have no direct municipal jurisdiction, however, due to the motion of Council arising 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 : November 14th, 2012
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.

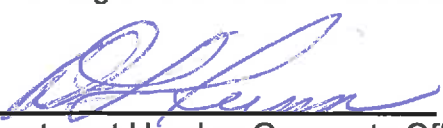
Option 2: The main advantage to this option is the same as Option 1.

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, September 20, 2012 at 6:00 p.m.

Present: Director L. Gray, Chair
Director N. Kettle
Director K. Wallace
Director B. Taylor
Director I. Perepolkin
Director M. Rotvold
Director B. Baird
Director B. Crockett
Director D. Duclos
Director L. Worley
Director R. Cacchioni
Director A. Grieve
Director G. McGregor

Call to Order

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

The Director of Corporate Administration advised that Mr. Randy Grayson was unable to attend the meeting to receive his 25 year service award and had sent his apologies.

Agenda

The Director of Corporate Administration requested Item 7a) be amended to reflect the memo from the Vice Chair and not the Chair and further noted that Page 2 of the Memorandum of Board Resolutions had been added to the agenda.

Chair Gray advised that he had asked Director Kettle to update the Board on the recent water issue with the City of Greenwood and it was;

421-12 Moved: Director Perepolkin/Sec'd: Director Grieve

That the agenda be adopted as amended.

Carried.

Minutes

422-12 Moved: Director McGregor/Sec'd: Director Cacchioni

That the minutes of the regular Board meeting held August 30, 2012 be adopted as circulated.

Carried.

Unfinished Business

Memorandum of Board Resolutions

423-12 Moved: Director Cacchioni/Sec'd: Director Duclos

That the Memorandum of Board Resolutions be received.

Carried.

Director Wallace requested that the staff report on "projects to be learned from" with Spree-Neisse be brought forward and it was;

September 20, 2012

424-12 Moved: Director Wallace/Sec'd: Director Rotvold

That the report be prepared for the next board meeting.

Carried.

Communications

Vice Chair McGregor – July 27/12

re: Greater Trail Community & Arts Centre

A memo from Vice Chair McGregor dated September 5, 2012 regarding the results of the special voting opportunity on painting the Greater Trail Community & Arts Centre was read to the meeting.

425-12 Moved: Director Cacchioni/Sec'd: Director Duclos

That the memo be received.

Carried.

Communications (Information Only)

426-12 Moved: Director Baird/Sec'd: Director Kettle

That Items:

- a) Thank you card to Mark Andison
- b) Minutes – Grand Forks & District Rec. Commission – Aug. 23/12
- c) Ministry of Transportation & Infrastructure – Aug. 28/12
re: Speed Limit
- d) U.B.C.M. – Aug. 30/12
re: Completion of Fuel Management Prescriptions
- e) U.B.C.M. – Aug. 30/12
re: Completion of Fuel Management Prescriptions
- f) U.B.C.M. – Aug. 30/12
re: Approval of Operational Fuel Treatment Application

be received.

Carried.

Reports

Payroll

Int. Schedule of Accounts

August, 2012

427-12 Moved: Director Rotvold/Sec'd: Director Cacchioni

That the following items be approved for payment:

i)	Int. Sch. of Accounts – August/12	
	Cheque Nos. 32254 – 32880	\$8,553,783.57
ii)	Payroll Account	370,116.30
		<u>\$8,923,899.87</u>

Carried.

September 20, 2012

Boundary Economic Development Committee
September 4, 2012

428-12 Moved: Director Taylor/Sec'd: Director Rotvold

That the draft minutes of the Boundary Economic Development Committee meeting held September 4, 2012 be received.

Carried.

Director Taylor reviewed with the Board members the City of Grand Forks' initiative to ensure the American border crossings are more approachable in order to market the Boundary region in the U.S.A.

Environmental Services Committee
September 5, 2012

429-12 Moved: Director Worley/Sec'd: Director Crockett

That the draft minutes of the Environmental Services Committee meeting held September 5, 2012 be received.

Carried.

Moved: Director Worley/Sec'd: Director McGregor

That the Regional District of Kootenay Boundary Board Chair send a letter to the Minister of Environment recommending that the Ministry cut funding to Municipalities and Regional Districts that do not have recycling programs.

Moved: Director Wallace/Sec'd: Director Kettle

That the resolution be amended as follows:

That the Regional District of Kootenay Boundary Chair send a letter to the Minister of Environment recommending that the Provincial Government institute recycling as a criteria when Municipalities and Regional Districts are applying for grants.

430-12 Moved: Director Crockett/Sec'd: Director Worley

That the amendment be tabled.

Carried.

431-12 Moved: Director Crockett/Sec'd: Director McGregor

That the original resolution be tabled.

Carried.

432-12 Moved: Director Rotvold/Sec'd: Director Baird

That this item be referred staff to provide a report at the next Environmental Services Committee meeting.

Carried.

Sewer Committee
September 4, 2012

433-12 Moved: Director Crockett/Sec'd: Director Cacchioni

September 20, 2012

That the draft minutes of the Sewer Committee meeting held September 4, 2012 be received.

Carried.

434-12 Moved: Director Crockett/Sec'd: Director

That the Regional District of Kootenay Boundary Board of Directors send a letter as soon as possible to the appropriate agencies expressing the Committee's concerns regarding B.C. Hydro's permit levels and the consequences and damage from the high-river flows to our communities in subsequent years should B.C. Hydro's permit levels remain the same **AND FURTHER** that it be clear that the intent is to arrange a meeting to discuss this matter at the upcoming U.B.C.M. Convention.

Carried.

Board Appointment Updates

S.I.D.I.T.

Director McGregor updated the Board members on the S.I.D.I.T. meeting.

S.I.B.A.C.

Director McGregor advised that she had attended a communication workshop for S.I.B.A.C.

R.C.M.P.

Director McGregor advised that there would be a R.C.M.P. meeting in October and noted that meetings are usually scheduled on Board meeting nights.

Okanagan Film Commission

Director Baird advised that the Okanagan Film Commission is looking at possibly filming a reality show in the Boundary.

Columbia River Treaty Committee

Directors Rotvold and Worley updated the Board on the Columbia River Treaty Committee.

L.C.I.C.

Chair Gray updated the Board on L.C.I.C.

Boundary Weed/Stakeholder

Director Perepolkin advised that the Boundary Weed program is coming to an end for 2012.

Greenwood Water

Director Kettle updated the Board on the recent problems the City of Greenwood had with their water.

Beaver Valley Water Committee **September 10, 2012**

435-12 Moved: Director Grieve/Sec'd: Director Duclos

That the draft minutes of the Beaver Valley Water Committee meeting held September 10, 2012 be received.

Carried.

September 20, 2012

Staff Reports

J. MacLean – Sept. 17/12

re: Concerns with B.C. Ambulance Dispatch

A report from John MacLean, C.A.O., dated Sept. 17/12 regarding a complaint received regarding B.C. Ambulance Dispatch was read to the meeting.

436-12 Moved: Director Baird/Sec'd: Director McGregor

That the staff report and Mr. Tatangelo's letter be received.

Carried.

The C.A.O. reviewed his report and it was;

437-12 Moved: Director McGregor/Sec'd: Director Baird

That the Regional District of Kootenay Boundary Board of Directors approves the proposed letter of response with a change to the last paragraph.

Carried.

E. Kumar – Sept. 18/12

re: Change in October Meeting Dates

A report from Elaine Kumar, Director of Corporate Administration, dated Sept. 18/12 regarding the East End Services Committee, Personnel, Executive & Policy Committee, Finance Committee and Board meeting dates in October was read to the meeting.

438-12 Moved: Director Rotvold/Sec'd: Director Crockett

That the staff report be received.

Carried.

439-12 Moved: Director Worley/Sec'd: Director Crockett

That the Regional District of Kootenay Board of Directors approves the October 25 Board meeting being moved to November 1, 2012.

Carried.

It was noted that the East End Services Committee meeting will be held October 24th at 4:30; Personnel, Executive & Policy Committee meeting will be held October 25 at 2:00 p.m. in Trail and the Finance Committee meeting will be held October 25 at 6:00 p.m. in Trail.

Carried.

E. Kumar – Sept. 18/12

re: Briefing Notes – Proposed Federal Electoral Boundary Change

A report from Elaine Kumar, Director of Corporate Administration, dated Sept. 18/12 regarding the proposed federal electoral boundary change briefing notes was read to the meeting.

440-12 Moved: Director Taylor/Sec'd: Director Perepolkin

That the staff report be received.

Carried.

September 20, 2012

441-12 Moved: Director Grieve/Sec'd: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approves the briefing notes as presented.

Carried.

M. Fournier-Beck – Sept. 20/12
re: Atco Wood Products

A report from Marie-Ange Fournier-Beck, Assistant Planner, dated Sept. 20/12 regarding Atco Wood Products' invitation to provide comments regarding proposed cut blocks located south of Casino was read to the meeting.

442-12 Moved: Director McGregor/Sec'd: Director Grieve

That the staff report be received.

Carried.

443-12 Moved: Director Duclos/Sec'd: Director Kettle

That the Regional District of Kootenay Boundary Board of Directors advise Atco Wood Products that the referral for timber harvesting on Crown land in the Sheppard Creek area is supported.

Carried.

(Directors Cacchioni, Worley & Rotvold opposed)

Bylaws

Development Cost Charges – B.V. Water Service Area

444-12 Moved: Director Grieve/Sec'd: Chair Gray

That Regional District of Kootenay Boundary Bylaw No. 1492 be now reconsidered and finally adopted.

Carried.

New Business

Grants-in-Aid

445-12 Moved: Director Grieve/Sec'd: Director McGregor

That the following grants in aid be approved:

- Trail Curling Club – Area 'E' - \$1000
- Trail Special Olympics – Areas 'A' & 'B' - \$500 each

Carried.

Director Request for Staff Resources (Discussion)

Director McGregor requested a report on the structure and scheduling of meetings.

Adjournment

446-12 Moved: Director McGregor

September 20, 2012

That the meeting be adjourned.

Time: 7:30 p.m.

Chair

Director of Corporate Administration

September 20, 2012

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : **November 5, 2012**
TOPIC : **Roxul Road Re-Alignment**
PROPOSAL: **Re-Alignment of Industrial Park Way**
PROPOSED BY: **The City of Grand Forks**

SUMMARY:

The City of Grand Forks has closed a portion of Industrial Park Way as per Roxul Inc.'s request and now propose a new access further south of the 68th Ave. and the 2nd St. intersection. As per the October 1, 2012 report from Staff regarding the new Bylaw 1931 Staff It was suggested that Council will have to choose an option prior to the completion of the subdivision plan.

Council is being presented with the two most viable options. Option 1 shows a new road re-alignment adjacent to Roxul's existing office building. Option 2 shows a new road re-alignment similar to the existing alignment of Industrial Park Way but further south of the 68th Ave. and 2nd St. intersection.

Council should note that the two options provided by Urban Systems Ltd. have not been reviewed by a professional traffic engineer.

STAFF RECOMMENDATIONS:

Option 1: Council receives the report and approves Option 1 for the location of the proposed road re-alignment and further resolves the re-alignment to be reviewed by a professional traffic engineer.

Option 2: Council receives the report and approves Option 2 for the location of the proposed road re-alignment and further resolves the re-alignment to be reviewed by a professional traffic engineer.

Option 3: Council chooses to leave the intersection in its current configuration and requests staff to work with Roxul to remove this portion from the land survey.

OPTIONS AND ALTERNATIVES:

Option 1: Council adopts a resolution to approve their preferred option:

This option will allow for the dedication of the new road re-alignment location of Industrial Park Way.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The advantage to this option is that the proposed re-alignment moves traffic further away from the 68th Ave. and 2nd St. intersection. This option has been advertised as part of the road closure bylaw and will allow the City to move forward to the next steps in the process. This will also remove a

unsafe intersection from our current road network and provide much needed improvements. The disadvantage to this option is that the larger commercial transport vehicles would have a more difficult time negotiating this road re-alignment.

Option 2: The advantage to this option is that the proposed road re-alignment stays similar to the previous Industrial Park Way alignment therefore allowing the larger commercial transport vehicles to negotiate the proposed road re-alignment with greater ease and the road re-alignment still moves traffic further away from the 68th Ave. and 2nd St. intersection. Roxul has no interest in proceeding with this option as it dissects a piece of their land making it marketable in the future.

Option 3: The advantage to this option is it will alleviate the member of the public's concern regarding future access for large transport trucks. The disadvantage to this option is the City will be required in the future to realign the intersection from its current configuration as it is not safe for access/egress to and from Industrial Way. This will have a direct cost to the City in the future to undertake the steps to complete this process. The other disadvantage to this option it will require us to rescind the recently approved bylaw and start the process over.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

There is no actual cost to the City for re-development of Industrial Park Way; all costs would be borne by Roxul Inc.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

- The relocation of Industrial Park Way at the proposed road re-alignment locations would be safer as they would both be further away from the intersection of 68th Ave. and 2nd St.
- Section 40 of the community Charter



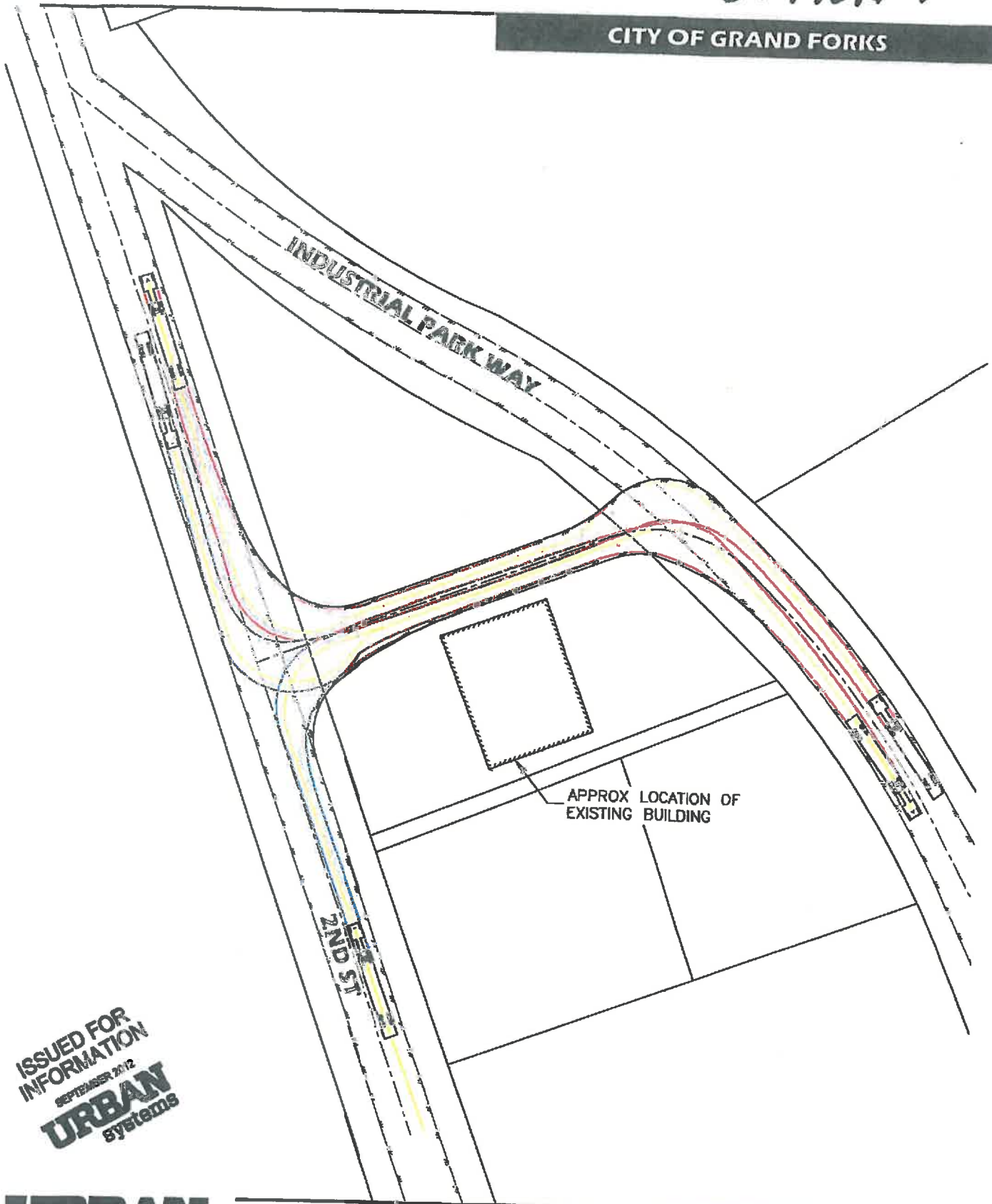
Department Head or
Chief Administrative Officer



Reviewed by Chief Administrative Officer

OPTION 1

CITY OF GRAND FORKS



ISSUED FOR
INFORMATION
SEPTEMBER 2012
URBAN
systems

URBAN
systems
urbansystems.ca



Client/Project		
CITY OF GRAND FORKS INDUSTRIAL PARK WAY RE-ALIGNMENT		
Scale	Date	Figure
1:1000	12-09-27	2
0758		Title

**TURNING MOVEMENTS
WB-20 VEHICLE**



TURNING MOVEMENTS WB-20 VEHICLE

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

COPY

DATE : October 1st, 2012

TOPIC : Bylaw 1931 – Roxul Road Closure Bylaw

PROPOSAL : Final Reading

PROPOSED BY : Corporate Officer

SUMMARY:

At the Regular Meeting of Council on August 20th, 2012, Council gave three readings to Bylaw No. 1931, "Roxul Road Closure Bylaw No. 1931, 2012". This bylaw intends to affect the closure of the required non-developed sections, and one developed section of roadway as identified on "Schedule A" attached to the bylaw. The bylaw was advertised in accordance with the community charter on August 29th & September 5th. As a result of public advertising, the City is in receipt of correspondence from Mr. Geoff Danish of Danco Transport and from Scott Barker, of 0877088 BC Ltd. who oppose the proposed Road Closure. (Copies of which are attached to this report).

