

**THE CORPORATION OF THE CITY OF GRAND FORKS
AGENDA - COMMITTEE OF THE WHOLE MEETING
Monday, April 10, 2017, at 9:00 am
7217 - 4th Street, Council Chambers City Hall**

	<u>ITEM</u>	<u>SUBJECT MATTER</u>	<u>RECOMMENDATION</u>
1.	<u>CALL TO ORDER</u>		
2.	<u>COMMITTEE OF THE WHOLE AGENDA</u>		
	a) Adopt agenda	April 10th, 2017, COTW	THAT the COTW adopts the April 10, 2017, agenda as presented.
3.	<u>REGISTERED PETITIONS AND DELEGATIONS</u>		
	a) Grand Forks Art Gallery Society	Presentation of the final quarterly report for the 2016-2017 fiscal year.	THAT the COTW receives for information the final quarterly report for the 2016-2017 fiscal year from the Grand Forks Art Gallery Society.
4.	<u>REGIONAL TOPICS FOR DISCUSSION WITH AREA D</u>		
	a) Roly Russell, Area D Director	Verbal Update from the Area D Director	THAT the COTW receives for information the verbal report from the Area D Director.
5.	<u>PRESENTATIONS FROM STAFF</u>		
	a) Manager of Development & Engineering Services RFD - Mgr. of Dev. & Eng. - Applic. Lafreniere DVP	Application for a Development Variance Permit to vary the exterior side setback from 15 feet to 5 feet to rebuild an existing deck at the same location	THAT the COTW receives the report and recommends to Council to approve the Development Variance Permit application by allowing an exterior side setback variance from 15 feet to 5 feet for property located at 6408 - 5th Street, legally described as Lot 1, District Lot 534, SKYD, Plan KAP52745, to rebuild an existing deck at the same location, and refer the report to the April 24, 2017, Regular Meeting for decision.
	b) Manager of Development & Engineering RFD - DEV ENG COTW April 10.	Development Variance Permit regarding lot line setbacks and parking requirements for	THAT the COTW receives the report and recommends that Council approves the

[2017 72 Ave Habitat DVP](#)

a Habitat for Humanity development

Development Variance Permit application by allowing a front setback variance from 6 m to 4.5 m for properties located at the north side of 72nd Ave. at Kettle River Drive, legally described as Lot 3 and Lot 4, District Lot 108, SDYD, Plan KAP 92057, and a variance of the east interior parcel setback from 1.5 m to 0.0 m on Lot 3, with one of the parking spaces for Lot 3 to be met with a Parking Access Easement on a portion of Lot 4;
AND FURTHER THAT the COTW refers the report to the April 24, 2017, Regular Meeting for decision.

- c) Deputy Manager of Operations
[Memo - Dep. Mgr. of Ops. - Business Survey](#)

Memorandum - Business Survey results

THAT the COTW receives for information the Memorandum regarding the Business Survey Results.

- d) Monthly Highlight Reports from Department Managers
[Building & Bylaw Services](#)
[Chief Financial Officer](#)
[Corporate-Administrative Services](#)
[Development & Engineering Services](#)
[Fire Department](#)
[Operations](#)

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

THAT the COTW receives the monthly activity reports from department managers.

6. **REPORTS AND DISCUSSION**

7. **PROPOSED BYLAWS FOR DISCUSSION**

- a) Chief Financial Officer
[RFD - CFO - Tax Rates Bylaw 2038](#)

2017 Tax Rates Bylaw No. 2038

THAT the COTW selects an option for the 2017 property tax rates and instructs staff to include that option in the 2017 Tax Rates Bylaw 2038;
AND FURTHER THAT the COTW presents the 2017 Tax Rates Bylaw No. 2038 for first three readings at the April 24, 2017, Regular Meeting.

8. **INFORMATION ITEMS**

9. **CORRESPONDENCE ITEMS**

10. **LATE ITEMS**
11. **REPORTS, QUESTIONS AND INQUIRIES
FROM MEMBERS OF THE COUNCIL
(VERBAL)**
12. **QUESTION PERIOD FROM THE PUBLIC**
13. **IN-CAMERA RESOLUTION**
14. **ADJOURNMENT**

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole

From: Manager of Development & Engineering Services

Date: April 10, 2017

Subject: Application for a Development Variance Permit to vary the exterior side setback from 15 feet to 5 feet to rebuild an existing deck at the same location

Recommendation: **RESOLVED THAT** the Committee of the Whole receives the report and recommends to Council to approve the Development Variance Permit application by allowing an exterior side setback variance from 15 feet to 5 feet for property located at 6408-5th Street, legally described as Lot 1, District Lot 534, SDYD, Plan KAP52745 to rebuild an existing deck at the same location, and refer the report to the April 24th, 2017 Regular Meeting of Council for decision.

- The owner of the subject property (6408-5th Street/Lot 1, DL 534, SDYD, Plan KAP52745) has applied for a Development Variance Permit (DVP) to reduce the Zoning Bylaw Section 33(2)(f) Exterior Parcel Setback from 15 feet to 5 feet in order to replace an existing deck.
- The property is 0.472 acres, designated as Low Density Residential in the Sustainable Community Plan and is zoned R-1 (Single & Two-family Residential).
- March 13, 2017, Referral Requests were sent to various agencies and organizations for their comments by March 24, 2017.
- Once the application is introduced to the Committee of the Whole, staff is required, in accordance with the Local Government Act, to send notice to surrounding property owners notifying them of the variance application and inviting their comments and/or concerns, in writing, prior to Council's final decision at the April 24, 2017 Regular meeting.
- If Council approves the DVP, staff is required to register the DVP, on title, at the Land Titles in Kamloops.

Timeline:

<u>Date</u>	<u>Process</u>
Feb. 22 / 17	DVP Application received
March 13 / 17	Referral packages sent
April 10 / 17	Report to COTW (introduction)
April 11 / 17	Letters to adjacent property owners / tenants
April 24 / 17	Report to RMC (decision)
April 25 / 17	DVP prepared and signed
April 26 / 17	Copy of DVP sent to LTO for title registration



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Benefits or Impacts of the Recommendation:

- General:** By approving the development variance request, the applicant would be able to rebuild an existing deck in its current location and bring it in compliance with the Zoning Bylaw.
- Strategic Impact:** N/A
- Financial:** There is no cost to the taxpayers with regard to the development variance. The applicant has paid \$350.00 for the Development Variance Permit application.
- Policy/Legislation:** The Local Government Act governs development variance applications and procedures and non-conforming structures.
- Attachments:**
- Development Variance Permit application complete with site plan showing the existing buildings and deck on the property and a picture showing the existing deck;
 - Excerpt from the City's Zoning Bylaw – R-1 Single & Two Family Residential; and excerpt from the Local Government Act
 - Aerial and Street views of the property and a copy of the zoning map showing the zoning of area; floodplain covenant; site profile

Recommendation: **RESOLVED THAT** the Committee of the Whole receives the report and recommends to Council to approve the Development Variance Permit application by allowing an exterior side setback variance from 15 feet to 5 feet for property located at 6408-5th Street, legally described as Lot 1, District Lot 534, SDYD, Plan KAP52745 to rebuild an existing deck at the same location and refer the report to the April 24th, 2017 Regular Meeting of Council for decision.

- 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.
-



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

THE CORPORATION OF THE CITY OF GRAND FORKS

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

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

DEVELOPMENT VARIANCE PERMIT APPLICATION

APPLICATION FEE \$350.00

Receipt No. 203077 *received Feb 22*

Registered Owner(s): VALERIE LAFRENIERE

Mailing Address: _____

Telephone: _____

Legal Description:

Lot 1 DL 534 Plan KAP 52745
PID 018.848.966

Street Address: 6408 - 5th Street

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, VALERIE LAFRENIERE, 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*.

Valerie Lafreniere
(signature)

Feb 22/17
(date)

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

replace existing deck.
ext along house only.
Vary Section 33(2)(f) exterior parcel setback
from 15' to 5' to replace deck.

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.

Nancy Lapere
Signature of Owner

Feb 22/17
Date

AGENT'S AUTHORIZATION

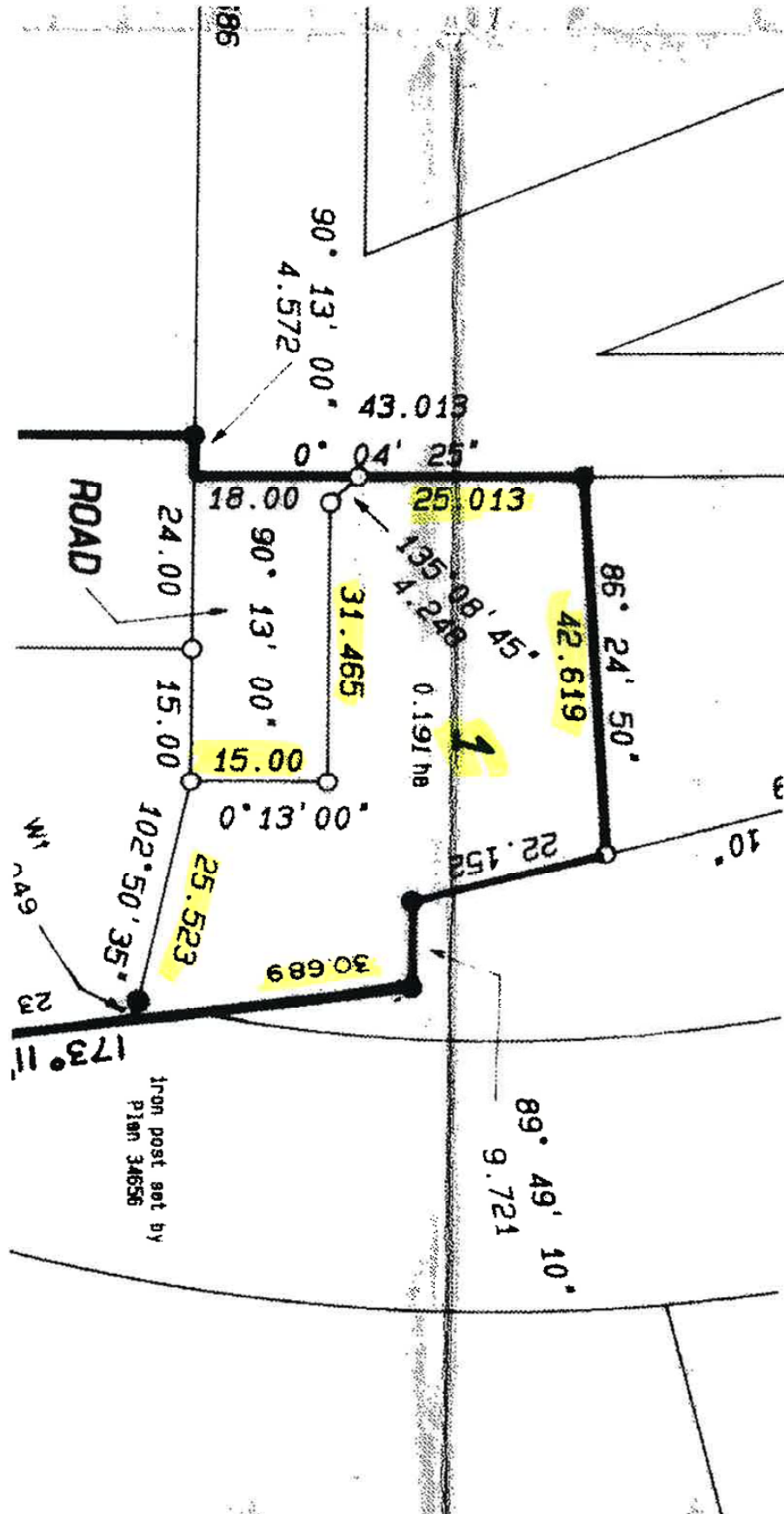
I hereby authorize the person/company listed below to act on my behalf with respect to this application:

