

**THE CORPORATION OF THE CITY OF GRAND FORKS**

**COMMITTEE OF THE WHOLE MEETING**

**Monday, May 9th, 2016**

**PRESENT:** MAYOR FRANK KONRAD  
COUNCILLOR JULIA BUTLER  
COUNCILLOR CHRIS HAMMETT  
COUNCILLOR NEIL KROG  
COUNCILLOR COLLEEN ROSS  
COUNCILLOR CHRISTINE THOMPSON

CHIEF ADMINISTRATIVE OFFICER	D. Allin
CHIEF FINANCIAL OFFICER	R. Shepherd
CORPORATE OFFICER	D. Heinrich
DEPUTY CORPORATE OFFICER/COMMUNICATIONS	S. Winton
MANAGER OF DEVELOPMENT AND ENGINEERING	D. Sheets
ENGINEERING TECHNOLOGIST	G. Watt
MANAGER OF BUILDING AND BYLAW SERVICES	W. Kopan
MANAGER OF OPERATIONS	D. Reid
DEPUTY MANAGER OF OPERATIONS	D. Drexler
FIRE CHIEF	D. Heriot
CORPORATE ADMINISTRATIVE ASSISTANT	D. Popoff

GALLERY

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**1. CALL TO ORDER**

- a) The Mayor called the COTW Meeting to order at 9:02 am.

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**2. COMMITTEE OF THE WHOLE AGENDA**

- a) Adopt agenda  
May 9th, 2016, COTW  
The Mayor advised that he was adding a late item from the Manager of Development & Engineering regarding the memo from Knight's Inn Development.

MOTION: THOMPSON

**RESOLVED THAT the May 9th, 2016, Committee of the Whole agenda be adopted as amended.**

CARRIED.

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**3. REGISTERED PETITIONS AND DELEGATIONS**

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**4. PRESENTATIONS FROM STAFF**

- a) Manager of Operations  
Verbal presentation regarding infrastructure

Overview:

- storm system, pipes, and 3rd Street repair
- sewer system
- water system, water mains, water metering
- electrical system, substation and switch yard
- facilities
- campground solar hot water system
- fleet
- eco asset storm water system
- sprinkling regulations, rain gauge information

MOTION: ROSS

**RESOLVED THAT the COTW receives the verbal presentation regarding infrastructure from the Manager of Operations for information.**

CARRIED.

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- b) Manager of Building Inspection & Bylaw Services  
Contracted Bylaw Enforcement Officer

Overview and Discussion:

- unsightly premises
- Councillor Ross suggested to inquire other communities to see how they deal with this issue
- Interior Health - Mental Health
- Nigel James suggested discussion with the people involved, the seasonal Bylaw Officer may not be enough, perhaps it is the Bylaw that has to be changed, his second issue was the watering regulations
- Councillor Butler was concerned with all the items on the agenda wanting budget amendments
- Councillor Hammett said that the City needs this Bylaw Officer to act as an Ambassador as well and would be a complex position for responsibilities

MOTION: THOMPSON

**RESOLVED THAT the COTW recommends to Council to receive the report and direct staff to proceed to the May 30th, 2016, Regular Meeting of Council to approve the Contracted Bylaw Services position for 2016;**

**AND FURTHER THAT Council approves amending the Financial Plan 2016 to include funding from surplus at the May 30th, 2016, Regular Meeting of Council.**

CARRIED.

Councillor Butler opposed this motion.

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- c) Deputy Corporate Officer  
Rural Dividend Fund / Economic Development

Discussion:

- Deputy Corporate Officer gave an overview, sale of City lands
- Councillor Hammett feels that this is a good project and Grand Forks needs to be showcased
- Councillor Thompson would like to compliment staff for being proactive and supports this project

MOTION: THOMPSON

**RESOLVED THAT the COTW recommends to Council to approve the application to the Rural Dividend Fund for the Land Development Showcase Project;  
AND FURTHER THAT Council approves amending the Financial Plan to fund the City's portion of \$10,250 from surplus, at the May 9th, 2016, Regular Meeting.**

CARRIED.

