

THE CORPORATION OF THE CITY OF GRAND FORKS
AGENDA - COMMITTEE OF THE WHOLE MEETING

Tuesday, April 7th, 2015 at 9:00 am
7217 - 4th Street, City Hall

	<u>ITEM</u>	<u>SUBJECT MATTER</u>	<u>RECOMMENDATION</u>
1	<u>CALL TO ORDER</u>		Call the meeting to order
2	<u>COMMITTEE OF THE WHOLE AGENDA</u>		
	Adopt agenda	April 7th, 2015, COTW	Adopt agenda as presented.
3	<u>REGISTERED PETITIONS AND DELEGATIONS</u>		
	Interior Health - Kerri Wall Delegation - Interior Health - Kerri Wall.pdf	Introduction and updates from Kerri Wall as the Community Health Facilitator for the East Kootenay and Kootenay Boundary	THAT COTW receive the presentation from Kerri Wall of Interior Health
	Interior Health - Cindy Crane Delegation - Interior Health - Cindy Crane.pdf	Introduction and updates from Cindy Crane as the Acute Health Services Manager for Grand Forks	THAT COTW receive the presentation from Cindy Crane of Interior Health
	Regional District of Kootenay Boundary - John MacLean Delegation - RDKB - John MacLean.pdf	Provide an overview of the RDKB with information on services and programs	THAT COTW receive the presentation from John MacLean from the Regional District of Kootenay Boundary
	Jacob Noseworthy	Invitation to Jacob Noseworthy to do a presentation on behalf of the BC Youth Parliament	THAT Council receive the presentation made by Jacob Noseworthy regarding the BC Youth Parliament for discussion
4	<u>PRESENTATIONS FROM STAFF</u>		
	Manager of Development & Engineering Services Memo - Mgr of Dev & Eng Re City's Gravel Pit.pdf	City of Grand Forks gravel pit adjacent to the RDKB Landfill	THAT the COTW request that staff proceed with compiling a detailed report regarding The City of Grand Forks gravel pit and bring back to Council for a decision to proceed with the remediation and to amend the City's 2015 Financial Plan

Manager of Development &
Engineering Services
[RFD - Mgr Dev & Eng DVP
Application.pdf](#)

Application for a development
variance permit to construct
an accessory building on the
property located at 7580 -
16th Street

THAT the COTW receives the
report and recommends to
Council to approve the
development variance permit
application, requesting an
interior setback variance from
5 feet to 2 feet and to vary the
ratio of principal bldg. to
accessory bldg. from 50% to
93%, in order to construct an
accessory bldg., on property
located at 7580 - 16th Street,
legally described at Lot 4,
Block 6, DL380, SDYD, Plan
586 and the Committee direct
staff to send letters to the
adjacent property owners,
inviting them to attend the
May 4, 2015, COTW Mtg., if
they have any comments or
concerns regarding the
proposed variance. Approval
will be contingent on the
structure being of similar
colour and form and
character of the existing
buildings.

Manager of Emergency Services
[RFD - Mgr. of Emerg. Serv. - Firehall
Rear Parking Lot Entrance.pdf](#)

Firehall rear parking lot
entrance

THAT the COTW
recommends that Council
approve the proposed parking
lot entrance change and the
removal/relocation of the
recycling bins to provide
adequate volunteer firefighter
parking at the April 20th,
2015, Regular Meeting of
Council

Monthly Highlight Reports from
Department Managers
[Building & Bylaw Services.doc](#)
[Chief Financial Officer.doc](#)
[Corporate & Community Services.doc](#)
[Development & Engineering.doc](#)
[Fire Chief.doc](#)
[Operations.docx](#)

Staff request for Council to
receive the monthly activity
report from department
managers

THAT Council receive the
monthly activity reports.

PROPOSED BYLAWS FOR DISCUSSION

Chief Financial Officer
[RFD - CFO - 2015 Sewer Rates
 Amendment.pdf](#)

2015 waste water rates
 amendment

THAT the COTW
 recommends to Council to
 give first three readings to
 Bylaw 2013 Sewer
 Regulations Amendment
 2015 at the April 20th, 2015,
 Regular Meeting of Council

Chief Financial Officer
[RFD - CFO - 2015 Water Rates
 Amendment.pdf](#)

2015 water rates amendment

THAT the COTW
 recommends to Council to
 give first three readings to
 Bylaw 2014 Water Regulation
 Amendment 2015 at the April
 20th, 2015, Regular Meeting
 of Council

Chief Financial Officer
[RFD - CFO - 2015 Tax Rates Bylaw
 2012.pdf](#)

2015 Tax Rates Bylaw 2012

THAT the COTW
 recommends to Council to
 give first three readings to
 2015 Tax Rates Bylaw 2012
 Option _____ at the April
 20th, 2015, Regular Meeting
 of Council

Manager of Development &
 Engineering Services
[RFD - Mgr Dev & Eng Rezoning
 Application.pdf](#)

To amend the current Zoning
 Bylaw by rezoning property
 located at 832 - 64th Avenue
 from the current R-1 (Single
 and Two-Family Residentials)
 to R-4 (Rural Residential);
 and review the Sustainable
 Community Plan designation
 to determine if an amendment
 is required

THAT the COTW
 recommends to Council to
 direct staff to draft the
 appropriate amendment
 bylaw(s) and proceed with the
 notification to surrounding
 property owners, publish
 notice in two consecutive
 issues of the Grand Forks
 Gazette and hold a public
 hearing in accordance with
 the Local Government Act

Manager of Development &
 Engineering Services
[RFD - Mgr Dev & Eng Zoning Bylaw
 Amend I-2.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

THAT the COTW
 recommends to Council to
 direct staff to draft the
 appropriate amendment
 bylaw and add 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

INFORMATION ITEMS**CORRESPONDENCE ITEMS**

9 **LATE ITEMS**

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

11 **QUESTION PERIOD FROM THE PUBLIC**


12 **IN-CAMERA RESOLUTION**

Chief Administrative Officer

Immediately following the
COTW Meeting, Council will
hold an In-Camera Meeting

THAT COTW recommends
Council convene an In-
Camera Meeting as outlined
under Section 90 of the
Community Charter to
discuss matters in a closed
meeting which are subject to
Section 90 (1)(a) personal
information about an
identifiable individual who
holds or is being considered
for a position as an officer,
employee or agent of the
municipality or another
position appointed by the
municipality; and 90 (1) g
litigation or potential litigation
affecting 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.

13 **ADJOURNMENT**

From: Kerri Wall <kerri.wall@interiorhealth.ca> 2/11/2015 2:24:08 PM 
Subject: New Online Delegation Form submission from Kerri Wall
To: Info City of Grand Forks

Your Worship, Mayor Konrad, and Members of Council, I/We are here this evening on behalf of:

Interior Health

To request that you consider:

receive my update on April 7

The reasons that I/We are requesting this action are:

I would like meet the new council and introduce myself as the Community Health Facilitator for the East Kootenay & Kootenay Boundary. I would like to give council an update on the Interior Health 'healthy communities initiative'.

I/We believe that in approving our request the community will benefit by:

Grand Forks passed a resolution to partner with Interior Health to promote health and wellness in the community on February 24, 2014. I want to make sure that all new council members are aware of this, inform them about work to date, and let them know about possibilities for continued healthy communities work in the City of Grand Forks.

I/We believe that by not approving our request the result will be:

possible missed opportunities to acheive our joint objectives of a healthy Grand Forks

In conclusion, I/we request that Council for the City of Grand Forks adopt a resolution stating:

no resolution required

Name

Kerri Wall

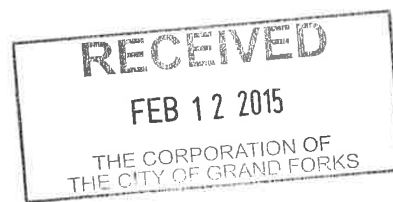
Organization

Interior Health

Mailing Address

Fernie Health Unit
Box 670, 1501-5th Avenue
Fernie, British Columbia V0B 1M0
Canada
[Map It](#)

Telephone Number



FILE CODE
D2-Interior Health-
Kerri Wall

250-423-8746

Email Address

kerri.wall@interiorhealth.ca

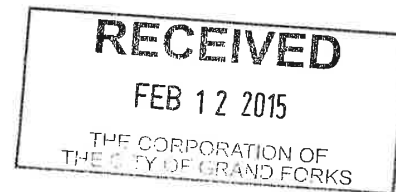
From: ■ "Wall, Kerri" <Kerri.Wall@interiorhealth.ca> 2/11/2015 2:55:21 ... 
Subject: 2 IH delegations to council on April 7
To: ■ Info City of Grand Forks

Hello,



I submitted 2 delegation applications on your website today, one for myself and one for my colleague Cindy Crane. I am hoping that we could have **2 separate delegations appear at the same council meeting, on April 7, 2015**. Please let me know if you have any questions or concerns. I look forward to hearing back from you about this at your earliest convenience.

Thank you!


Kerri Wall
Community Health Facilitator
East & West Kootenay
Healthy Communities Initiative
250-423-8746



FILE CODE

From:  Cindy Crane <cindy.crane@interiorhealth.ca> 2/11/2015 2:52:00 PM 

Subject: New Online Delegation Form submission from Cindy Crane

To:  Info City of Grand Forks

Your Worship, Mayor Konrad, and Members of Council, I/We are here this evening on behalf of:

Interior Health

To request that you consider:

receive my update on April 7

The reasons that I/We are requesting this action are:

I would like to meet the new council and introduce myself as the acute health services manager for Grand Forks with Interior Health. I would like to give council an update on health services available in Grand Forks.

I/We believe that in approving our request the community will benefit by:

knowing about health services

I/We believe that by not approving our request the result will be:

lack of understanding of health services

In conclusion, I/we request that Council for the City of Grand Forks adopt a resolution stating:

no resolution necessary

Name

Cindy Crane

Organization

Interior Health

Mailing Address

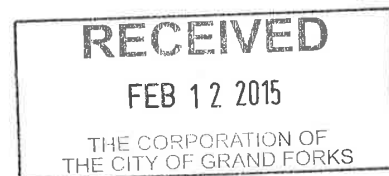
Boundary Hospital
Box 2647 7649 22nd Street
Grand Forks, British Columbia V0H 1H0
Canada
[Map It](#)

Telephone Number

250-443-2106

Email Address

cindy.crane@interiorhealth.ca



FILE CODE
Interior Health -
D2 - Cindy Crane

From: ■ "Wall, Kerri" <Kerri.Wall@interiorhealth.ca> 2/11/2015 2:55:21 ... 

Subject: 2 IH delegations to council on April 7

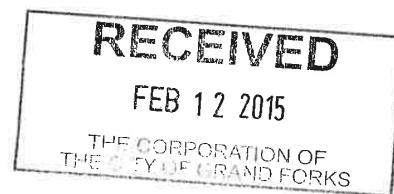
To: ■ Info City of Grand Forks

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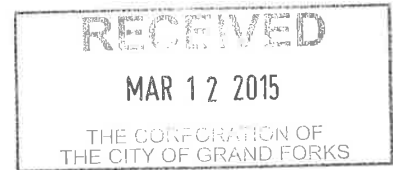
Thank you!

Kerri Wall
Community Health Facilitator
East & West Kootenay
Healthy Communities Initiative
250-423-8746



FILE CODE

Council Delegations



Background

Council for the City of Grand Forks welcomes public input and encourages individuals and groups to make their views known to Council at an open public meeting.

Council needs to know all sides of an issue, and the possible impacts of any action they make take, prior to making a decision that will affect the community. The following outline has been devised to assist you in preparing for your presentation, so that you will understand the kind of information that Council will require, and the expected time frame in which a decision will be forthcoming. Council may not make a decision at this meeting.

Presentation Outline

Presentations may be a maximum of 10 minutes.

Your Worship, Mayor Konrad, and Members of Council, I/We are here this evening on behalf of the **Regional District of Kootenay Boundary**.

To provide an overview of the RDKB.

The reason(s) that I/We are presenting this information is:

The Mayor and Council are newly elected. The Regional District would like to provide information to Council on the services and programs that are provided and answer any questions that Council may have.

I/We believe that in approving our request the community will benefit by:

Receiving accurate information and having any questions answered.

Council Delegations (cont.)

Name: John MacLean _____

FILE CODE

122 - RDKB Overview

Organization: RDKB_____

Mailing Address: RDKB 202 - 843 Rossland Ave. Trail, BC
V1R4S8_____

Telephone Number: 250.368.9148_____

Email Address:_____

The information provided on this form is collected under the authority of the Community Charter and is a matter of public record, which will form a part of the Agenda for a Regular Meeting of Council. The information collected will be used to process your request to be a delegation before Council. If you have questions about the collection, use and disclosure of this information contact the "Coordinator" City of Grand Forks.

N:Forms/Delegation form

MEMORANDUM



DATE : April 7, 2015

TO : Committee of the Whole

FROM : Manager of Development and Engineering

SUBJECT : City of Grand Forks Gravel Pit

On March 17, 2015 the City received a letter from the Regional District of Kootenay Boundary (RDKB) regarding the condition of the City's Pit and the RDKB Landfill. The RDKB advised the City that the over-excavation of the gravel pit has created unstable slopes that have eroded the Landfill property which has impacted the RDKB's electric fence and has jeopardized FortisBC's electrical transmission infrastructure. The RDKB has requested that the City undertake remedial action to correct the over-excavation of the gravel pit adjacent to the RDKB Landfill.

The next steps in the process will be as follows:

- A response letter will be forwarded to the RDKB notifying them that the City is intending to undertake the steps to rectify the situation;
- Initiate a survey of the property to locate the property lines and determine the amount of material that will be required to remediate the area;
- Retain a BCLS Legal Surveyor to locate the property pins;
- Retain a geotechnical consultant to undertake a geotechnical investigation of the site and provide recommendations for the proper remediation;
- Determine the costs of remediation; and
- Contact FortisBC to inform them of the situation.