At the September 17th, 2012, Regular Meeting, Council pulled the Bylaw from the agenda as the City had not yet received the approval from the Ministry of Transportation and Infrastructure.

During the UBCM conference, the CAO and the City's new CAO, Doug Allin, discussed the proposed road closure particularly the opposition posed by Danco Transport and 0877088 BC Ltd, with attending principals from Urban Systems. Urban Systems have calculated the turning radius for the WB-20 Vehicles and the turning radius for the long combination vehicles. Attached is a copy of an email received by the CAO on October 1st, from Urban Systems, outlining the calculated radius. Option 1, outlined by Urban Systems on the attached email report, shows the road as proposed originally on the road closure plan. It is noted that while the movements could be maintained some road widening would be required to accommodate these large vehicles. Option 2, modeled by Urban Systems, mimics the existing road but moves the intersection of Industrial Park Way and 2nd Street further to the south, making the intersection much safer. This Option may provide a compromise to the situation. While this report addresses the proposal as a whole, for now Council need only deal with the Road Closure Bylaw, which effectively closes the noted portions of road. The next step is the subdivision plan which will dedicate the new roadway. Prior to the finalization of the subdivision plan, Council will need to determine the preferred option for the road re-alignment as outlined in the attached email report, and respond accordingly to the letters received from Danco Transport and 0877088 BC Ltd. Council should also note that the models provided by Urban Systems have not been reviewed by professional traffic engineers.

COPY

On September 20th, 2012, the City received approval from the Ministry of Transportation and Infrastructure. The City has re-advertised the Bylaw in accordance with the Community Charter in two consecutive editions of the paper on September 26th and October 3rd, 2012.

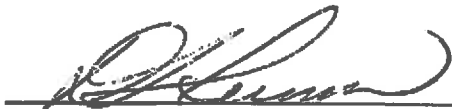
The bylaw is now presented for Council's consideration of the final reading.

STAFF RECOMMENDATIONS:

Council proceeds with final adoption of Bylaw No. 1931.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The authority to adopt this bylaw is contained 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. 1931

**A Bylaw to Close and Remove the Dedication of Roads
Shown on Plan 17928, 29359 and KAP66795 all of District Lot 534, S.D.Y.D.**

WHEREAS In accordance with the Community Charter, Council may, by bylaw, close and remove the dedication of a highway or portion of it;

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

1. To close and remove the dedication of municipal roads shown on Plans 17928, 29359 and KAP 66795 as follows:
 - a) that portion of Industrial Park Way shown as Parcel A, being 0.238 hectares in size shown on Plan EPP 22059 and identified as Parcel A;
 - b) un-named roadway traversing east/west from Industrial Park Way to Lot 9 Plan 17928, being 0.373 hectares in size as shown on Plan EPP22059 and identified as Parcel B;
 - c) a portion of un-named roadway traversing east/west on the most northerly portion of Lot 9, Plan 17928, being 195.8 square meters in size as shown on Plan EPP22059 and identified as Parcel C; and
 - d) a portion of un-named roadway traversing southwest/northeast on Lot 9 Plan 17928, being 577.1 square meters in size shown on Plan EPP22059 and identified as Parcel D

as outlined on reference plan drawn by A.F. Hoefsloot, B.C.L.S. and dated February 13, 2012 identified as "Schedule "A" and attached to this bylaw.

2. That title to the above-described portions of closed roads be hereby vested in the name of the Corporation of the City of Grand Forks;
3. That this Bylaw may be cited for all purposes as the "Roxul Road Closure Bylaw No. 1931, 2012".

Read a **FIRST** time this 20th day of August, 2012.


Read a **SECOND** time this 20th day of August, 2012.

Read a **THIRD** time this 20th day of August, 2012.

PUBLIC NOTICE posted at City Hall and advertised in the Grand Forks Gazette on the 29th day of August, 2012, and the 5th day of September, 2012.

PUBLIC NOTICE re-posted at City Hall and advertised in the Grand Forks Gazette on the 26th day of September, 2012 and the 3rd day of October, 2012.

APPROVED by the Ministry of Transportation & Infrastructure on this 30th day of September, 2012.


Approving Officer

FINALLY ADOPTED this ____ day of _____, 2012.

Brian Taylor, Mayor

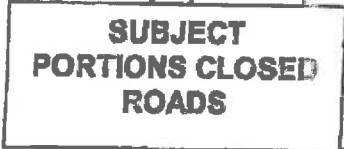
Diane Heinrich, Corporate Officer

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1931, as passed by the Municipal Council of the City of Grand Forks on the ____ day of _____, 2012.

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

SCHEDULE "A"



This is Schedule "A" referred to in Section 1 of the Roxul Road Closure Bylaw No. 1931, 2012.

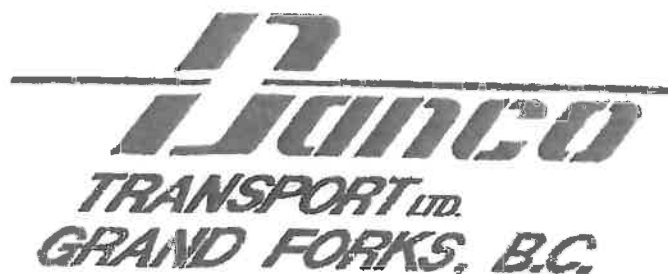
Date of Adoption

Corporate Officer

Corporate Officer







Canada Address: P. O. BOX 788, 6544-2nd St.
GRAND FORKS, B.C. V0H 1H0 CANADA

USA Address: P. O. BOX 136, DANVILLE,
WASHINGTON 99121 USA

Phone: (877)326-2677

Fax: (604)-648-8244

Email: gid@dancotrans.ca Web: www.dancotrans.ca

September 10, 2012

Mayor and Council
Corporation of the City of Grand Forks
Grand Forks, BC

Re: PROPOSED CLOSURE OF INDUSTRIAL PARKWAY IN CITY INDUSTRIAL PARK

Dear Mayor and Council:

I recently became aware of a proposed road closure of Industrial Parkway in the city's industrial park.

Danco Transport Ltd. has been using Industrial Parkway on almost a daily basis since we purchased property at 6544-2nd Street and built our terminal in 1976- a period of 36 years.

I understand that a proposed land swap agreement with Roxul is in place to trade property north of the old Canpar office in exchange for the closure of Industrial Parkway as an alternative access to 2nd Street. This proposed access is not acceptable to us at Danco Transport Ltd. from an operational point of view. The stresses and additional wear and tear caused to suspensions and tires from the hard left and hard right hand turns that will be experienced will add to our operating costs. Damage to pavement and road infrastructure from trucks weighing 140,000 lbs. (63 metric tonnes) will be added to road maintenance costs paid for by the tax payers of Grand Forks from the constant side slip and skidding of tires as trailer makes hard left or right turns. Furthermore, long tractor -trailers cannot turn sharply on right angles. This means that we will NOW be forced to encroach on opposite lanes of traffic (where there is none now) to enable our turns which in my opinion CAUSES AN INCREASED RISK OF ACCIDENT and a detriment to public safety.

I also took the time to approach Roxul and ask their reasoning for this closure. I met with Jim Holmes of Roxul on September 7th, 2012. He showed me a blueprint of the proposal and it appears that Roxul intends to use the proposed road closure for trailer parking. He also showed me Roxul is also requesting permission to allow an access to 68th Avenue for tractor trailer traffic to their plant. From what I can determine, it appears that **ROXUL WILL BE THE ONLY BENEFACTOR TO THIS ROAD CLOSURE** as it will give them increased flexibility to the small triangle of land at the entrance of Industrial Parkway and 2nd Street. Furthermore, with new access off 68th Avenue, the majority of Roxul truck traffic will be exempt from the operational drawbacks that others such as ourselves will be forced to endure. Allowing this benefit to Roxul at the expense of others is **JUST PLAIN WRONG**.

Danco Transport Ltd. has been a resident of the Industrial Park **LONG BEFORE** there was an Insulation Plant in the Industrial Park. Road access as currently in place **was a major deciding factor for us before we purchased in the Grand Forks Industrial Park**. The old saying "If it ain't broke, then no need to fix it" applies here.

I respectfully request the City of Grand Forks not allow this proposed closure and to leave Industrial Parkway as is.

Respectfully submitted,
DANCO TRANSPORT LTD.


G. J. (Geoff) Danish
President

0877988 BC LTD

6544 2nd ST
PO BOX 135
Grand Forks, B.C., V0H 1H0
Phone (250) 444-4085
Fax (250) 442-8435
Scott@flehln@hotmail.com

September 10-2012

Mayor and Council
Corporation of the City of Grand Forks
Grand Forks, B.C., V0H1H0



RE: Proposed Change to Industrial Parkway

Dear Mayor and Council,


It was recently brought to my attention that Industrial Parkway will be altered to include a 90 degree left and then a 90 degree right turn onto 2nd St. This in my opinion will make it hard for the 53 ft Canada Broad trailers that are delivered 3 nights a week to safely negotiate these corners without having to approach in an on coming lane. For this reason I would ask that you please reject any present and future requests to alter this roadway.



Sincerely,
0877988 BC LTD
Scott Barker (President)






From:  Dan Huang <dhuang@urbansystems.ca> October-01-12 5:40:51 PM 

Subject: Industrial Parkway - Road realignment options

To:  Lynne Burch

Cc:  Doug Allin <dallin@peachland.ca>
 Scott Shepherd <SShepherd@urbansystems.ca>

Attachments:  Attach0.html (7K)  Industrial Parkway - Option 1.pdf (1.9M)
 Industrial Parkway - Option 2.pdf (854K)

Lynne,

As requested, we have performed a cursory review of the proposed Industrial Parkway road closure and potential realignment, in response to concerns raised in the September 10, 2012 letter from Danco Transport Ltd. We utilized software to model, at a conceptual level, appropriate turning movements of a standard tractor trailer (WB-20) as well as a potential Long Combination Vehicle (LCV). Please note that the analysis only models potential turning movements, not asphalt impacts, and has not been reviewed by our transportation engineers. A more detailed design should be undertaken by a transportation engineer, once the appropriate concept has been selected by the City.

The current Industrial Parkway alignment meets 2nd Street at a fairly close proximity to the intersection of 2nd Street and 68th Avenue. Moving the roadway further to the south would provide a potentially safer intersection as traffic increases in the future. A new 90-degree three-leg intersection has been modeled (Option 1) to determine if the WB-20 and LCV movements could be maintained (see Option 1 attached). While the movements could be maintained (and an additional northbound right-turn movement added), some additional road widening would be required to accommodate the extents of both vehicle types. Concerns have been expressed by Danco Transport regarding the challenges of these turning movements.

In response to these concerns, another option has been modeled (Option 2) which mimics the existing Industrial Parkway alignment, but shifts the intersection some 70 metres to the south. This both improves the existing intersection while maintaining the s-curve alignment. Both the WB-20 and LCV movements have been modeled and determined that they can be maintained similar to the current situation, although the northbound right-turn movement is no longer possible as per the current configuration. As a concept, this re-alignment represents a meaningful compromise, providing a potentially safer intersection at 2nd/68th, a similar alignment for Industrial Parkway, and more efficient land management on the Roxul site.

As noted, this information is submitted for conceptual discussion purposes only, to address the road closure bylaw under consideration. We would be pleased to provide you with both preliminary and detailed designs from our transportation engineers, once the conceptual alignment has been chosen. Thank you for the opportunity to assist the City of Grand Forks. Please contact me or Scott Shepherd if you have any additional questions.

Regards,

Dan

Dan Huang, M.Pl., MCIP, RPP

Senior Planner / Principal



#402 – 645 Fort Street

Victoria, BC V8W 1G2

T: 250 220 7080 x 6265

C: 250 380 8138

dhuang@urbansystems.ca

urbansystems.ca

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THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : November 9, 2012

TOPIC : Bearden Development Permit

PROPOSAL: To construct a covered deck attached to the side of the mobile home

PROPOSED BY: Diann Bearden

SUMMARY:

The City has received a Development Permit application from Diann Bearden, owner of property legally described as Lot 1, D.L. 380, S.D.Y.D. Plan s8905, located in the Triangle Gardens Trailer Park, #47-7225 Boundary Drive. The property in question is located within the Environmentally Sensitive development permit area and is zoned R-5 (residential mobile home).

The applicant wishes to construct an 8 foot by 20 foot covered deck attached to the side of the existing mobile home (copy attached). The applicant is not asking to do anything in contravention of the Mobile Home Park rules and policies. There are many covered decks like the proposed one in the trailer park. The finish of the deck will match the mobile home, which is a requirement of mobile home park bylaws.

STAFF RECOMMENDATIONS:

Option 1: Council receives the report and approves the development permit to construct a covered deck attached to the existing mobile home.

OPTIONS AND ALTERNATIVES:

Option 1: Council adopts a resolution to approve the application for a development permit in compliance with City bylaws and in substantial compliance with the plans presented. This option will allow the applicant to proceed with the construction of an attached covered deck on the existing mobile home.

Option 2: Council declines to adopt the approving resolution. This option would not allow the applicant to construct a covered deck to the existing mobile home.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The application meets the requirements of the City's Sustainable Community Plan and the City's Zoning Bylaw

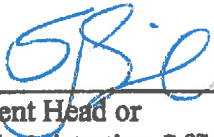
Option 2: The disadvantage to not adopting the approving resolution will be that the applicant will not be in a position to construct the covered deck attached to the existing mobile home.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

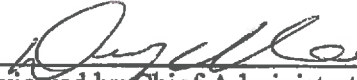
There is no actual cost to the City for the construction of the covered deck.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The requirement for an environmentally sensitive permit area and the guidelines to be considered when approving the permit are outlined in Section 14.6 of the Sustainable Community Plan. A copy of that section is attached with the Planning Tech's report.



Department Head or
Chief Administrative Officer



Reviewed by Chief Administrative

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Sasha Bird, Manager of Technical Services
Date: November 9, 2012
From: Kathy LaBossiere, Planning Tech

Bearden Development Permit Application

The City has received a Development Permit application from Diann Bearden, owner of property legally described as Lot 1, D.L. 380, S.D.Y.D. Plan 38905, located in the Triangle Gardens Trailer Park, #47-7225 Boundary Drive. The property in question is located within the Environmentally Sensitive development permit area and is zoned R-5 (residential mobile home).

The applicant wishes to construct an 8 foot by 20 foot covered deck attached to the side of the existing mobile home (copy attached). The applicant is not asking to do anything in contravention of the Mobile Home Park rules and policies. There are many covered decks like the proposed one in the trailer park. The finish of the deck will match the mobile home, which is a requirement of mobile home park bylaws.

A copy of a picture of the trailer is also attached.

Respectfully Submitted:



Kathy LaBossiere
PLANNING TECH

N:\Planning\dp\bearden memo to tech

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

DEVELOPMENT PERMIT APPLICATION

APPLICATION FEE \$200.00

Receipt No. 159810

Requirement of the City of Grand Forks Official Community Plan Bylaw No. 1541 for all multi-family, hillside development, commercial, light industrial and environmentally sensitive developments, alterations and subdivisions. All new development where City services are available, will be subject to Development Cost Charges.

Registered Owner(s): Diana Bearden

Mailing Address: Box 1172

G.F.

Telephone: Home: 250-448-6995 Work _____


Legal Description:

Triangle Gardens Mobile Home Park
Lot 1, DC 380, Plan 38905

Street Address: #47-7225 Boundary Drive

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, _____, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not, to my knowledge, been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities" (Schedule 2) of the *Contaminated Sites Regulation* (B.C. Reg. 375/96). I therefore declare that I am not required to submit a Site Profile under Section 26.1 or any other section of the *Waste Management Act*.


(signature)

Dec 9/12
(date)

OVER.....

Description of Proposed Subdivision and or Development to be included in the Development Permit Area:

to construct a covered deck attached to existing
trailer (8'x20')

Submit the following information with the application:

1. For Commercial or Industrial subdivision applications – plan showing new lots to be created.
2. For development purposes, a legible site plan drawn to scale, showing the following:
 - (a) The boundaries and dimensions of the subject property.
 - (b) The location of any proposed or present buildings.
 - (c) Color rendition of proposed development.
 - (d) The location of off-street parking facilities.
 - (e) The location of off-street loading facilities.
 - (f) The location of any proposed access roads, screening, landscaping or fencing.
 - (g) The location of refuse containers and parking area lighting.
3. Professionally drawn site elevations, façade applications for proposed or present buildings, identifying colors, canopies, window trim and sign specifications.
4. Site Profile (if necessary in accordance with Section 946.2 of the Local Government Act).

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


Signature of Owner

Nov 9/12
Date

AGENT'S AUTHORIZATION

I hereby authorize the person/company listed below to act on my behalf with respect to this application and that the information provided is full and complete and to the best of knowledge to be a true statement of the facts.