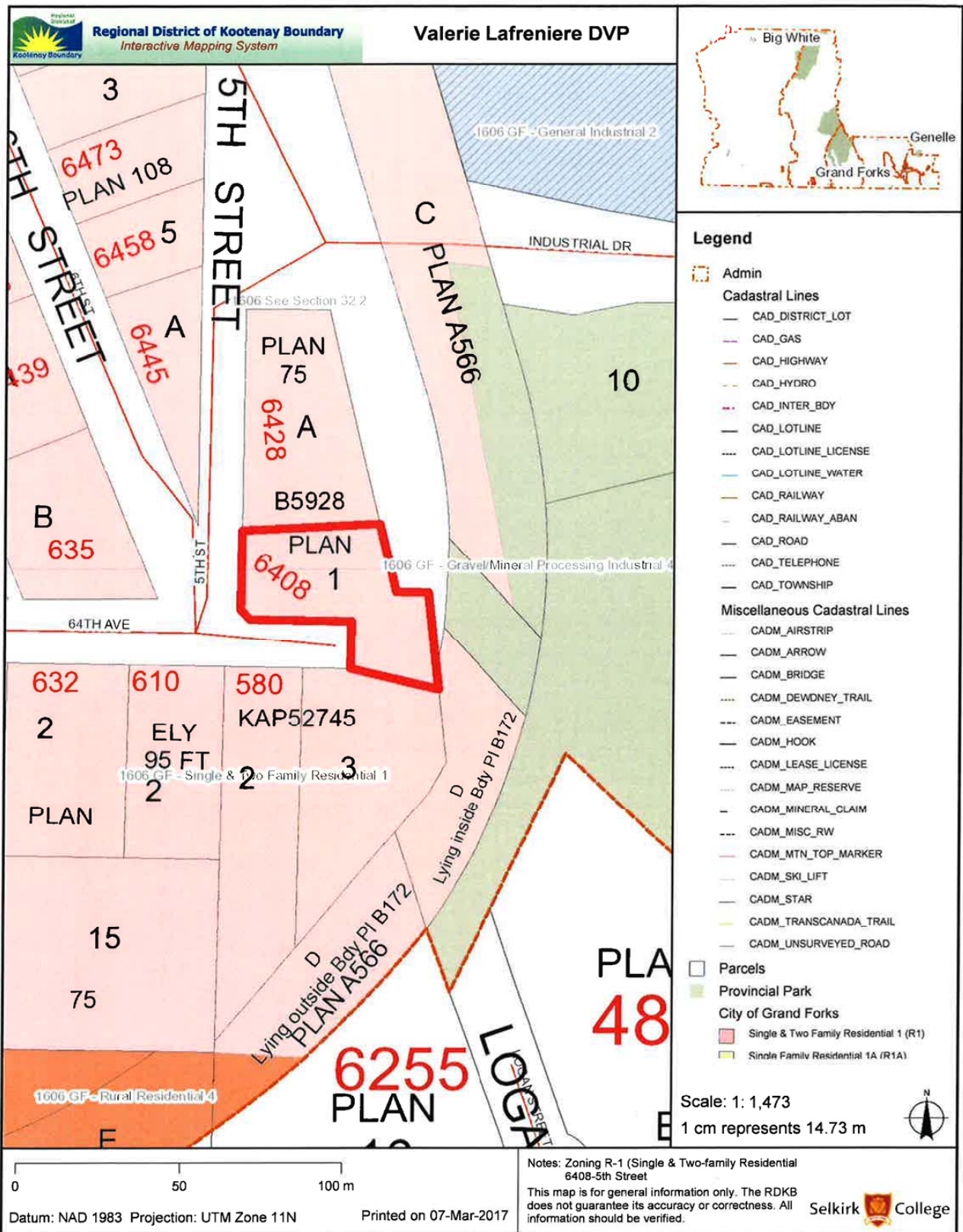
Name of Authorized Agent: _____

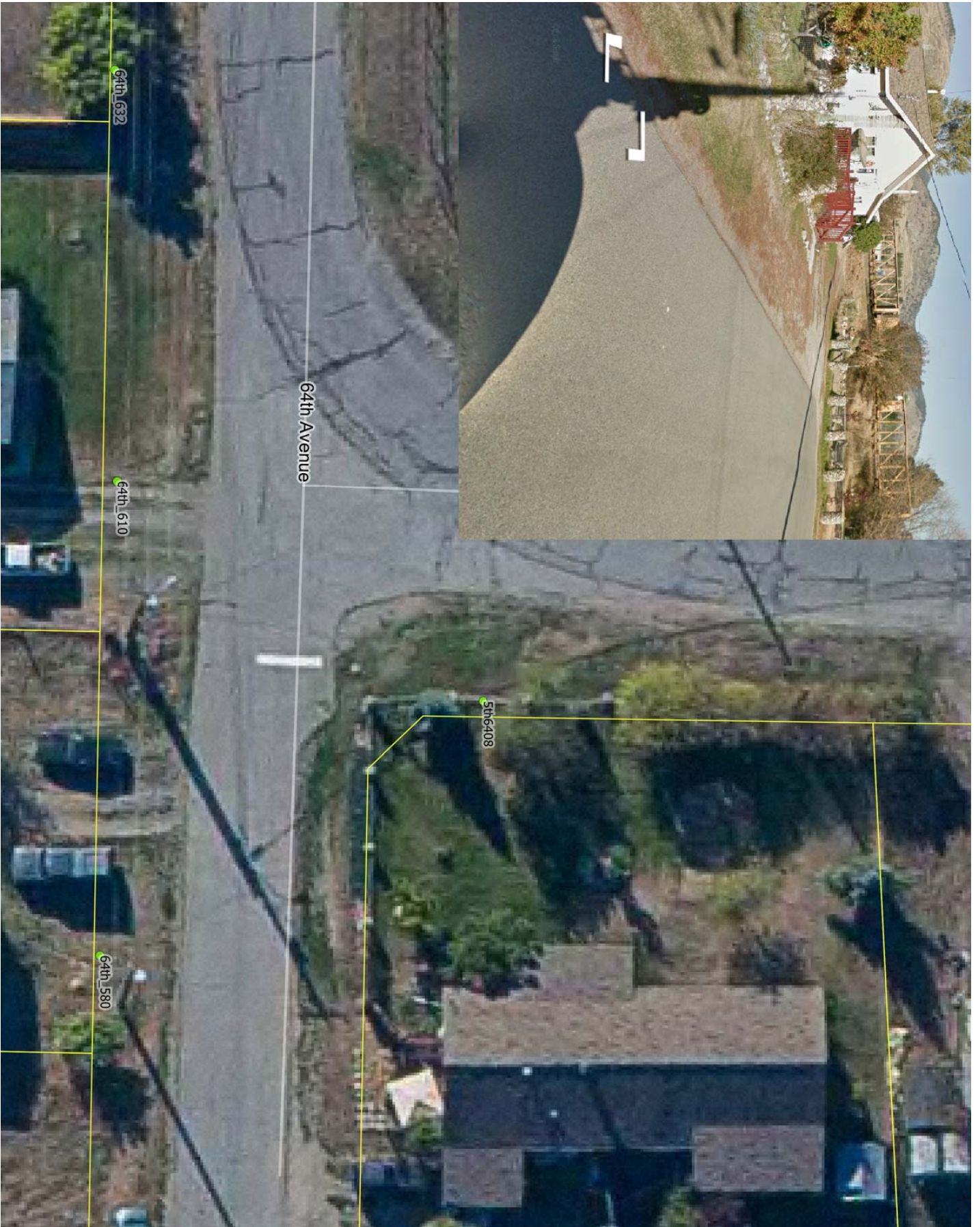
Mailing Address: _____

Telephone: _____

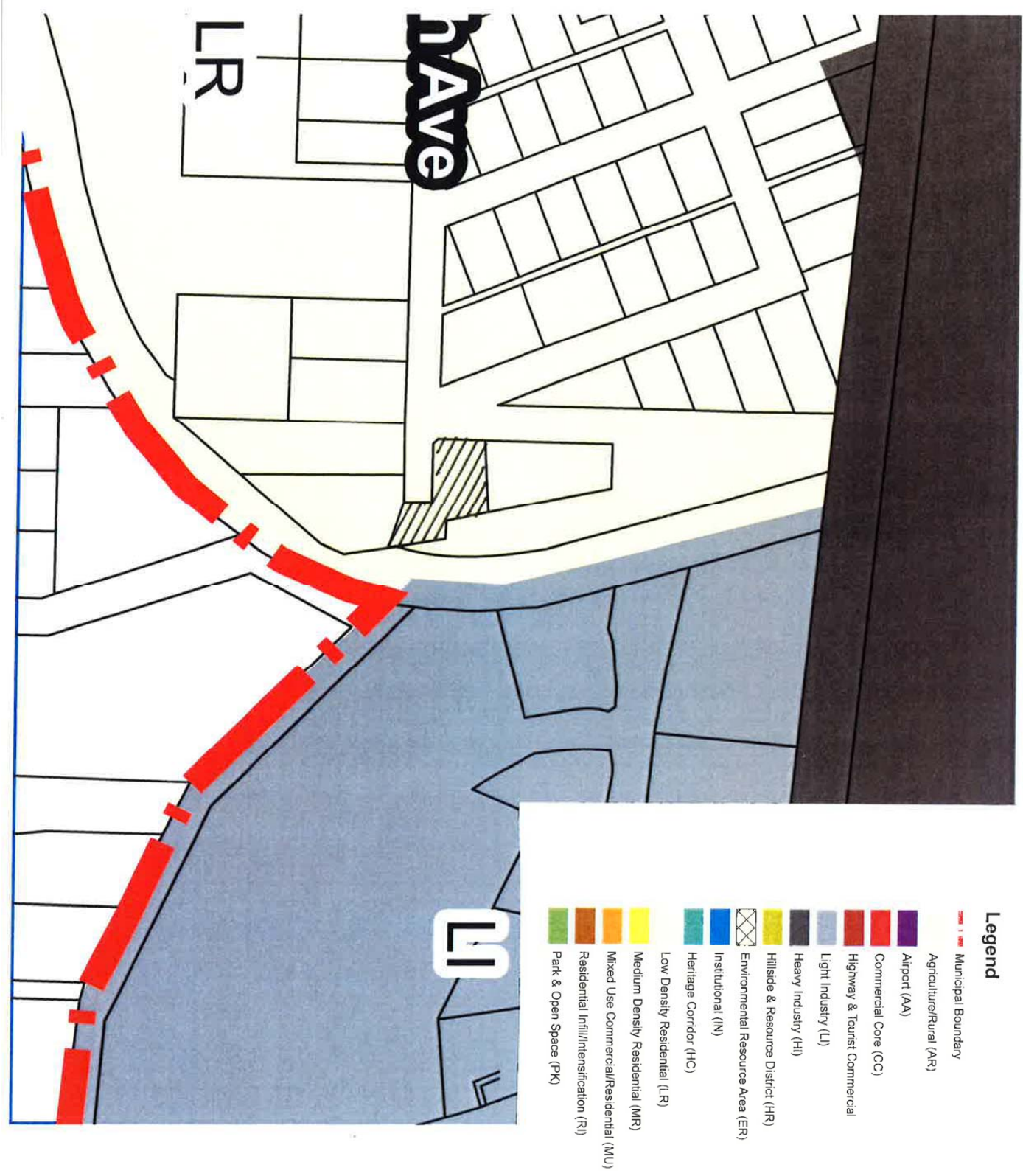
Owner(s) Signature of Authorization











LAND TITLE ACT (Section 219.81))
Province of British Columbia
FORM C
GENERAL INSTRUMENT - PART 1

KH72599

Page 1 of 5

1. APPLICATION:

LORI LUM - NOTARY PUBLIC
Box 2950, 7315 - 3rd Street
Grand Forks, B.C. V0H 1H0
Tel: 442-5558, Fax: 442-2269

Signature of Applicant's Agent

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

(PID)

009-716-785

(Legal Description)

Lot 1, DL 534, SDYD, Plan 75 **except** Parcel A on
Plan B5928

3. NATURE OF INTEREST:

Description:

Sec. 215 Covenant

Document Reference:

(page & paragraph)

pages 2 - 5

Person Entitled to

Interest:

TRANSFeree

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

(a) Filed Standard Charge Terms

___ D.F. Number: _____

(b) Express Charge Terms

☒ Annexed as Part 2

(c) Release

___ There is no Part 2 of this instrument

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

5. TRANSFEROR(S):

VALERIE ANN LAFRENIERE

6408-5th St. / 580-64th Ave

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

HER MAJESTY, THE QUEEN, IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Minister of Environment, Lands and parks, Parliament Buildings, Victoria, B.C. and **THE CORPORATION OF THE CITY OF GRAND FORKS**, 420 Market Avenue, Grand Forks, B.C., V0H 1H0

9 64th Ave
(3)

7. ADDITIONAL OR MODIFIED TERMS:

N/A

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

Officer Signature(s)

R.S. (RON) FARRELL
NOTARY PUBLIC
#201 - 13766 - 72nd Avenue
Surrey, B.C. V3W 2P4

Execution Date

Y	M	D
94	07	07

Party(ies) Signature(s):

Valerie Ann Lafreniere

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

4. Terms:

RESTRICTIVE COVENANT

THIS AGREEMENT made the 7th day of July, A.D., 1994, pursuant to the provisions of Section 215 of the Land Title Act

BETWEEN:

VALERIE ANN LAFRENIERE, Hairdresser
of 109 - 7135 138th Street
Surrey, B.C. V3W 7T9

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

AND:

HER MAJESTY, THE QUEEN, IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Minister of Environment, Lands and Parks, Parliament Buildings, Victoria British Columbia, V8V 1X5 and **THE CORPORATION OF THE CITY OF GRAND FORKS**, having its office at 420 Market Avenue, Grand Forks, British, Columbia, V0H 1H0

(hereinafter called the "Grantee")
OF THE SECOND PART

WHEREAS: The Grantor is the registered owner in Fee Simple of and proposes to subdivide the following lands:

LEGAL DESCRIPTION: 009-716-785

Lot 1, DL 534, SDYD, Plan 75 **except** Parcel A on Plan B5928

on Lot 1, 2 & 3
KAP 52745

(hereinafter called the "Lands");

in the City of Grand Forks, according to a plan of subdivision sworn to by A.F. HOEFSLOOT, B.C.L.S. on the **27th** day of **May, 1994**, a copy of which is annexed hereto as Schedule "A".

AND WHEREAS: The Grantee, as a condition of granting its approval to the subdivision, has requested the Grantor to enter into the covenant hereinafter contained, pursuant to Section 215 of the Land Title Act.

AND WHEREAS section 215 of the Land Title Act provides that there may be registered as a charge against the title to any land, a covenant in favour of Her Majesty the Queen, in Right of the Province of British Columbia, as represented by the Minister of Environment, Lands and Parks and a municipality that land is to be used in a particular manner or that land is not to be subdivided except in accordance with the covenant:

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

1. The Grantor is aware of and, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby acknowledges that there is a potential flood danger to the Lands.
2. The Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the Grantee as a covenant in favour of the Grantee pursuant to Section 215 of the Land Title Act, it being the intention and agreement of the Grantor that the provisions hereof be annexed to and run with and be a charge upon the Lands, that from and after the date hereof:

No area used for habitation, business or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than 515.0 metres Geodetic Survey of Canada datum.

In the case of a mobile home or unit, modular home or structure, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevation.

3. Where landfill is used to raise the natural ground elevation, the face of the landfill slope shall be adequately protected against erosion from flood flows (wave action, ice or other debris). The required elevation may be achieved by structural elevation of the said habitable, business or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwaters.