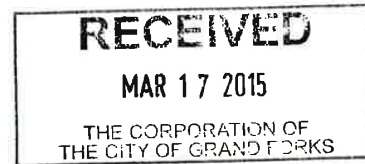
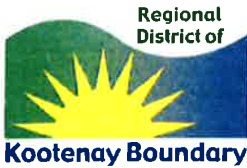
Once all the information has been gathered and compiled, a detailed report will be brought back to Council for a decision to proceed with the remediation and to amend the City's 2015 Financial Plan.

Respectfully Submitted,


Sasha J. Bird, ASCT

Manager of Development and Engineering

Encl.



March 16, 2014

Attention: Doug Allin, CAO
City of Grand Forks
PO Box 220
Grand Forks, BC V0H 1H0

Dear Doug,

The purpose of this letter is to request that the City of Grand Forks undertake remedial action to correct the over-excavation of the gravel pit adjacent to the Regional District of Kootenay Boundary (RDKB) Grand Forks landfill.

The excavation of the pit done by the City of Grand Forks has created unstable slopes that have eroded the landfill property. The slopes continue to erode and the top-of-slope will likely move another two or three metres before naturally stabilizing, which puts the slope far too close to the toe-of-slope of the landfill.

According to ortho-photos produced for landfill operations analysis, the excavation is about nine metres beyond the property line. This encroachment has damaged the electric fence required to keep wildlife out of the landfill and has undermined the bases of Fortis electrical transmission poles. RDKB staff have attempted to shore up the electrical poles however further erosion will negate the shoring work and put the poles at serious risk of collapsing.

Gravel pit excavation in BC usually requires a plan that shows buffer zones and setbacks. A buffer zone between the City of Grand Forks pit and the RDKB landfill should not be required; however a setback of at least five metres from the excavated area to the property line is reasonable.

To protect the landfill and electrical transmission infrastructure the excavation slope must be built back to a reasonable setback from the property line and stabilized.

Please review the situation and contact me to discuss next steps.

Regards,

A handwritten signature in blue ink, appearing to read "Alan Stanley".

Alan Stanley
General Manager of Environmental Services
Regional District of Kootenay Boundary

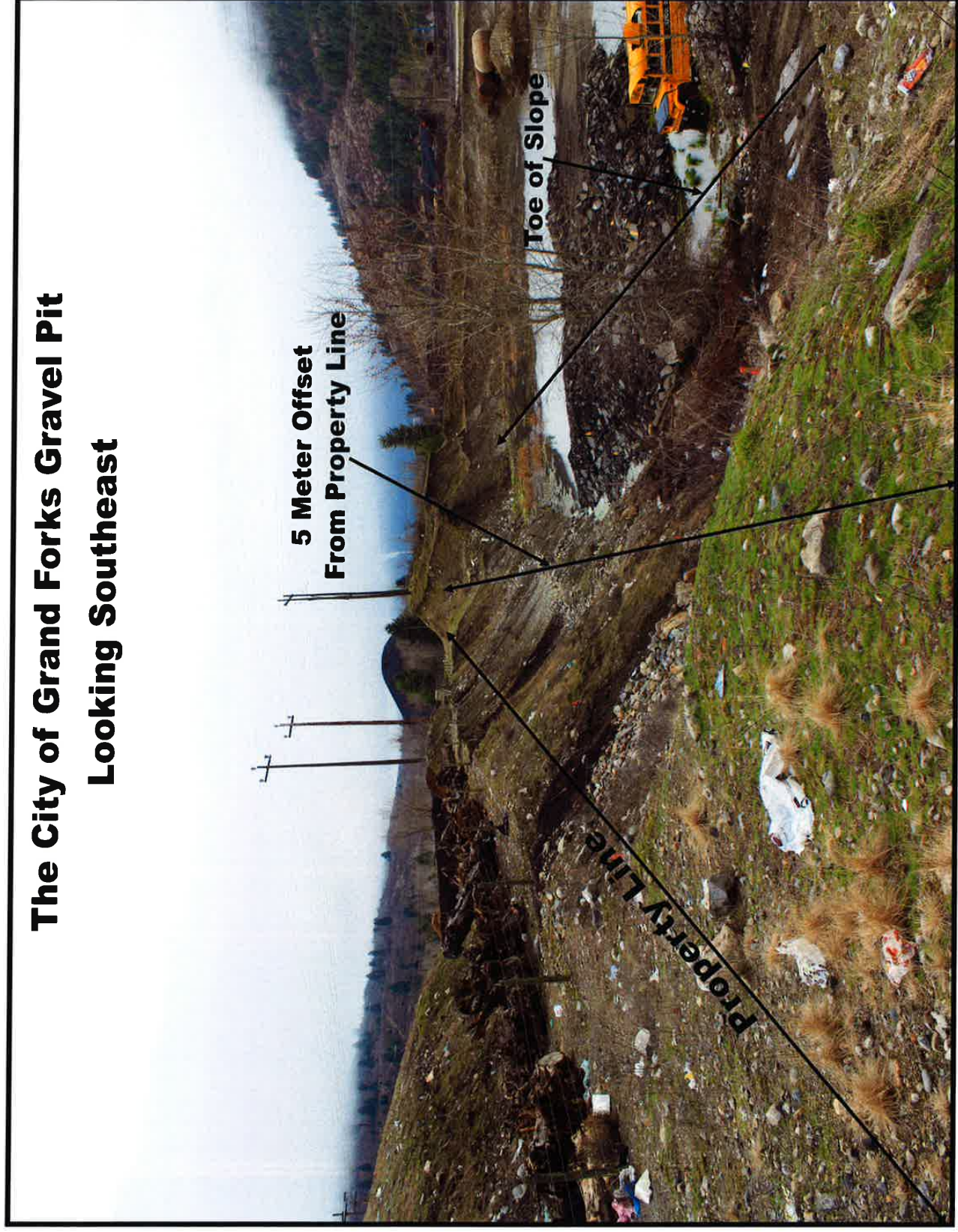
cc: John Maclean – RDKB CAO

FILE CODE

*Request to City to
R2 - Correct Over-Excavation
of Gravel Pit by Landfill*



The City of Grand Forks Gravel Pit Looking Southeast



The City of Grand Forks Gravel Pit

Looking Northwest



**The City of Grand Forks Gravel Pit
Looking Southeast**



REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole

From: Sasha Bird, Manager of Development & Engineering Services

Date: April 7, 2015

Subject: Application for a Development Variance Permit to construct an accessory building on the property located at 7580-16th Street.

Recommendation: **RESOLVED THAT** the Committee of the Whole receives the report and recommends to Council to approve the development variance permit application, requesting an interior setback variance from 5 feet to 2 feet and to vary the ratio of principal building to accessory building from 50% to 93%, in order to construct an accessory building, on property located at 7580-16th Street, legally described as Lot 4, Block 6, District Lot 380, S.D.Y.D., Plan 586 and the Committee direct Staff to send letters to the adjacent property owners, inviting them to attend the May 4, 2015 Committee of the Whole meeting, if they have any comments or concerns regarding the proposed variance. Approval will be contingent on the structure being of similar colour and form and character of the existing buildings.

BACKGROUND: The City has received a Development Variance Permit application from Harold & Yvonne Kopan, owners of property legally described as Lot 4, Block 6, District Lot 380, S.D.Y.D, Plan 586, located at 7580-16th Street. The property in question is currently zoned R-1 (Single and Two-family Residential) in the City's Zoning Bylaw.

Section 901 of the Local Government Act states that a person may apply to the Board of Variance to relieve or exempt, to relieve hardship. At the present time, the City does not have a Board of Variance, so the approving body is Council.

The applicants wish to construct a 1,000 square foot metal clad accessory building to house dry goods (photo of building attached), next to an existing 1,120 square foot workshop and garden building. The 2 accessory buildings would be 6 feet apart for fire separation requirements, which is why the applicant has requested the variance to the interior side setback of the current Zoning Bylaw (the hardship element). The residence on the adjacent property is located at the front of the property and is not near the proposed accessory building.

The property space between the house and the existing shop is being used as a garden and recreation area and the applicant does not wish to disturb this area.

All the buildings, including the proposed one, will not exceed the 50% density lot coverage area of the Zoning Bylaw. The property is 66 feet wide by 330 feet long which calculates to 21,780 square feet. The total area of all the structures calculates to 4,440 square feet.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Section 901(2)(iii) of the Local Government Act states that use and density cannot be varied under the applicable bylaw.

Section 901(4) of the Local Government Act states that notice must be given to all owners or tenants, indicating the land that is subject of the application and the land that is adjacent to the subject of the application. Staff will send letters to the affected property owners, informing them of the variance application and inviting them to attend the May 4, 2015 Committee of the Whole meeting, if they have any comments or concerns regarding the proposed variance.

Benefits or Impacts of the Recommendation:

- | | |
|----------------------------|---|
| General: | By approving the development variance request, it would alleviate the applicant's hardship issue in that he could build the second accessory building next to the existing work shop and have the storage area close to the work area. |
| Strategic Impact: | N/A |
| Financial: | There is no cost to the taxpayers with regard to the development variance. The applicants have paid \$350.00 for the Development Variance application. |
| Policy/Legislation: | Section 901 of the Local Government Act governs development variance applications and procedures. |
| Attachments: | <ul style="list-style-type: none">- Development Variance application complete with site plan showing the existing and proposed buildings on the property and a picture showing the proposed structure;- Excerpt from the City's Zoning Bylaw – R-1 Single & Two Family Residential, Setbacks and Lot Coverage;- Aerial and Street view of the property and a copy of the zoning map showing the zoning of area;- Photos taken from 16th Street and from 75th Avenue; and- Excerpt from the Local Government Act, Section 901. |
-

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Recommendation: **RESOLVED THAT** the Committee of the Whole receives the report and recommends to Council to approve the development variance permit application, requesting an interior setback variance from 5 feet to 2 feet and to vary the ratio of principal building to accessory building from 50% to 93%, in order to construct an accessory building, on property located at 7580-16th Street, legally described as Lot 4, Block 6, District Lot 380, S.D.Y.D., Plan 586 and the Committee direct Staff to send letters to the adjacent property owners, inviting them to attend the May 4, 2015 Committee of the Whole meeting, if they have any comments or concerns regarding the proposed variance. Approval will be contingent on the structure being of similar colour and form and character of the existing buildings.

OPTIONS:

- 1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.**
- 2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.**
- 3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.**

THE CORPORATION OF THE CITY OF GRAND FORKS

7217-4th STREET, BOX 220, GRAND FORKS, B.C. V0H 1H0 TELEPHONE: 250-442-8266 FAX: 250-442-8000



DEVELOPMENT VARIANCE PERMIT APPLICATION

APPLICATION FEE

\$350.00

Receipt No.

182297

LOCAL GOVERNMENT ACT, SECTION 922

Registered Owner(s):

Harold Terrance Kapan

Yvonne Maureen Kapan

Mailing Address:

Box 1474

Telephone:

Home: 442-3584

Work

Legal Description:

Lot 4, Block 6, D.L. 380, Plan 586

P.I.D.

012.191.086

Civic Address:

7580-16th Street

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, Harold Kapan, 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*.

A handwritten signature of Harold Kapan in dark ink.

(signature)

Jan 20, 2015

(date)

Page 1 of 3

THE CORPORATION OF THE CITY OF GRAND FORKS



7217-4th STREET, BOX 220, GRAND FORKS, B.C. V0H 1H0 TELEPHONE: 250-442-8266 FAX: 250-442-8000

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

Vary Section 33(2)(ii) Interior setback from 5 feet to 2 feet in order to construct 20x50 accessory building beside an existing shop building & vary the ratio of principal to accessory building from 50% to 99%.

Submit the following information with the application:

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

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

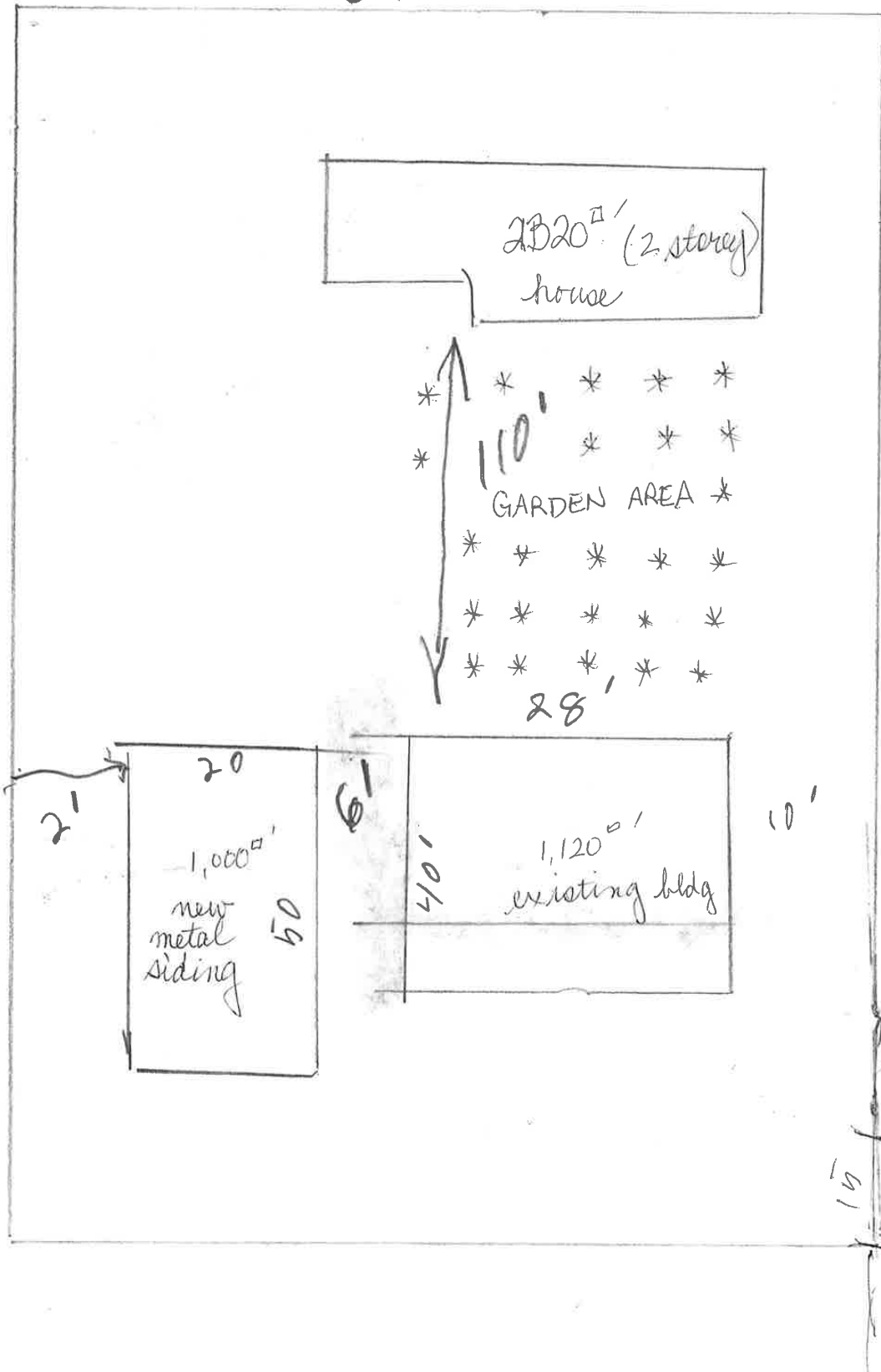
The information provided is full and complete and to the best of knowledge to be a true statement of the facts relating to this application.


