

**THE CORPORATION OF THE CITY OF GRAND FORKS
AGENDA – PUBLIC HEARING MEETING**

**Monday April 20 – 6:00 p.m.
7217 4th Street, City Hall**

<u>ITEM</u>	<u>SUBJECT MATTER</u>	<u>RECOMMENDATION</u>
1. <u>PRESENTATIONS</u>		
2. <u>CALL TO ORDER</u>		
3. <u>ADOPTION OF AGENDA</u>		
4. <u>REGISTERED PETITIONS AND DELEGATIONS</u>		
5. <u>RECOMMENDATIONS FROM STAFF FOR DECISIONS</u>		
a) Manager of Development & Engineering - Amendment to the City's Zoning Bylaw No. 1606 RFD-Zoning Amendment to I-2 permitted uses.pdf	To amend the current zoning bylaw by adding the permitted use of tool and equipment rental facilities to the I-2 (General Industrial) Zone.	RESOLVED THAT Council hold the public hearing as advertised, allowing any person present who believes that his or her intent in the property is effected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw, and ensuring that as a Council, hearing from the public is required to take all submissions and then base a decision on the facts relevant to the rezoning requires, within the parameters set out in the existing zoning bylaw.
6. <u>BYLAWS</u>		
7. <u>LATE ITEMS</u>		
8. <u>ADJOURNMENT</u>		

REQUEST FOR DECISION

— PUBLIC HEARING —



To: Mayor and Council

From: Manager of Development & Engineering

Date: April 13th, 2015

Subject: To amend the current Zoning Bylaw by adding the permitted use of tool and equipment rental facilities to the I-2 (General Industrial) Zone.

Recommendation: **RESOLVED THAT COUNCIL HOLD THE PUBLIC HEARING AS ADVERTISED, ALLOWING ANY PERSON PRESENT WHO BELIEVES THAT HIS OR HER INTENT IN THE PROPERTY IS EFFECTED BY THE PROPOSED BYLAW BE GIVEN THE OPPORTUNITY TO BE HEARD ON MATTERS CONTAINED IN THE BYLAW, AND ENSURING THAT AS A COUNCIL, HEARING FROM THE PUBLIC IS REQUIRED TO TAKE ALL SUBMISSIONS AND THEN BASE A DECISION ON THE FACTS RELEVANT TO THE REZONING REQUEST, WITHIN THE PARAMETERS SET OUT IN THE EXISTING ZONING BYLAW.**

BACKGROUND: City staff members have deemed it desirable to amend the Zoning Bylaw to include tool and equipment rental facilities in the I-2 (General Industrial) Zone. This decision is based on recent public enquiries and the fact that the intended use fits the form and character of the existing uses and surrounding businesses. An excerpt from the Zoning Bylaw for the I-2 Zone is attached as well as the land use designation for these areas in the SCP.

At the April 7th, 2015 Committee of the Whole meeting, the Committee of the Whole recommended that Council direct staff to draft the appropriate amendment bylaw by adding the permitted use of tool and equipment rental facilities to the I-2 (General Industrial) Zone and to proceed with the statutory requirements for amending bylaws in accordance with the Local Government Act.

At the April 7th, 2015 Regular Meeting, Council resolved to accept and give first and second readings to Zoning Bylaw Amendment No. 1606-A2, 2015, and proceed with the statutory requirements for amending bylaws in accordance with the Local Government Act.

Benefits or Impacts of the Recommendation:

General: The intended use fits the form and character of the existing uses and surrounding businesses, and is consistent with the land use plan in the SCP.