Name of Authorized Agent: _____

Mailing Address: _____

Telephone: _____

Owner(s) Signature of Authorization

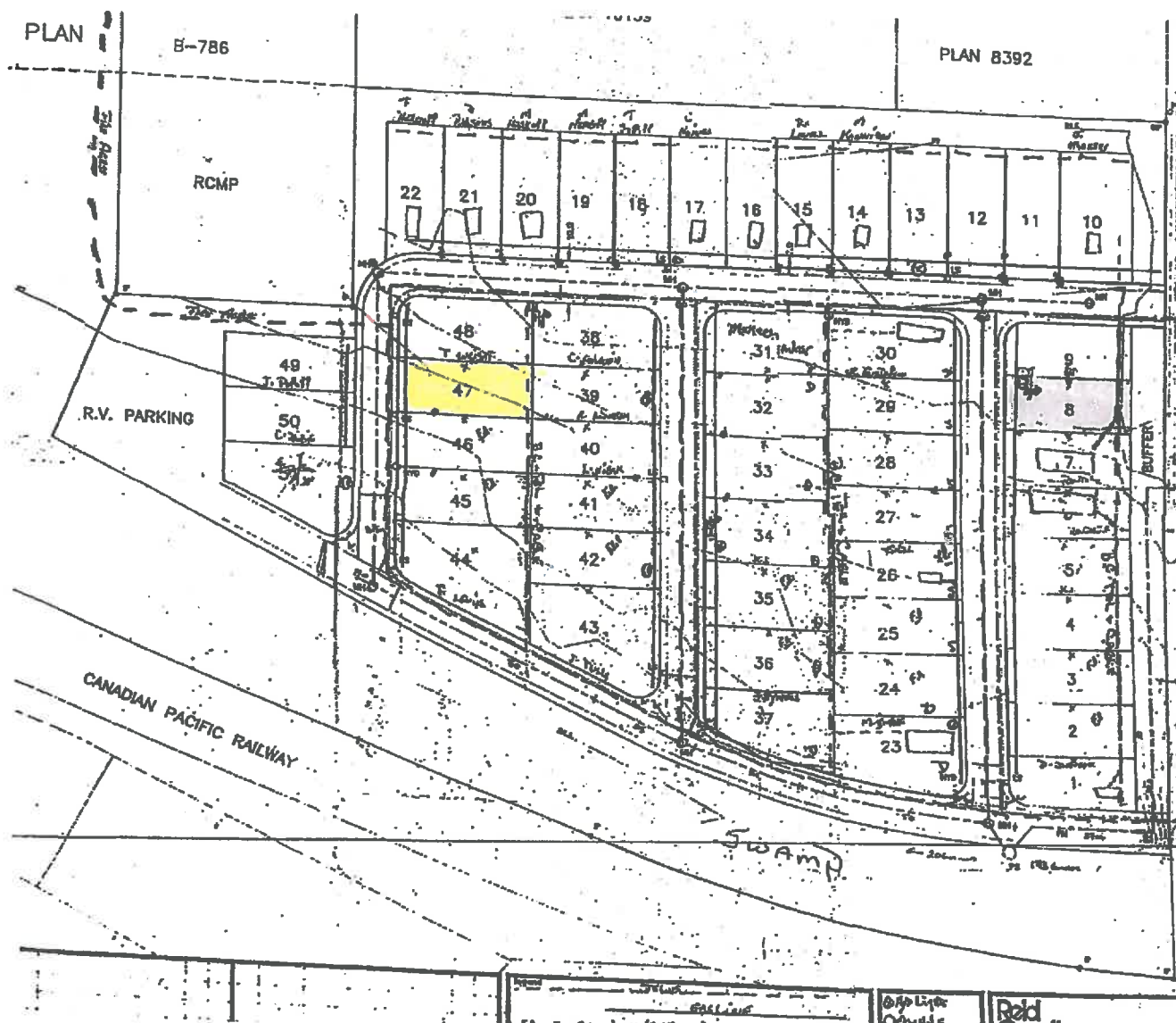
SUBJECT
TRAILER

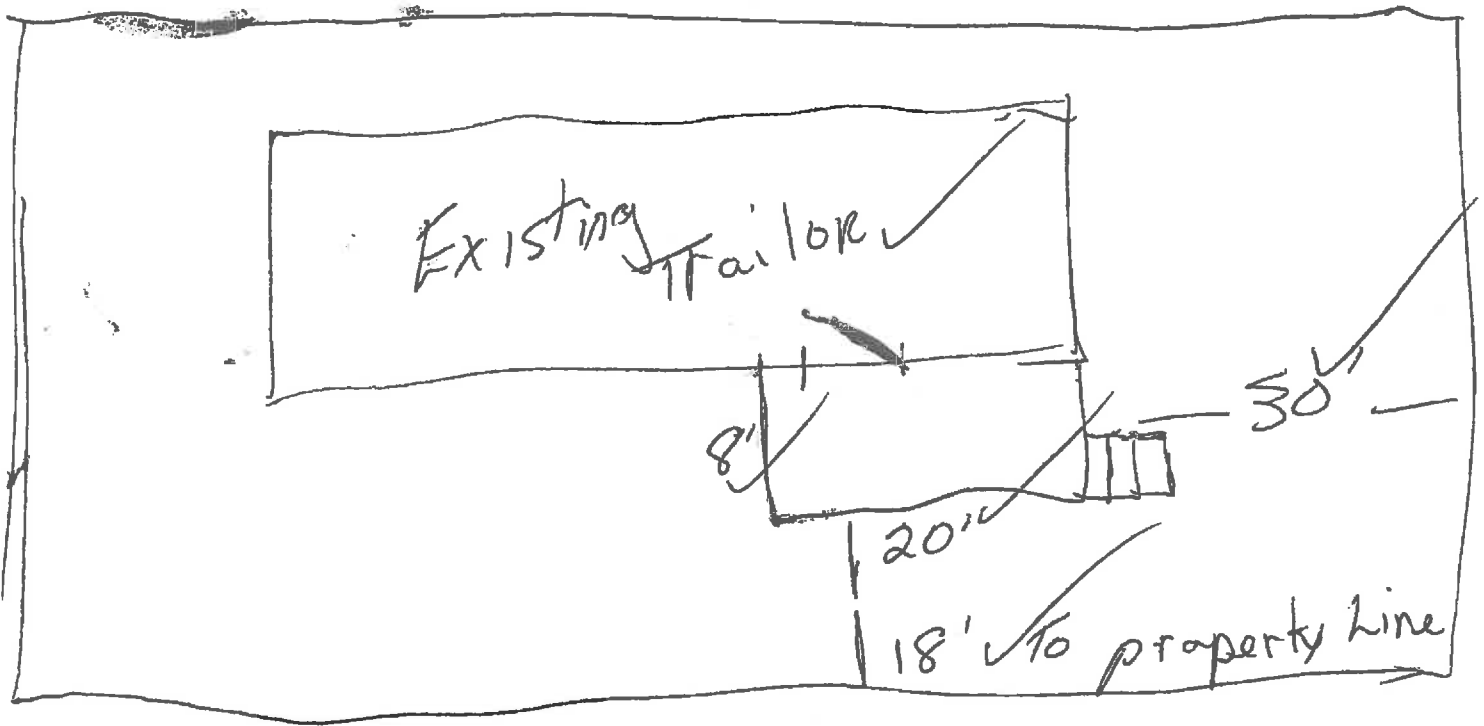


PLAN

B-786

PLAN 8392





RECEIVED
NOV 06 2012

REGIONAL DISTRICT OF KOOTENAI
BOUNDARY



14.6 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.

14.6.1 - 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.



14.6.2 - Guidelines

General Environmental Management

Development Permits issued in this area shall be 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.

- .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 ensured, landowners are not disturbed, and there are no significant impacts on the area's ecological features and functions.



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.

41
SECTION 39

R-5 (Mobile Home Park) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-5 zone:

- (a) ***deleted by Bylaw 1679***
- (b) dwelling unit;
- (c) mobile home park;
- (d) recreation facilities;
- (e) laundry facilities;
- (f) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (g) any accessory buildings or structures for any of the above uses.

Regulations

2. On a parcel of land located in an R-5 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 0.40 hectares (1.0 acre);

Number and type of Dwelling Units allowed

Bylaw 1679

- (b) ***A maximum of one single-family dwelling, accessory to a mobile home park is permitted;***

Height

- (c) No principal building or structure shall exceed 7.5 metres (25 ft) in height;

Setbacks

- d (b) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within 4.6 meters (15 ft) of any lot line;

Accessory Buildings

Bylaw 1802

- (e) ***on each mobile home space only 1 detached storage shed or accessory building, not exceeding 13 square meters (140 sq.ft.) in size, may be located, subject to the following regulations:***

SECTION 39

R-5 (Mobile Home Park) Zone cont'd

Bylaw 1802

- (i) *that such storage shed or accessory building be constructed and finished so that the design, construction and finish will complement and blend in with the mobile home;*
- (ii) *that the height of the storage shed or accessory building not exceed 2.5 meters (8 feet);*
- (iii) *that such storage shed or accessory building be located to the side or rear of the mobile home and placed not closer than 1 meter (3 feet) to the mobile home.*

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory buildings and structures 60%

Additional requirements

- (g) The minimum size for a single-family dwelling shall be 75 square meters (800 sq.ft.)
- (h) See Sections 13 to 30A of this Bylaw and the City of Grand Forks Mobile Home Park Bylaw.



LOCATION OF PROPOSED COVERED DECK



FRONT DRIVEWAY LOOKING TOWARD THE BACK YARD. THE PROPOSED COVERED DECK WILL BE ATTACHED TO THE MOBILE HOME AND LOCATED BEHIND THE FENCE IN THE BACK YARD.



PICTURE OF FRONT OF THE MOBILE HOME.

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : **October 31, 2012**

TOPIC : **Application for Development Permit**

PROPOSAL : **Approval of a Development Permit to Renovate 7330 Riverside Drive
The Granby Building**

PROPOSED BY : **Property Owner Valley Heights Development Inc. (Bill Ling)**

SUMMARY:

We are in receipt of an application for a development permit to renovate the outside of the existing commercial and residential property located at 7330 Riverside Drive. There will be a small electrical room addition to the north west side of the building, with interior and exterior renovations to the existing building. The applicant wishes to upgrade to current building code standards, the 4 residential apartments upstairs and to create 3 commercial areas on the ground floor. Off street parking requirements for the current uses of the property is grandfathered in that the building was built prior to off-street parking requirements. The applicant has shown 16 angled parking spaces on Riverside Drive, which are currently in existence. Off street loading has been addressed with a space north of the building.

The applicant has agreed to allow the City to have a 3 meter right of way behind the building and has agreed to construct the pathway on his property.

The lighting at the front of the building is from existing street lights on Riverside Drive. The lighting at the back of the building will be from lighting attached to the building and with a couple of ornamental light poles located along the designated public pathway.

The Ministry of Environment requires that a site profile be completed prior to the issuance of a development permit for properties that are zoned for Commercial use. The applicant has signed a declaration stating that, to the best of his knowledge, the subject property has not been used for industrial or commercial activities as defined in the list of "Industrial Purposes and Activities" Schedule 2 as attached.

STAFF RECOMMENDATIONS:

Option 1: Council receives the report and approves the development permit application made by Valley Heights Developments Inc. (Bill Ling), owner of property legally Lot 1, D.L. 108 & 339S, S.D.Y.D., Plan 34642, located at 7330 Riverside Drive subject to compliance with City Bylaws, the Ministry of Environment's requirements and in substantial compliance with the plans presented in the application.

OPTIONS AND ALTERNATIVES:

Option 1: Council adopts a resolution to approve the application for a development permit in compliance with city bylaws, the Ministry of Environment's requirements and in substantial compliance with the plans presented: This option will allow the applicants to proceed with the renovations of the building and the property as envisioned in the application subject to compliance with the City's zoning bylaw.

Option 2: Council declines to adopt the approving resolution. The applicant will not be in a position to apply for a building permit to renovate the property.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The application meets the requirements of the City's Zoning Bylaw, in its legal non-conforming state. The advantage to this option is that Council is seen as allowing the development to proceed provided there is compliance with City bylaws. This development will contribute to the historic aesthetic of the downtown core.

Option 2: The disadvantage to not adopting the approving resolution will be that the applicant will not be in a position to commence redevelopment.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

There is no actual cost to the City for development, however, the assessments of the updated building and property would increase which would generate more taxes payable to the City.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The requirement for a commercial and/or multi-family development permit and the guidelines to be considered when approving a permit are outlined in Section 14.5 of the Sustainable Community Plan, a copy of which is attached to the Planning Technician's report.



Department Head or Chief Administrative Officer



Reviewed by Chief Administrative
Officer

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Sasha Bird, Manager of Technical Services

Date: October 31, 2012

From: Kathy LaBossiere, Planning Tech

Valley Heights Dev. Inc. Development Permit Application

The City has received a Development Permit application from William Ling of Valley Heights Development Inc., owner of property legally described as Lot 1, D.L. 108 & 339S, S.D.Y.D. Plan 34642, located at 7330 Riverside Drive. The property in question is located within the Commercial Development and the Historic Heritage permit area and is zoned Commercial Core.

The applicant wishes to renovate the inside and the outside of an existing commercial building as shown on the attached drawings. There will be a small electrical room addition to the building, with interior renovations to the existing 3 commercial spaces and renovation of the 4 current apartments upstairs. Attached is a plan showing the proposed color of the building, an elevation drawing and the proposed interior lay-outs and renovations.

Off street parking requirements for the current uses of the property are grandfathered in that the building was built prior to off-street parking requirements coming into effect. However, the applicant stated that he could provide 16 angle parking spots along Riverside to the edge of the property with one handicapped parking space as required, and an access point to the garbage container and for off-street loading. In exchange for cash in lieu of parking, the applicant has agreed to supply a green area and construct a boardwalk behind the building as a public walk way and has agreed to a right of way along the boardwalk for public access. A plan showing the proposed landscaping is also attached.

The lighting at the front of the building will be from the existing street lights on Riverside Drive and lighting at the back will be attached to the building and lampposts along the boardwalk.

The Ministry of Environment requires that a site profile be completed prior to the issuance of a development permit for properties that are zoned for Commercial use. The applicant has signed a declaration stating that, to the best of his knowledge, the subject property has not been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities" Schedule 2 of the Contaminated Sites Regulations (a copy attached).

There is a floodplain agreement registered on title for the building and property, stating the required floodplain level of 514.25 meters G.S.C. datum.

Except for a small electrical room addition, the building footprint is remaining the same as when it was built. The applicant has shown the proposed exterior finish colours and his choices appear to meet the heritage concept with respect to the age of the original building, character and colour.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'K. LaBossiere', written in a cursive style.

Kathy LaBossiere

N:planning/valley hgts/memo to tech

2012-6

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

DEVELOPMENT PERMIT APPLICATION

APPLICATION FEE **\$200.00**

Receipt No. _____

Requirement of the City of Grand Forks Official Community Plan Bylaw No. 1541 for all multi-family, hillside development, commercial, light industrial and environmentally sensitive developments, alterations and subdivisions. All new development where City services are available, will be subject to Development Cost Charges.

Registered Owner(s): Valley Heights Development Inc.
P.O. Box 717.

Mailing Address: 135 Market Ave.,
Grand Forks, B.C. V0H 1H0

Telephone: Home: 250 466 0531 Work 250 442 8812.

Legal Description:

PID 002-940-868 Lot 1 District Lots 108
and 3395 Similkameen Division Yale
District Plan. 34642
Street Address: 7330 Riverside Dr.
Grand Forks, B.C. V0H 1H0.

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, Valley Heights Dev. Inc., owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not, to my knowledge, been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities" (Schedule 2) of the *Contaminated Sites Regulation* (B.C. Reg. 375/96). I therefore declare that I am not required to submit a Site Profile under Section 26.1 or any other section of the *Waste Management Act*.


(signature)

October 09/12
(date)

.OVER.....

Description of Proposed Subdivision and or Development to be included in the Development Permit Area:

Renovation and construction of a
new Electrical Bldg on north side
of existing Bldg:

Submit the following information with the application:

1. For Commercial or Industrial subdivision applications – plan showing new lots to be created.
2. For development purposes, a legible site plan drawn to scale, showing the following:
 - (a) The boundaries and dimensions of the subject property.
 - (b) The location of any proposed or present buildings.
 - (c) Color rendition of proposed development.
 - (d) The location of off-street parking facilities.
 - (e) The location of off-street loading facilities.
 - (f) The location of any proposed access roads, screening, landscaping or fencing.
 - (g) The location of refuse containers and parking area lighting.
3. Professionally drawn site elevations, façade applications for proposed or present buildings, identifying colors, canopies, window trim and sign specifications.
4. Site Profile (if necessary in accordance with Section 946.2 of the Local Government Act).

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


Signature of Owner

Oct 09/12
Date

AGENT'S AUTHORIZATION

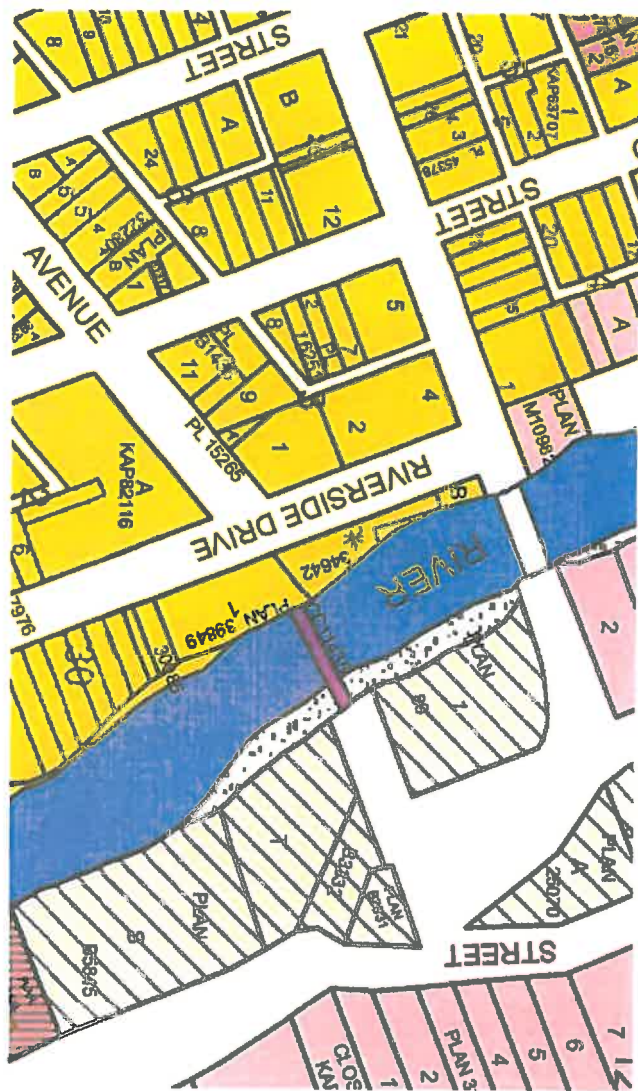
I hereby authorize the person/company listed below to act on my behalf with respect to this application and that the information provided is full and complete and to the best of knowledge to be a true statement of the facts.