Signature of Owner

Jan 20, 2015
Date

66' 16th Street

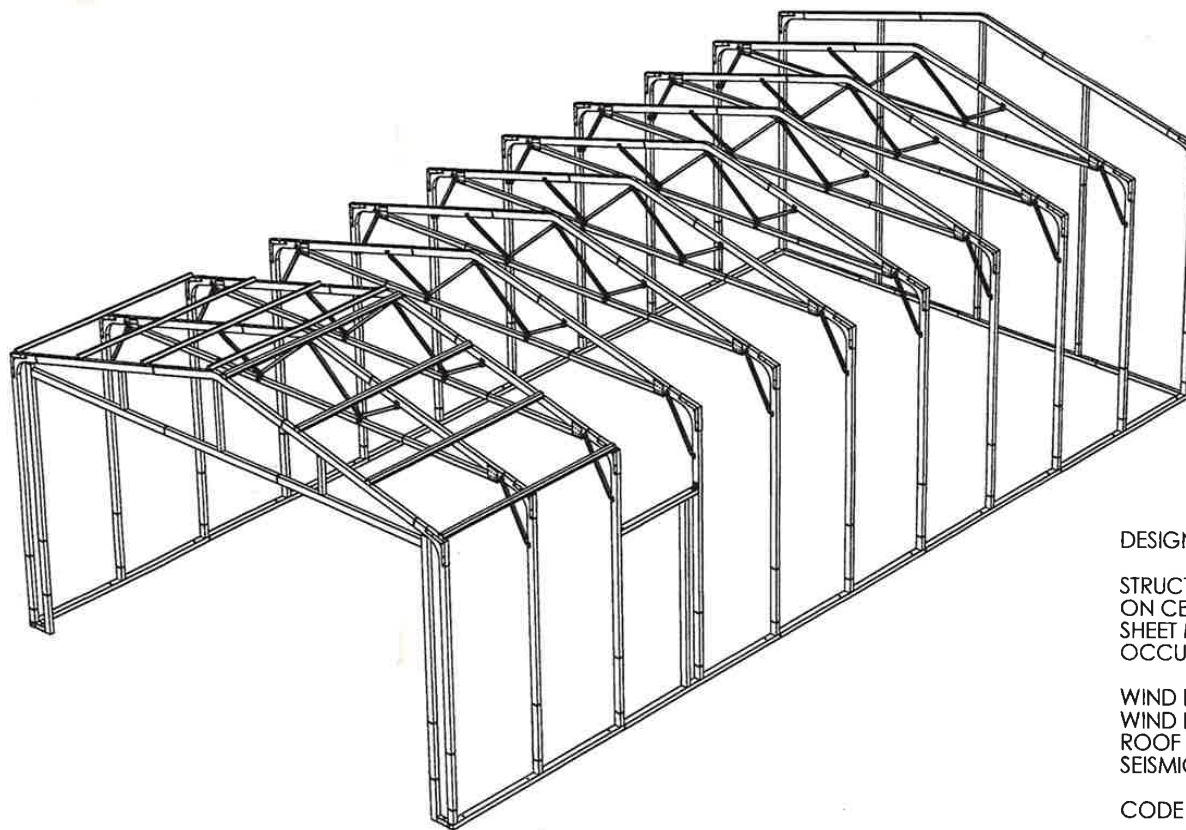
330'



1 2 3 4 5 6 7 8

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF
VERSATUBE BUILDING SYSTEMS. ANY REPRODUCTION IN PART OR WHOLE WITHOUT
THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.

SHEET METAL NOT SHOWN
NOT ALL ROOF PURLINS SHOWN



C

DESIGN CRITERIA:

STRUCTURE SIZE: 20' X 40'-2" X 10'
ON CENTER SPACING: 4'
SHEET METAL: 29GA, 80KSI, STEEL
OCCUPANCY GROUP: U-1

WIND LOAD: 90MPH, V3S, EXPOSURE (C)
WIND IMPORTANCE FACTOR: 1
ROOF LIVE LOAD: 59PSF
SEISMIC CATEGORY: D

CODE COMPLIANCE: IBC 2006

D

NOTE TO BUILDING DEPARTMENT OFFICIAL:
THESE DRAWINGS AND/OR CALCULATIONS ARE
VALID ONLY FOR STRUCTURES MANUFACTURED
BY VERSATUBE BUILDING SYSTEMS. VERIFICATION
IS RECOMMENDED PRIOR TO BUILDING
APPROVAL.



PROJECT: VERSATUBE FRONTIER BUILDING

TITLE: 20' X 40'-2" X 10' FRONTIER, 18' X 9'-6" DOOR, WALK
DOOR

DWG NO: FB320401004118X96 P1

DRAWN BY: A. STRICKER

DATE: 9/18/14

1 2 3 4 5 6 7 8

SECTION 33

R-1 (Residential – Single & Two Family) Zone cont'd

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

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

Principal building with all accessory buildings and structures 50%

Additional requirements

- (j) ****deleted by Bylaw 1888***
- (k) ****deleted by Bylaw 1679***
- (l) The minimum size for a single-family dwelling shall be 75 square metres (800 sq.ft.);
- (m) See Sections 13 to 30A of this Bylaw.



Scale 1: 706

Legal Information

Plan: KAP586	Section:	Jurs: 210	Lot Area: 0.5
Block: 6	Township:	Roll: 1279000	Area Unit: acr
Lot: 4	Land District: 54	PID: 012-191-086	Width (ft): 0
District Lot: 380			Depth (ft): 0
Street: 7580 16TH ST			
Description: EXC PART IN DD C27408F.			

E

STREET

16TH

PLAN

1

28483

1

2

PLAN

1

2

34236

A

25312

6970

2

PLAN

3

3

PL

4

4

28

3

32314

A

586

PLAN

Z

4

6

15

PT

4

PT

5

PT

14

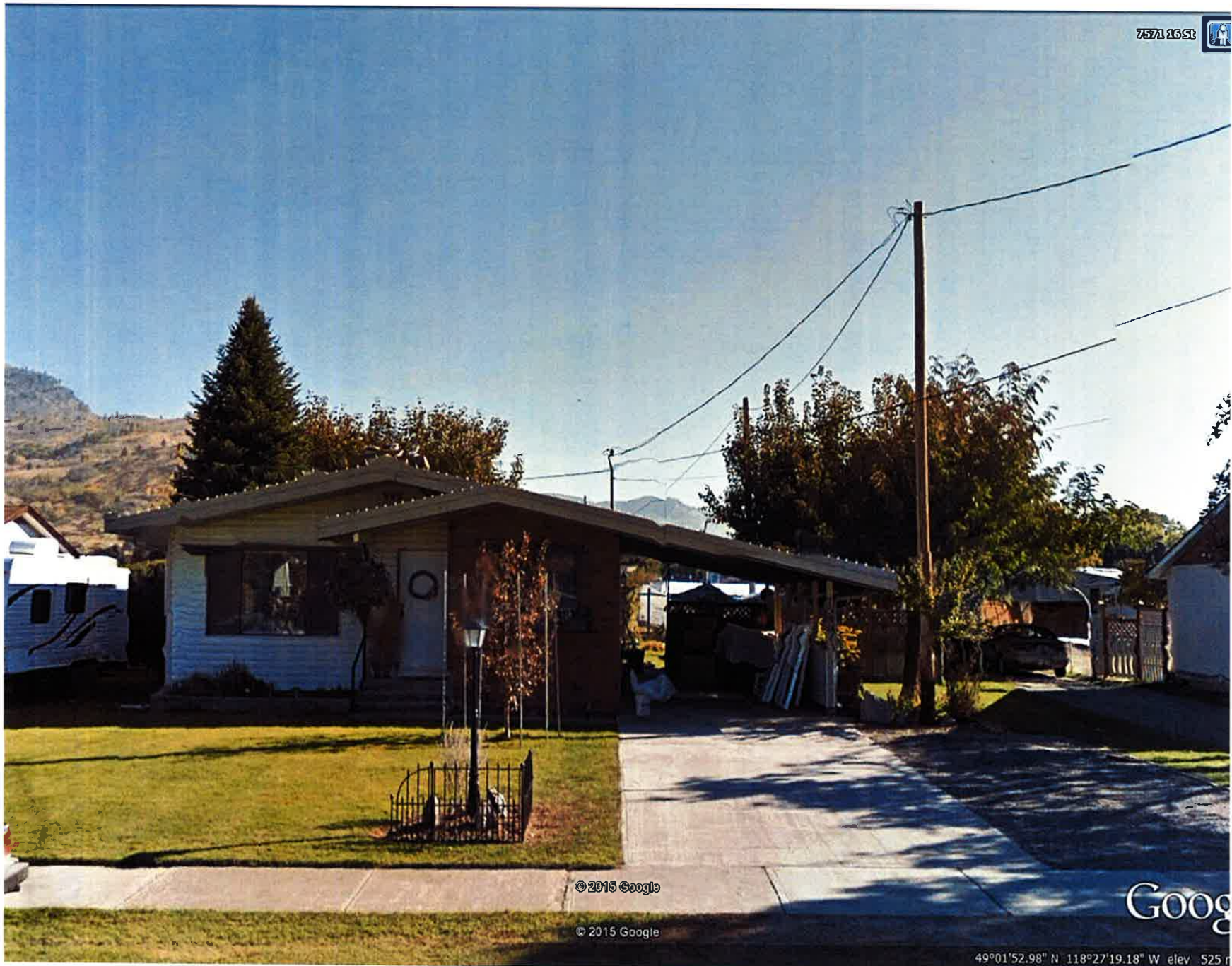
5

14

6

N.

1/2



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Goog

49°01'52.98" N 118°27'19.18" W elev 525 m



(Rep) Mar 27/03

(10) *Repealed*. [2003-15-15 (g)]

(11) Members of a board of variance must not receive compensation for their services as members, but must be paid reasonable and necessary expenses that arise directly out of the performance of their duties.

(12) A local government must provide in its annual budget for the necessary funds to pay for the costs of the board.

RS1979-290-961(1) to (6), (9) to (11), (13), (14); 1985-79-8; 1987-14-25; 2000-7-148; 2003-15-15.

Chair and procedures

900. (1) The members of a board of variance must elect one of their number as chair.

(2) The chair may appoint a member of the board of variance as acting chair to preside in the absence of the chair.

(3) A bylaw establishing a board of variance must set out the procedures to be followed by the board of variance, including the manner by which appeals are to be brought and notices under section 901 (4) are to be given.

(4) A board of variance must maintain a record of all its decisions and must ensure that the record is available for public inspection during normal business hours.

RS1979-290-961(7), (8), (12), 962(10); 1985-79-8; 1987-14-25.

Variance or exemption to relieve hardship

901. (1) A person may apply to a board of variance for an order under subsection (2) if the person alleges that compliance with any of the following would cause the person hardship:

- (a) a bylaw respecting the siting, dimensions or size of a building or structure, or the siting of a manufactured home in a manufactured home park;
- (b) a bylaw under section 8 (3) (c) [*fundamental powers – trees*] of the *Community Charter*, other than a bylaw that has an effect referred to in section 50 (2) [*restrictions on authority – preventing all uses*] of that Act if the council has taken action under subsection (3) of that section to compensate or mitigate the hardship that is caused to the person;
- (c) the prohibition of a structural alteration or addition under section 911 (5);
- (d) a subdivision servicing requirement under section 938 (1) (c) in an area zoned for agricultural or industrial use.

(2) On an application under subsection (1), the board of variance may order that a minor variance be permitted from the requirements of the bylaw, or that the applicant be exempted from section 911 (5), if the board of variance

- (a) has heard the applicant and any person notified under subsection (4),
- (b) finds that undue hardship would be caused to the applicant if the bylaw or section 911 (5) is complied with, and
- (c) is of the opinion that the variance or exemption does not

- (i) result in inappropriate development of the site,
- (i.1) adversely affect the natural environment,
- (ii) substantially affect the use and enjoyment of adjacent land,
- (iii) vary permitted uses and densities under the applicable bylaw, or
- (iv) defeat the intent of the bylaw.