4. Notwithstanding the issuance of a building permit for the Lands by the Grantee, the Grantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, acknowledges that the Grantee does not represent to the Grantor, nor to any other person that any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands whether above or below the geodetic datum level referred to in Clause (1) above, will not be damaged by flooding or erosion and the Grantor, or behalf of himself and his heirs, executors, administrators, successors and assigns, with full knowledge of the potential flood or erosion danger hereby:
 - a.) agrees to indemnify and to save harmless the Grantee and its employees, servants or agents from all losses, damages, costs, actions, suits, debts, accounts, claims

and demands which the Grantee or any of its employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenants or agreement on the part of the Grantor or his heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lands, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands caused by flooding, erosion or some such similar cause; and

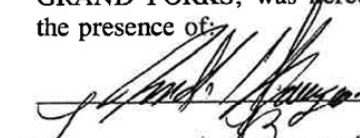
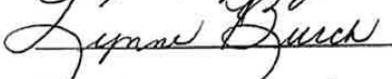
- b.) does remise, release and forever discharge the Grantee and its employees, servants or agents from all manner of actions, causes of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Grantor or any of his heirs, executors, administrators, successors and assigns may have against the Grantee and its employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lands, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands, caused by flooding, erosion or some such similar cause.
5. Subject to the provisions of Section 215 of the Land Title Act, the Grantor's covenants contained in this Agreement shall burden and run with the Lands and shall enure to the benefit of and be binding upon the Grantor, his heirs, executors, administrators, successors and assigns and the Grantee and their assigns.
 6. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Grantee in relation to the Grantor, including his heirs, executors, administrators, successors and assigns, or the Lands under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Grantee as if this Agreement had not been made by the parties.
 7. The Grantor will do or cause to be done at his expense all acts reasonably necessary for the Grantee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lands save and except those in favour of the Grantee and those specifically approved in writing by the Grantee.
 8. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 215(5) of the Land Title Act.
 9. The Grantor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
 10. a.) The Owner or any of his heirs, executors, administrators and assigns as the case may be, shall give written notice of this Agreement to any person to whom he proposes to dispose the Lands, which notice shall be received by that person prior to such disposition.

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

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

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

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

 - ACTING MAYOR
 - CLERK



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

END OF DOCUMENT

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 include 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; BYLAW 1800
- (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.

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.

Division 9 – Development Variance Permits**Development variance permits**

498. (1) On application by an owner of land, a local government may, by resolution, issue a development variance permit that varies, in respect of the land covered in the permit, the provisions of a bylaw under any of the following:

(Ret.) Jan 01/16

(a) the following Divisions of this Part:

- (i) Division 5 [Zoning Bylaws];
- (ii) Division 11 [Subdivision and Development: Requirements and Related Matters];
- (iii) Division 13 [Other Land Use Regulation Powers];
- (iv) Division 17 [Regulation of Farm Businesses in Farming Areas];
- (b) section 298 (1) (j) [manufactured home parks and camping grounds];
- (c) section 8 (3) (g) [fundamental powers – protection of persons and property] of the Community Charter in relation to matters referred to in section 63 (e) [manufactured home parks and camping grounds] of that Act.