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- d) Manager of Development & Engineering Services  
Agricultural Land Commission (ALC) application for subdivision of property legally described as Lot 1, District Lot 382, Plan KAP88504 except Plan KAP89680 located at 6370 - 12th Street

Discussion:

- Chris-Anne Gilmore and Johan Verkerk expressed concerns for the procedure of the above subdivision application

MOTION: ROSS

**RESOLVED THAT the COTW recommends to Council to pass a resolution to either support or not support the application and directs staff to complete the Local Government Report which forms part of the ALC application process at the May 9th, 2016, Regular Meeting of Council.**

CARRIED.

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- e) Manager of Development & Engineering  
Innovative Housing Development in Grand Forks  
Small Home, Cluster Development and Eco (Green) Homes

Discussion:

- Councillor Ross would like to see all homes be green/solar, great move forward for

MOTION: ROSS

**RESOLVED THAT the COTW recommends that Council direct staff to further explore the possibility of permitting innovative housing (small home, cluster home, and/or eco home) developments in Grand Forks; develop and implement a public engagement process regarding potential options for innovative housing; and to identify changes necessary to accommodate innovative housing, including potential amendments to the SCP - Sustainable Community Plan, Zoning Bylaw and any other bylaws or regulations which may be identified at the May 9th, 2016, Regular Meeting of Council.**

CARRIED.

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- f) Manager of Development & Engineering  
Protected Natural Area Zoning and dedication of the Johnson Flats Wetland

Discussion:

- Councillor Butler asked for exact specifications, suggested not to restrict too many areas
- Manager of Development & Engineering gave an overview of the recreation and would not encourage people going into those particular areas
- CAO said that the public would be able to view the areas, observe, walk their dogs
- Councillor Hammett toured the natural area behind the cemetery and thinks that this is a great idea for interacting without interfering and would like to see other areas protected as well, educating the public, huge eco tourism promotion
- Les Johnson suggested getting involved with other organizations such as Ducks Unlimited
- Graham Watt said that a person from BC Wildlife Federation - Wetlands Education Program will be coming to the Regular Meeting
- Councillor Ross would like to encourage more young families to come and stay in this community with economy and nature combined

MOTION: ROSS

**RESOLVED THAT the COTW recommends to Council to direct staff to draft the appropriate amendment bylaws to the Sustainable Community Plan Bylaw and the Zoning Bylaw to create the 'Protected Natural Area' zone and proceed with statutory requirements for amending bylaws; to draft an amendment to rezone the property legally described as District Lot 382, Plan KAP4892B and owned by the City of Grand Forks, from the current R-4 (Rural Residential) zone to the Protected Natural Area zone; and to prepare referral request packages and initial public outreach at the May 9th, 2016, Regular Meeting of Council.**

CARRIED.

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- g) Manager of Development & Engineering  
Municipal Natural Capital Initiative Letter of Intent



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Discussion:

- Councillor Butler believes that the natural components of the community are priceless and cannot put a value on them, does not want to see taxes going up every year, this is protected under the zoning, taxpayer responsibility, perhaps other options
- Manager of Development & Engineering spoke in regards to storm water retention, diking, sewer system, not putting a cost on the actual nature
- CAO stated that the City is one of five communities to participate in this initiative, will help inform and educate, set principles and actions for our community, help Grand Forks move to become one of the greenest communities
- Councillor Hammett feels that it is great that Grand Forks was chosen as one of the communities and that the City should be happy about this, partnership with RDKB will be great
- Councillor Ross asked if this was seed funding? Graham Watt responded that the City was in collaboration with the RDKB of splitting costs
- Councillor Thompson supports this initiative and feels that it will protect the eco systems
- Les Johnson commented that an organization does not give out money unless you can quantify the situation

MOTION: THOMPSON

**RESOLVED THAT the COTW recommends that Council direct staff to proceed with developing a letter of intent and drafting a Memorandum of Understanding with the Municipal Natural Capital Initiative and the Regional District of Kootenay Boundary for participation in the Phase 2 Pilot Project at the May 9th, 2016, Regular Meeting of Council.**

CARRIED.

Councillor Butler opposed this motion.