Name of Authorized Agent: _____

Mailing Address: _____

Telephone: _____

Owner(s) Signature of Authorization



REM. "B"
PLAN 23

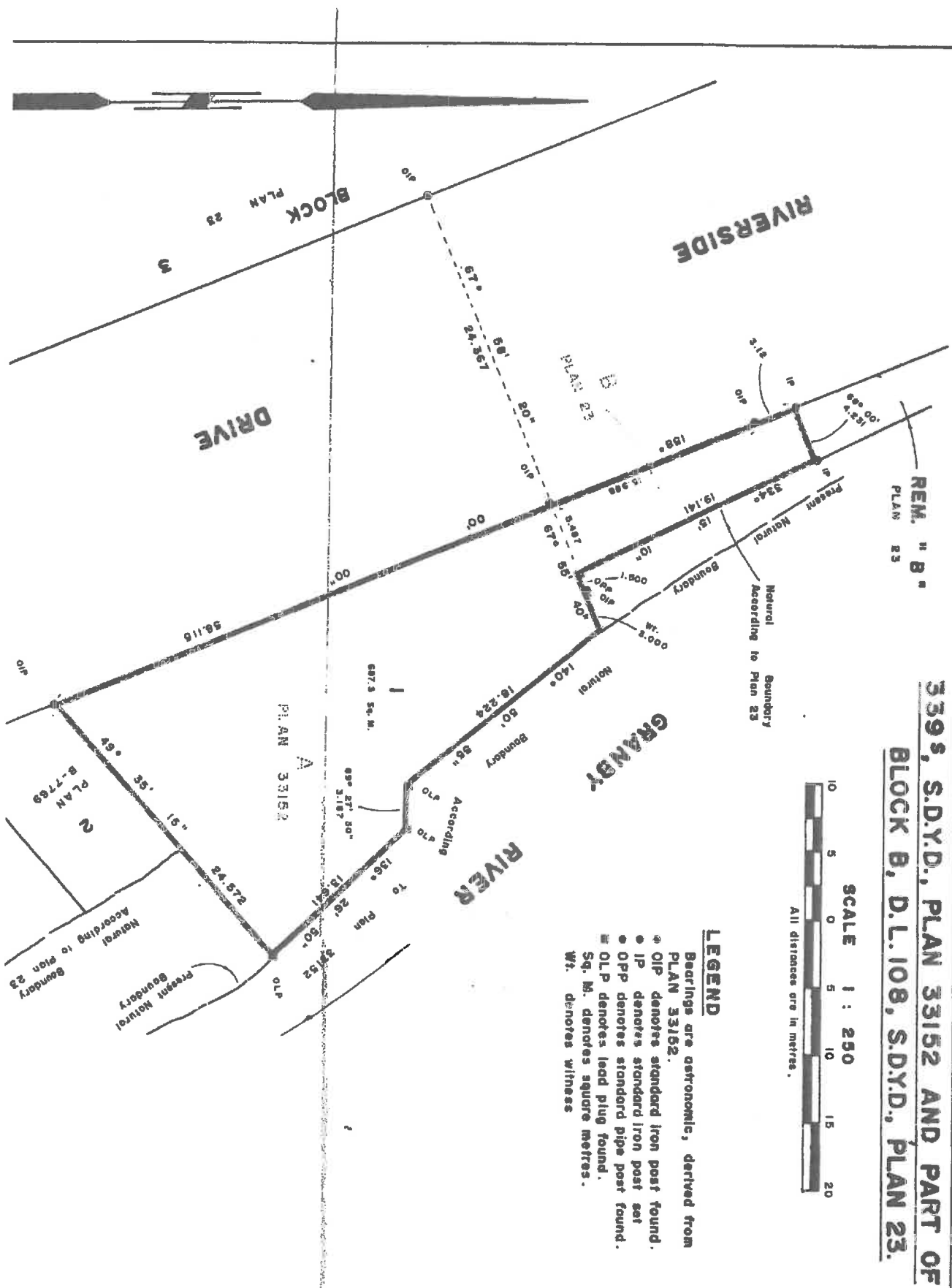
SCALE 1 : 250



LEGEND

Beagings are astronomical, derived from PLAN 33152.

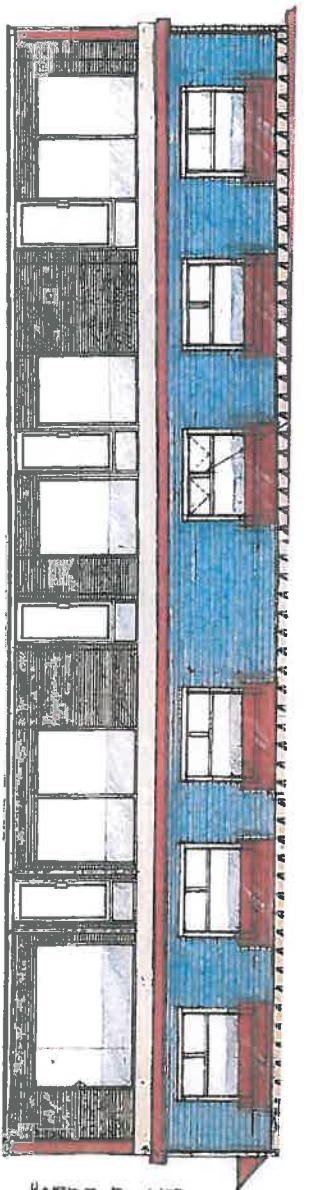
- OIP denotes standard iron post found.
- IP denotes standard iron post set
- OPP denotes standard pipe post found.
- OLP denotes lead plug found.
- Sq. M. denotes square metres.
- Wt. denotes witness



4 Apartments (pentaria)







STREET FRONT WEST ELEVATION

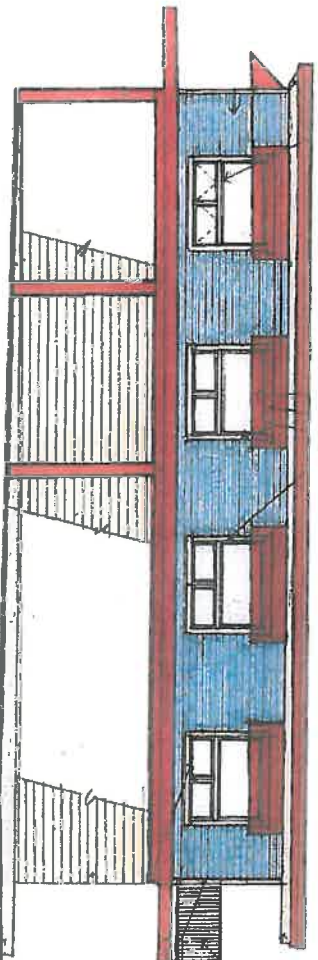


CONCRETE TERRACE

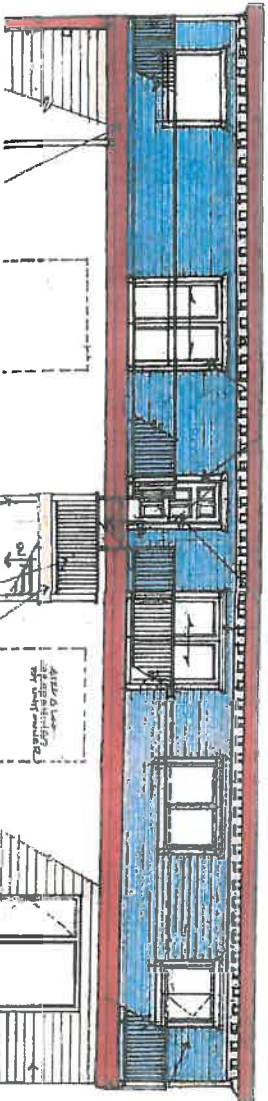
BLACK



NORTH ELEVATION



SOUTH ELEVATION



GRANBY BUILDING GRAND FORKS, B.C.

EXTERIOR MATERIALS & COLOUR SCHEME



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.





14.5 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.

14.5.1 - 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 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 way 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

- on the site. Pedestrian and bicycle networks on the site should link with networks off the site.
- .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

SECTION 42

CC (Core Commercial) Zone

Permitted Uses

1. The following uses and no others are permitted in a CC zone:

Bylaw 1633

- (a) wholesale establishments;
- (b) retail establishments;
- (c) restaurants ***and/or liquor licenced premises;***
- (d) professional offices and offices;
- (e) medical and dental clinics;
- (f) personal service establishments;
- (g) clubs, lodges and similar fraternal organizations;
- (h) indoor entertainment facilities;
- (i) bus depots;
- (j) taxi stands;
- (k) financial institutions;
- (l) hotels and motels;
- (m) post office;
- (n) theatres;
- (o) animal hospitals with no outside runs or enclosures.

Permitted accessory uses and buildings on any parcel includes the following:

- (p) dwelling units contained within the above permitted uses;
- (q) any accessory building or structure for the above noted uses.

Regulations

2. On a parcel located in a CC zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size and the parcel must be connected to a community sewage and water system.

Number and type of Dwelling Units allowed

- (b) Private apartments contained within the above-mentioned commercial activities are permitted. Not more than 30% of the principal building shall be used for apartments.

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

SECTION 42

CC (Core Commercial) Zone cont'd

Accessory Buildings

- (d) No accessory building shall have a floor area greater than 10% of the principal structure.

Lot Area Coverage

- (e) The maximum permitted lot area coverage shall be as follows:
- Principal building with all accessory buildings and structures, with approved fire retardant walls 100%
 - Principal building with all accessory buildings and structures, without approved fire retardant walls 80%

Additional requirements

- (f) The buildings or structures used for the commercial operation must be a minimum of 4.6 metres (15 ft) from any parcel lot line that is adjacent to a residential parcel of land;
- (g) If a fence is erected it shall not exceed a height of 2.4 metres (8 ft);
- (h) See Sections 13 to 30A of this Bylaw.

Class of Building/Use**Required Number of Spaces**

Public house (liquor licensed premises):

one space per every 3 seats for the patrons

Recreation facility:

one space per every 10 square metres (108 sq.ft.) of ice, pool, or game area

Religious centre:

one space per every 4 seats

Restaurant:

one space per every 3 seats for the patrons

Retail store: ✓

one space per every 45 square metres (484 sq.ft.) of floor area

School, elementary:

3 spaces per every classroom

School, secondary and post secondary:

4 spaces per every classroom

✓ Secondary suite:

one space per every suite

Storage, warehousing and freight facility:

one space per every 100 square metres (1,076 sq.ft.) of floor area, including outdoor sales and storage areas

Transportation depot:

one space per every 20 square metres (215 sq.ft.) of total floor space

Additional Notes: Where a building or parcel of land contains more than one function or use the required number of parking spaces shall be the sum of the requirements of each function.

SECTION 26**PERMITTED USE EXCEPTIONS**

1. Notwithstanding the regulations set out in Part VI and Section 15 of this bylaw, the following uses are permitted in all zones

- (a) **emergency response and municipal services;**
- (b) **ecological reserves;**
- (c) **fish and wildlife habitat;**
- (d) **watershed protection and erosion control;**
- (e) **publicly owned and operated parks and playgrounds including buildings and facilities associated therewith;**
- (f) **temporary structures or storage of materials required for approved construction projects, to be removed within 30 days of the completion of the construction.**
- (g) **community garden**

Bylaw 1906

Bylaw 1679

**SCHEDULE 1
Site Profile**

(All Information Must be Provided and All Questions Answered)

(Version 3.0)

I. CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company Valley Heights Dev Inc

Owner's Civic Address 7330 Riverside Dr

City Grand Forks

Province/State BC

Country _____

Postal Code/ZIP V0H 1H0

B. Person Completing Site Profile (Leave blank if same as above):

Last LING First William Middle Initial(s) _____ (and/or, if applicable)

Company _____

C. Person to Contact Regarding the Site Profile:

Last LING First William Middle Initial(s) _____ (and/or, if applicable)

Company _____

Mailing Address _____

City _____ Province/State _____

Country _____ Postal Code/ZIP _____

Telephone (250) 442 - 8812

Fax () - _____

II. SITE IDENTIFICATION

Please attach a site location map

IF Legally Titled, Registered Property

Site Street Address (if applicable) 7330 Riverside Dr

City Grand Forks, BC

Postal Code V0H 1H0

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

PID
210 223-030

Legal Description

Plan 34642, Lot 1, DL 108 & 339 "s" SDYD.

Total number of titled parcels represented by this site profile is: 1

SCHEDULE 1
Site Profile

(Version 3.0)

IF Untitled Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.
(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

<u>Schedule 2</u>	<u>EXAMPLE</u>
<u>Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2</u>	<u>Description</u>
<u>Reference</u>	
_____	_____
_____	_____
_____	_____
_____	_____

SCHEDULE 1
Site Profile

(Version 3.0)

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?		X
D.	Contamination resulting from migration of substances from other properties?		X
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		X

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47 SEP 10 09 56

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C. 50

LAND TITLE ACT (Section 219.8) LAND TITLE OFFICE
Province of British Columbia KAMLOOPS/NELSON

FORM C

GENERAL INSTRUMENT - PART 1

Page 1 of 7

FULTON AGENCY SERVICES LTD.

1. APPLICATION: Client No. 10574
JOAN STEWART - NOTARY PUBLIC
Box 2950, 7315 - 3rd Street
Grand Forks, B.C. V0H 1H0

File 97-997

Signature of Applicant's Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

(PID)

(Legal Description)

002-940-868

Lot 1, DLs 108 and 339S, SDYD Plan 34642

3. NATURE OF INTEREST: Document Reference: Person Entitled to
Description: (page & paragraph) Interest:
Restrictive Covenant Sec. 215 N/A Registered Owner

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms

D.F. Number: _____

(b) Express Charge Terms

☒ Annexed as Part 2

(c) Release

☐ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):

JOHN HOWARD HUBBARD and LORRAINE JANET HUBBARD

6. TRANSFEREE(S): (including postal address and postal code)

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS:

N/A

01 97/09/10 09:57:10 01 KL
CHARGE110738
\$50.00

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge items, if any.

Party(ies) Signature(s):

Officer Signature(s)

Execution Date

Joan Stewart
JOAN STEWART, Notary Public
Box 2950, 7315 - 3rd St.
Grand Forks, BC V0H 1H0
Phone: (604) 442-5558
(as to both signatures)

Y	M	D
97	9	9
97	8	27

John Howard Hubbard
JOHN HOWARD HUBBARD
Lorraine Janet Hubbard
LORRAINE JANET HUBBARD

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the EVIDENCE ACT, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the LAND TITLE ACT as they pertain to the execution of this instrument.

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SCHEDULE**

Page 2 of 7

Enter the required information in the same order as the information must appear on the Freehold Transfer Form, Mortgage Form or General Instrument Form.

6. **TRANSFEREE(S):** (including postal address and postal code)

HER MAJESTY, THE QUEEN, IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Minister of Environment, Lands and Parks, Parliament Buildings, Victoria, British Columbia, V8V 1X5

(hereinafter called the "First Grantee") of the Second Part

THE CORPORATION OF THE CITY OF GRAND FORKS, having its office at 420 Market Avenue, Grand Forks, British Columbia, V0H 1H0

(hereinafter called the "Second Grantee") of the Second Part

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Part 2

Page 3 of 7

RESTRICTIVE COVENANT

THIS AGREEMENT made the 27 day of August, A.D., 1997, pursuant to the provisions of Section 215 of the Land Title Act

BETWEEN:

**JOHN HOWARD HUBBARD, Mechanic, and
LORRAINE JANET HUBBARD, Bookkeeper
as JOINT TENANTS, both of
Box 2385, Grand Forks, B.C., V0H 1H0**

**(hereinafter called the "Grantor")
OF THE FIRST PART**

AND:

**HER MAJESTY, THE QUEEN, IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA, as represented by the Minister of Environment, Lands and Parks,
Parliament Buildings, Victoria British Columbia, V8V 1X5**

(hereinafter called the "First Grantee" of the Second Part

**THE CORPORATION OF THE CITY OF GRAND FORKS, having its office at 420
Market Avenue, Grand Forks, British, Columbia, V0H 1H0**

(hereinafter called the "Second Grantee") of the Second Part

**WHEREAS: The Grantor is the registered owner in Fee Simple of the following lands in the
Province of British Columbia, more particularly described as:**

LEGAL DESCRIPTION: PID: 002-940-868

Lot 1, DLs 108 and 339S, SDYD Plan 34642

(hereinafter called the "Lands");

AND WHEREAS the Grantor requires approval of a Building Permit;

**AND WHEREAS Section 734 of the Municipal Act is required as a condition of the consent of
approval of the Building Permit on the Lands by the Second Grantees.**

**AND WHEREAS Section 215 of the Land Title Act provides that there may be registered as a
charge against the title to any land, a covenant in favour of the First Grantee, and a municipality
that land is to be built on in accordance with the covenant**

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Page 4 of 7

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, and other good and valuable consideration paid by the Second Grantees to the Grantor, receipt of which is hereby acknowledged, the Grantor does hereby covenant and agree with the First and Second Grantees under Section 215 of the Land Title Act of the Province of British Columbia as follows:

1. The Grantor is aware of and, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby acknowledges that there is a potential flood danger to the Lands. The Grantor is further aware of and on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby acknowledges that the building to be located on the lands is lower in elevation than the normally required 514.5 metres Geodetic Survey of Canada datum, and accordingly, the requirement for the proposed shall be reduced to 514.25 metres G.S.C. datum and that by virtue of this elevation the Grantor may experience flooding from the Granby River.
2. The Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the First and Second Grantees as a covenant in favour of the First and Second Grantees pursuant to Section 215 of the Land Title Act, it being the intention and agreement of the Grantor that the provisions hereof be annexed to and run with and be a charge upon the Lands, that from and after the date hereof:
 - a) No area used for habitation, business or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than 514.5 metres Geodetic Survey of Canada datum, except for the proposed deck.
 - b) In the case of a mobile home or unit, modular home or structure, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevation.
 - c) The footings and foundations of any dwelling constructed within the floodplain of the City of Grand Forks shall be designed by a Professional Civil Engineer registered in the Province of British Columbia and constructed under his supervision. The footings and foundations will be designed and constructed to mitigate the risk of a 1 in 200 year flood event and erosion from the Granby River.
3. Where landfill is used to raise the natural ground elevation, the face of the landfill slope shall be adequately protected against erosion from flood flows (wave action, ice or other debris). The required elevation may be achieved by structural elevation of the said habitable, business or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwaters.
4. Notwithstanding the issuance of a building permit for the Lands by the Grantees, the Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, acknowledges that the Grantees do not represent to the Grantor, nor to any other person that any building, modular home, mobile home or unit, improvement, chattel or other

structure, including the contents of any of them, built, constructed or placed on the Lands whether above or below the geodetic datum level referred to in Clause (2) above, will not be damaged by flooding or erosion and the Grantor, or behalf of himself and his heirs, executors, administrators, successors and assigns, with full knowledge of the potential flood or erosion danger hereby:

- a) agrees to indemnify and to save harmless the Grantees and its employees, servants or agents from all losses, damages, costs, actions, suits, debts, accounts, claims and demands which the Grantees or any of its employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenants or agreement on the part of the Grantor or his heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lands, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands caused by flooding, erosion or some such similar cause; and
 - b) does remise, release and forever discharge the Grantees and its employees, servants or agents from all manner of actions, causes of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Grantor or any of his heirs, executors, administrators, successors and assigns may have against the Grantee and its employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lands, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands, caused by flooding, erosion or some such similar cause.
5. Subject to the provisions of Section 215 of the Land Title Act, the Grantor's covenants contained in this Agreement shall burden and run with the Lands and shall enure to the benefit of and be binding upon the Grantor, his heirs, executors, administrators, successors and assigns and the Grantees and their assigns.
 6. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Grantees in relation to the Grantor, including his heirs, executors, administrators, successors and assigns, or the Lands under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Grantee as if this Agreement had not been made by the parties.
 7. The Grantor will do or cause to be done at his expense all acts reasonably necessary for the Grantees to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lands save and except those in favour of the Grantee and those specifically approved in writing by the Grantees.
 8. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 215(5) of the Land Title Act.