(Ret.) Jan 01/16

(2) As restrictions on subsection (1), a development variance permit must not vary the following:

- (a) the use or density of land from that specified in the bylaw;
- (b) a flood plain specification under section 524 (3) [requirements in relation to flood plain areas].

(3) In the event of conflict, the provisions of a development variance permit prevail over any provision of the bylaw.

(4) As a restriction on section 229 [delegation of board authority] of this Act and section 154 [delegation of council authority] of the Community Charter, a local government may not delegate the power to issue a development variance permit.

RS2015-1-498 (B.C. Reg. 257/2015); 2016-21-5; 2016-21-5.

Notice to affected property owners and tenants

499. (1) If a local government proposes to pass a resolution to issue a development variance permit, it must give notice in accordance with this section.

(2) The notice must state the following:

- (a) in general terms, the purpose of the proposed permit;
- (b) the land or lands that are the subject of the proposed permit;
- (c) the place where and the times and dates when copies of the proposed permit may be inspected.

(3) The notice must be mailed or otherwise delivered at least 10 days before adoption of the resolution to issue the permit

- (a) to the owners, as shown on the assessment roll as at the date of application for the permit, and
- (b) to any tenants in occupation, as at the date of the mailing or delivery of the notice, of each parcel, any part of which is the subject of the permit or is within a distance specified by bylaw from that part of the land that is subject to the permit.

(4) The obligation to give notice under this section is satisfied if the local government made a reasonable effort to mail or otherwise deliver the notice.

RS2015-1-499 (B.C. Reg. 257/2015).

Notice of permit on land title

- 503.** (1) If a local government issues any of the following, it must file in the land title office a notice that the land described in the notice is subject to the permit:
- (a) a development permit;
 - (b) a temporary use permit;
 - (c) a development variance permit.
- (2) On filing of a notice under subsection (1), the registrar of land titles must make a note of the filing against the title to the land affected.
- (3) If a permit referred to in subsection (1) is amended or cancelled, the local government must file a notice of the amendment or cancellation in the manner prescribed by regulation of the Lieutenant Governor in Council, and, on filing, the registrar of land titles must make a note of the filing against the title to the land affected.
- (4) If a notice is filed under subsection (1) or (3), the terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.
- (5) In the event of any omission, mistake or misfeasance by the registrar of land titles or the employees of the registrar in relation to the making of a note of the filing under subsection (1) or (3) after the notice is received by the land title office,
- (a) neither the registrar, nor the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,
 - (b) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the *Land Title Act*, and
 - (c) the assurance fund or the minister charged with the administration of the *Land Title Act* as a nominal defendant is not liable under Part 20 of the *Land Title Act*.
- (6) The Lieutenant Governor in Council may make regulations prescribing fees for the filing of notices under this section, and section 386 of the *Land Title Act* applies in respect of those fees.

RS2015-1-503 (B.C. Reg. 257/2015).

Permit lapses if relevant construction not substantially started

- 504.** (1) Subject to the terms of the permit, if the holder of a land use permit does not substantially start any construction with respect to which the permit was issued within 2 years after the date it is issued, the permit lapses.
- (2) Subject to
- (a) section 496 [additional security requirements in relation to temporary use permits], and
 - (b) section 502 (3) [local government action to satisfy permit condition],
- if a land use permit lapses, the local government must return any security provided under section 502 (1) [requirement for security as condition of land use permit] to the person who provided it.

RS2015-1-504 (B.C. Reg. 257/2015).

Transportation Act: permits in relation to development near controlled access highway

- 505.** (1) If a zoning bylaw is subject to section 52 (3) [zoning bylaw does not apply to controlled access area unless transportation minister approves] of the *Transportation Act*, this section applies in relation to land use permits in respect of property within the area covered by the bylaw.
- (2) Unless exempted under subsection (4), a land use permit for the construction of commercial or industrial buildings exceeding 4 500 square metres in gross floor areas must not be issued unless a site plan of the buildings, including traffic circulation and parking areas and facilities, has been approved by the minister responsible for the administration of the *Transportation Act*.

- (2) If a non-conforming use authorized under subsection (1) is discontinued for a continuous period of 6 months, any subsequent use of the land, building or other structure becomes subject to the land use regulation bylaw.
- (3) The use of land, a building or other structure, for seasonal uses or for agricultural purposes, is not discontinued as a result of normal seasonal or agricultural practices, including
- (a) seasonal, market or production cycles,
 - (b) the control of disease or pests, or
 - (c) the repair, replacement or installation of equipment to meet standards for the health or safety of people or animals.
- (4) A building or other structure that is lawfully under construction at the time of the adoption of a land use regulation bylaw is deemed, for the purpose of this section,
- (a) to be a building or other structure existing at that time, and
 - (b) to be then in use for its intended purpose as determined from the building permit authorizing its construction.
- (5) If subsection (1) authorizes a non-conforming use of part of a building or other structure to continue, the whole of that building or other structure may be used for that non-conforming use.

RS2015-1-528 (B.C. Reg. 257/2015).

Non-conforming structures: restrictions on maintenance, extension and alteration

- 529.** (1) If the use and density of buildings and other structures conform to a land use regulation bylaw but
- (a) the siting, size or dimensions of a building or other structure constructed before the bylaw was adopted does not conform with the bylaw, or
 - (b) the siting, size, dimensions or number of off-street parking or loading spaces constructed or provided before the bylaw was adopted does not conform with the bylaw,
- the building or other structure or spaces may be maintained, extended or altered to the extent authorized by subsection (2).
- (2) A building or other structure or spaces to which subsection (1) applies may be maintained, extended or altered only to the extent that
- (a) the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started, and
 - (b) in the case of protected heritage property, the repair, extension or alteration is permitted or authorized in accordance with the provisions governing the heritage protection of the property.

RS2015-1-529 (B.C. Reg. 257/2015).

Restrictions on increasing non-conforming use of land

- 530.** In relation to land, section 528 [non-conforming uses] does not authorize the nonconforming use of land to be continued on a scale or to an extent or degree greater than that at the time of the adoption of the land use regulation bylaw.

RS2015-1-530 (B.C. Reg. 257/2015).

Restrictions on alteration or addition to building or other structure

- 531.** (1) Subject to this section, a structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it.
- (2) Subsection (1) does not prohibit a structural alteration or addition that is required by an enactment or is permitted by a board of variance under section 542 (1) [authority for variance or exemption to relieve hardship].

I. CONTACT IDENTIFICATION

A. Name of Site Owner

Last Name

Lafreniere

First Name

Valerie

Middle Initial(s)

(and/or, if applicable)

Company

Owner's Civic Address

6408-5th Street

City

Grand Forks,

Province/State

B.C.

Country

Canada

Postal/Zip Code

V0H 1H4

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

Last Name

First Name

Middle Initial(s)

(and/or, if applicable)

Company

C. Person to Contact Regarding the Site Profile:

Last Name

Lafreniere

First Name

Valerie

Middle Initial(s)

(and/or, if applicable)

Company

Mailing Address

6408-5th Street

City

Grand Forks

Province/State

British Columbia

Country

Canada

Postal/Zip Code

V0H 1H0

Telephone (###) ###-####

250-442-2208

Fax (###) ###-####

II. SITE IDENTIFICATION

Please attach a site map with your application

All Property

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

Latitude	Degrees	<input type="text" value="49"/>	Minutes	<input type="text" value="1"/>	Seconds	<input type="text" value="21"/>
-----------------	---------	---------------------------------	---------	--------------------------------	---------	---------------------------------

Longitude	Degrees	<input type="text" value="118"/>	Minutes	<input type="text" value="26"/>	Seconds	<input type="text" value="9"/>
------------------	---------	----------------------------------	---------	---------------------------------	---------	--------------------------------

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Address (if applicable)

6408-5th Street

City

Grand Forks

Postal Code

V0H 1H0

PID numbers and associated legal descriptions.

PID	Legal Description	Add	Delete
018-848-966	Lot 1 Plan KAP52745 District Lot 534 Land District 54	+	-
		+	-

Total number of titled parcels represented by this site profile

1

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable).

PIN	Land Description	Add	Delete
		+	-
		+	-

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

(and, if available)

Crown Land File Numbers (comma separated)

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

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

EXAMPLE

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

Schedule 2 Reference	Description	Add	Delete
		+	-

IV. AREAS OF POTENTIAL CONCERN

Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Discarded barrels, drums or tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Contamination resulting from migration of substances from other properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. FILL MATERIALS

Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):		YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. WASTE DISPOSAL

Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):		YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL

Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES

Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):		YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. ADDITIONAL COMMENTS AND EXPLANATIONS

(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):

XI. SIGNATURES

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

Signature



→ OR: ☒ By checking this box, I declare that the information contained in this form is complete and accurate information.

Date Signed (MMM/DD/YY)

03/13/2017

OFFICIAL USE

Reason for submission (Please check one or more of the following)

- | | |
|--|---|
| <input type="checkbox"/> Soil removal | <input type="checkbox"/> Development permit |
| <input type="checkbox"/> Subdivision application | <input checked="" type="checkbox"/> Variance permit |
| <input type="checkbox"/> Zoning application | <input type="checkbox"/> Demolition permit |

Local Government contact:

Name

Dolores Sheets

Agency

Corporation of the City of Grand Forks

Address

P.O. Box 220, Grand Forks, B.C. V0H 1H0

Telephone (###) ###-####

250-442-8266

Fax (###) ###-####

E-mail

dsheets@grandforks.ca

Date Received (YYYY-MM-DD)

2017-03-13

Date Submitted to Site Registrar (YYYY-MM-DD)

Date forwarded to Director of Waste Management: (YYYY-MM-DD)

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Manager of Development & Engineering Services
Date: April 10, 2017
Subject: Development Variance Permit regarding parcel setbacks and parking requirements for a Habitat for Humanity development
Recommendation: **RESOLVED THAT** the Committee of the Whole receives the report and recommends that Council approve the Development Variance Permit application by allowing a front setback variance from 6.0 metres to 4.5 m for properties located at the north side of 72nd Ave at Kettle River Drive, legally described as Lot 3 and Lot 4, District Lot 108, SDYD, Plan KAP 92057, and a reduction of the east interior parcel setback from 1.5 m to 0.0 m on lot 3, with one of the parking spaces for Lot 3 to be met with a Parking Access Easement on the westerly portion of Lot 4; **AND** THAT COTW refers the report to the April 24th, 2017 Regular Meeting of Council for decision.