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- h) Monthly Highlight Reports from Department Managers  
Staff request for Council to receive the monthly activity reports from department managers

Discussion:

- Councillor Butler asked what "Get in the Loop" meant? Deputy Corporate Officer explained that this was a phone app to promote a community
- Councillor Butler asked about Well #4 replacement? CAO responded that Well #4 was part of the infrastructure report and that the motor shorted out, Well #3 is leaking oil and is in the budget, and Well #2 is part of the Building Canada Fund grant

MOTION: ROSS

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

CARRIED.

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5. **REPORTS AND DISCUSSION**

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6. **PROPOSED BYLAWS FOR DISCUSSION**

- a) Chief Financial Officer  
2016 Water Rates Amendment

MOTION: THOMPSON

**RESOLVED THAT the COTW recommends to Council to give first three readings to Bylaw 1973-A2 Water Regulation Amendment 2016 at the May 30th, 2016, Regular Meeting of Council.**

CARRIED.

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- b) Chief Financial Officer  
2016 Waste Water Rates Amendment

MOTION: BUTLER

**RESOLVED THAT the COTW recommends to Council to give first three readings to Bylaw 1974-A1 Sewer Regulations Amendment 2016, Option 2 at the May 30th, 2016, Regular Meeting of Council.**

CARRIED.

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7. **INFORMATION ITEMS**

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8. **CORRESPONDENCE ITEMS**

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9. **LATE ITEMS**

- a) Manager of Development and Engineering  
Memo - Knight's Inn Development

Overview and Discussion:

- Manager of Development & Engineering gave an overview of this application
- Councillor Butler feels there should have a theme, a standard for form and character for development plans
- CAO spoke on a sustainability checklist, professional guidance
- Councillor Ross would like to revisit the Sustainable Development Plan

MOTION: BUTLER

**RESOLVED THAT the COTW receives the late item memo from the Manager of Development and Engineering regarding Knight's Inn Development.**

CARRIED.

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- b) Mayor Konrad called a recess of the COTW Meeting at 10:57 am.

Mayor Konrad reconvened the COTW Meeting at 11:15 am.

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

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11. QUESTION PERIOD FROM THE PUBLIC

- a) - Les Johnson inquired about the rainbow coloring on the crosswalks downtown and how much it cost? Council said that they did not vote on it, but knew about it. The cost of this project will be provided
- Nigel James commented that unfortunately this is an annual occurrence of having to paint the crosswalks, very noticeable
- Don Lindeman stated that he has all the equipment for a portable drive-in movie theater, would like to know if he can be of any help, has a generator for even a large field projection. Councillor Hammett suggested talking to Kathy Wright from the Chamber. CAO stated that there are a series of processes or bylaws to address first and suggested speaking with staff at City Hall
- Bev Tripp asked about the letter confirming Phase 2 Capital Initiative, what was Phase 1? Aquifer? Manager of Development & Engineering responded that Phase 1 was the submission of the initial Letter of Intent and suggestions what was best for community and move forward, computer modeling and expertise. CAO spoke in regards to the aquifer and that a Hydrologist would come in and give suggestions, signage, public awareness, types of plants. Les Johnson stated that water is very important, compliment to developers
- Nigel James announced advertising to the Community Trails Society
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12. ADJOURNMENT

- a) The Mayor adjourned the COTW Meeting at 11:32 am.

MOTION: ROSS

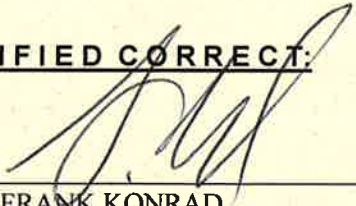
**RESOLVED THAT the COTW Meeting be adjourned at 11:32 am.**

CARRIED.

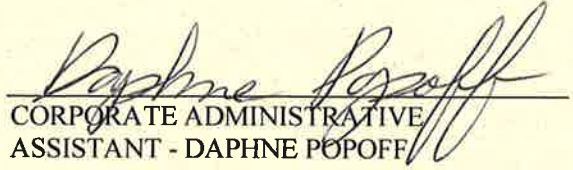
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CERTIFIED CORRECT:



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MAYOR FRANK KONRAD



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CORPORATE ADMINISTRATIVE  
ASSISTANT - DAPHNE POPOFF