(3) The board of variance must not make an order under subsection (2) that would do any of the following:

- (a) be in conflict with a covenant registered under section 219 of the *Land Title Act* or section 24A of the *Land Registry Act*, R.S.B.C. 1960, c. 208;
- (b) deal with a matter that is covered in a permit under Division 9 of this Part or covered in a land use contract;
- (b.1) deal with a matter that is covered by a phased development agreement under section 905.1 [*phased development agreements*];
- (c) deal with a flood plain specification under section 910 (2);

(Add) Oct 20/07

(Add) Jun 21/07

(Sub) Jan 01/01

- (d) apply to a property
 - (i) for which an authorization for alterations is required under Part 27,
 - (ii) that is scheduled under section 970.1 (3) (b) or contains a feature or characteristic identified under section 970.1 (3) (c), or
 - (iii) for which a heritage revitalization agreement under section 966 is in effect.

(4) If a person makes an application under subsection (1), the board of variance must notify all owners and tenants in occupation of

- (a) the land that is the subject of the application, and
- (b) the land that is adjacent to land that is the subject of the application.

(5) A notice under subsection (4) must state the subject matter of the application and the time and place where the application will be heard.

(6) The obligation to give notice under subsection (4) must be considered satisfied if the board of variance made a reasonable effort to mail or otherwise deliver the notice.

(Sub) Jan 01/01

(7) In relation to an order under subsection (2),

- (a) if the order sets a time within which the construction of the building, structure or manufactured home park must be completed and the construction is not completed within that time, or
 - (b) if that construction is not substantially started within 2 years after the order was made, or within a longer or shorter time period established by the order,
- the permission or exemption terminates and the bylaw or section 911 (5), as the case may be, applies.

(8) A decision of the board of variance under subsection (2) is final.

RS1979-290-962(1), (2), (4) to (7), (9); 1985-79-8; 1987-14-26; 1989-40-161; 1990-53-12; 1992-18-90; 1992-79-7; 1994-43-69; 1994-52-109; 1997-24-9 (B.C. Reg. 354/97); 2000-7-149(b) and (c); 2003-52-384; 2007-6-22 (B.C. Reg. 190/2007).

Extent of damage preventing

reconstruction as non-conforming use

902. (1) A person may apply to a board of variance for an order under subsection (2) if the person alleges that the determination by a building inspector of the amount of damage under section 911 (8) is in error.

(2) On an application under subsection (1), the board of variance may set aside the determination of the building inspector and make the determination under section 911 (8) in its place.

(3) The applicant or the local government may appeal a decision of the board of variance under subsection (2) to the Supreme Court.

RS1979-290-962(1)(b), (3), (8); 1985-79-8; 1987-14-26; 1989-40-161; 1990-53-12; 1992-18-90; 1992-79-7; 1994-43-69; 1994-52-109.

Division 7 – Zoning and Other Development Regulation

Zoning bylaws

903. (1) A local government may, by bylaw, do one or more of the following:

- (a) divide the whole or part of the municipality or regional district into zones, name each zone and establish the boundaries of the zones;
- (b) limit the vertical extent of a zone and provide other zones above or below it;
- (c) regulate within a zone
 - (i) the use of land, buildings and other structures,
 - (ii) the density of the use of land, buildings and other structures,
 - (iii) the siting, size and dimensions of
 - (A) buildings and other structures, and
 - (B) uses that are permitted on the land, and
 - (iv) the location of uses on the land and within buildings and other structures;
- (d) regulate the shape, dimensions and area, including the establishment of minimum and maximum sizes, of all parcels of land that may be created by subdivision, in which case
 - (i) the regulations may be different for different areas, and

(Re) Jan 01/04

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Dale Heriot, Manager of Emergency Services
Date: March 23, 2015
Subject: Firehall Rear Parking Lot Entrance
Recommendation: **RESOLVED THAT** the Committee of the Whole recommends that Council approve the proposed parking lot entrance change and the removal/relocation of the recycling bins to provide adequate volunteer firefighter parking.

BACKGROUND: In 2014 a new 100 foot platform ladder truck was ordered for the fire department. The new truck is 47 feet long and it is planned that the truck drive into the firehall bays from the rear of the building as opposed to backing in from the front, which is the current procedure. Presently there are two narrow entrances on the east end of the parking lot separated by a middle island consisting of landscaping and trees. It is proposed that there be only one wide entrance in the middle of the lot to more easily assist the larger apparatus. The island and trees would have to be removed to accommodate the entrance. Additionally the middle row of 18 parking stalls would have to be eliminated to accommodate a driving lane to the rear bay doors. With the elimination of the parking stalls the volunteers would be forced to park about 200 feet away in the Fireman Park parking lot, creating a delay in response. In an effort to minimize response time for the volunteers when arriving at the hall for callouts, and thus limiting the potential life threatening impact on people and property, it is also recommended that the recycling bins be removed to allow for parking stalls for the volunteers. The area formed by the removal of the bins will allow for sufficient parking stalls.

Benefits or Impacts of the Recommendation:

General: **The change to the rear parking lot entrance and removal/relocation of bins will provide easier entry into the fire station with the ladder truck as well as maintain suitable parking.** Although the fire truck could be backed in off of the street, the onerous task may increase the possibility of damage. The removal of the recycling bins will provide an acceptable solution to parking lost due to the new entrance.

Strategic Impact: A more efficient response from firefighters would be realized by enabling all of the crew to park within a short distance from the fire station.

Financial: The cost of the adjustments to the parking lot will be absorbed in the Public Works operating budget.

Policy/Legislation: N/A

Attachments: - Rear parking lot entrance and parking change sketches.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Recommendation:

RESOLVED THAT the Committee of the Whole recommends that Council approve the proposed parking lot entrance change and the removal/relocation of the recycling bins to provide adequate volunteer firefighter parking.

OPTIONS:

1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.
 2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.
 3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.
-





MONTHLY HIGHLIGHT REPORTS



DATE : March 25, 2015
TO : Committee of the Whole
FROM: Manager of Building Inspection & Bylaw Services
HIGHLIGHTS: For the Month of February and March, 2015

❖ **Bylaw Office Review**

- ❖ Complaints have been mostly minor issues
- ❖ Following up on complaints
- ❖ Following up on camps along the City's riverbanks
- ❖ Following up on a camp located in the swamp behind the Cemetery

❖ **Building Inspections review**

- ❖ Following up on existing Building Permits
 - ❖ February saw a Flood Damage and a Fire Damaged property repaired
 - ❖ March
 - 1 Commercial renovation
 - 2 Sundeck additions
 - 1 Carport enclosure
 - 1 Carport Replacement
 - 1 Single Family Dwelling
 - ❖ Permit construction values this year are at just over \$731,000 to date
-

MONTHLY HIGHLIGHT REPORTS



DATE : March 26, 2015
TO : Committee of the Whole
FROM: Chief Financial Officer
HIGHLIGHTS : For the Month of March, 2015

- ❖ March 4th and March 12th – Budget workshops with Council
 - ❖ March 23rd – Open House at City Hall 3-7pm
 - ❖ Preparing Waste Water and Water rates amendments
 - ❖ Introduction and first three readings of Financial Plan
 - ❖ Preparing Tax Rates options for presentation to COTW on April 7th
 - ❖ Preparing for audit March 31, April 1,2
 - ❖ Training Receptionist casual position to cover off upcoming medical leave
 - ❖ Training Accounts Payable casual position to cover off current medical leave
-

MONTHLY HIGHLIGHT REPORTS



DATE : April 7th, 2015
TO : Regular Meeting
FROM: Corporate & Community Services
HIGHLIGHTS : For the Month of March, 2015

- ❖ Agendas and Minutes for March Meetings
 - ❖ Human Resources functions on various issues
 - ❖ Ongoing Records Retention after move to City Hall
 - ❖ Participation at the Outdoor Recreation Show in Vancouver
 - ❖ Preparation and participation at the City open house on March 23rd.
 - ❖ Participation in the Land Development workshop on March 19th.
 - ❖ Preparation of application for Marketing Award to submit to BCEDA.
-

MONTHLY HIGHLIGHT REPORTS



DATE: April 7, 2015
TO: Committee of the Whole
FROM: Manager of Development & Engineering
HIGHLIGHTS: For the Month of March, 2015

- ❖ Held a Land Development Readiness and Marketing Workshop at City Hall
- ❖ Held a Strategic Planning Community Engagement Open House at City Hall
- ❖ Prepared for and Attended the Outdoor Adventure and Travel Trade Show in Vancouver
- ❖ Received 3 Development Enquiries
- ❖ Received 2 Re-Zoning Applications
- ❖ Received 1 DVP Application
- ❖ Received 1 Enquiry Regarding City Owned Property for Sale
- ❖ Attended First Aid Training at Selkirk College
- ❖ Attended Asset Management Software Workshops and Continued with Data Acquisition
- ❖ Prepared the Department's 2015 Staff Workplan
- ❖ Continued Work on the Climate Action Revenue Investment Survey

MONTHLY HIGHLIGHT REPORTS



DATE : March 25, 2015
TO : Committee of the Whole
FROM: Fire Chief
HIGHLIGHTS : For the Month of March, 2015

- ❖ Calls for March (to 25th): 51 total: 15 Fire, 3 Rescue, 33 First Responder
- ❖ Included three structure fires, all contained to area of origin and less than \$2,000 damage.
- ❖ Responded to a mutual aid request from Greenwood Fire Dept
- ❖ Volunteers: Two-weekend (40 hr) First Responder Level 3 course completed by 8 members
- ❖ Public Education – Fire Extinguisher training for RKDB Rec staff at Aquatic Centre
- ❖ 2015 Budgeting
- ❖ Snow pack in area mountains: 75% of normal for this time of year (to March 1).

MONTHLY HIGHLIGHT REPORTS



DATE : April 7, 2015
TO : Regular Meeting
FROM: Manager of Operations
HIGHLIGHTS : For the Month of March 2015

Roads/Parks/Facilities

- ❖ Sweeping Program is completed.
- ❖ City Park campground washroom maintenance; painting and corrected some electrical deficiencies.
- ❖ Line painting contract that begin in April.
- ❖ Sign maintenance
- ❖ Patching
- ❖ Safety training first aid, flagging, backflow prevention
- ❖ Fire safety system checks started on all City buildings

Water/Sewer

- ❖ Comprehensive sanitary sewer main line flushing program continuing.
(Week 6 of 8 week program). Lift station solids removal part of program.
- ❖ Fire hydrant inspection program beginning.
(Week 2 of 4 week program)

MONTHLY HIGHLIGHT REPORTS



- ❖ Water main flushing program commenced. Utilizing recycled water from flushing program for boulevard maintenance.
- ❖ Working on data entry for Asset Management program
- ❖ Quarterly waste water treatment plant maintenance; cleaning contact chamber
- ❖ Departmental safety training for EOCP certification water distribution for level 2
- ❖ Water main repair at airport

Electrical

- ❖ Annual pole replacement program continues based on asset evaluation criteria.
 - ❖ Continuing voltage conversion program continuing along Central Avenue.
 - ❖ Identifying and consolidating assets. Reduced an old transformer on 6th and Central.
 - ❖ Continuing the door to door patrol to identify meter issues and ensure the meter seals are intact.
-

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Chief Financial Officer
Date: March 26, 2015
Subject: 2015 Waste Water Rates Amendment
Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to give first three readings to Bylaw 2013 Sewer Regulations Amendment 2015.

BACKGROUND:

At the March 23, 2015 Regular Meeting, Council gave the first three readings to 2015-2019 Financial Plan Bylaw 2008. Bylaw 2008 includes a waste water rate increase in order to meet revenue requirements for the Waste Water Fund in 2015. Effective July 1, 2015 waste water rates will increase 5.48%. For residential customers, this increase equates to \$3.84 per billing, or \$23.04 per year.

The increase in waste water rates will cover the debt payments for City Park Lift Station that began in 2014, as well as allow the City to put \$10,000 into the Capital Reserve in 2015 for infrastructure replacement.

Benefits or Impacts of the Recommendation:

General: The proposed fee increase is included in the 2015-2019 Financial Plan.
Financial: The fee increase will enable Council to cover the costs of running the waste water system.
Policy/Legislation: In accordance with Section 194 of the Community Charter, Council may impose a fee payable in respect of all or part of a service of the municipality.
Attachments: Bylaw 2013 Sewer Regulations Amendment 2015

Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to give first three readings to Bylaw 2013 Sewer Regulations Amendment 2015.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



- OPTIONS:**
- 1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.**
 - 2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.**
 - 3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.**

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 2013

**A BYLAW TO AMEND THE CITY OF GRAND FORKS
SEWER REGULATION AND RATES BYLAW NO. 1974**

WHEREAS in accordance with the Community Charter, Council may, by bylaw, regulate and control the sewer service of the City of Grand Forks and amend rates, terms and conditions under which sewer service will be provided and supplied to all users and for the collection of rates for the service provided;

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

1. This Bylaw may be cited for all purposes as the **“City of Grand Forks Sewer Regulations Amendment Bylaw No. 2013, 2015”**.
2. That Bylaw No. 1974, cited as “City of Grand Forks Sewer Regulation Bylaw No. 1974, 2013” be amended by deleting “Schedule A” and replacing it with a new “Schedule A”, which is identified as “Appendix 1” and attached to this bylaw.
3. That this bylaw shall come into force and effect for all consumption billed for periods ended on or after July 1, 2015.

INTRODUCED this 7th day of April, 2015.

Read a **FIRST** time this _____ day of _____.

Read a **SECOND** time this _____ day of _____.

Read a **THIRD** time this _____ day of _____.

FINALLY ADOPTED this _____ day of _____.