9. The Grantors shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
10. a) The Owner or any of his heirs, executors, administrators and assigns as the case may be, shall give written notice of this Agreement to any person to whom he proposes to dispose the Lands, which notice shall be received by that person prior to such disposition.

b) For the purposes of this paragraph the word "dispose" shall have the meaning given to it under Section 29 of the Interpretation Act, R.S.B.C. 1979, c.206.
11. Wherever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
12. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
13. This Agreement shall be interpreted according to the laws of the Province of British Columbia.
14. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.
15. Every reference to the Minister of Environment in this Agreement shall include the Minister of Environment, the Deputy Minister of Environment and any person designated by either of them to act for or on their respective behalf with respect to any of the provisions of this Agreement.

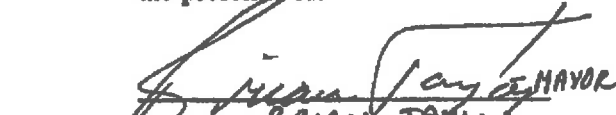
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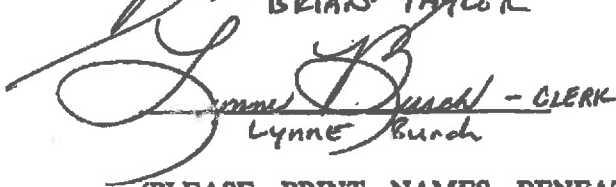
Page 7 of 7

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first above written.

This is the instrument creating the condition of Covenant pursuant to Section 215 of the Land Title Act by the Grantor referred to herein.

The Corporate Seal of THE CITY OF GRAND FORKS, was hereunto affixed in the presence of:


BRIAN TAYLOR MAYOR


LYNNE BURCH - CLERK

(PLEASE PRINT NAMES BENEATH SIGNATURES)

- Note:
1. Any executing or consenting corporation must seal this instrument, see Section 16 of the Conveyancing and Law of Property Act.
 2. The execution of all declaring or consenting parties must be witnessed and the execution proved in the manner prescribed by Part 5 of the Land Title Act.

END OF DOCUMENT

**SCHEDULE 1
Site Profile**

(Version 3.0)

VII TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks?		X
B.	Above ground fuel or chemical storage tanks?		X
VIII SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		X
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p><i>Floodplain Covenant #KL 97282</i></p>			

**SCHEDULE 1
Site Profile**

(Version 3.0)

XI SIGNATURES

The person completing the site profile states that the above information is true, based on the person's current knowledge as of the date completed.

Signature of person completing site profile

Date completed: (YY-MM-DD)

XII OFFICIAL USE

Local Authority

Reason For Submission (Please check one or more of the following)

Soil Removal ☐

Subdivision Application ☐ Zoning Application ☐ Development Permit ☐ Variance Permit ☐ Demolition Permit ☐

Date received:

Local Government contact :

Date Submitted to
Site Registrar:

Date forwarded to
Director of Waste
Management:

Name _____

Agency _____

Address _____

Telephone _____ Fax _____

Director of Waste Management

Reason For Submission (Please check one or more of the following)

Under Order ☐

Site Decommissioning ☐

Foreclosure ☐

Date received:

Assessed by:

Investigation
Required?

Decision date:

Name _____

Region _____

Telephone _____ Fax _____

YES NO

If site profile entered, SITE ID # _____

Site Registrar

Date received:

Entered onto Site Registry by:

SITE ID #:

Entry date:



THE CORPORATION OF THE CITY OF GRAND FORKS

COUNCIL INFORMATION SUMMARY FOR NOVEMBER 19th, 2012

Date: November 13th, 2012
 Agenda: November 19th, 2012
 Proposal: To Receive the Items Summarized for Information
 Proposal By: Staff

Staff Recommendation:

That Information Items numbered 12(a) to 12(g) be received and acted upon as recommended.

	ITEM	SUBJECT MATTER	RECOMMENDATION
CORRESPONDENCE TO/FROM MAYOR AND COUNCIL			
12(a)	District of Invermere Urban Deer Resident Survey – Sent to Councillor Smith	Includes Survey information and questions and community results from the District of Invermere	Receive for information purposes – copy of information to be forwarded to the Deer Committee for information
12(b)	Columbia Power Public Open Houses Castlegar-Nov 28 th – 4:00 pm - 7:30 pm Trail-Dec 3 rd -4:00 pm to 7:30 pm	Proposed Strategic Plan 2012 – 2017 - Consultation	Members of Council to determine if they wish to attend
12(c)	Information from cba- Columbia Basin Alliance for Literacy	Information to Councillor Krog, as liaison, regarding their community literacy process and advisory table	Receive for information – Councillor Krog to make note of information provided
12(d)	Correspondence from the City of Fernie to City of Penticton (cc'd to Grand Forks)	City of Fernie offering support to the Urban Deer Management issue	Receive for information – copy of correspondence to be forwarded to the Deer Committee for information
12(e)	Letter of Support request from Christina Lake Chamber	Regarding the Chambers' application to the Enterprising Non-Profit Program seeking funding	Council determines to authorize Councillor Wyers to submit her letter of support of the Christina Lake Chamber application for funding from the Enterprising Non-Profit Program
CORRESPONDENCE TO/FROM STAFF			
GENERAL INFORMATION			
12(f)	Correspondence from the Mayor to the Ramada Hotel	Thanking the Ramada for providing complimentary rooms to the individuals from Story and Co who are facilitating the City's Branding Project	Receive for information
UBCM, AKBLG, FEDERAL AND PROVINCIAL GOVERNMENT			
MINUTES FROM OTHER ORGANIZATIONS			
12(g)	Nov 5 th Task List	List of Completed and In-Progress Tasks	File

District of Invermere Urban Deer Resident Survey

RECEIVED

OCT 26 2012

THE CORPORATION OF
THE CITY OF GRAND FORKS

Introduction

The issue of urban deer within the limits of the District of Invermere has reached a critical point and the District Council is moving forward to find a resolution.

Council recognizes the need to address what has become a very important issue of public safety. Deer are wild animals and are often unpredictable; as such, residents need to be cautious around them. With a large and growing urban deer herd comes the very real potential for typical natural predators like cougars, coyote and wolves to move into the community.

It is the desire of Council to move forward quickly on the growing urban deer issue. Below is a voluntary survey concerning the issue of the urban deer population within the District limits. The intent of this survey is to gauge the extent of the issue and gather public opinion surrounding the urban deer issue. The survey requests your views on potential management options that could be undertaken. The survey results will be provided to a special committee to review and subsequently assist Council in its consideration of a course of action.

Extensive information regarding deer in urban areas is provided in the Ministry of Environment report titled "**British Columbia Urban Ungulate Conflict Analysis – Summary Report for Municipalities**". The report is available for public review on the District's website – www.invermere.net. Residents are strongly encouraged to refer to the background report prior to completing this survey.

Please have one adult resident (18 years of age or older) of your household complete the survey questions. **The deadline to complete the survey is Friday, January 14th, 2011.** Information regarding the respondent's gender, age and length of time in the community and area of the District will be collected in the survey. Names, addresses and other personal information will NOT be requested. The District of Invermere will not contact you directly in regards to the survey process, any responses provided, or the results of the survey.



FILE CODE

WE3, DI - District of Invermere
Urban Deer Survey

Resident Concerns

How concerned are you about the deer population in Invermere? Choose one.

- ☐ Not concerned at all
- ☐ Neutral
- ☐ Slightly concerned
- ☐ Very concerned
- ☐ Don't know

What are your main concerns regarding the deer herd in Invermere? Select all that apply.

- ☐ Deer/vehicle collisions
- ☐ Deer damage to vegetables, flowers, trees, shrubs or other landscape plantings
- ☐ Human health risks from deer
- ☐ Overall health and well-being of the deer herd
- ☐ Overpopulation of the deer herd
- ☐ Deer aggression towards humans
- ☐ Deer aggression towards pets
- ☐ No concerns
- ☐ Don't know

Have you or a member of your immediate family seen signs of deer on your property? (e.g. pellets, tree rubbing or the deer themselves)

- ☐ Yes
- ☐ No
- ☐ Don't know

Deer Aggression

How concerned are you about deer aggression in Invermere?

- ☐ Not concerned at all
- ☐ Neutral
- ☐ Very concerned
- ☐ Slightly concerned
- ☐ Don't know

Have you or a member of your immediate family been threatened by a deer?

- ☐ Yes
- ☐ No

If yes, was it a buck or a doe?

- ☐ Buck
- ☐ Doe
- ☐ Don't know

If yes, at what time of year did this incident occur? You may fill out more than one.

- ☐ Spring
- ☐ Summer
- ☐ Fall
- ☐ Winter

If yes, were you walking a dog at the time? Was the dog on a leash?

- ☐ Yes and the dog was on a leash
- ☐ Yes and the dog was off the leash
- ☐ No

Other than the incident described in the previous questions, has your pet been threatened by a deer?

- ☐ Yes
- ☐ No

If yes, was it a buck or a doe?

- ☐ Buck
- ☐ Doe
- ☐ Don't know

If yes, at what time of year did this incident occur? You may fill out more than one.

- ☐ Spring
- ☐ Summer
- ☐ Fall
- ☐ Winter

Deer Damage

How much property damage caused by deer have you experienced?

- ☐ No damage
- ☐ Minimal damage
- ☐ Moderate damage
- ☐ Severe damage

What types of plants have been damaged by deer on your property? Select all that apply.

- ☐ Shrubs/trees
- ☐ Fruit bearing trees
- ☐ Flowers
- ☐ Vegetables
- ☐ None

Have you tried to protect your property from deer damage?

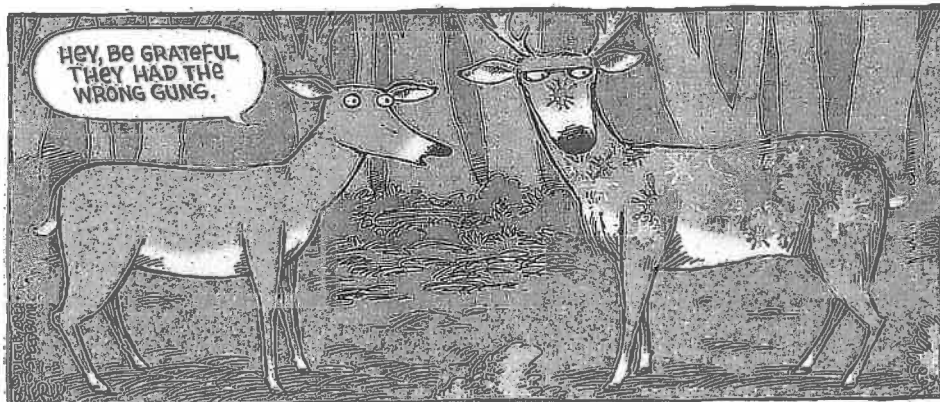
- ☐ Yes
- ☐ No

What method have you used to protect property from deer damage?

- ☐ Fencing
- ☐ Netting or screening
- ☐ Repellent
- ☐ Scaring tactics

How much money (approximately) have you spent in the past 5 years to deal with deer damage in your yard? (replacing deer damaged plants, installing fencing, repellents, frightening devices, etc)

- ☐ \$0 - \$50
- ☐ \$51 - \$250
- ☐ \$251 - \$500
- ☐ \$500 or more



Deer Feeding

Do you or your immediate family intentionally feed deer?

- ☐ Yes
- ☐ No

Do you personally know anyone else who intentionally feeds deer?

- ☐ Yes
- ☐ No

Deer Vehicle Collisions

Have you observed deer involved in a deer/vehicle collision in Invermere? (Seen a dead or injured deer on a District street or witnessed a collision on a District street)

- ☐ Yes
- ☐ No

How concerned are you about having a deer/vehicle collision?

- ☐ Not concerned at all
- ☐ Slightly concerned
- ☐ Neutral
- ☐ Very concerned
- ☐ Don't know

Have you or a member of your immediate family had a deer/vehicle collision within the District limits?

- ☐ Yes
- ☐ No

Deer Management Options

In the future, what would you like to see happen to the number of deer in Invermere?

- ☐ Slight increase (about 10%)
- ☐ Moderate increase (about 30 to 40%)
- ☐ Substantial increase (more than 40%)
- ☐ Stay the same
- ☐ Slight decrease (down about 10%)
- ☐ Moderate decrease (down about 30 to 40%)
- ☐ Substantial decrease (more than 40%)
- ☐ Don't know

There are many criteria to be considered when managing an urban deer population and deciding upon appropriate management options. check the response (very important, moderately important, not important, or don't know) that best describes how important it is to you personally that the management consideration be taken into account when developing a management plan for urban deer in Invermere.

<u>Management Consideration</u>	Very Important	Moderately Important	Not Important	Don't Know
1. Is practical and can reasonably be done				
2. Be effective				
3. Offer a quick solution				
4. Offer a long term solution				
5. Minimize costs to taxpayers				
6. Make any harvested deer available for human consumption, either privately or through a food bank				
7. Minimize animal suffering				
8. Minimize health and safety risks to humans				
9. Maintain a healthy deer population				

There are a number of management options that can be used to manage urban deer population. Check the response (very important, Moderately Important, Not Important or don't know) that best describes how personally acceptable you think each management option is for use in Invermere.

*****It is strongly recommended that you read the information regarding 'Management Options' for deer in urban areas provided in the Ministry of the Environment report titled "British Columbia Urban Ungulate Conflict Analysis – Summary report for Municipalities". The report is available for public review on the District's website – www.invermere.net***

<u>Management Consideration</u>	Very Important	Moderately Important	Not Important	Don't Know
1. Use of hazing/frightening techniques				
2. Use of repellents				
3. Regulate types of plants and trees				
4. Use of fencing				
5. Capture and relocate				
6. Capture and euthanize				
7. Controlled public hunting				
8. Sharpshooting				
9. No action				
10. Carry out public education about deer				

Please pick only one management option that you would most prefer as a short term option to manage the urban deer population in Invermere.

- ☐ Hazing/frightening techniques
- ☐ Repellents
- ☐ Landscaping alternatives
- ☐ Fencing
- ☐ Capture and release
- ☐ Capture and euthanize
- ☐ Controlled public hunting
- ☐ Sharpshooting
- ☐ No action
- ☐ Public education

Please pick only one management option that you would most prefer as a long term option to manage the urban deer population in Invermere.

- ☐ Controlled public hunting
- ☐ Hazing/frightening techniques
- ☐ Capture and euthanize
- ☐ Repellents
- ☐ Landscaping alternatives
- ☐ Fencing
- ☐ Sharpshooting
- ☐ No action
- ☐ Public education

Please pick only one management option that you would least prefer to manage the urban deer population in Invermere.

- ☐ Fencing
- ☐ Controlled public hunting
- ☐ No action
- ☐ Hazing/frightening techniques
- ☐ Landscaping alternatives
- ☐ Public education
- ☐ Sharpshooting
- ☐ Capture and relocate
- ☐ Repellents
- ☐ Capture and euthanize

Respondent Demographics

Your gender:

- ☐ Male
- ☐ Female

Your age:

- ☐ 18 - 20 years
- ☐ 21 - 40 years
- ☐ 41 - 60 years
- ☐ 61+ years

How long have you lived in the District of Invermere?