Background:

- Habitat for Humanity Southeast BC (Habitat) owns the properties located on 72nd Ave at Kettle River Drive, legally described as Lot 3 and Lot 4, District Lot 108, SDYD, Plan KAP 92057.
- Habitat wishes to develop the subject properties as an affordable housing development with a duplex to be located on Lot 3 and a small single family dwelling on Lot 4
- The subject properties are in R-1 Single and Two Family Residential, and are in the Multiple-Housing Development Permit Area (MP)(single or two-family dwellings do not require a development permit)
- There is an existing Development Variance Permit (DVP)(devprm#2008-6) on Lot 1-3 (also known as Parcels E-G in the DVP) reducing the front parcel line setback requirement from 20 feet to 15 feet, due to the fact that the rear yards along that section of 72nd Ave are steep slopes and difficult to develop. Lot 1 has a subsequent DVP varying the front parcel line setback to 14.4 feet
- Lot 3 is 533.4 m² and Lot 4 is 535.3 m². Lot 4 was created by a road closure in April of 2011.



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



- The City also placed a 3 m-wide Statutory Right of Way (Plan KAP 92200) 4.501 m from the westerly lot line on Lot 4 between 72nd Ave and the lane extending from 73rd Ave for protection of the water line (asset id: WM-0280) from 72nd Ave up 8th St.

Recommended solution:

- Lot 3 could accommodate the same size duplex as Lot 1 (approx. 14.5 m x 9.3 m) with a standard 1.5 m west interior side yard setback and a variance from 6.0 m to 4.5 m front parcel setback and 1.5 m to 0.0 m east interior side parcel setback (including roof overhang).
- Due to the right-of-way, Lot 4 could accommodate a small home (max 11 m wide) on the easterly portion, with a standard east interior side parcel line setback of 1.5 m and a variance from 6.0 m to 4.5 m front parcel line setback to front face of dwelling and a minimum of 1.5 m from front parcel line to foot of stairs. No setback is required to the right-of-way line.
- Due to the reduction in area between front parcel line and the front of the buildings, alternative solutions for **parking** would also be required. According to the Zoning Bylaw, each dwelling unit requires 2 off-street parking spaces. Due to the smaller size of these dwellings and their proximity to downtown, the department recommends reducing the offstreet parking requirements to:
 - **one space** for Lot 4 (one dwelling unit), accommodated on the right-of-way, such that no building, pavement, or asphalt is placed on the right-of-way
 - **three spaces** for Lot 3, accommodated on the westerly remainder of Lot 4 using a subsection 18(5) *Property Law Act* easement for a parking access agreement benefiting Lot 3 and Section 219 *Land Title Act* Covenant restricting any building on the portion of Lot 4 west of the right-of-way.
- In support of a new affordable housing project on a site with siting and slope constraints, Council may consider, by resolution, waiving planning, development, and permit fees.

Benefits or Impacts of the Recommendation:

General: Facilitates development of affordable housing in the City

Strategic Impact: Infill development supports a healthy town core

Financial: Infill development increases tax revenue with lower impact than dispersed development



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



Policy/Legislation: Grand Forks Zoning Bylaw No. 1606, Sustainable Community Plan; BC *Land Title Act*, BC *Property Law Act*.

Attachments: Development Variance Permit Application complete with Site Plan showing proposed development overlaid on orthophotograph; legal plans; excerpt from Zoning Bylaw – R-1; Letter from Habitat for Humanity

Recommendation: **RESOLVED THAT** the Committee of the Whole receives the report and recommends that Council approve the Development Variance Permit application by allowing a front setback variance from 6.0 metres to 4.5 m for properties located at the north side of 72nd Ave at Kettle River Drive, legally described as Lot 3 and Lot 4, District Lot 108, SDYD, Plan KAP 92057, and a reduction of the east interior parcel setback from 1.5 m to 0.0 m on lot 3, with one of the parking spaces for Lot 3 to be met with a Parking Access Easement on the westerly portion of Lot 4; **AND THAT** COTW refers the report to the April 24th, 2017 Regular Meeting of Council for decision.

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.**



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

THE CORPORATION OF THE CITY OF GRAND FORKS

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



DEVELOPMENT VARIANCE PERMIT APPLICATION

LOCAL GOVERNMENT ACT, SECTION 498

APPLICATION FEE \$350.00

Receipt No. _____

Registered Owner(s): Habitat for Humanity SE BC
PO BOX 1088, GRAND FORKS BC V0H 1H0

Mailing Address: _____

Telephone: Home: _____ Work: 778.632.0006
Email: bob.huff@hfhsebc.org

Legal Description: Lot 3 & 4 Plan KAP92057-
P.I.D: Lot 3 - 028-591-526 Lot 4 -028-591-534

Street Address: # 803 - 72nd Ave. Grand Forks
813 - 72nd Ave, Grand Forks

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, HFH Southeast BC, 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.

Bob Huff ED
(signature) HFH SEBC

March 31, 2017
(date)

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

Lot 4 will need a special design to build a single family home on it due to the water line running thru the middle of the lot. Also there is a steep embankment at the rear of the property that requires the house to be situated closer to 72nd Ave.

Lot 3 has a steep enbankment at the rear of the property that requires the duplex to be situated closer to 72nd Ave. This will reduce the ability to park more than 2/3 cars

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.

Bob H. EID HFHSEBC
Signature of Owner

Mar 31/2017
Date

Page 2 of 3

AGENT'S AUTHORIZATION

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

Name of Authorized Agent: _____

Mailing Address: _____

Telephone: _____

Email: _____

Owner(s) Signature of Authorization

ENCE PLAN OF THAT PART OF DL 108, SDYD SHOWN AS CLOSED ROAD ON PLAN KAP 91277.
 PARCEL E (BEING A CONSOLIDATION OF LOTS 22, 23 AND 24 SEE LB251933)
 PARCEL F (BEING A CONSOLIDATION OF LOTS 25, 26 AND 27 SEE LB251934)
 PARCEL G (BEING A CONSOLIDATION OF LOTS 28 AND 29, SEE LB251935)
 OF BLOCK 35, DL 108, SDYD, PLAN 72

SUBMIT TO SECTIONS 107 AND 100 (1) (b) OF THE LAND TITLE ACT.

BCSS 82E.008

SCALE 1 : 300

ALL DIMENSIONS SHOWN ARE IN METRES.

INTENDED PLOT SIZE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm
 (107 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:300

PLAN KAP 932857

Deposited in the Land Title Office
 at Kamloops, B.C. this
 day of MAY 18 2010

REGISTRAR



LEGEND

Bearings are astronomic, derived
 from Plan KAP 91277
 * denotes standard iron post found
 o denotes standard iron post placed

THIS PLAN LIES WITHIN THE KOOTENAI
 BOUNDARY REGIONAL DISTRICT

HABITAT FOR HUMANITY-BOUNDARY SOCIETY

P. B. Mansell
 AUTHORIZED SIGNATORY: *Perry Mansell*
Rick Frison
 AUTHORIZED SIGNATORY: *Rick Frison*
Larry Dale
 WITNESS TO BOTH SIGNATURES

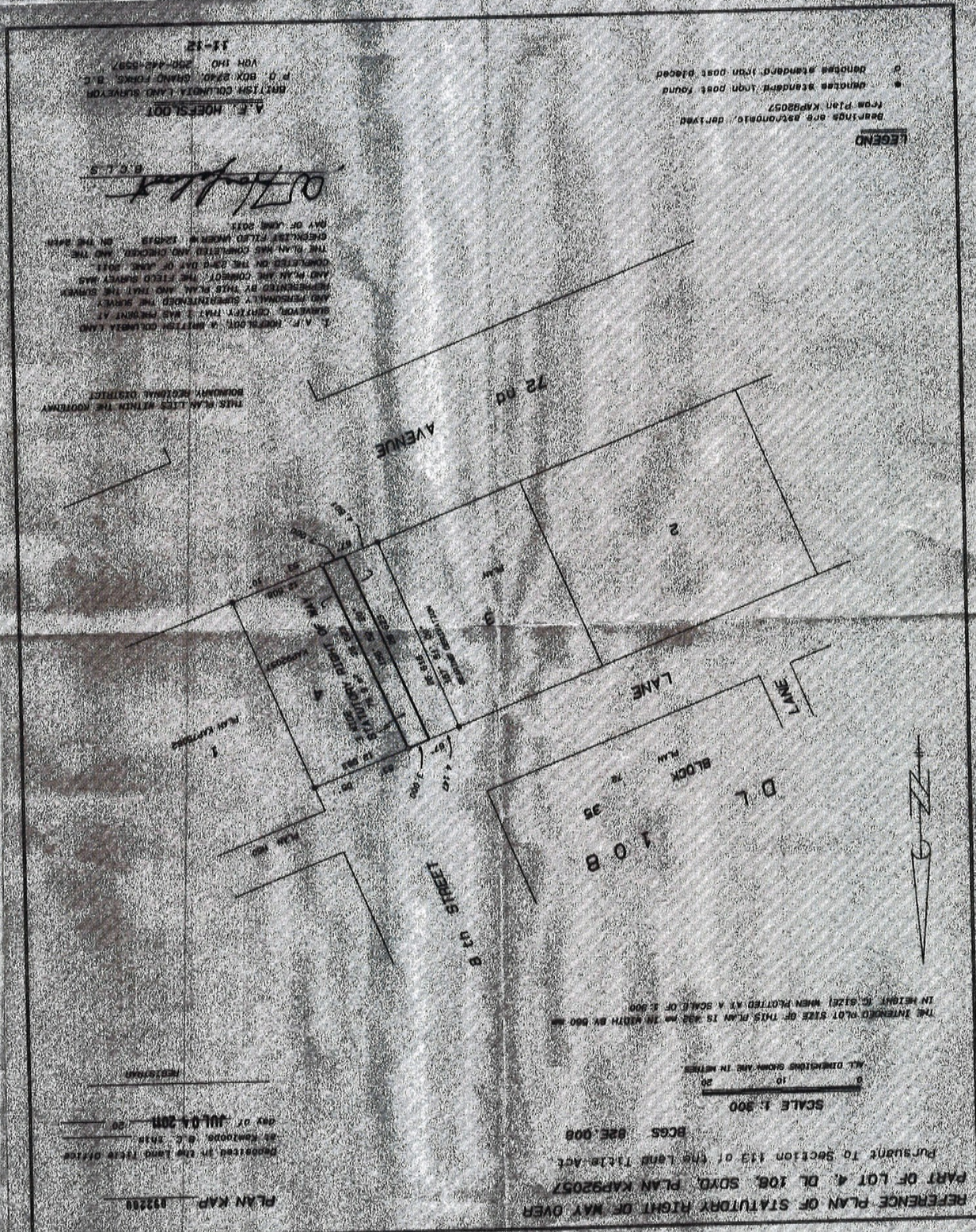
Approved under the Land Title Act
 this 28th day of
 April 2011
S. B. C.
 Approving Officer for the
 City of Grand Forks