Mayor Frank Konrad

Corporate Officer – Diane Heinrich

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2013,
the "City of Grand Forks Sewer Regulations Amendment Bylaw No. 2013, 2015",
as passed by the Municipal Council of the Corporation of the City of Grand Forks
on the ____ day of _____.

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

SERVICE CHARGES

1. **Charges for installation of sewer service:**

- (a) **Residential:** 100 mm (4 inch) diameter

At Cost by Contractor, including any additional service costs itemized in (c), plus 15%

- (b) **Commercial, Industrial, Institutional, Multi-family:** 152 mm (6 inch) diameter

At Cost by Contractor, including any additional service costs itemized in (c), plus 15%

- (c) Additional service costs not included in (a) and (b) above:

- i) Service or main extension (100 mm to 152 mm diameter and/or where the service length is greater than 15 m);
- ii) Restoration including but not limited to: asphalt road repair, concrete curb, sidewalk (concrete), and boulevard landscaping

2. **Charges for after-hours callout – evenings, weekends, statutory holidays**

Private property issue	\$ 250.00 flat rate
------------------------	---------------------

3. User Rates – Effective July 1, 2015

	Bi-Monthly Fixed Charge & Capital Charge	Bi-Monthly Fixed Charge & Capital Charge	Bi- Monthly Customer Charge	Sewer Rates Charge per 1/3 cubic meter Of metered water	Bi-Monthly Variable Sewer Charges for non-Metered
User Class	Per unit	Per Account (per meter)	Per Account		Per Residence
Metered multi-Family Apartment (one tax folio)	37.18		11.08	0.422	
Commercial Office Properties (water use restricted to staff washroom)		40.35	11.08	0.422	
Commercial (Class 06) Properties not listed below		63.55	11.08	0.422	
Large Industrial (Class 04) Properties		63.55	11.08	0.422	
Commercial laundry, car wash properties		63.55	11.08	0.422	
Hotels, Restaurants, Malls		63.55	11.08	0.422	
Institutions, schools, recreation facilities (arenas, pools) irrigation systems		63.55	11.08	0.422	
Buildings not connected to sewer system on lots where service is available		37.18	11.08		
Residential Properties not metered	46.41		11.08		16.45

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Chief Financial Officer
Date: March 24, 2015
Subject: 2015 Water Rates Amendment
Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to give first three readings to Bylaw 2014 Water Regulation Amendment 2015.

BACKGROUND:

At the March 23, 2015 Regular Meeting, Council gave the first three readings to 2015-2019 Financial Plan Bylaw 2008. Bylaw 2008 includes a water rate increase in order to meet revenue requirements for the Water Fund in 2015. Effective July 1, 2015 waste water rates will increase 2.4%. For residential customers, this increase equates to \$1.65 per billing or \$9.90 per year.

The increase in water rates will allow the City to put \$10,000 into the Capital Reserve in 2015 for infrastructure replacement.

Benefits or Impacts of the Recommendation:

General: The proposed fee increase is included in the 2015-2019 Financial Plan
Financial: The fee increase will enable Council to cover the costs of running the water system.
Policy/Legislation: In accordance with Section 194 of the Community Charter, Council may impose a fee payable in respect of all or part of a service of the municipality.
Attachments: Bylaw 2014 Water Regulations Amendment 2015.

Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to give first three readings to Bylaw 2014 Water Regulation Amendment 2015.

OPTIONS: 1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.
3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 2014

**A BYLAW TO AMEND THE CITY OF GRAND FORKS
WATER REGULATIONS BYLAW NO. 1973**

WHEREAS in accordance with the Community Charter, Council may, by bylaw, regulate and control the water service of the City of Grand Forks and amend rates, terms and conditions under which water service will be provided and supplied to all users and for the collection of rates for the service provided;

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

1. This bylaw may be cited for all purposes as the **“City of Grand Forks Water Regulations Amendment Bylaw No. 2014, 2015”**.
2. That Bylaw No. 1973, cited as “City of Grand Forks Water Regulations Bylaw No. 1973, 2014”, be amended by deleting “Schedule A” and replacing it with a new “Schedule A”, which is identified as “Appendix 1” and attached to this bylaw.
3. That Bylaw No. 1973, cited as the “City of Grand Forks Water Regulations Bylaw No. 1973, 2014”, be amended by adding Section 8.6 “Should the property owner elect to have the water service to a building turned on or off, as described in Section 8 of this bylaw, water customer charge and fixed and capital fees will continue to be charged.”
4. That this bylaw shall come into force and effect for all consumption billed for periods ended on or after July 1, 2015.

INTRODUCED this 7th day of April, 2015.

Read a **FIRST** time this ____ day of _____.

Read a **SECOND** time this ____ day of _____.

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

FINALLY ADOPTED this ____ day of _____.

Mayor Frank Konrad

Corporate Officer – Diane Heinrich

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2014,
the "City of Grand Forks Water Regulations Amendment Bylaw No. 2014, 2015",
as passed by the Municipal Council of the Corporation of the
City of Grand Forks on the ____ day of _____.

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

SCHEDULE "A"
SERVICE CHARGES

1. Charges for installation of water service:

- (a) Residential: 19 mm diameter (3/4") & 24.5 mm diameter (1")
***NOTE: Water Meter Mandatory**

At Cost by Contractor, including any additional service costs itemized in (d), plus 15%

- (b) Commercial, Industrial & Institutional
***NOTE: Water Meter Mandatory**

At Cost by Contractor, including any additional service costs itemized in (d), plus 15%

- (c) Renewal (upgrading, including meter retrofit)

At Cost by Contractor, including any additional service costs itemized in (d), plus 15%

- (d) Additional service costs not included in (a), (b), and (c) above:
- i) Service or main extension (greater than 25.4 mm diameter and/or where the service line exceeds 15 m in length)
 - ii) Restoration including but not limited to: asphalt road repair, concrete curb, sidewalk (concrete), and boulevard landscaping

2. Charges for each time the water supply is turned on/off

During normal working hours (Monday – Friday) \$ 50.00

3. Charges for after-hours callout – evenings, weekends, statutory holidays

Private property issue \$ 250.00

4. Purchase of water from City Bulk Water Facility

Rate per cubic meter or portion thereof \$4.00

5. Water Meter Installation – subject to Sections 10.2, 10.7 & 11.1

(a) Standard in-house installation

At Cost by Contractor, plus 15%

(b) In-house installation with modifications*

At Cost by Contractor, plus 15%

(c) Pit meter

At Cost by Contractor, plus 15%

*Any modifications to water meter installation that result in the requirement for a manual read of the meter will result in a reading charge.

6. Additional Charges

(a) Manual meter reading charge – per occurrence \$ 25.00

(b) Meter re-read at Customer's request – per occurrence \$ 25.00

(c) Meter testing at Customer's request – per occurrence At Cost

(d) Water meter tampering charge – per occurrence \$200.00

(e) Charge for damage due to tampering

At Cost by Contractor for installation of new water meter plus the water meter tampering charge.

Schedule A
Bylaw No. 2014
Page 3 of 3

7. User Rates – Effective July 1, 2015

	Per Unit Bi-monthly Fixed Charge & Capital Charge	Per Account (per meter) Bi-monthly Fixed Charge & Capital Charge	Per Account Bi-monthly Customer Charge	Per Cubic Meter	Bi-Monthly Variable Water Charges for Non-Metered, Per Residence
User Class					
Metered Multi-Family Apartment (one tax folio)	\$29.18		\$7.17	\$0.116	
Commercial Office Properties (water use restricted to staff washroom)		\$27.14	\$7.17	\$0.116	
Commercial (Class06) Properties not listed below		\$60.42	\$7.17	\$0.127	
Large Industrial (Class 04) Properties		\$60.42	\$7.17	\$0.127	
Commercial laundry, car wash Properties		\$60.42	\$7.17	\$0.127	
Hotels, Restaurants, Malls		\$60.42	\$7.17	\$0.127	
Institutions, schools, recreation facilities (arenas, pools) irrigation systems		\$60.42	\$7.17	\$0.127	
Buildings not connected to Water System on lots where service is available		\$22.02	\$7.17		
Residential Properties not metered	\$46.34		\$7.17		\$16.79

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Chief Financial Officer
Date: March 28, 2015
Subject: 2015 Tax Rates Bylaw 2012
Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to give first three readings to 2015 Tax Rates Bylaw 2012 Option _____ at the April 20, 2015 Regular Meeting of Council.

BACKGROUND:

The annual Tax Rates Bylaw sets levy rates for municipal, regional district and hospital purposes each year. The attached spreadsheet provides three options for 2015 municipal tax rates.

The first option uses the same conversion ratios as 2014. This option results in the same total proportion of municipal taxes collected by each rate class. However, this option also results in a tax rate higher than 40.0 for utilities, which is the maximum set by the Province. Therefore, all conversion ratios remain the same except Class 2 Utilities, which is set at 40.0.

Option 2 sets the Class 4 Major Industry rate to the same as 2014 and uses the capped rate of \$40 per \$1000 of assessment set by the Province for Class 2 Utilities.

Option 3 uses the same tax rates as 2014. Although this results in slightly higher revenue than 2014, it does not meet the revenue requirements for the City for 2015.

Benefits or Impacts of the Recommendation:

General: Municipal Property Taxes allow Council to undertake the services that are required to run the municipality.

Financial: Property taxation is the main source of revenue for the municipality. The proposed 2015 Tax Rates Bylaw is intended to generate \$3,047,841.

Policy/Legislation: Section 197 of the Community Charter requires that each year, after adoption of the financial plan but before May 15, a council must, by bylaw, impose property values taxes for the year by establishing tax rates.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Attachments: 2015 Tax Rates Bylaw 2012
Tax Rates Bylaw 2012 Options spreadsheet

Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to give first three readings to 2015 Tax Rates Bylaw 2012 Option _____ at the April 20, 2015 Regular Meeting of Council.

OPTIONS:

1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.
2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.
3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.

THE CORPORATION OF THE CITY OF GRAND FORKS
BYLAW NO. 2012

**A BYLAW TO IMPOSE RATES ON ALL TAXABLE LAND
AND IMPROVEMENTS FOR THE YEAR ENDED DECEMBER 31, 2015**

=====

WHEREAS the Community Charter, requires that, after adoption of the financial plan, but before May 15th in each year, Council must, by bylaw, impose property value taxes for the year by establishing tax rates;

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

1. That Bylaw No. 1997, cited as "2014 Annual Tax Rates Bylaw", be hereby repealed.
2. The following Tax Rates are hereby imposed and levied for the Year Ended December 31, 2015:
 - a) For all lawful **GENERAL PURPOSES** of the Municipality on the value of all taxable land and improvements, rates appearing in Column "A" of Schedule "A" attached hereto and forming a part of the bylaw;
 - b) For **WEST KOOTENAY BOUNDARY REGIONAL HOSPITAL PURPOSES** on the value of all taxable land and improvements, rates appearing in Column "B" of Schedule "A" attached hereto and forming a part of the bylaw;
 - c) For **KOOTENAY BOUNDARY REGIONAL HOSPITAL PURPOSES** on the value of all taxable land and improvements, rates appearing in the Column "C" of Schedule "A" attached hereto and forming a part of the bylaw;
 - d) For purposes of the **REGIONAL DISTRICT OF KOOTENAY BOUNDARY** on the value of all taxable land and improvements rates appearing in Column "D" of Schedule "A", attached hereto and forming a part hereof;
3. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
4. Pursuant to Section 233 of the Community Charter
 - a) The due date for taxes shall be the 2nd day of July, 2015.
 - b) The Collector shall, as soon as is practicable on or after the 3rd day of July 2015, add to the unpaid taxes of the current year, in respect of each parcel of land and improvements thereon upon the real property tax roll, ten per centum of the amount unpaid as of the 2nd day of July, 2015.

5. This bylaw may be cited, for all purposes, as the “**2015 Annual Tax Rates Bylaw**”.

INTRODUCED this 7th day of April, 2015.

Read a **FIRST** time this ____ day of ____.

Read a **SECOND** time this ____ day of ____.

Read a **THIRD** time this ____ day of ____.

FINALLY ADOPTED this ____ day of ____.