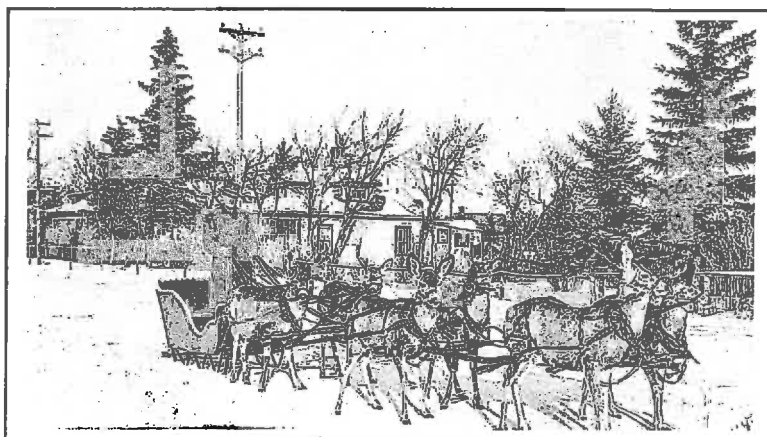
- ☐ Less than 1 year
- ☐ 1 - 3 years
- ☐ 4 - 5 years
- ☐ 6 - 10 years
- ☐ 11 - 20 years
- ☐ 21+ years

Do you have any other comments on the deer population management in Invermere?

Please indicate the street or general area you live in within the District of Invermere:

Thank you for taking the time to fill out this survey.

Please return the survey to the District of Invermere office at 914 - 8th Avenue.



289 RESPONSES

21% RETURN

District of Invermere Urban Deer Resident SurveyResident Concerns**How concerned are you about the deer population in Invermere?**

Not concerned	33		11.7%
Neutral	12	45	
Slightly concerned	52	97	18.5%
Very concerned	183	280	65.1%
Don't know	1	287	

What are your main concerns regarding the deer herd in Invermere

Deer/vehicle collisions	135	
Deer damage to vegetables, flowers, trees, shrubs or other landscape plantings		190
Human health risks from deer	88	
Overall health and well-being of the deer herd		94
Overpopulation of the deer herd		138
Deer aggression towards humans		154
Deer aggression towards pets		164
No concerns	17	
Don't know	1	

Have you or a member of your immediate family seen signs of deer on your property?

Yes	283
No	2
Don't know	

Deer Aggression**How concerned are you about deer aggression in Invermere?**

Not concerned at all	50
Neutral	13
Very concerned	160
Slightly concerned	65
Don't know	

Have you or a member of your immediate family been threatened by a deer?

Yes	129
No	160

If yes, was it a buck or doe?

Buck	53
Doe	101
Don't know	11

If yes, at what time of year did this incident occur? You may fill out more than one.

Spring	51
Summer	65
Fall	67
Winter	42

If yes, were you walking a dog at the time? Was the dog on a leash?

Yes and the dog was on a leash	50
Yes and the dog was off the leash	17
No	72

Other than the incident described in the previous questions, has your pet been threatened by a deer?

Yes	92
No	107

If yes, was it a buck or a doe

Buck	24
Doe	79
Don't know	9

If yes, at what time of year did this incident occur?

Spring	42
Summer	44
Fall	55
Winter	32

Deer Damage

How much property damage caused by deer have you experienced?

No damage	18
Minimal damage	61
Moderate damage	105
Severe damage	101

What types of plants have been damaged by deer on your property?

Shrubs/trees	220
Fruit bearing trees	121
Flowers	208
Vegetables	132
None	12

Have you tried to protect your property from deer damage?

Yes	232
No	46

What method have you used to protect property from deer damage?

Fencing	137
Netting or screening	134
Repellent	111
Scaring tactics	123

How much money(approx) have you spent in the past 5 years to deal with deer damage

\$0-\$50	61
\$51-\$250	70
\$251-\$500	52
\$500 or more	83

Deer Feeding

Do you or your immediate family intentionally feed deer?

Yes	7
No	281

Do you personally know anyone else who intentionally feeds deer?

Yes	89
No	186

Deer Vehicle Collisions

Have you observed deer involved in a deer/vehicle collision in Invermere?

(Seen a dead or injured deer on District street or witnessed a collision on a District street

Yes	111
No	172

How concerned are you about having a deer/vehicle collision?

Not concerned at all	43
Slightly concerned	118
Neutral	18
Very concerned	110
Don't know	

Have you or a member of your immediate family had a deer/vehicle collision within the District limits

Yes	36
No	249

Deer Management Options

In the future, what would you like to see happen to the number of deer in Invermere?

Slight increase (about 10%)	6
Moderate increase (about 30 to 40%)	1
Substantial increase (more than 40%)	3
Stay the same	38
Slight decrease (down about 10%)	18 - 6%
Moderate decrease (down about 30 to 40%)	51 18%
Substantial decrease (more than 40%)	164 57%
Don't know	5
	<hr/> 286 81.5%

Management Consideration

Is practical and can reasonably be done

Very Important	195
Moderately Important	54
Not Important	15
Don't know	4

Be Effective

Very Important	228
Moderately Important	24
Not Important	14
Don't know	3

Offer a quick solution

Very Important	73
Moderately Important	101
Not Important	82
Don't know	3

Offer a long term solution

Very Important	196
Moderately Important	44
Not Important	22
Don't know	2

Minimize costs to taxpayers

Very Important	126
Moderately Important	111
Not Important	30
Don't know	2

Make any harvested deer available for human consumption, either privately or through food bank

Very Important	133
Moderately Important	77
Not Important	44
Don't know	10

Minimize animal suffering

Very Important	204
Moderately Important	46
Not important	18
Don't know	1

Minimize health and safety risks to humans

Very Important	199
Moderately important	48
Not important	16
Don't know	4

Maintain a healthy deer population

Very Important	102
Moderately important	64
Not important	89
Don't know	5

Use of hazing/frightening techniques

Very Important	43
Moderately Important	68
Not Important	116
Don't know	21

Use of repellents

Very Important	47
Moderately important	84
Not Important	101
Don't Know	19

Regulate types of plants and trees

Very Important	37
Moderately Important	53
Not Important	149
Don't Know	10

Use of fencing

Very Important	67
Moderately Important	86
Not Important	88
Don't Know	10

Capture and relocate

Very Important	108
Moderately Important	62
Not Important	77
Don't Know	12

Capture and euthanize

Very Important	97
Moderately Important	51
Not Important	95
Don't Know	12

Controlled public hunting

Very Important	72
Moderately Important	65
Not Important	96
Don't Know	17

Sharpshooting

Very Important	82
Moderately Important	40
Not Important	96
Don't Know	22

No Action

Very Important	32
Moderately Important	24
Not Important	151
Don't Know	10

Carry out public education about deer

Very Important	113
Moderately Important	73
Not Important	66
Don't Know	2

One Management option that you would most prefer as a short term option to manage the urban deer population in Invermere

Hazing/frightening techniques	10
Repellents	8
Landscaping alternatives	18
Fencing	13
Capture and release	81
Capture and euthanize	51
Controlled public hunting	27
Sharpshooting	42
No action	15
Public education	27

One management option that you would most prefer as a long term option to manage the urban deer population in Invermere

Controlled public hunting	42
Hazing/frightening techniques	18
Capture and euthanize	69
Repellents	13
Landscaping alternatives	21
Fencing	18
Sharpshooting	29
No action	12
Public education	46
Relocate	8

One management option that you would least prefer to manage the urban deer population in Invermere

Fencing	8
Controlled public hunting	21
No action	119
Hazing/frightening techniques	7
Landscaping alternatives	10
Public education	7
Sharpshooting	45
Capture and relocate	16
Repellents	3
Capture and euthanize	52

Respondent Demographics

Your gender:

Male	154
Female	127

Your age:

18-20 years	
21-40 years	40
41-60 years	135
61+ years	107

How long have you lived in the District of Invermere?

Less than 1 year	9
1-3 years	16
4-5 years	21
6-10 years	36
11-20 years	62
21+years	134

Street or General area you live in within the DOI

13th Ave	17	21 St	1
Westridge	11	10A St	1
Pineridge Drive	10	10th Ave	17
1st St	1	7th Ave	7
Fort Point	37	Kinsmen Beach area	2
Westside Park	5	8th Ave	2
Cantebury Point	3	11th Ave	9
5th Street	3	John Woods Rd	2
14th Street	3	Westside Rd	3
Wilder Subdivision	19	6th St	4
7th Street	7	15th Ave	4
12th Ave	10	5th St	2
5th Ave	3	Panorama Dr	1
9th Ave	3	Kpokl Rd	1
Castlerock	6	10th St	9
2nd Street	1	Heron Point	1
12A Avenue	2	15th St	3
Athalmer	3	9th St	2
Tunnycliffe	8	18th St	1
12th St	1	13th St	1
3rd Ave	1	4th Ave	1

244 hard copy surveys handed into DOI 48 submitted online

* respondents did not necessarily complete all surveys in full.

Significant Survey Results

1. Public Concern About Population

• Not concerned	33	11.7%
• Neutral	12	4.3%
• Slightly concerned	52	18.5%
• Very concerned	183	65.1%
• Don't know	1	0.4%

Concerned - 83.6%

2. Concerned About Aggressive Deer

• Not concerned	50	17.4%
• Neutral	13	4.5%
• Slightly concerned	65	22.6%
• Very concerned	160	55.6%

Concerned - 78.2%

3. Have Been Threatened By A Deer

• Yes	129	44.6%
• No	160	55.4%

4. Deer Population

• Slight increase	6	2.1%
• Moderate increase	1	0.4%
• Substantial increase	3	1.0%
• Stay the same	38	13.3%
• Slight decrease	18	6.3%
• Moderate decrease	51	17.9%
• Substantial decrease	164	57.3%
• Don't know	5	1.7%

Want Decrease - 81.4%

Comments on the Deer Population Management in Invermere

- This is not a quick fix. Controlled public hunting would likely be the least expensive but would need regulating in terms of skill testing. Public hunting could potentially pay for itself as the hunter would be paying for the tags.
- The entire Columbia Valley has been prime deer habitat for thousands of years. What right do humans have to occupy lands that traditionally belonged to wild animals and then conspire to kill and exterminate them? Invermere is not urban and no deer management is necessary. Some human management would be nice. The only people who should be concerned about deer/vehicle collision are the ones who drive like maniacs without any regard for any life-human or animal. I would like to see a substantial increase in deer population with a substantial decrease in human population-especially the deer haters. It is laughable to see Invermere calling itself "urban" and trying to create a fake issue of so called "urban deer population" The real issue is human habitat in the middle of a place that should have been a protected national park long time ago. Humans are the problem- not deers.
- I would like mostly to see the deer captured and released away.
- Where do you stop? Turkeys can be rough on shrubbery. Next you could go to Radium and take care of the Bighorn sheep. Ravens rip garbage apart, robins poop on vehicles. It would reflect poorly on the town, residents and council if a "sanitation" of wildlife were to occur.
- Our guests (especially international) LOVE the deer and other wildlife in our valley. I do NOT, however, want predators in town which pose a danger to children.
- We live in a wilderness area why destroy it. If we cannot relocate the animals forget it. Whatever you decide I hope it's the right decision. Because you'll have a lot of pissed off people. What about the sheep in Radium???
- I do think the deer are part of the valley but it is a shame that something was not done sooner before we divide the community on another issue. I pay high taxes already and then have to pay again to protect my yard and replace shrubs and trees every year.
- Thank you to the committee
- Good luck
- I have never hunted, I would not like to see any deer killed, however if it is the only solution to getting them out and keeping them out then I/we would support that.
- An interesting comment on CBC radio recently from a listener in the West Kootenays "if you can't beat them, EAT them" Could this be done in Invermere? Deer would need to be killed painlessly then cut up and wrapped by a butcher.
- Is sterilization feasible?
- Dogs run them down, so does the train. There are downed barbed wire fences where they frequent near the lake. Personally have witnessed rocks hitting them, hurled by another person when the deer are not on their property, but where I live. Because of food deer have the reputation of being more fierce than predators. I have encounters many times a day and night they are curious but unpredictable, but they are not alone.
- I suggest a management method that is not included in this form. I suggest that an option of neutralizing the bucks be explored as to cost and practicability. My experience on a farm using this method on farm animals showed me how practical this method was.
- This is a serious topic, decisions need to be made without protracted study & committee deliberations for months. We have a problem- there are too many deer in town and they are continuing to expand due to inaction.

- I will assume that you will make the results public in some way. I also assume that this committee will be formed quickly and the results made public.
- I do not walk in our area (Ft. Point) at night due to my apprehension of an encounter. When we had our dog I would turn around and walk in a different direction as the deer were very aggressive.
- They have eaten every plant we have except grasses- they are even peeling bark, eating the trees. We can't put out live Xmas boughs as they strip them clean. All of our flowers and vegetables are now on our deck for the last 3-4 years due to deer damage.
- Ever since we initiated the dog leash law in town, we have a steady increase in the deer population. We spent \$30,000+ on landscaping about 8 years ago- all that remains are a few trees (which are now threatened) and boulders. We have 3-4 generations that have been raised in town with no fear whatsoever of humans. What happens when a small child is injured or killed? What happens when their natural predators come into town?
- Although I love all the wildlife in the valley, I'd rather see it in the woods than in town. They are intimidating and aggressive and someone is going to get hurt. Please do something about this invasion before we say "Oh I guess we should have done something about that."
- As long as we continue to build in deer habitat, there will be urban deer. If deer in town limits is considered a serious problem, may I suggest that lands scheduled for development be offered for unlimited hunting prior to the commencement of building. Otherwise, let us learn to mitigate our impact on their homeland and learn to live with our wild neighbours.
- In my opinion it is only a matter of time before someone is trampled, worse still a child, getting between a doe and fawn. On a walk around town I counted 32 deer. A sharpshooter with help could easily remove 20 a night in the wee hours.
- Deer living in town is not good for the deer or humans. In the past they would leave in the summer now they seem to stay all year.
- People like to have nice yards and gardens. If you do not let us kill the deer, allow 7 foot fences. You are welcome to shoot them in my yard.
- The deer are getting braver, eating more and more varieties of plants, trees, etc. (e.g. rhubarb), garbage, and being a large nuisance. My dog (poodle) was killed by a deer. I have two young children I fear for their well being. I watch them like a hawk.
- No management is not an option
- Public education-nice idea but same as our existing bylaws. There are not enforced enough so they are ignored. Whatever action you take do it soon before someone gets seriously injured or killed. Deer are wild animals and may be nice to look at but can very dangerous-as is the case with any wild animal.
- I have always been amazed at how well we seem to live together. My main concern is the health of the herd. I believe collisions are usually (within the District) caused by drivers not deer. Drive within the speed limits.
- Fine residents that feed the deer population. Human injury is inevitable with increase deer/human encounters.
- Animals on roads, streets, yards is part of living in this area. Deer are not the only wildlife that we have to balance living with. It is part of the natural environment we choose to live in. Public education is important for informed , educated stewardship.
- I see the same herd all the time in my area. I have found that using a scare tactic is just making the deer bolder and now they don't leave they just act more aggressive towards the person or animal that is trying to chase them off. They currently approach in an aggressive attack stance even when not trying to scare them off.

- We don't have a pet, but last spring a Calgarian walked past our place & had a large black dog on no leash and he spotted a deer across the road and ran behind it chasing it and the deer bounded across our flower garden and over our fence with the dog right behind, tearing garden and fence up. The Fort Point now has a deer herd that never leaves, here the year round. Years ago they left in the summer – no more. The deer around where we live has ruined our lives. We could spend half a day trying to chase them out of our area and they are back in an hour or so. They really make our lives miserable. They break down the small fruit trees. You fence off an area to place them into, why should we who buy land, pay taxes have to put up with this?
- Capture and relocation far from town is the only realistic option in my opinion.
- The DOI must take steps to reduce the number of deer in town. If not our beautiful town will be in shambles- without shrubs, flowers and our citizens may be hurt.
- In fall when large buck lay in the yard up to 6 hours. We cannot use this yard as it has 5-7 points and scary to be near it.
- Please show humanity! Consider Banff/elk model, Radium/sheep- live in harmony. Administrative options of corridors to encourage movement. Any elimination will only result in re-population within a short time. Enforce dog bylaws and increase pet owners responsibility. Subsidize fencing perhaps, provide & encourage use of deer resistant vegetation.
- I am grateful: action is finally being taken to address the deer issue before residents take matters into their own hands. There are many irate people who have grown to loathe these beautiful animals. I am all for the natural methods. Unfortunately the problem has become out of hand and the solution will have to be extreme. Why not deal with these issues when they are more manageable, in the beginning stages? Example: Bear problem in Radium resulting in shooting the animals.
- We have let it get out of control. Now we need to do serious work to get under control and then management. Check out what happen in Oyen Alta. Where they all got a disease and spread to livestock.
- A healthy deer population exists in forested areas-outside our dense human population in town. The deer in town have exploded in size in this protected area. No predators. They depend upon our numerous plants and shrubs that are easy food. Also, they make compost heaps & boxes part of their daily pickings. I have seen them tip the boxes over and I have seen them knock over garbage cans on garbage day. I have had to clean this mess up more than once. This is not healthy!
- This meat must be available for use. The food bank is a great place to help those in need. I suggest a deer roast for "Winterlude"
- I am concerned about the deer bringing in a cougar in town, and the danger to children.
- Radium has their sheep and Invermere has their deer.
- If you want Invermere to look like Banff leave the deer alone. Turkeys and sheep should be kept too.
- The deer should be left alone, as well as other wildlife. We are so lucky to have all this at our back door. Those who don't appreciate them should move to a large city where all you see is cars and concrete etc.
- This is like waiting for a fatal accident at an intersection before you finally get a traffic light. We have personally rescued two joggers (separate incidents) and two little boys from aggressive does. The boys wanted to see the fawn. Guess what the doe thought of that! The joggers were startled by a lunging doe coming out of the trees. This is now dangerous. All my neighbours now walk with ski poles for safety. I don't walk at all in spring/summer for fear of does. Please note: the deer 30 years ago, when my parents lived here were wild but came into town

occasionally. When the dog bylaw came in, the deer moved in. They are now 3rd & 4th generation town deer. That's the difference. Let's go back to ensuring fawns are born in the wild.