PRINT NAME OF WITNESS
 KAREN BECK
 2071 Pine Road
 CHATHAM, B.C.
 L. 100 Secretary
 ADDRESS OF WITNESS
 OCCUPATION OF WITNESS

I, A.F. HOEFSLOOT, A BRITISH COLUMBIA LAND
 SURVEYOR, CERTIFY THAT I WAS PRESENT AT
 AND PERSONALLY SUPERINTENDED THE SURVEY
 REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
 AND PLAN ARE CORRECT. THE FIELD SURVEY WAS
 COMPLETED ON THE 19 TH DAY OF AUGUST, 2010.
 THE PLAN WAS COMPLETED AND CHECKED, AND THE
 CHECKLIST FILED UNDER # 116195, ON THE
 25 TH DAY OF OCTOBER 2010.

A. F. Hoefsloot
 B.C.L.S.

A.F. HOEFSLOOT
 BRITISH COLUMBIA LAND SURVEYOR
 P.O. BOX 2740, GRAND FORKS, B.C.
 V0H 1H0 250-442-5597
 10-19-2





Building Homes, Building Hope

March 31, 2017

Mayor Konrad and Council
City of Grand Forks

This letter accompanies an application by Habitat for Humanity Southeast BC (HFHSEBC) that requests the assistance of the City of Grand Forks with a variance for Lots 3 & 4 at #803 & #813 – 72nd Ave.

The Board of Directors of HFHSEBC as part of the operational plan for 2017, moved that our affiliate build 3 homes this year in Grand Forks. This will be enabled by the fact that BC Housing has recently signed an MOU to provide per door funding for the BC Habitat for Humanity affiliates. In conjunction with our 2017 operational plan, Habitat for Humanity Canada is bringing the Jimmy & Rosalynn Carter Work Project to Canada in 2017 as part of Canada's 150th anniversary.

I request of Council the assistance of the City by providing relief in the Development Charges, Service Charges and Permit Fees associated with building a duplex on Lot 4 and a single family home on Lot 3. This will allow our affiliate to save on the costs associated with building the homes. Ours is a small affiliate that builds homes using donations from companies, service clubs, and individuals and with Gift in Kind product from National donors through HFH Canada. The project will support the Affordable Housing and Sustainable Green Building provisions of the City's Sustainable Community Plan.

Thank you for your kind considerations.

Respectfully, Bob Huff, ED

A handwritten signature in black ink that reads "Bob Huff". The signature is written in a cursive, flowing style.

Habitat for Humanity Southeast BC

P.O. Box 1088
Grand Forks, BC
V0H 1H0

www.hfhsebc.org
bob.huff@hfhsebc.org

Office: 778.632.0006

MEMORANDUM



Date : 4/10/2017

To : Committee of the Whole

From : Deputy Manager of Operations and Sustainability

Subject: Business Survey Results

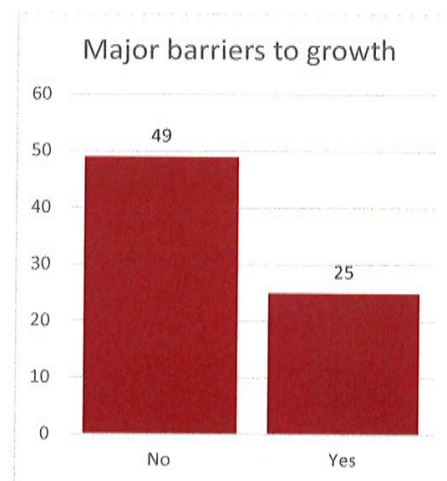
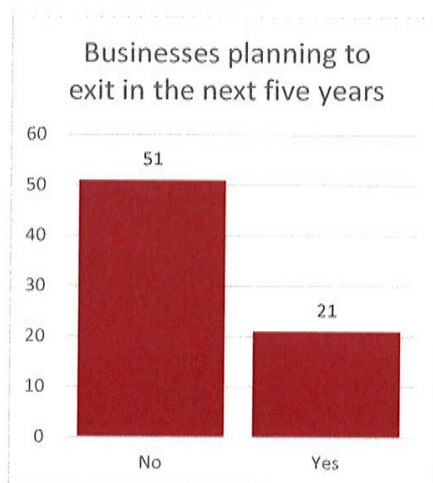
Staff sent a brief business survey out with the Business Licence renewal letter this year. To date, 77 businesses have responded.

Twenty-one business owners plan to exit in the next five years, and of those, eighteen are due to retirement.

Businesses rated the local state of business an average six out of ten.

Twenty-five businesses reported facing major barriers to growth including:

- Difficulty finding skilled labour – quite a diverse mix of needs.
- Not enough local shopping or catering to a seasonal market.
- Competition with outside businesses.
- Overhead costs.



MONTHLY HIGHLIGHT REPORTS



DATE : April 10, 2017
TO : Committee of the Whole
FROM: Manager of Building Inspection & Bylaw Services
HIGHLIGHTS: For the Month of March, 2017

Bylaw Services Review

- ❖ 12 transient individual camps removed
- ❖ 12 potential transient camp sites cleared of construction material
- ❖ Considering options for mid and long term solutions to the transient problem
- ❖ Ongoing removal of unlicensed vehicles from municipal property
- ❖ Continued resolution of unsightly property issues

Building Inspection Review

- ❖ 8 Building Permit applications received in February, yearly total now 22
 - ❖ 2017 construction value now at \$1,484,285.00 (2016 total was \$2,536,774.00)
 - ❖ 8 new residences (3 modular), 5 new commercial renovations under development
 - ❖ Construction inspections and proposal reviews ongoing
-

MONTHLY HIGHLIGHT REPORTS



DATE : April 10, 2017
TO : Committee of the Whole
FROM: Chief Financial Officer
HIGHLIGHTS: For the Month of March 2017

- ❖ Completed 2017-2021 5 Year Financial Plan and bylaw for first three readings
- ❖ Prepared tax rate bylaw for introduction to COTW
- ❖ Electrical utility regulatory amendment bylaw to first three readings
- ❖ Responded to additional information requests from auditors
- ❖ Preparation of draft 2016 financial statements underway
- ❖ Responded to questions from taxpayers and the media regarding the 2017 budget and tax increase
- ❖ Reviewed applications for the Revenue Clerk position

MONTHLY HIGHLIGHT REPORTS



DATE: April 10th, 2017
TO: Committee of the Whole
FROM: Corporate Services/Interim CAO/Events
HIGHLIGHTS: For the Month of March, 2017

- ❖ Prepared and facilitated Council Meetings for the month of March
- ❖ Human Resources Duties for the month of March
- ❖ Generalized IT support for March
- ❖ Event planning for larger events throughout the 2017 calendar year
- ❖ Information Session with Urban Systems on current projects with the exit of former Chief Administrative Officer
- ❖ Corporate Officer taking on additional role of Interim Chief Administrative Officer as of March 24th
- ❖ eScribe Meeting Management Software configurations
- ❖ Fees & Charges Bylaw update
- ❖ Security System at Public Works review and safety upgrades
- ❖ Office 365 Upgrade procurement and installation planning

MONTHLY HIGHLIGHT REPORTS



DATE: April 10, 2017
TO: Committee of the Whole
FROM : Manager of Development & Engineering
HIGHLIGHTS: For the Month of March, 2017

Capital projects

- Continued the design options & reporting for the WWTP – UV Disinfection Project
- Continued preliminary engineering design work for approved capital projects including 22nd Street Paving and Well 2a
- Support for completion of 5th Street/Priede Bridge watermain project
- Received funding for Wastewater Treatment Plant and Sewer Phasing Plan; initiated work plans for April

Continued implementation of the asset management and GIS software

Interdepartmental meetings & collaboration: capital projects; communication, Natural Assets, Geographic Information Systems

Continued sign bylaw research and development and wayfinding sign planning & meetings

Preliminary Layout Review for one industrial subdivision and processed inquiries for two residential subdivisions; continued review of two commercial development permit inquiries and two residential development variance permits

Business licence review and sign-off; support for Building Permit review




Kick-off meeting for Rural Development Fund – Local Economic Development Initiative

Received over 17 enquiries regarding zoning, setbacks, and land availability for development; 4 subdivision/development enquiries; 9 enquiries from new/future residents re: zoning/land use

Continued research, technical review and stakeholder outreach for Official Community Plan update process and produced update reports & presentations

Participated in Energy Star Certification / Builder's Workshop

Continued policy development on OCP Theme 2 / Affordable Housing

 Fiscal Accountability  Economic Growth  Community Engagement  Community Liveability

MONTHLY HIGHLIGHT REPORTS



DATE : March 29, 2017
TO : Committee of the Whole
FROM: Fire Chief
HIGHLIGHTS : For the month of March

- ❖ Total calls for March (to Mar 29): 26 (7 fire-related, 3 rescue, 16 first responder)
Year-to-Date: 91
- ❖ Snow Pack numbers over the past several months have shown the snow basins in the Boundary significantly below seasonal averages. On January 1, Boundary basins were at 73% of normal for that date. Slower-than-usual accumulations resulted a snow pack just 59% of normal as of February 1. Despite the snow seen in the valley through February, the March 1 numbers are still just 59% of normal.
- ❖ Spring Weather Briefing – Environment Canada, River Forecast Centre
- ❖ Training: First two weekends – First Responder Level 3 (40 hours) – 10 volunteers trained or recertified.
- ❖ Fire Training Ground – Prop construction and general site maintenance
- ❖ Preparation for hosting the 2017 BC Volunteer Firefighters' Spring Training weekend in three weeks.