Mayor Frank Konrad

Corporate Officer – Diane Heinrich

C E R T I F I C A T E

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

Clerk of the Municipal Council of
The City of Grand Forks

Schedule "A"
City of Grand Forks
2015 Property Tax Rates Bylaw 2012

		"A"	"B"	"C"	"D"
Property Class	Description	General Municipal	West Kootenay Boundary Regional Hospital District	Kootenay Boundary Regional Hospital District	Regional District of Kootenay Boundary
		(Dollars of tax per \$1,000 taxable assessed value)			
1	Residential				
2	Utility				
4	Major Industry				
5	Light Industry				
6	Business/Other				
8	Rec/Non-Profit				
9	Farm				

City of Grand Forks
Property Assessments, Rates, Taxes
2015 City Tax Revenue Options
Schedule A

2015 Revenue Requirement			3,047,841					
	2014 Actual		Option 1 - inc prior year revenue by 4.96%, same conversion ratios		Option 2 - inc prior year revenue by 4.96%, lower MI \$25k		Option 3 - same rates as last year	
ASSESSMENTS	Folio Cnt	\$	Folio Cnt	\$	Folio Cnt	\$	Folio Cnt	\$
Residential Vacant Land	620	16,593,830	621	15,910,633	621	15,910,633	621	15,910,633
Res: Single Family	1582	298,364,369	1,582	291,520,450	1,582	291,520,450	1,582	291,520,450
Res: ALR	45	5,582,200	47	5,605,600	47	5,605,600	47	5,605,600
Res: Farm	1	-	1	-	1	-	1	-
Res: Strata	184	24,631,100	185	25,149,500	185	25,149,500	185	25,149,500
Res: Other	71	28,502,600	67	29,115,300	67	29,115,300	67	29,115,300
Improved Residential	1883	357,080,269	1882	351,390,850	1882	351,390,850	1882	351,390,850
Total Residential	2503	373,674,099	2,503	367,301,483	2,503	367,301,483	2,503	367,301,483
Utilities	31	1,286,710	31	1,135,280	31	1,135,280	31	1,135,280
Major Industry	5	18,447,400	4	18,974,200	4	18,974,200	4	18,974,200
Light Industry	11	3,413,800	11	3,375,100	11	3,375,100	11	3,375,100
Business	422	60,099,350	422	61,032,550	422	61,032,550	422	61,032,550
Recreational	72	82,700	72	82,900	72	82,900	72	82,900
Farm	6	105,271	5	105,271	5	105,271	5	105,271
S.353LGA/398VC		4,146,800	8		8	-	8	-
TOTAL	3050	457,109,330	3056	452,006,784	3056	452,006,784	3056	452,006,784
TAX RATES - City	Multiple		Multiple		Multiple		Multiple	
Residential		3.8989		4.0882		4.1646		3.8989
Utilities	9.92	38.6771	9.78	40.0000	9.60	40.0000	9.92	38.6771
Major Industry	11.13	43.3948	11.13	45.5017	10.42	43.3948	11.13	43.3948
Light Industry	2.93	11.4238	2.93	11.9784	2.93	12.2023	2.93	11.4238
Business	2.39	9.3184	2.39	9.7708	2.39	9.9534	2.39	9.3184
Recreational	0.80	3.1191	0.80	3.2706	0.80	3.3317	0.80	3.1191
Farm	1.08	4.2108	1.08	4.4153	1.08	4.4978	1.08	4.2108
TAX REVENUE	Class							
Residential	1	1,456,918		1,501,602		1,529,664		1,432,072
Utilities	2	49,766		45,411		45,411		43,909
Major Industry	4	800,521		863,358		823,382		823,381
Light Industry	5	38,999		40,428		41,184		38,556
Business	6	560,030		596,337		607,481		568,724
Recreational	8	258		271		276		259
Farm	9	443		465		473		443
Total Property Tax		2,906,935		3,047,872		3,047,871		2,907,344

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole

From: Sasha Bird, Manager of Development & Engineering

Date: April 7, 2015

Subject: To amend the current Zoning Bylaw by rezoning property located at 832 – 64th Avenue from the current R-1 (Single and Two-Family Residential) to R-4 (Rural Residential); and review the Sustainable Community Plan designation to determine if an amendment is required.

Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to direct staff to draft the appropriate amendment bylaw(s) and proceed with notification to surrounding property owners, publish notice in two consecutive issues of the Grand Forks Gazette and hold a public hearing in accordance with the Local Government Act.

BACKGROUND: The City is in receipt of an application to rezone property located at 832 – 64th Avenue, legally described as Lot D, District Lot 534, S.D.Y.D., Plan KAP 9707, from R-1 (Single and Two-Family Residential) to R-4 (Rural Residential). The land use designation for this property in the Sustainable Community Plan (SCP) is LR (Low Density Residential). Excerpts from the Zoning Bylaw and SCP detailing these designations are attached.

The property is 1.0 acres (0.405 hectares) in size and the rear lot line abuts a neighbouring property zoned R-4. The parcel to the west is 1 acre (0.405 hectares) and is currently a hay field. The parcel to the east is 2 acres (0.809 hectares) and is currently a field as the residence was destroyed by fire. Both of these properties are zoned R-1.

The applicant lives in a residence on the property and would like to use the property to have a market garden, greenhouse, orchard, hay field and raise some chickens. These uses are consistent with the SCP goals of increasing the production and consumption of local food and promoting the '100 mile Diet'.

Benefits or Impacts of the Recommendation:

General: The request is consistent with the vision of the SCP and would allow the applicant the opportunity to use the property to its fullest potential.

Strategic Impact: N/A

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



- Financial:** There would be the cost of newspaper advertising in two consecutive issues of the newspaper and the notification to surrounding property owners. The costs to the City are covered by the application fees payable at the time of the application.
- Policy/Legislation:** Council's authority to adopt, amend and repeal bylaws comes from the Local Government Act.
- Attachments:**
- 1) Completed application form;
 - 2) Parcel report of subject property;
 - 3) Legal Plan of subject property;
 - 4) Zoning & SCP land use maps
 - 5) Google maps – aerial and street views
 - 6) Excerpts from the Zoning Bylaw and SCP

Recommendation: RESOLVED THAT the Committee of the Whole recommends to Council to direct staff to draft the appropriate amendment bylaw(s) and proceed with notification to surrounding property owners, publish notice in two consecutive issues of the Grand Forks Gazette and hold a public hearing in accordance with the Local Government Act.

- OPTIONS:**
1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.
 2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.
 3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.
-

The Corporation of the City of Grand Forks

P.O. Box 220
Grand Forks, B.C.
VOH 1H0

7217-4th Street
Telephone (250) 442-8266
Fax (250) 442-8000

**Zoning AND/OR Official Community Plan Amendment
Application**

Application to amend the Zoning Bylaw AND/OR Official Community Plan Bylaw

Zoning OR Official Community Plan Application Fee:

☐ **\$1,000.00** Receipt No. _____

Zoning AND Official Community Plan Application Fee:

☒ **\$1,200.00** Receipt No. _____

The subject fee is applicable to each request for an amendment to the Zoning or Official Community Plan Bylaw, or to both. Should this request **not** proceed to Public Hearing, one-half (1/2) the fee (\$500.00 or \$600.00) shall be refunded.

Registered Owner of Property to be rezoned:

KAREN MARIE WAGNER

KENNETH MATHEW WAGNER

Mailing Address: K.M. WAGNER

832-64th AVENUE

GRAND FORKS, B.C.

VOH 1H4

Telephone: (250) 442-0950

Full Legal Description of property to be rezoned:

LOT D, PLAN KAP 9707, DL 534

Street Address of Property 832-64th AVENUE, GRAND FORKS, B.C.

Please submit the following information with this application:

- ✓ (i) the legal boundaries and dimensions of the subject property;
- ✓ (ii) the location of permanent buildings and structures existing on the property;
- ✓ (iii) the location of any proposed access roads, parking, driveways, and any screening, landscaping and fences;
- ✓ (iv) the location and nature of any physical or topographic constraints on the property (ie: streams, ravines, marshes, steep slopes etc)

=====

Upon reviewing your application, the City of Grand Forks may request other, or more detailed information.

=====

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

K. Mulley
Signature of Owner

February 1, 2015
Date

=====

AGENT'S AUTHORIZATION

I hereby authorize : N/A

(full name, address and telephone number of Agent)

to act on my behalf with regards to this application.

N/A.
Owner's Signature

The personal information on this form is collected under the authority of the Local Government Act. The information collected will be used to process your application for a Rezoning or Official Community Plan amendment. If you have questions about the collection use and disclosure of this information, contact the "Coordinator City of Grand Forks.

Please outline the provisions of the respective Bylaw that you wish to vary or supplement and give your reasons for making this request:

PRESENT ZONING R-1 K. W.
ZONE BACK ~~TO~~ OF LOT TO R-4 ZONE
SO WE CAN RAISE SOME CHICKENS LEGALLY, MARKET GARDEN,
HAVE A GROWN HOUSE, ORCHARD, HAY FIELD, AS
PER FARM OPERATIONS REGULATIONS IN R-4 ZONES.

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

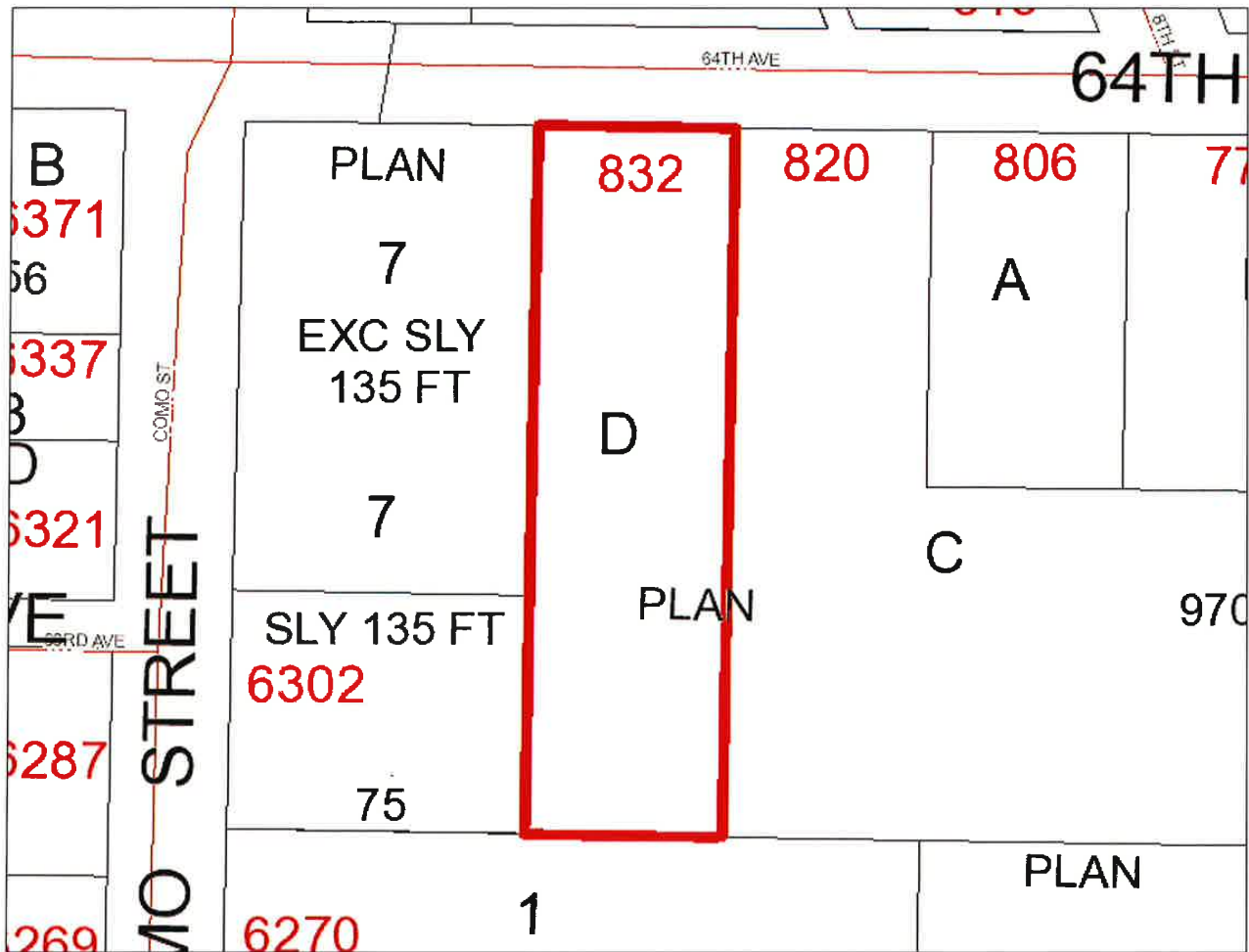
I, KEN WAGNER, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities: (Schedule 2) of 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*.

K. Wagner
(signature)

FEBRUARY 1, 2015
(date)

Parcel Report

Monday, February 2, 2015



Scale 1: 1,041

Legal Information

Plan: KAP9707	Section:	Jurs: 210	Lot Area: 1.0
Block:	Township:	Roll: 1581000	Area Unit: acr
Lot: D	Land District: 54	PID: 001-930-494	Width (ft): 0
District Lot: 534			Depth (ft): 0
Street: 832 64TH AVE			
Description: Manufactured Home Reg. # 52386. 52386			

PLAN OF SUBDIVISION OF
LOTS 5 & 6, R.P. 75 D.L. 534.
SIMILKAMEEN DIVISION OF YALE DISTRICT.



Scale: 1 inch = 100 feet

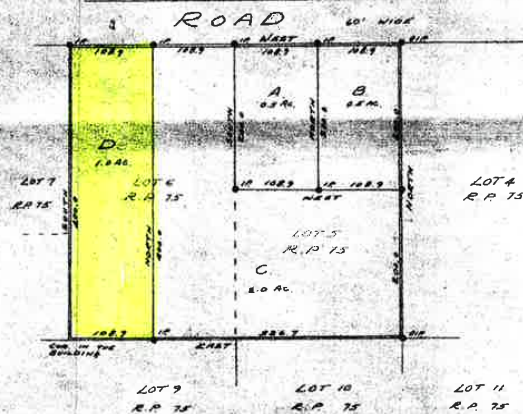
PLAN No.
9107

Deposited in the Land Registry Office
of Kamloops, B.C. this 3rd day of
JUNE 1932

[Signature]
Registrar

LEGEND

Old Iron Posts found shown thus  and
New Iron Posts set shown thus  if
Bearings derived from R.P. 75



Owner: *[Signature]*

Witness: *[Signature]*

TINN F. + SEMENOFF
MARR

Owner:

Witness: *[Signature]*

I, Ernest S. Wood, of the City of Kamloops, B.C.,
British Columbia, being a Surveyor, do hereby
certify that I was present at and did personally
superintend the survey represented by this plan, and that the
survey and plan are correct. The said
survey was completed on the 22nd day of
December, 1932.

[Signature] S.C.S.