- Lobby against urban squalor. ie. Castlerock, Pineridge, Grizzly Estates. These areas were once Christmas tree harvest areas. Now turned residential. This has a huge effect on deer displacement.
- I'm very concerned about large deer numbers attracting predators (ie. Cougars) into city limits. I would educate the public to stay away from bucks in the rut, but I have also seen aggressive doe behaviour in Kimberley, where the deer problem is out of control. I don't know about Invermere, but Kimberley never had a deer problem in the 70's & 80's. This is new and in my opinion, far from natural. I would suggest telling folk who feed deer that their actions make them partially responsible for any deer that are killed, should that be the case.
- Capture and release in Kootenay Park. They are a pain in the ass. They shit everywhere, get poop in shoes, car ports etc. Just do something. If they come back have to move them again. At least try.
- I am very nervous letting our small children play in the back yard. The deer lie between the house and the trampoline in the direct route of children. There have been 10+ deer in the yard at one time.
- Something must be done soon before someone gets seriously hurt. Texas gates and fencing around town.
- I enjoy seeing the deer in Invermere I have seen a dog off leash charging the deer. The deer are part of what make Invermere a nice place. Repellents work well for us. Over the winter we use fencing which has also worked well.
- The district must enforce bylaws that are already in place. There should be severe fines for people feeding deer in town. Why would deer choose to leave an area that they are encouraged to be??? Killing these animals does not solve any problems when the next generation of deer will be lured into town to feed on food supplied to them by people. The more that deer are lured into town, the more predators we will also see ex. Bears, cougars, coyotes, wolves.
- The deer are a real danger to our children and home life. We have had several deer carcasses removed from our yard, the result of predators moving in. The deer bring cougars, coyotes, wolves into our community. They become acclimatized to human contact and bold and aggressive as a result. They are destructive and a real danger they must be removed.
- When we first moved here there was no deer. Now the population is out of control. Getting rid of 40% is not enough and will bring population to numbers of 2 years ago. It needs to be like 80%.
- Deer were here first. If you don't like them either fence your yard or move. It's not their fault that there is any conflicts.
- Can you not use birth control or sterilization techniques.
- Shoot the males first. A buck in rut could very easily cause harm to a child, then what?
- I was here for 1 week over the holiday and every day there were 5-6 deer in the yard.
- Please make a decision quickly!
- This is a very serious problem in Invermere. We observe several deer on our property every day of the year doing damage and impairing our enjoyment. We are tired of trying to manage this problem with no help from the town and have spent thousands of dollars in the process. Cleaning up after the deer can be hazardous to our health.
- Get rid of them quickly and ensure they don't return.

- Enforcement of no feeding could be a start. Culling of bucks may be a starting point for numbers reduction.
- Some sort of harvest for food bank.
- Let nature care of the problem! They are a tourist attraction. We have had company from Europe & South America that were thrilled to see them! Have a slow speed limit & enforce it in town to protect people and the deer! Have a large sign as you enter town with a low speed limit stating that we have children and deer in town and we would like to see them all survive!!! And enforce it!!
- If we keep taking away the wilderness which was their home- the problem will get much worse. The deer were NEVER in town from 1945-1960!
- We cannot euthanize the deer, these are creatures that God put on this earth for a reason. Public education is the best way for us to coexist with these animals.
- We live in urban area. Leave the creatures and deer alone. Manage the humans not the animals.
- A good public education program accompanied with landscaping alternatives & various fencing and netting option is a good long term approach. Capture and release to begin with then used over the years to regulate herd. Not favourable to firearm use and bows in a built up community.
- Remove deer as soon as possible, town is not habitat for wild life. Thank you.
- This is a good start and hope to see it continued.
- Leave them alone they were here first. If you do something about them you have to do something about everything that is annoying to locals i.e. tourists, boaters, politicians (Drunks more dangerous than the deer) and people who complain about the animals in town.
- This survey was the first big step. Good work. However it turn out I'm sure it will be the right conclusion.
- In the wild, mother nature would solve the issue of over population. When you protect wild animals in a public setting, expect nothing more than a growing population. Don't let the deer rule. The tax payer should be in charge. This problem will not go away unless aggressive action is taken.
- Deer population management is non-existent. Deer have become a nuisance to property owners and possible risk of injury to citizens. Apathy towards management should not continue.
- We have a resident small herd- 10 in the pothole between Beach Rd & 8th Ave. They are quite a problem for our trees, shrubs, flowers and grass. We worry for grandchildren (now 1 yr old)
- Too many deer from available food in town. Does should not be birthing fawns in town as this next generation becomes habitualized. If sharpshooting or euthanization is selected have an annual town venison BBQ.
- A former conservation officer visiting over Christmas suggested the committee investigate the cost & feasibility of sterilizing the does in town-perhaps a dart injection of a birth control drug that would render them infertile for a year or two. If no fawns were born in town for a few years, maybe the in town herd would dwindle.
- They are wild and should remain wild.
- As long as we have a solution that's both good for human and deer population.
- I used to think that to euthanize & relocate was a good option. I now find out it does not work. Predators at a new site usually wipe them out in short order. I would really like to see the meat used for a food bank. I would not want any of the meat. I had too much deer meat when I was growing up. Create more feed stations away from busy or highly populated areas or kill there.

- There should be NO cost to the Village- wildlife is the responsibility of the Provincial government. I look forward to seeing flowers , vegetables and shrubs once again growing in Invermere yards. Deer could be captured and moved out to the Kootenay River areas (a 3 year project). I note that the deer now knock over garbage cans in order to find vegetable matter! How about archery?
- We've watched the population explode over the past four years, and should expect exponential growth. I do not hunt but would gladly pay to get a deer in the freezer.
- Twice this last week seen deer messing up garbage out for collection.
- Just do it.
- It is imperative that the deer population be significantly reduced and controlled. If control methods are not put into place immediately this problem will continue to grow exponentially. The cartoons and the photograph trivialize the importance of the situation regarding deer population management in Invermere.
- Under no circumstances should public or any other kind of hunting be used in the control of the deer population. Considering risk vs reward, it's not worth the chance.
- It is important to control the deer population in Invermere to most importantly protect the residents and their pets. As a secondary concern, it is important to protect the safety of the deer population.
- No shooting! In town shooting scares me. What a Pandora's box.
- Leave the deer alone. They are no trouble, in fact it is quite enjoyable to see them. There would be no car/deer collisions if people would keep to the speed limits in Invermere. I have driven in Invermere for the past 65 years and have never had a collision with any animal.
- Leave them alone. They are great! Special.
- Fencing is a personal responsibility- public education is key. Maybe the District can look into how to support group discussions for fencing. If survey results reflect too many deer-sharps shooting and giving deer to the food bank is the best options.
- Deal with it.
- Call Lyla Fodchuk
- I personally would not consider this a priority problem at all except for the possibility of attracting predators that may also threaten people. One cull every few years is acceptable.
- Leave them live a normal deer's life.
- Out of hand. Have seen a deer get a young dog.
- Why would I want or need to put up 7 ft fences around landscaping. We have been foolish to leave this unattended for so long- now take immediate action and initiate a "maintenance" program.
- Although I have only been in Invermere 2.5 years I was a 10 year resident of Kimberly, lets deal with the problem before it gets out of hand.
- I'm sick of them stalking me and my dog and attacking my dog. I find it very nerve racking even going to the hospital park to let my dog run and play fetch because there's always deer there. We sometimes have to leave because the deer will advance upon her. The deer seem to have no fear.
- Make sure what ever you do it is final.
- The fence height by law should be changed to allow 2 or more feet of see through at the top (chicken wire, criss cross steel or slats) 2 feet above the present 6' The deer would be unable to defend themselves in the wild . On a positive note they don't ring my door bell.
- These deer are born and bred in town which is not natural. I have dealt with these issues for 35 years (Jasper Pk) and here. I am concerned to say the least. Fencing the town off is probably

the best solution long term as then you don't have to euthanize them which most people wouldn't necessarily like.

- Reduce them 90% leaving 10%. They are reproducing by twins and triplets. We may have to use several methods. One idea: In the fall, employ a dog herder and herd (them the deer) outside of town limits and let the hunters do the rest! The deer move in after the confined dog law.
- They are a wild animal. It's a people problem, not a deer problem. If people were more responsible for their own property, they can choose fencing to keep deer out. If you kill the deer, when does it end. And then what animal will be next on the chopping block.
- More concerned re predators coming into town (we had cougar kill a deer in our yard)
- A lot more deer now than in the past. Numbers need to be cut down to nil in town, by whatever method will work. The deer are beautiful but becoming a menace we humans can live without. Maybe a deer "hotline" could be set up.
- The deer have eaten 6 foot and cleared 15 mature spruce trees such that they will probably die in the next 5 years. The only people with anything growing under 6 foot are those have 6 ft plus fences and their properties look like prisons. They were not here when I arrived and believe they should not be in town. They knock over garbage cans, break open plastic bags and are as bad as loose dogs.
- We have already noticed a decrease in the number of deer in our area (from herds of 12-15 down to 4-6). We love having wildlife as part of our living experience here. Public education about not feeding is a must.
- Some sacrifice of lives have to be made to encourage them to live a more natural existence in the wild where they belong, where a natural fear of the human predator still exists. They have gotten fat and lazy in town & that usually leads to disease somewhere down the road. We have tried fencing, hazing/frightening techniques, repellents, landscaping alternatives with a success rate of 0. when you start seeing fawns that are being born & raised in town, I believe a quick solution is necessary before there is a human/deer incident in which the human does not survive or is seriously injured. It cannot be put off any longer. A cougar kill in Westridge (green space) two years ago, on a Sunday afternoon could have been that incident. Thankfully it wasn't! Deer are attracting the dangerous predators into a town where a lot of children walk through a lot of green spaces, that are not maintained, and the tall grass could conceal a cougar as well! If the deer are hunted, they will soon disappear because the town will no longer be that safe haven. There has to be something wrong with the picture when a deer will struggle under a stretched bungee cord, up the steps, onto the front deck & eat the Christmas wreath on your door, which is dead foliage, as opposed to crossing the street & going into the forest where there are live young trees to nibble on, by the thousands! The Christmas wreath had a light coating of Tabasco sauce on it as well! A quick & permanent solution would be very welcome for a "habituated wild animal" problem.
- The deer that are born in the town will never leave on their own & grow up in an environment drastically different than living in the wild. The deer used to come down in the winter for food and return to the wild in the spring- this no longer happens. Invermere is not a healthy or natural home for them.
- This is a ridiculous questionnaire
- Take example on other community
- Appreciate Council's willingness to take action, "something" effective must be done. Eventually- if it's a long term solution it might as begin now! Realistically it will require a combination of management options to begin resolving the deer issue.

- Repellents, frightening & fencing don't work. Also relocation will most likely not work as their instincts will have them return. When we moved here in 1969/70 there was no sign or sighting of deer in our area.
- We have a family of deer that live in our yard. They cannot even be chased away. It is increasingly difficult & expensive to grow anything! They eat absolutely everything! Tall fences are unsightly, but we use every other method of deterrent listed in the report, but all eventually fails. We need to encourage local food growing, deer must be culled. Even plant skyd, deer-away repellents are now failing. Auditory aversion (ultrasound, bangers) disturb neighbours and hurt the ears of local kids who can also hear them. We had some minor success with hazing, but the local wildlife officer came and forbade us to continue "harassing the wildlife" with anything mechanical which left our hands. Chasing them with sticks/broom they simply run in circles round the yard, rarely leaving and they are now starting to stand their ground and advance on us when we try to haze them from the yard. It appears that we have 6 deer which are now resident in our yard (family grouping) overnighing here, feeding here, sleeping. They used to leave in summer, now they are year round in the yard and in greater numbers. If I still had my rifles, I'd be sorely tempted....
- Preserve carcasses, prepare and donate to food bank.
- Fence the town like they have in Banff National Park Highway #1. No deers killed since put up.
- Bows & arrows. Guns. Give meat to food bank then offer meat to seniors or others.
- I've noticed many old timers chasing and complaining. Deer should live in the wild. I never seen a deer when I was growing up except in the bush.
- Don't have a really strong opinion or concern but perhaps see future concerns if the population continues to increase.
- Aggressive behaviour is seen anytime the deer are present, and its getting worse. These questions seem to imply one incident? The fact is it occurs on a regular basis, with several different people & pets! Fencing doesn't seem to REALLY be an option, due to DOI's anal policy on fencing height regulation. I.e. The Elk Horn Ranch Fence. George Lucko intentionally feeds deer and call them his babies and keeps them like pets! This behaviour is a large part of the problem and he is only one of MANY! I don't believe the deer in town would be good for eating as they are being fed on garbage and other none natural foods as food in the wild (where they should be)
- They were here first, let nature take its course leave them alone. I think they make great tourist attraction because this is God's country.
- Just get started on the population management. The general public have done all they can with fences (at great cost) and buying new shrubs and trees which deer are not supposed to eat. They are very adaptable when hungry- especially in winter. The RDEK should also get involved in management of population of deer.
- The deer killed our small poodle.
- We've completely changed how we landscape- our yard is turning into a rock garden- if the deer like it, we remove it and replace it with a rock.
- Act now.
- We see signs of deer all the time- eat garden, flowers- trees all kinds. In fall the bucks break trees of all kinds sharpening their horns. All year round deer dropping-usually full of clover seeds- impossible to keep yard clover free. Set up a fence- feed them inside the fence- then set up a large trailer, chase them in- and haul to their natural habitat- long distance from town.- may have to do this every year or so- not very expensive to bait & trap. Charge people who feed

deer. There is no management for deer in Invermere. Speak to Bill Dubois- he has a plan that would work very well.

- These animals need to grow up and stay in the wild. Something must be done to reduce population
- Thank you for taking action! I have been getting increasingly concerned about my children walking to/from school. The deer stand on the sidewalk forcing my children to move around them. We would also like to produce more vegetables to decrease our carbon footprint, but can't afford the fencing required to keep the deer out of our garden. I am worried if nothing is done the problem is soon going to be extreme.
- Safe & controlled hunt, turning into hamburger for food bank.
- Based on reports from neighbours, it is a miracle that no person has been seriously injured or killed. Have seen 2 diseased deer on our property- 1 put down by RCMP. Major concern re: safety of children & elderly. Town may face major litigation if problem is not dealt with properly and injury or death is the result.
- You can offer a limited entry bow hunt in the valleys in town and around outskirts. Entry should be given to tax payers in town first. The city of St Albert had done this to control deer population.
- The deer area tourist feature of the area and serve to remind us all of where we live. They can be controlled by attrition- remove the young & the old will die off. Either re-locate yearlings or harvest for meat. Can males be neutered?
- We love the deer and don't see any problem with them. The dogs in the community are much more of a hazard and one is thinking of euthanizing them! Leave the deer alone and use them as a selling point to attract tourism.
- I understand that a long term solution is challenging because we live in the deer's natural habitat, and hunting in town isn't a safe option.
- Well I've had some bad experiences with the deer and charging me & my baby. The deer are out of control. I'm not saying there can't be deer around but there are too many right now. Not healthy for them or us.
- Foresters say deer population in the forest is low- take them there they thrive. Fort Point- deer haven beautiful pests. Move does now- autumn relocate when food here and there needs searching- NOT when food is abundant there.
- This is totally overblown I think. Plus we enjoy the deer in town (our whole family concurs). Despite all your questions , our preference is we nothing! Put the expense somewhere else. Only exception is education of people. If you aren't from the city, you should know how to behave around deer and teach our children! Dogs chase deer, now deer chase dogs in defense. Most problems are caused by peoples' dogs!! We'd prefer you reduce dogs in town facetiously, will you capture and euthanize dogs!?! Paranoia is rampant. Cars are more dangerous, so is slipping on sidewalks etc.
- This problem has been growing but it can be solved over a number of years. I do not care about damage- only about being threatened by aggressive deer.
- They are out of control and are turning into "garbage" animals. They never used to bother with garbage cans and now they do.
- Deer are like people they will follow the least line of resistance if the food is available and easy to get that is where you will find them.
- Fort Point- Huge deer problem.
- After several more days of deliberation, I firmly believe that the conservation officer, or selected representative, be instructed to "destroy" the in-town herd, one or two every 10-14 days- and

remove back stage as fodder for animals/birds. Because deer are difficult to relocate alive, there no other option.

- I fear that it will take an incident of significance to move to get rid of the deer. I fear that a small child will be hurt. I trust that the work you are doing will prevent injury and damage to property. Keep up the good work! What the residents prefer is not necessarily the best option. Contact Waterton National park for info- they have a great video on deer/human problems. I would prefer an immediate cull, suffer the media consequences, irradicate the problem. Use repellents & scare tactics after the cull. Do what is necessary to bring a normal balance of people and wildlife to the town. What we have now is a problem, it is not normal. 40 years ago, when the town was not near as large, you would be lucky to see a deer. As a matter of fact- please tell folks that in "those days" if you saw a deer in town its photo was in the paper. It was unusual, today it is more common, it is a hazard and a nuisance. Thank you for asking. I am willing to help, when the time comes for a cull.
- Hunting for human consumption seems to be the most logical solution to two problems.
- Hopefully something will be resolved quickly. This has become extremely frustrating. My wife, dog and my own safety has become a huge concern.
- Publicly safe and controlled harvesting so the venison could be used to help people who are at the time having financial problems. Eg food bank, safe homes, elderly etc
- It is becoming destructive and unsafe. Destruction of habitats and food sources by real estate development, 3rd & 4th generation of habituated deer population and availability of garbage and vegetal will continue to increase the problem. The cost to taxpayers is a concern to me.
- Those feeding deer should be fined
- Fines for people intentionally feeding deer.
- I have lived in Invermere all my life. To see a deer in town was rare unless it was a cold snow filled winter. By spring the deer would be gone. About 10 years ago you started seeing some deer but in the last 5 years the herd has grown considerably. This could possibly be due to teh large growth within town and the urban boom outside the districts boundry.
- Trained dogs. Dogs off leash?
- Capture and release is the best way to control the animals. I am a long time hunter and it is very hard every year for me and my friends to find a mule deer buck out in the bush. I think there should be feeding stations put out in the sewer lagoon area and the West side road area. If they ate there every day they would just go on a short distance and lay down instead of coming up the hill into town to look for food. I notice wherever they are being fed in town they just bed down very close to that property. If there was a feeding station put up, people could take their potato peelings, old carrots, apples etc to these stations.
- Mother nature will take care of thing. We live in the mountains it's where they belong. We just have to be move strict about not feeding them. They rely on us. I think we should just leave them alone! People need to be aware about the deer. Get more information. If people hate them in the garden, build a higher fence.
- It is out of control now cougars are moving in town. The human population is not taking the land from the deer there is thousand and thousand of its wild land around Invermere.
- Leave them alone.
- In Creston about 30 years ago or so they had people get permits for a deer , due to them over taking fruit trees. Check on how they did it?
- Concerned about deer in school yards.
- Deer pellets in the school yards are a real concern to me.