MONTHLY HIGHLIGHT REPORTS



DATE : April 10th 2017
TO : Committee of the Whole
FROM: Manager of Operations
HIGHLIGHTS: For the Month of March

OCCUPATIONAL HEALTH AND SAFETY MONTHLY FOCUS FOR THE MONTH OF MAY 2017 PERSONAL PROTECTIVE CLOTHING & EQUIPMENT

Public Works

- ❖ Street, Sidewalk, and boulevard sweeping (spring cleanup started)
- ❖ Spring clean in city flower beds (started)
- ❖ Tuff Vac Spring clean on all parks and grounds throughout the city (started)
- ❖ Dog park expansion fence fabric up
- ❖ 12 New Event Picnic tables creation almost complete
- ❖ Clean out and organization of Upstairs Public Works storage complete
- ❖ Trash can rain lids installation on going

Water/Sewer

- ❖ Well #5 installed and tested
- ❖ Sewer main line flushing

MONTHLY HIGHLIGHT REPORTS



- ❖ Water service repair
- ❖ Well and Chlorinator maintenance
- ❖ Prepare Well 3 and 3a for fencing.
- ❖ Two sewer service blockages.
- ❖ Education continued.
- ❖ Start infrastructure repairs on 22nd St.

Electrical

- ❖ Tree pruning
- ❖ 2 - Pole changes
- ❖ Regulator repair work
- ❖ Meter reading
- ❖ Street light repairs
- ❖ Electrical department had 1 planned outage in March for repairs

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Chief Financial Officer
Date: April 10, 2017
Subject: 2017 Tax Rates Bylaw No. 2038
Recommendation: RESOLVED THAT the Committee of the Whole selects an option for the 2017 property tax rates and instructs staff to include that option in 2017 Tax Rates Bylaw 2038, and further to present 2017 Tax Rates Bylaw No. 2038 for first three readings at the April 24, 2017 Regular Meeting of Council.

BACKGROUND:

Section 197 of the Community Charter requires the City to adopt an annual property value tax bylaw to establish the tax rates for the collection of municipal revenue as provided in the financial plan, as well as the amounts to be collected on behalf of other local governments or public bodies.

The City has not yet received the 2017 requisition for the Regional District and Hospital, but expects to do so prior to the date of first three readings for this proposed bylaw.

The City has established policies regarding property taxation in its annual financial plan and asset management policy which, in general terms, state:

- that tax shifts and redistributions between the classes will only be undertaken after considerable review and phased in gradually over time.
- in setting tax rates, Council will take into consideration the tax rates and conversion ratios of other municipalities and the tax share borne by and conversion ratios for each property class.

The amount of 2017 property tax revenue included in proposed Financial Plan Bylaw 2036 is \$3,698,273.

There are a multitude of possible combinations of tax rates which would serve to collect the required amount of revenue. Three options which are consistent with the City's policy statements for distributing property taxes, are presented here for consideration, as follows:

Note: Class 2 (Utilities) is capped by legislation at the greater of \$40 per \$1000 of assessed value and 2.5 times the class 6 rate - thus at \$40 for all three options.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



- Option 1 – The tax rate for class 4 (Major Industry) is fixed at the same rate as 2016, while the conversion ratios (multiples) for the remaining classes are the same as for 2016. This is consistent with tax rates set over the last three years (2014-2016).
- Option 2 – The tax rate for class 4 (Major Industry) is increased to collect the same amount of tax revenue as in 2016, while the conversion ratios for the remaining classes are the same as in 2016.
- Option 3 - The tax rate for class 4 (Major Industry) is increased to collect the same amount of tax revenue as in 2016, as in Option 2, and the rates for classes 5 and 6 (light industry and business) are increased slightly more than the increase for residential, recreational and farm rates. The rationale for this is to re-establish equity between the classes by compensating for the higher market value increases in residential properties versus commercial.

The above options and associated tax rate calculations are based on the Revised Assessment Roll which was just made available. There has been a fairly significant reduction in residential values from the Completed Roll used in previous revenue calculations, with a revenue difference of approximately \$16,000. This was due to a successful appeal to the Property Assessment Review Panel which was unknown at the time the Completed Tax Roll was produced.

A schedule of assessed values and tax rates for the three options are included here, along with a table showing the cost impact of these options, a table of tax rates for the preceding five years, and tables of 2015/2016 tax rates for other municipalities.

The draft tax rates bylaw is also attached here. The tax rate data in the bylaw schedule "A" will be completed once an option has been chosen and the Regional District and Hospital requisitions are available.

Benefits or Impacts of the Recommendation:

- General:** Adoption of an annual property tax rates bylaw before May 15 is a requirement of the Community Charter. The Five Year Financial Plan determines the amount of revenue to be raised by property value taxes and used in the calculation of tax rates.
- Strategic Impact:** The Tax Rates Bylaw has been developed by taking into consideration the taxation policy statements included in the annual financial plan and Asset Management Financial Policy 808.

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



- Financial:** Property taxation is one of the main sources of revenue for the City. The amount of revenue proposed to be collected through property taxation for 2017 is \$3,698,273.
- Policy/Legislation:** Section 197 of the Community Charter
Proposed Five Year Financial Plan Bylaw 2017-2021, No. 2036
Asset Management Policy Financial Policy 808
- Attachments:** Draft 2017 Tax Rates Bylaw No. 2038
Appendix A - Options for Municipal Tax Rates
Appendix B - Table of cost impacts and historical tax rates
Appendix C - Tables of comparative tax rates for other municipalities

Recommendation: RESOLVED THAT the Committee of the Whole selects an option for the 2017 property tax rates and instructs staff to include that option in 2017 Tax Rates Bylaw 2038, and further to present 2017 Tax Rates Bylaw No. 2038 for first three readings at the April 24, 2017 Regular Meeting of Council.

- OPTIONS:**
1. COTW COULD CHOOSE TO RECOMMEND 2017 TAX RATES OPTION 1.
 2. COTW COULD CHOOSE TO RECOMMEND 2017 TAX RATES OPTION 2.
 3. COTW COULD CHOOSE TO RECOMMEND 2017 TAX RATES OPTION 3.

THE CORPORATION OF THE CITY OF GRAND FORKS
BYLAW NO. 2038

**A BYLAW TO IMPOSE RATES ON ALL TAXABLE LAND
AND IMPROVEMENTS FOR THE YEAR ENDED DECEMBER 31, 2017**

=====

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. 2032, cited as "2016 Annual Tax Rates Bylaw", be hereby repealed.
2. The following Tax Rates are hereby imposed and levied for the Year Ended December 31, 2017:
 - 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 purposes of the **REGIONAL DISTRICT OF KOOTENAY BOUNDARY** on the value of all taxable land and improvements rates appearing in Column "C" 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 3rd day of July, 2017.
 - b) The Collector shall, as soon as is practicable on or after the 4th day of July 2017, 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 3rd day of July, 2017.

5. This bylaw may be cited, for all purposes, as the **“2017 Annual Tax Rates Bylaw”**.

INTRODUCED this 10th day of April, 2017.

Read a **FIRST** time this 24th day of April, 2017.

Read a **SECOND** time this 24th day of April, 2017.

Read a **THIRD** time this 24th day of April, 2017.

FINALLY ADOPTED this ____ day of May 2017.

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. 2038 as passed by the Municipal Council of the City of Grand Forks on the ____ day of May, 2017.

Clerk of the Municipal Council of
The City of Grand Forks

Schedule "A"
City of Grand Forks
2017 Property Tax Rates Bylaw 2038

Property Class	Description	"A"	"B"	"C"
		General Municipal	West 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			

CORPORATION OF THE CITY OF GRAND FORKS
APPENDIX A
OPTIONS FOR 2017 MUNICIPAL TAX RATES

2017 REVENUE REQUIREMENT PER FINANCIAL PLAN BYLAW 2036							\$ 3,698,273	
OPTION 1 - Multiple same as 2016, except Major Industry which is at 2016 rate								
	2016 Revised Roll		2017 Revised Roll		OPTION 1			
	Folio Count	Taxable Value	Folio Count	Taxable Value	Tax Rate	Multiple	Tax Revenue	% of Revenue
01 - Residential	2,506	369,238,810	2,506	395,191,712	5.0618	1.0000	2,000,381	54.09%
02 - Utilities	31	1,164,240	31	1,221,715	40.0000	7.9023	48,869	1.32%
04 - Major Industry	7	18,922,500	7	18,806,300	43.3948	8.5730	816,096	22.07%
05 - Light Industry	11	3,500,700	10	3,580,000	14.8311	2.9300	53,095	1.44%
06 - Business And Other	417	62,340,100	419	64,357,100	12.0977	2.3900	778,573	21.05%
08 - Rec/Non Profit	71	52,900	73	259,700	4.0494	0.8000	1,052	0.03%
09 - Farm	4	34,054	4	34,054	5.4668	1.0800	186	0.01%
	3,047	455,253,304	3,050	483,450,581			\$ 3,698,252	100.00%

OPTION 2 - Multiple same as 2016, except Major Industry which is at 2016 revenue amount								
	2016 Revised Roll		2017 Revised Roll		OPTION 2			
	Folio Count	Taxable Value	Folio Count	Taxable Value	Tax Rate	Multiple	Tax Revenue	% of Revenue
01 - Residential	2,506	369,238,810	2,506	395,191,712	5.0528	1.0000	1,996,825	53.99%
02 - Utilities	31	1,164,240	31	1,221,715	40.0000	7.9164	48,869	1.32%
04 - Major Industry	7	18,922,500	7	18,806,300	43.6629	8.6413	821,138	22.20%
05 - Light Industry	11	3,500,700	10	3,580,000	14.8047	2.9300	53,001	1.43%
06 - Business And Other	417	62,340,100	419	64,357,100	12.0762	2.3900	777,189	21.02%
08 - Rec/Non Profit	71	52,900	73	259,700	4.0422	0.8000	1,050	0.03%
09 - Farm	4	34,054	4	34,054	5.4570	1.0800	186	0.01%
	3,047	455,253,304	3,050	483,450,581			\$ 3,698,258	100.00%