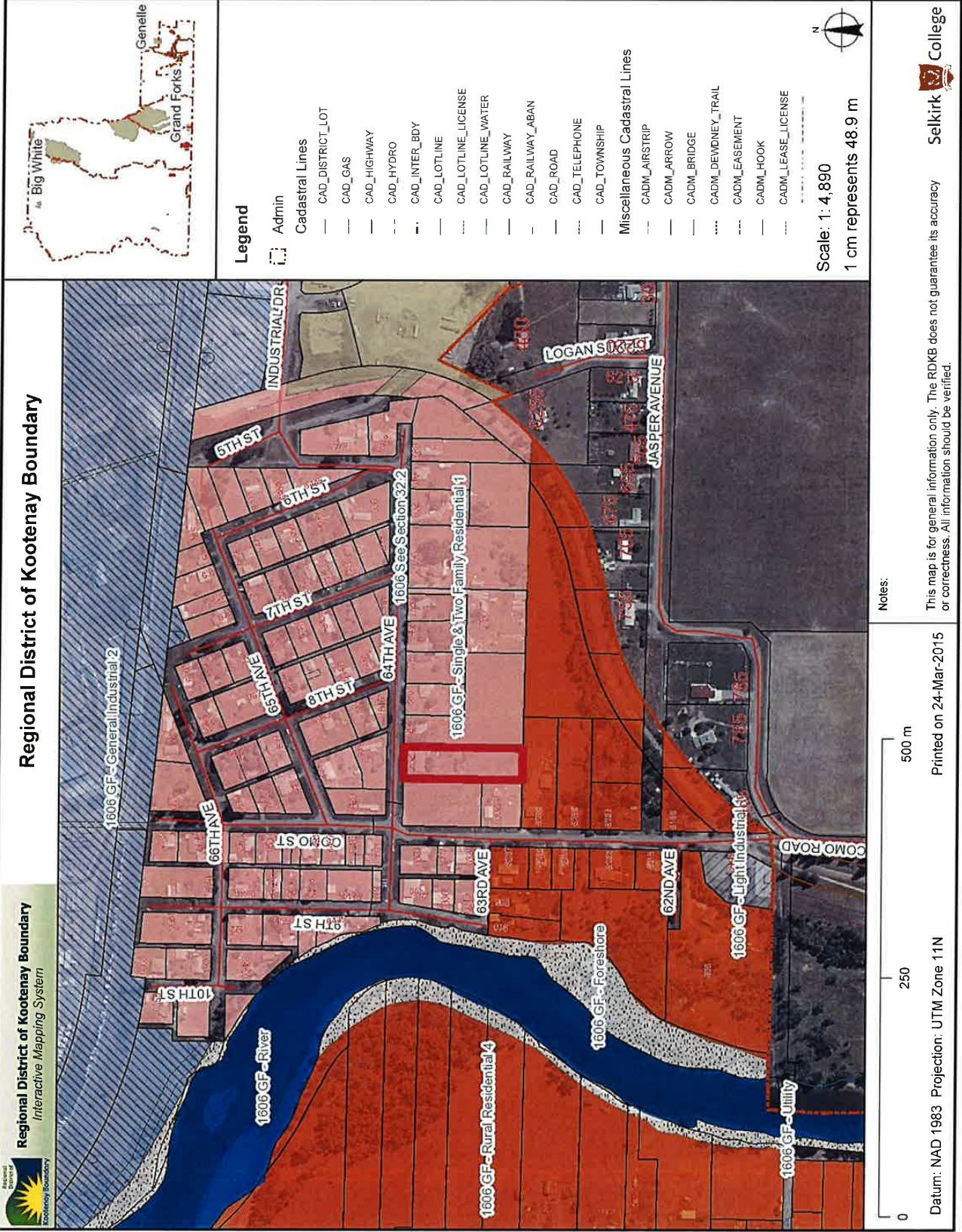
Subscribed and sworn to this 10th day of
January, 1933.

[Signature]
A Commissioner for taking affidavits
within the Province of British Columbia.

Approved under the Land Registry Act,
this 16th day of APRIL 1933.

[Signature]
Deputy Registrar,
N.B. VICTORIA, B.C.

75 7507



Sustainable Community Plan Designation



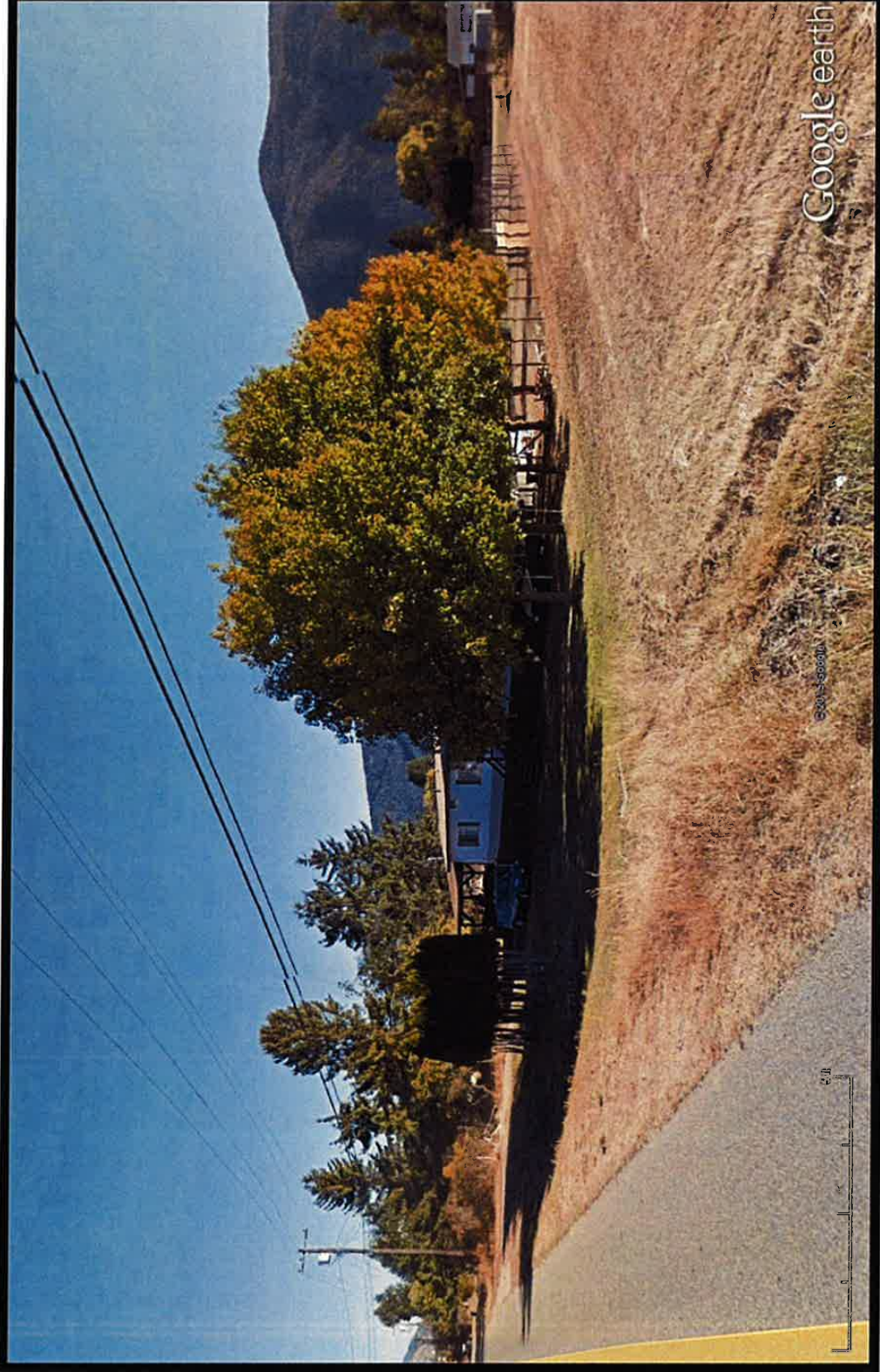
Zoning and Official Community Plan Amendment

832- 64th Avenue - Location Map



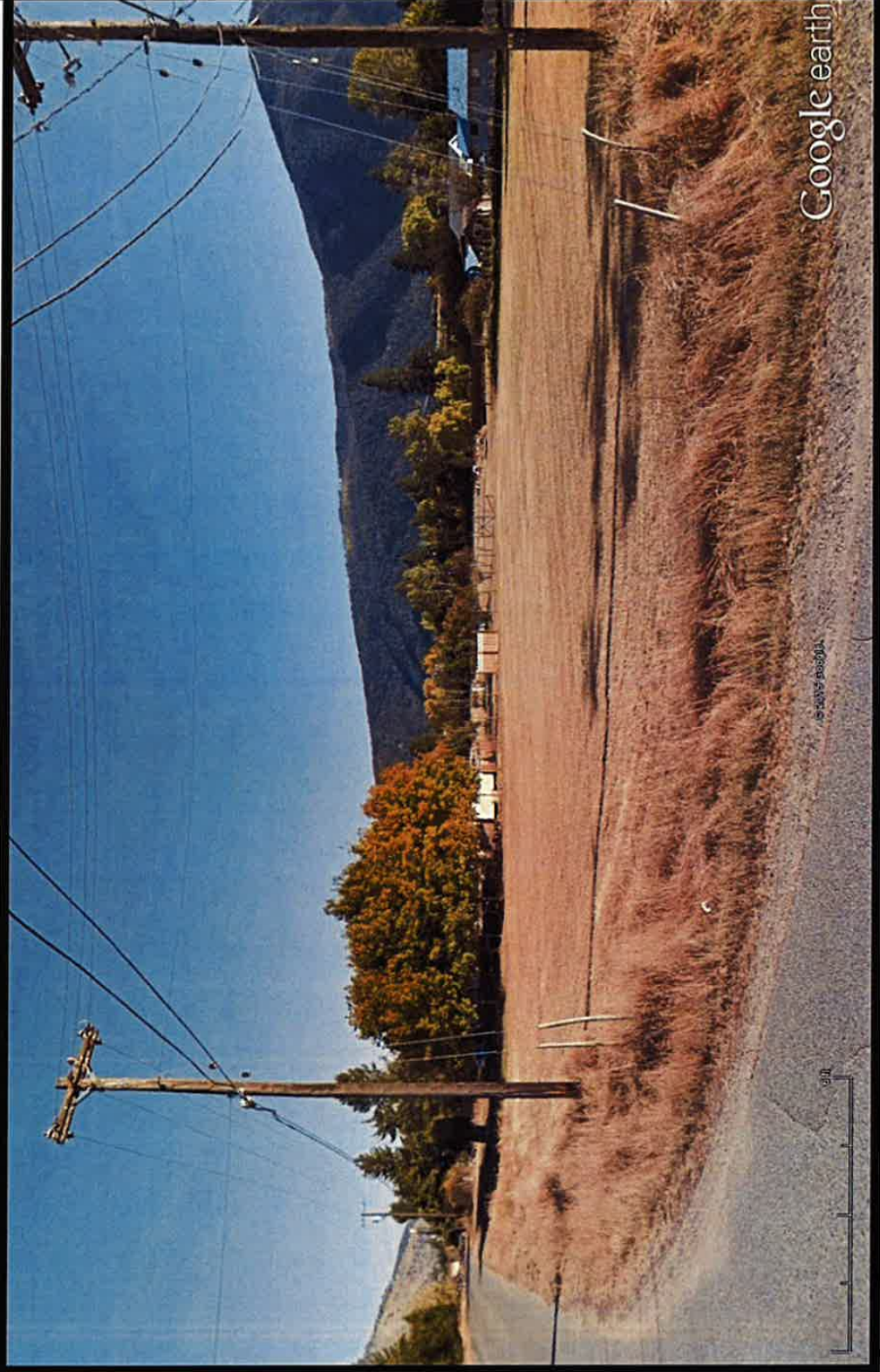
Zoning and Official Community Plan Amendment

832- 64th Avenue - Google Street View Looking Southeast from 64th Avenue



Zoning and Official Community Plan Amendment

832- 64th Avenue - Google Street View Looking East from Como Street



PART VI ZONES

SECTION 33

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

Permitted Uses

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

- (a) dwelling units;
- (b) religious centres;
- (c) day care centres;
- (d) bed and breakfast accommodations;
- (e) home occupations.

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

- (f) any accessory buildings or structures to any of the above uses.

Regulations

2. On a parcel of land located in an R-1 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq.ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is **1,393.5 square metres (15,000sq ft)** when the parcel is either connected to a community sewage or water system, but not both;
- (c) The minimum parcel size is 697 square metres (7,500 sq.ft.) when the parcel is connected to both a community sewage and water system.

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) One of the following types of dwelling units is allowed on a parcel of land in an R-1 zone;
 - (i) One single-family dwelling; or
 - (ii) One two-family dwelling.

Height

- (e) No principal building or structure shall exceed 9.75 metres (32 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height.

SECTION 33 **R-1 (Residential – Single & Two Family) Zone** cont'd

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

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

Principal building with all accessory buildings and structures 50%

Additional requirements

- (j) ****deleted by Bylaw 1888***
- (k) ****deleted by Bylaw 1679***
- (l) The minimum size for a single-family dwelling shall be 75 square metres (800 sq.ft.);
- (m) See Sections 13 to 30A of this Bylaw.

SECTION 37

R-4 (Rural Residential) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-4 zone:

- (a) dwelling units;
- (b) farm operations (crops and/or animals);
- (c) bed and breakfast accommodations;
- (d) kennels;
- (e) home occupations;
- (f) home industries.

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 a R-4 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq. ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is **1,393.5 square meters (15,000sq ft)** when the parcel is connected to either a community sewage or water system, but not both;
- (c) The minimum parcel size is 1,400 square metres (15,000 sq. ft.) when the parcel or parcels are connected to a community sewage and water system;

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) One of the following types of dwelling units are allowed on a parcel of land in an R-4 zone:
 - (i) One single family detached dwelling or;
 - (ii) One two-family dwelling;
 - (iii) ***One mobile home.**

Bylaw 1679

SECTION 37 **R-4 (Rural Residential) Zone** cont'd

Height

- (e) No building or structure shall exceed 10 metres (33 ft) in height. This height restriction does not apply to any farm buildings or structures.