- I believe that we can share our space with wildlife. I have a male husky that I walk everyday and have not had any problems with deer. I give them their space and they respect our space. Chasing out deer by hazing would be the choice to make if the public wants the deer out of town.
- We have to get used to the deer.
- Harvest & sell meat to cover cost of harvest with partial subsidy if necessary.
- The deer should not be killed. We need to learn to live with them. The "deer aggression" issue is blown way out of proportion. For management consideration questions- these rating categories should be based on "approve"- "not approve" rather than "importance". Question 6 presumes harvesting- disagree with premise of question.
- Controlled hunting is the best choice as they recognize danger and move on voluntarily after a time. It would also be the least expense for anyone. Deer hunting licences would be a great approach.



Suite 200, 445 13th Avenue, Castlegar, BC V1N 1G1

November 5, 2012

Mayor Brian Taylor
City of Grand Forks
PO Box 220
Grand Forks, BC V0H 1H0

Dear Mayor Taylor,

Re: Columbia Power Corporation's Proposed Strategic Plan 2012-2017 - Consultation

Since 1994, Columbia Power has been proud to work in local communities developing and operating hydroelectric generating facilities with the support of our partners, contractors, local government, First Nations and community members. During this time, we have successfully developed three generation projects, including the \$900M Waneta Expansion Project, currently under construction - on budget, and on schedule to generate power in the spring of 2015.

As you may be aware, last fall Columbia Power began a process to develop a five-year strategic plan. The strategy is anchored by two specific goals, a commitment to continue to increase our value as a provincially owned enterprise, and contribute to key Provincial objectives for clean energy supply and job growth while creating value for our employees, partners and the community.

Finally, we are hosting public open houses in Castlegar and Trail in November and December. Members of Columbia Power's team will be in attendance to share information, answer questions and discuss ideas for future development. Open Houses are as follows:

- Castlegar Open House: November 28, 2012 4pm - 7:30pm Castlegar Community Complex, Purcell Room
- Trail Open House: December 3, 2012 4pm - 7:30pm Trail Memorial Centre, Red Floor Room

We hope you will attend together with colleagues, family members and friends who may be interested in participating in this exciting process.

We also welcome the opportunity to meet with you one-on-one to discuss the proposed plan. If you would like to meet or arrange a call, please contact Pat Keller, our coordinator, who is arranging our schedule over the next few months. Her direct line is 250 304 6050.

If you have any comments or questions, please feel free to contact me. We look forward to seeing you soon.

Yours very truly,

Jane Bird
President & Chief Executive Officer
Columbia Power
jane.bird@columbiapower.org
(250) 304 6060



Nov. 6th 2012

RECEIVED

NOV - 6 2012

THE CORPORATION OF
THE CITY OF GRAND FORKS

Hello Neil,

Please see the attached package related to our Community literacy process and advisory table. I would like this to be an introduction to a meeting where we can discuss what kind of role the City of Grand Forks could take in community literacy planning and implementation.

You will find:

- a wonderful booklet that has been written by DECODA Literacy Solutions – our provincial literacy agency that supports CBAL in a number of ways and provides the critical provincial leadership, capacity and connections with our provincial funders. This booklet shows clearly the community literacy planning process and some wonderful success stories on how communities have applied literacy projects into creative ways to build community.
- A Terms of Reference for our Literacy Advisory Committee
- And a list of our current committee members.

Please look this over and let me know when we can meet. I am hoping this can happen sometime this month. Please feel free to email me – this is the best way for me to set things up.

Thanks for your time and willingness to work with community Literacy.

All the best

Sheila Dobie

Community Literacy Coordinator

Columbia Basin Alliance for Literacy

sdobie@cbal.org

FILE CODE
WE3 - Columbia Basin Alliance
+ CI - for Literacy
(Booklet given to Councillor Krog)



Terms of Reference for Community Literacy Advisory Committees

1. Preamble

The Columbia Basin Alliance for Literacy is a collaboration among 17 communities, focusing on lifelong learning and all forms of literacy.

Community Literacy Advisory Committees (CLACs) are the creative driving forces in the Alliance: listening to their communities, leading community development processes, setting priorities, and organizing programs and events.

The Advisory Committees link the Alliance to communities, learners, and practitioners.

2. Principles

The Alliance operates on a set of grounding principles. They shape the work of Community Literacy Advisory Committees.

- 1. Providing opportunities for all community members to be included in literacy programs.**
- 2. Being proactively responsive to local needs across the Columbia Basin.**
- 3. Networking and cooperating with interested individuals, groups, programs, organizations, and businesses.**
- 4. Fostering and building partnerships that support literacy and lifelong learning.**
- 5. Maintaining a participatory and democratic organizational structure.**
- 6. Increasing the profile of literacy and lifelong learning across the Columbia Basin through a unified voice.**
- 7. Incorporating an inclusive understanding of literacy: family literacy, adult literacy, and workplace literacy, as resources allow and community needs are identified.**
- 8. Seeing literacy as part of community capacity building, building on community strengths and programs without duplicating services.**
- 9. Maintaining a learner focused approach in the planning, delivering, and evaluating of programs.**

3. Scope

Community Literacy Advisory Committees focus on:

**Lifelong learning
Family literacy
Adult literacy
Workplace literacy**

They operate in ways that are uniquely responsive to each community, through community development, events, programs, partnerships, local fundraising and other related opportunities. Each Advisory Committee has a Coordinator who will largely carry out the work of the committee. Each Advisory Committee member has a responsibility for:

Assessing needs, interests and priorities in their community

Developing action plans to move forward

Acquiring resources (for example: staff, volunteers, partners, in kind contributions, funding)

Working with the Community Family Literacy Coordinator

Reporting to their community and to the Alliance

Implementing and evaluating programs

Building partnerships

Other responsibilities identified by each specific Community Literacy Advisory Committee

Membership

Membership in CLACs is diverse, reflecting history, programs and community characteristics. Often, Advisory Committees have representation from:

Schools

Libraries

Daycares

Preschools

Recreation Centers

Colleges

Public Health

Social Services

Businesses

Service Clubs

Learners

Parents

Churches

Infant Development

Community Action Program for Children

Legal Services

Family Centres

Women's Centres

Other community specific programs

5. Accountability

CLACs are primarily accountable to their local communities: partners, learners, practitioners, and citizens. They are also responsible for working with the other communities in the Alliance, and for keeping the Alliance informed about their plans.

The Community Literacy Advisory Committees are the primary authors of the District Literacy Plan that is updated each year and approved at the School District June meeting.



THE CORPORATION OF THE
CITY OF FERNIE

P.O. Box 190, 501 - 3rd Avenue, Fernie, BC V0B 1M0
Tel: 250.423.6817 Fax: 250.423.3034
Web: www.fernie.ca

Office of the Mayor
October 23, 2012

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Attention: Mayor and Council

Dear Mayor Ashton;

RE: Urban Deer Management

At the Regular Meeting of Council your submission to The Honourable Terry Lake regarding Urban Deer Management was reviewed by Council.

The City of Fernie is currently experiencing similar issues with an ever growing deer and skunk population as are the many municipalities across British Columbia. Council agrees with your recommendation to the Ministry and offers our support in your efforts to find resolve to the issue of deer management.

Council for the City of Fernie would like to be kept apprised of the response you receive from the Ministry of Environment, as we move forward through our own process of identifying what actions need to take place next to move the process forward of how to deal with a population reduction without alienating our citizens.

Receipt of consistent scientific advice from the Ministry regarding Urban Deer Management would be extremely beneficial in identifying the causes and a possible solution for this problem. As you noted in times of financial constraints, municipalities are already finding it difficult to provide the necessary services to our citizens. Funding assistance from the Ministry to local governments who now have to budget for wildlife management would be a welcome relief.

Council looks forward to hearing from you and would welcome any advice or information that you would like to pass on regarding urban deer management in your community.

Yours truly,

Mary Giuliano, Mayor
Direct Line (250) 423-2233 – email: mary.giuliano@fernie.ca

MG:sz

PC: ☒ City of Grand Forks
City of Cranbrook
Regional District of Okanagan Similkameen

City of Kimberley
District of Invermere



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OCT 29 2012


THE CORPORATION OF
THE CITY OF GRAND FORKS


FILE CODE


WE3 City of Fernie
FL - Urban Deer Mgmt.

From:  Cher Wyers Friday, November 09, 2012 4:50:13 PM 

Subject: Letter of Support =Enterprising NonProfit Program

To:  Diane Heinrich

Cc:  Doug Allin

Attachments:  LetterofSupport-Enterprising Non Profit Program.doc 29K

Hi Diane:

I have been asked to provide a letter of support for the Christina Lake Chamber's application to the Enterprising Non-Profit Program seeking funding to do a long-term business plan.

Once again, I see this as a collaborative opportunity to support and work with our neighbouring RDKB Area C in their goals to develop and improve economic opportunities in Boundary Country.

I have provided the draft letter and welcome your comments to any changes needed. I volunteer at the Centre of Tuesday's and it would be great to submit this letter by hand to the CL Chamber of Commerce on November 13th.

Thank you.

Councillor Cher Wyers
Residence: #2, 7651 Granby Road
Mailing Address: #309, 5980-2nd Street
Grand Forks, BC V0H 1H4
Home: 250-442-3630
Work: 250-442-8616
Cell: 250-443-1476
Email: cwyers@grandforks.ca

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To whom it may concern

Re: Enterprising Non Profit Program

I am cognizant of the importance of a strong Chamber of Commerce as a driver for the economic viability of a community through my past experience as the Manager of the Grand Forks Chamber of Commerce (precursor to the now Boundary Country Regional Chamber of Commerce. In my current position as Councillor with the City of Grand Forks, I feel it is important to uphold collaborative relations with our neighbouring Regional District of Kootenay Boundary Area C.

As a weekly volunteer at the Christina Lake Living Arts & Welcome Centre operated by the Christina Lake Chamber of Commerce, I have witnessed an exceptional group of individuals who have committed their volunteer time and energy to the successful day-to-day operation of the facility located in Area C of the RDKB.

Christina Lake is a community with wonderful assets but as with most communities in Boundary Country, it is experiencing economic challenges. The CL Chamber and its members have taken leadership in developing important pieces of infrastructure in the Christina Lake community (in particular that Christina Lake Living Arts Centre) however, they face the challenge of managing their current resources while they plan for further development.

I recognize that it is an important step for this group to carry out a business planning exercise in order to harness their creativity and ensure that solid long-term plans to provide the business services they envision can be realized.

I fully support their application and share in the future prospects for the Christina Lake community, a jewel in Boundary Country and an economic destination for the region.

Best regards,

Cher Wyers
Councillor

c.c. RDKB-Area C Director, Grace McGregor

THE CORPORATION OF THE CITY OF GRAND FORKS

7217 - 4TH STREET, BOX 220 • GRAND FORKS, BC V0H 1H0 • FAX (250) 442-8000 • TELEPHONE (250) 442-8266



October 31st, 2012

Ramada
2729 Central Avenue
Grand Forks, BC

Attention: Management of the Ramada

Dear Ramada Management:

The City of Grand Forks is extending their gratitude to the Ramada Hotel in Grand Forks for their generosity in providing complimentary rooms to the individuals from Story and Co. during their stay in town while facilitating the City's Branding project.

The Economic Development Advisory Committee (EDAC) has worked very hard to ensure that the City's Branding process is moving forward with the observance of the proposed timelines, and with the awareness of making every cent of branding funds count. The City and EDAC are confident that a successful end product of this branding process will benefit all factions of our community.

The Ramada's contribution towards this project reflects the integrity that pulls our great community together and allows us to become stronger within the network of the Kootenay – Boundary area.

Again, the City expresses our gratitude to your contribution toward this project.

Best regards,

A handwritten signature in black ink, which appears to read "Brian Taylor". The signature is fluid and cursive, written over a light blue horizontal line.

Brian Taylor
MAYOR

WE4, R1- Letter to Ramada Hotel for providing complimentary rooms-Branding Process

From:  Doug Allin
 Bob Kendel

Wednesday, October 31, 2012 1:16:38 PM 

Subject: Fwd: EDAC request

To:  **Diane Heinrich**

Morning Doug, EDAC has asked that the city send a thankyou letter to the management of the Ramada Motel for there generosity in provideing complimentary rooms for Story and Co while they were in town facilitating the Citys Branding Project..

I would be happy to deliver the letter personally.

Please let me know if this is ok.

Thanks,

Bob Kendel
Councillor
City of Grand Forks

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TASK LIST FOR MEETINGS SCHEDULED FOR NOVEMBER 5TH, 2012

ISSUE	ASSIGNED	COMPLETED
REGULAR MEETING OF COUNCIL		
Reports, Questions & Inquiries from Members of Council:		
1. Councillor Wyers:		
She advised that the 2nd Street merchants had approached her to ask on the status of more bicycle racks for the downtown core and asked if Staff could provide an update on the bicycle rack request.	Hal	In Progress
Recommendations From Staff for Decisions:		
a) Manager of Technical Services Report – Application for Development Permit RESOLVED THAT COUNCIL RECEIVES THE STAFF REPORT AND APPROVES THE DEVELOPMENT PERMIT APPLICATION MADE BY BAUN F. MARK AND MEILAN MARK AT THE PROPERTY LEGALLY KNOWN AS LOT 21 & 22, BLOCK 12, DL 108, SDYD, PLAN 23, LOCATED AT 7458-4 TH STREET SUBJECT TO COMPLIANCE WITH CITY BYLAWS, THE MINISTRY OF TRANSPORTATION'S REQUIREMENTS AND IN SUBSTANTIAL COMPLIANCE WITH THE PLANS PRESENTED IN THE APPLICATION.	Sasha	In Progress
a) Manager of Technical Services Report- Application for Development Permit RESOLVED THAT COUNCIL RECEIVES THE STAFF REPORT AND APPROVES THE DEVELOPMENT PERMIT APPLICATION MADE BY 512633 B.C. LTD, AT THE PROPERTY LEGALLY KNOWN AS LOT 1, DL 380 & 520, SDYD, PLAN KAP47976, LOCATED AT 7654 DONALDSON DRIVE SUBJECT TO COMPLIANCE WITH CITY BYLAWS, AND IN SUBSTANTIAL COMPLIANCE WITH THE PLANS PRESENTED IN THE APPLICATION.	Sasha	In Progress
b) Manager of Technical Services Report- Silver Kettle Developments Inc. Latecomer Agreement RESOLVED THAT COUNCIL RECEIVES THE STAFF REPORT AND APPROVES THE MUNICIPALITY TO ENTER INTO A LATECOMER AGREEMENT WITH SILVER KETTLE DEVELOPMENTS INC. FOR A PERIOD OF NOT MORE THAN 15 YEARS INCLUDING INTEREST CALCULATED ANNUALLY AT A RATE AS ESTABLISHED BY BYLAW 1934, PURSUANT TO THE LOCAL GOVERNMENT ACT, SECTION 939 AS INDICATED IN EXHIBIT "B".	The Mayor/Diane as signatories Sasha (Land Titles)	Done
Summary of Information Items:		
a) Correspondence from the Boundary Museum Society - Requesting that the City considering funding the Museum for \$70,000 for 2013 and additionally, would like Council to consider putting their request as a line item. Recommend that Council receives the correspondence and refers their requests to the 2013-2017 Budgeting Process. Council confirmed the referral of the Boundary Museum Society's request to the budgeting process.	Diane (letter to Boundary Museum) Roxanne (for Budget Process)	Done In Progress (copy has been given to Roxanne)
b) Correspondence from the Grand Forks Gazette requesting that the City become a sponsor in the "Christmas Shop Local" campaign - In the past years, the requested amount was \$700. Due to the addition of the Boundary Country Regional Chamber of Commerce as a sponsor, the requested amount has been reduced to \$500. Recommend that Council determines that the City become a sponsor in the annual Christmas shop local campaign as they have done in the past. RESOLVED THAT COUNCIL DETERMINES THAT THE CITY BECOME A SPONSOR IN THE ANNUAL "CHRISTMAS SHOP LOCAL" CAMPAIGN, AS THEY HAVE IN THE PAST, FOR THE AMOUNT OF \$500.	Diane	Done (cheque req in place for payables)

<p>c) Correspondence from Dave Milton regarding concerns to the new Garbage Rates. He further requested that his issue be brought before Council - Staff has attached a copy of the amended Residential Garbage Collection Regulation as adopted by Council on the 4th of September for information purposes. Recommend that Council receive the correspondence for discussion.</p> <p>The Mayor advised that he plans to discuss if there are any other options that the Regional District of Kootenay Boundary could provide within the Green Bin Program.</p>	<p>Mayor Taylor</p>	<p>In Progress</p>
<p>d) Email from the coordinators of the Santa Parade 2012 - Informing interested parties that the organization is accepting registrations. Council to advise if they wish to participate in the Santa Parade. Deadline for registration is December 2nd, 2012</p> <p>Councillors Wyers and Smith offered to form a sub-committee to plan a float for the City's participation in the Santa parade.</p> <p>RESOLVED THAT COUNCIL DIRECTS STAFF TO PREPARE A FLOAT FOR COUNCIL'S PARTICIPATION AS AN ENTRY IN THE 2012 SANTA PARADE.</p>	<p>Hal Councillors Wyers & Smith as subcommittee</p>	