OPTION 3 - Slight increase in tax rates and multiples for Business & Light Industry								
	2016 Revised Roll		2017 Revised Roll		OPTION 3			
	Folio Count	Taxable Value	Folio Count	Taxable Value	Tax Rate	Multiple	Tax Revenue	% of Revenue
01 - Residential	2,506	369,238,810	2,506	395,191,712	5.0317	1.0000	1,988,486	53.77%
02 - Utilities	31	1,164,240	31	1,221,715	40.0000	7.9496	48,869	1.32%
04 - Major Industry	7	18,922,500	7	18,806,300	43.6629	8.6776	821,138	22.20%
05 - Light Industry	11	3,500,700	10	3,580,000	14.9542	2.9720	53,536	1.45%
06 - Business And Other	417	62,340,100	419	64,357,100	12.1981	2.4243	785,034	21.23%
08 - Rec/Non Profit	71	52,900	73	259,700	4.0253	0.8000	1,045	0.03%
09 - Farm	4	34,054	4	34,054	5.4342	1.0800	185	0.01%
	3,047	455,253,304	3,050	483,450,581			\$ 3,698,293	100.00%

**CORPORATION OF THE CITY OF GRAND FORKS
APPENDIX B**

COST IMPACT

Residence with a 2016 assessed value of \$200,000
Sample of assessment value increases - 3.5%, 5% and 7.5%

	2016 Tax Amount	2017 Tax Amount	2017 Tax Amount	2017 Tax Amount
2016 Assessed Value \$200,000		Option 1	Option 2	Option 3
Assessment increase of 3.5%	\$961.48	\$1,047.79	\$1,045.93	\$1,041.56
		+\$86.31	+\$84.45	+\$80.08
Assessment increase of 5.0%	\$961.48	\$1,062.98	\$1,061.09	\$1,056.66
		+\$101.50	+\$99.61	+\$95.18
Assessment increase of 7.5%	\$961.48	\$1,088.29	\$1,086.35	\$1,081.82
		+\$126.81	+\$124.87	+\$120.34

HISTORICAL PROPERTY TAX RATES AND MULTIPLES					
Rates	2016	2015	2014	2013	2012
01 - Residential	4.8074	4.1646	3.8989	3.8105	3.5701
02 - Utilities	40.0000	40.0000	38.6771	37.8060	37.6499
04 - Major Industry	43.3948	43.3948	43.3948	42.4043	37.8947
05 - Light Industry	14.0857	12.2023	11.4238	11.1465	10.5536
06 - Business And Other	11.4897	9.9534	9.3184	9.1127	9.0002
08 - Rec/Non Profit	3.8459	3.3317	3.1191	3.0297	3.9987
09 - Farm	5.1920	4.4978	4.2108	4.0988	4.0209
Multiples					
02 - Utilities	8.3205	9.6048	9.9200	9.9215	10.5459
04 - Major Industry	9.0267	10.4199	11.1300	11.1283	10.6145
05 - Light Industry	2.9300	2.9300	2.9300	2.9252	2.9561
06 - Business And Other	2.3900	2.3900	2.3900	2.3915	2.5210
08 - Rec/Non Profit	0.8000	0.8000	0.8000	0.7951	1.1201
09 - Farm	1.0800	1.0800	1.0800	1.0757	1.1263

CORPORATION OF THE CITY OF GRAND FORKS
APPENDIX C
COMPARATIVE TAX RATES OTHER MUNICIPALITIES
2016 - 2015

	2016			2015		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
GRAND FORKS - POPULATION 4049						
#1 - Residential	4.8074	0.2999	2.1816	4.1646	0.2849	2.2456
#2 - Utility	40.0000	1.0497	7.6356	40.0000	0.9972	7.8595
#4 - Major Industry	43.3948	1.0197	7.4174	43.3948	0.9688	7.6349
#5 - Light Industry	14.0857	1.0197	7.4174	12.2023	0.9688	7.6349
#6 - Business/Other	11.4897	0.7348	5.3449	9.9534	0.6980	5.5016
#7 - Managed Forest	-	-	-	-	-	-
#8 - Rec/Non Profit	3.8459	0.2999	2.1816	3.3317	0.2849	2.2456
#9 - Farm	5.192	0.2999	2.1816	4.4978	0.2849	2.2456
CRANBROOK - POPULATION						
#1 - Residential	7.4207	0.1518	0.1842	7.4534	0.1605	0.1579
#2 - Utilities	48.5404	0.5314	1.2051	49.3121	0.5619	1.0447
#4 - Major Industry	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
#5 - Light Industry	20.1604	0.5162	0.5005	20.0496	0.5458	0.4247
#6 - Business/Other	19.4161	0.3720	0.4820	19.7248	0.3933	0.4179
#7 - Managed Forest	-	-	-	-	-	-
#8 - Rec/Non Profit	18.4403	0.1518	0.4578	18.0372	0.1605	0.3821
#9 - Farm	20.852	0.1518	0.5177	20.9776	0.1605	0.4444
TRAIL - POPULATION 7709						
#1 - Residential	3.9101	0.2986	2.7819	4.1120	0.2850	2.7270
#2 - Utility	40.0000	1.0451	9.7367	40.0000	0.9976	9.5446
#4 - Major Industry	42.9001	1.0153	9.4584	42.5254	0.9690	9.2717
#5 - Light Industry	2.6570	1.0153	9.4584	2.6344	0.9690	9.2717
#6 - Business/Other	8.2403	0.7316	6.8157	8.2237	0.6982	6.6812
#7 - Managed Forest	12.1952	0.8958	8.3457	11.7890	0.8550	8.1810
#8 - Rec/Non Profit	6.1698	0.2986	2.7819	5.8178	0.2850	2.7270
#9 - Farm	-	-	-	-	-	-
CASTLEGAR - POPULATION 8039						
#1 - Residential	3.3668	0.2982	1.3845	3.3413	0.3031	1.4051
#2 - Utility	38.2587	1.0437	4.8457	38.2587	1.0607	4.9180
#4 - Major Industry	31.7791	1.0139	4.7072	31.0387	1.0304	4.7775
#5 - Light Industry	10.9434	1.0139	4.7072	10.6768	1.0304	4.7775
#6 - Business/Other	11.4846	0.7306	3.3920	11.4149	0.7425	3.4426
#7 - Managed Forest	-	-	-	-	-	-
#8 - Rec/Non Profit	8.4784	0.2982	1.3845	8.3273	0.3031	1.4051
#9 - Farm	-	-	-	-	-	-
GREENWOOD - POPULATION 665						
#1 - Residential	7.2436	0.2986	0.0000	7.1380	0.3030	0.6594
#2 - Utility	25.3525	1.0451	0.0000	24.9830	1.0605	2.3079
#4 - Major Industry	-	-	-	-	-	-
#5 - Light Industry	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
#6 - Business/Other	17.7467	0.7316	0.0000	14.6329	0.7424	1.6155
#7 - Managed Forrest	-	-	-	-	-	-
#8 - Rec/Non Profit	7.2436	0.2986	0.0000	7.1380	0.3030	0.6594
#9 - Farm	-	-	-	-	-	-

APPENDIX C
COMPARATIVE TAX RATES OTHER MUNICIPALITIES
2016 - 2015

	2016			2015		
	Municipal	Reg Hosp	Reg Dist	Municipal	Reg Hosp	Reg Dist
MIDWAY - POPULATION 649						
#1 - Residential	4.3165	0.2986	0.5577	4.2869	0.3030	0.5768
#2 - Utility	20.8560	1.0451	1.9518	21.1000	1.0604	2.0188
#4 - Major Industry	28.9593	1.0153	1.8960	28.8000	1.0301	1.9611
#5 - Light Industry	28.7230	1.0153	1.8960	21.1580	1.0301	1.9611
#6 - Business/Other	9.8082	0.7316	1.3668	9.5070	0.7423	1.4137
#7 - Managed Forrest	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
#8 - Rec/Non Profit	0.7500	0.2986	0.5577	0.5000	0.3030	0.5768
#9 - Farm	7.39	0.2986	0.5577	7.38	0.3030	0.5768
ROSSLAND - POPULATION 3729						
#1 - Residential	7.1725	0.2986	1.9097	7.2517	0.2782	1.9138
#2 - Utility	40.0000	1.0451	6.6840	40.0000	0.9736	6.6983
#4 - Major Industry	-	-	-	-	-	-
#5 - Light Industry	22.6561	1.0153	6.4930	21.8900	0.9458	6.5069
#6 - Business/Other	12.7455	0.7316	4.6788	12.7025	0.6815	4.6888
#7 - Managed Forest	15.6490	0.8958	5.7292	19.3464	0.8345	5.7414
#8 - Rec/Non Profit	6.3499	0.2986	1.9097	6.3873	0.2782	1.9138
#9 - Farm	7.3894	0.2986	1.9097	7.1333	0.0548	1.9138
NELSON - POPULATION 10,752						
#1 - Residential	4.6142	0.2976	1.7139	4.6852	0.3030	1.7531
#2 - Utility	32.0984	1.0416	5.9987	32.9169	1.0605	6.1359
#4 - Major Industry	-	-	-	-	-	-
#5 - Light Industry	8.4159	1.0118	5.8573	8.5903	1.0302	5.9605
#6 - Business	9.2498	0.7289	4.1991	9.5605	0.7423	4.2951
#7 - Managed Forrest	4.6142	0.8928	5.1417	4.6852	0.9090	5.2593
#8 - Rec/Non Profit	2.7856	0.2976	1.7139	2.9001	0.3030	1.7531
#9 - Farm	4.6142	0.2976	1.7139	4.6852	0.3030	1.7531
CRESTON - POPULATION 5351						
#1 - Residential	5.5340	0.1506	2.8369	5.5229	0.1605	2.7383
#2 - Utility	40.0000	0.5269	9.9292	40.0000	0.5617	9.5840
#4 - Major Industry	-	-	-	-	-	-
#5 - Light Industry	17.1554	0.5119	9.6455	16.8448	0.5456	9.3101
#6 - Business/Other	10.5534	0.3688	6.9504	10.6592	0.3932	6.7088
#7 - Managed Forest	-	-	-	-	-	-
#8 - Rec/Non Profit	5.5340	0.1506	2.8369	5.5229	0.1605	2.7383
#9 - Farm	6.0874	0.1506	2.8369	6.0752	0.1605	2.7383