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 3 metres (10 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure. This does not apply to farm buildings or structures;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (i) The maximum permitted lot area coverage shall be as follows
(This does not include farm buildings or structures):

Principal building with all accessory buildings and structure 50%

Additional requirements

- (j) ****open fencing with no height or location restrictions is allowed in this zone;***
- (k) The minimum size for a single-family dwelling ***or mobile home*** shall be 75 square metres (800 sq. ft.);
- (l) See Sections 13 to 30A of this Bylaw.

Bylaw 1679



3.4.5 Advance the Community's Capacity for Self-Sufficiency

Goals:

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

Specific proposals to achieve these goals include:

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

3.4.6 Develop a Sustainable Land Use Plan

Goals:

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

Specific proposals to achieve these goals include:

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



3.4.8 Integrate Health Principles Into All Decisions

Goals:

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

Specific proposals to achieve these goals include:

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





3.0 LAND USE PLAN

This Sustainable Community Plan is a long-term land use plan. It describes the location, intensity and types of land uses within the City of Grand Forks. The Sustainable Community Plan identifies future residential development areas, including areas for preferred density increases. The Plan also indicates preferred areas for commercial concentration and areas where revitalization activities and mixed uses will be encouraged. These land use activities support a more sustainable Grand Forks, by encouraging the use of alternative modes of transportation, maximizing the use and efficiency of the City's infrastructure systems and promoting development within the existing serviced areas.

3.1 Land Use Plan Designations

The Land Use Map (Schedule B) designates the following land uses within the City of Grand Forks:

Agricultural/Rural (AR)

- Includes rural lands within and outside of the Agricultural Land Reserve (ALR), which may or may not currently be under agricultural production. This designation is located primarily southwest of Donaldson Drive. Development may include single family residential and a variety of agricultural and rural uses.

Airport (including runway lands within the Agricultural Land Reserve) (AA)

- This designation, located in southeastern Grand Forks, includes the airport, airport runway and adjacent limited agricultural lands. Development may include airport commercial uses and residential dwellings in conjunction with airport commercial uses.

Low Density Residential (LR)

- This designation is found throughout Grand Forks and includes more traditional residential development, consisting generally of single family dwellings and duplexes, developed to a maximum density of 20 units per hectare.

Medium Density Residential (MR)

- Located generally south of Central Ave/Highway #3 and east of Donaldson Drive, this designation includes a variety of residential developments, such as single family dwellings, duplexes, apartments, townhomes and secondary suites. A maximum density of 60 units per hectare is permitted in this designation.

Mixed Use Commercial/Residential (MU)

- This designation includes a variety of residential, commercial and institutional developments. This results in a range of mixed-use neighbourhoods as well as single-use neighbourhoods. This designation is found primarily at the west end of Grand Forks, south of Central Ave/Highway #3, along Donaldson Drive north of Highway #3 and south of the Core Commercial designation.

Residential Infill/Intensification (RI)

- Within this designation, located in downtown Grand Forks, a variety of residential developments are encouraged including the reuse of older, vacant lands. Development is supported to a maximum density of 40 units per hectare.

Commercial Core (CC)

- This designation includes the heart of the community and accommodates commercial and mixed use development. The Core Commercial area is viewed as the commercial, cultural and administrative centre of Grand Forks.



13.2 Objectives

13.2.1 Support and protect the productive agricultural use of land designated within the Agricultural Land Reserve (ALR).

13.2.2 Strive to meet the City's GHG reduction target of 33 percent below 2007 levels by 2030.

13.3 Policies

13.3.1 Only consider applications to subdivide lands within the Agricultural Land Reserve (ALR) for homesite severance when those applications are subject to Agricultural Land Commission approval.

13.3.2 Acknowledge and protect lands within the ALR for sustainable food production.

13.3.3 Encourage residents to utilize high efficiency residential heating systems over wood burning stoves.

13.3.4 Explore and where deemed appropriate undertake opportunities in the local production of clean power, such as "run-of-the-river" hydro".

13.3.5 Encourage the use of new green technologies in building construction.

13.3.6 Encourage local food production and promote the sale of locally-produced goods in local retail outlets.

13.3.7 Work with the provincial transit authority (BC Transit) and other relevant organizations to encourage and promote energy efficient and

low-impact modes of travel, such as public transit, walking and cycling.



REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole

From: Sasha Bird, Manager of Development & Engineering

Date: April 7, 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 the Committee of the Whole recommends to Council to direct staff to draft the appropriate amendment bylaw and add 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.

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 designations for these areas in the SCP.

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.

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: Council's authority to adopt, amend and repeal bylaws comes from the Local Government Act.

Attachments:

- 1) Zoning & SCP land use maps
- 2) Excerpts from the Zoning Bylaw and SCP
- 3) Draft Bylaw #1606-A2

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Recommendation:

RESOLVED THAT the Committee of the Whole recommends to Council to direct staff to draft the appropriate amendment bylaw and add 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.

OPTIONS: 1. COTW COULD CHOOSE TO SUPPORT THE RECOMMENDATION.

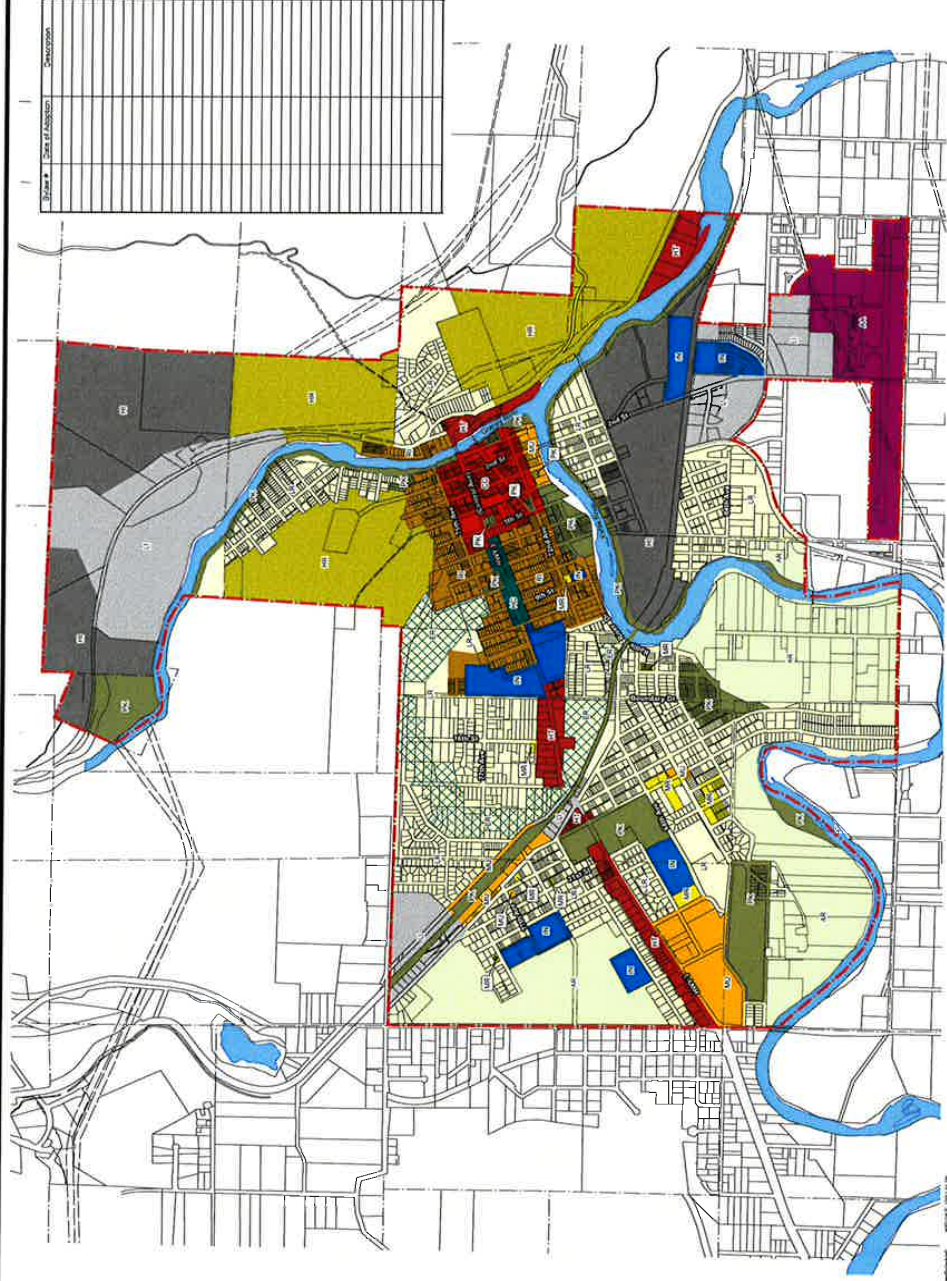
2. COTW COULD CHOOSE TO NOT SUPPORT THE RECOMMENDATION.

3. COTW COULD CHOOSE TO REFER THE REPORT BACK TO STAFF FOR MORE INFORMATION.



City of Grand Forks

SUSTAINABLE COMMUNITY PLAN



Legend

- Agriculture (AR)
- Airport (AA)
- Commercial Core (CC)
- Highway & Rural Commercial (HC)
- Light Industry (LI)
- Heavy Industry (HI)
- Medium Density Residential (MD)
- Environmental Resource Area (ERA)
- Institutional (IN)
- Heritage Corridor (HC)
- Low Density Residential (LD)
- Medium Density Residential (MD)
- Mixed Use Commercial/Residential (MC)
- Recreation (RE)
- Park & Open Space (PO)

This is Schedule B referred to in the City of Grand Forks Sustainable Community Plan.

City Clerk

0 250 500 750 1,000 Meters

The accuracy and completeness of information shown on this drawing is not guaranteed. The City of Grand Forks does not warrant or make any representation as to the accuracy or completeness of the information shown on this drawing. The City of Grand Forks is not responsible for the use of the information shown on this drawing. The City of Grand Forks is not responsible for the use of the information shown on this drawing. The City of Grand Forks is not responsible for the use of the information shown on this drawing.

URBANSYSTEMS.

Schedule 'B' Land Use Map

SECTION 45 **I-2 (General Industrial) Zone**

Permitted Uses

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

- (a) manufacturing facilities and storage areas for raw materials;
- (b) auction market, including the sales of animals;
- (c) storage, warehousing, cartage, express and freight facilities;
- (d) salvage yards and recycling depots;
- (e) gravel extraction activities such as processing and screening;
- (f) machine, welding and woodworking shops, and the retail sale of these items;
- (g) kennels;
- (h) automotive repair shops;
- (i) watchman's quarters.
- (j)* ***bulk fuel sales***

Bylaw 1717

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

- (k) accessory buildings for any of the above.

Regulations

2. On a parcel located in an I-2 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

Bylaw 1679

- (b) A maximum of one single family detached dwelling or one mobile home is permitted, as a watchmen's quarters, but not all ***two***;

Height

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

Setbacks

Bylaw 1679

- (d) Except as otherwise specifically permitted in this bylaw, ***no building, structure or illuminated sign, shall be located within 4.6 meters (15 ft) of a lot in a Residential zone;***

SECTION 45 **I-2 (General Industrial) Zone** cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 50% of the principal structure.

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:
Principal building with all accessory building and structures 70%

Additional requirements

Bylaw 1679

- (g) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a highway shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and
- (h) See Sections 13 to 30A of this Bylaw.



Development within this designation may occur up to a maximum of 60 units per hectare.

anticipated that the demand for these types of uses will continue to increase.

Highway & Tourist Commercial (HT)

- Within this designation, automobile oriented tourist services areas for visitors and residents and encouraged and focused along Central Avenue/Highway #3. Development will consist primarily of commercial and institutional uses. Some residential development may occur where appropriate.

Heritage Corridor (HC)

- This designation is located along Central Ave/Highway #3, immediately west of the Core Commercial area of Grand Forks.

Light Industry (LI)

- This designation is located in strategic locations in Grand Forks, including in the northwest along Donaldson Drive, in the northeast along Granby Road and in the southeast along Sagamore Ave. This designation includes light industrial uses and service commercial uses that can be developed in a manner compatible with adjacent uses.

Heavy Industry (HI)

- Located in the northeast along Granby Road and south of the Kettle River, this designation supports the continued use and development of heavy industrial activities, such as lumber production, log storage and other associated industrial uses.

Institutional (IN)

- Institutional land uses within Grand Forks are located throughout the community. Over time, the types of institutional uses have evolved with the growth and maturation of the community and it is

Hillside & Resource District (HR)

- Within Grand Forks, this designation is applied to those parts of the City which are largely undeveloped and lacking municipal services, or located on slopes greater than 20%. These areas are generally located along the eastern boundary of Grand Forks and are not to be urbanized until municipal services can be made available, once infilling and densification of other areas has occurred.

Environmental Resource District (ER)

- The Environmental Resource District designation applies to an area located in the northwestern area of the community. Although the ER designation generally allows for uses and densities within the Low Density Residential (LR) designation, this area acknowledges the groundwater and floodplain conditions associated with these lands. Any development in this area will require an Environmental Development Permit to should ensure that steps are taking to address the potential groundwater conditions and/or flood hazard.

Park & Open Space (PK)

- This designation encourages recreation and transportation opportunities for local residents and captures the beauty and setting of natural areas, parks and open spaces and trails throughout Grand Forks and along the Kettle and Granby Rivers.

In addition, the form and character of the community is guided by the objectives outlined in a number of Development Permit (DP) Areas. These DP areas are

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

=====

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 ____ day of _____, 2015.

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

NOTICE OF PUBLIC HEARING advertised this ____ day of _____, 2015 **AND** this ____ day of _____, 2015.

PUBLIC HEARING HELD this ____ day of _____ 2015.

Read a **THIRD** time this ____ day of _____, 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. 1888, as passed by the
Municipal Council of the City of Grand Forks on the ____ day of _____,
2____

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