REQUEST FOR DECISION

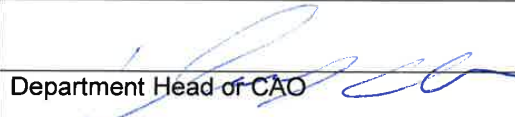

— PUBLIC HEARING —



- Strategic Impact:** Expands potential for economic development in this zone.
- Financial:** There would be the cost of newspaper advertising in two consecutive issues of the newspaper and the notification to surrounding property owners.
- Policy/Legislation:** The Local Government Act outlines the requirements for the holding of public hearings.
- Attachments:** 1) Draft Bylaw No. 1606-A2; 2) Notice of Public Hearing Advertisement and map
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Recommendation: **RESOLVED THAT COUNCIL HOLD THE PUBLIC HEARING AS ADVERTISED, ALLOWING ANY PERSON PRESENT WHO BELIEVES THAT HIS OR HER INTENT IN THE PROPERTY IS EFFECTED BY THE PROPOSED BYLAW BE GIVEN THE OPPORTUNITY TO BE HEARD ON MATTERS CONTAINED IN THE BYLAW, AND ENSURING THAT AS A COUNCIL, HEARING FROM THE PUBLIC IS REQUIRED TO TAKE ALL SUBMISSIONS AND THE BASE A DECISION ON THE FACTS RELEVANT TO THE REZONING REQUEST, WITHIN THE PARAMETERS SET OUT IN THE EXISTING ZONING BYLAW.**

- OPTIONS:**
- 1. COUNCIL MAY DECLINE TO HOLD THE PUBLIC HEARING AND DENY REZONING AND FURTHER PUBLIC PROCESS. There is no option not to hold the public hearing, inasmuch as it has been duly advertised.**
 - 2. COUNCIL REFERS BACK TO STAFF FOR FURTHER INFORMATION.**

 Department Head of CAO	 Chief Administrative Officer
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THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1606-A2

A BYLAW TO AMEND THE CITY OF GRAND FORKS
ZONING BYLAW NO. 1606, 1999

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WHEREAS Council may, by bylaw, amend the provisions of a Zoning Bylaw pursuant to the provisions of the Local Government Act;

AND WHEREAS Council of the Corporation of the City of Grand Forks believes it is in the public interest to amend the provisions of the Zoning Bylaw in order to have better interpretation and have greater enforcement of the bylaw;

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

1. This bylaw may be cited, for all purposes, as “**The City of Grand Forks Zoning Amendment Bylaw No. 1606-A2, 2015**”.
2. Zoning Bylaw No. 1606 is hereby amended by adding the following permitted use:

Section 45 **I-2 (General Industrial) Zone:**

Permitted Uses:

1. The following uses and no others are permitted in an I-2 zone:

(k) tool and equipment rental establishments.

Read a **FIRST** time this 7th day of April, 2015.

Read a **SECOND** time this 7th day of April, 2015.

NOTICE OF PUBLIC HEARING advertised this 8th day of April, 2015 **AND** this 15th day of April, 2015.

PUBLIC HEARING HELD this 20th day of April 2015.

Read a **THIRD** time this ____ day of _____, 2015.

The City of Grand Forks Zoning Amendment Bylaw No. 1606-A2, 2015

APPROVED by the Ministry of Transportation this ____ day of _____, 2015.

Approving Officer

FINALLY ADOPTED this ____ day of _____, 2015.

Mayor Frank Konrad

Corporate Officer – Diane Heinrich

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 1606-A2, as passed by the Municipal Council of the City of Grand Forks on the ____ day of _____.

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

THE CORPORATION OF THE CITY OF GRAND FORKS

NOTICE OF PUBLIC HEARING

WHEREAS Part 26, Division 4 of the Local Government Act requires that a **PUBLIC HEARING** be held prior to the adoption of a Zoning Amendment Bylaw;

TAKE NOTICE THAT a Public Hearing with respect to City of Grand Forks Bylaw Number 1606-A2, 2015, cited as "The City of Grand Forks Zoning Amendment Bylaw No. 1606-A2, 2015", will be held on:

**Monday, April 20, 2015
At 6:00 p.m.
In Council Chambers at City Hall
7217 – 4th Street
Grand Forks, B.C.**

Bylaw No. 1606-A2 is intended to amend the "City of Grand Forks Zoning Bylaw No. 1606, 1999", by adding the following permitted use:

Section 45 I-2 (General Industrial) Zone:

Permitted Uses:

1. The following uses and no others are permitted in an I-2 zone:
2. ***(k) tool and equipment rental establishments.***

APPLICANT: The Corporation of the City of Grand Forks

PROPERTY LOCATION: All lands designated I-2 (General Industrial) Zone within the Municipality.

The proposed bylaw may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, (excluding holidays), until April 20, 2015, at City Hall, 7217 – 4th Street, Grand Forks, B.C.

Dated this 2nd day of April, 2015.

Sasha Bird, ASCT

Manager of Development & Engineering

The City of Grand Forks Zoning Amendment Bylaw No. 1606-A2, 2015

