

THE CORPORATION OF THE CITY OF GRAND FORKS

PRIMARY COMMITTEE MEETING OF COUNCIL
MONDAY MARCH 19, 2007

PRESENT: MAYOR NEIL KROG
COUNCILLOR ANN GORDON
COUNCILLOR TOM HINTER
COUNCILLOR PATRICK O'DOHERTY
COUNCILLOR GENE ROBERT
COUNCILLOR TOM SHKRABUIK

CITY MANAGER V. Kumar
CITY CLERK L. Burch
CHIEF FINANCIAL OFFICER D. Zabinsky

GALLERY

The Mayor called the meeting to order at 7:01 p.m.

ADOPTION OF AGENDA:

AMENDMENTS TO THE AGENDA:

➤ None

MOTION: O'DOHERTY / ROBERT

RESOLVED THAT THE AGENDA OF THE PRIMARY COMMITTEE MEETING OF
MONDAY, MARCH 19, 2007, BE ADOPTED AS CIRCULATED. CARRIED.

REGISTERED PETITIONS AND DELEGATIONS:

None

QUESTION PERIOD FROM THE PUBLIC:

Mayor Krog stated that City Council is interested in hearing from the public on the issues it is dealing with or on any other issue that is of interest to the general public. To ensure that this process is open and does not feel uncomfortable to anyone, he advised that Council has set up some parameters to follow. He requested the gallery that prior to speaking about their issue that they would advise Council of the following:

(cont'd next page)

1. Identify yourself, stating your name and place of residence and the issue you are bringing forward.
2. The subject of your participation should be limited to items of broad public interest, not personal to your property. This is not a forum for complaints. Any complaints will be dealt with by Staff and can be made by calling or attending City Hall or other City department during business hours.
3. Presentations: You must limit your questions and or comments to a maximum of five (5) minutes including questions from Council. This will permit time for all that are present to participate.
4. Council may not make any decisions at this meeting and if Council wishes, the item would be referred to Staff for follow-up and recommendation for Council to consider at a regular meeting of Council.

Roy Ronaghan inquired as to the TILMA Agreement, and further inquired as to the City's position on the Agreement. The City Manager advised that Council referred the agreement, when it was received a couple of months ago, to UBCM for their investigation and further study, and are satisfied with the response, including the Minister's response. Mr. Ronaghan was advised that Council has received the matter for information. The Mayor thanked Mr. Ronaghan for his inquiry.

OPERATIONAL DISCUSSION & PRESENTATIONS BY STAFF:

a) Electrical Utility Presentation on the Operation of the Utility – R. Leslie, P.Eng.

By way of power-point presentation, Russ Leslie outlined the operation of the Electrical Utility touching on the planned operational and capital improvements for the year 2007. Mr. Leslie outlined his role as the City's Electrical Consultant. Mr. Leslie's presentation covered the following points:

- Advised that the City's electrical utility is a distribution only utility.
- Stated that the City has 3 Journeyman technicians and support personnel from City Hall, such as billing services, etc., for about 2000 accounts.
- He advised that the City's electrical utility department operates and maintains high voltage and low voltage facilities.
- He outlined the planned capital activities for 2007, including new poles, street lights, and transformers
- Advised that the big capital project for last year was the replacement of electrical line to Observation Mt.
- Advised that electrical meters are read remotely, reducing the time it takes to read meters and improving the accuracy of the meter readings. He stated that Grand Forks may very well be the first utility in Canada to be fully remote.
- He stated that a new line truck is in service this year, and advised Council that the crews appreciate Council's leadership in providing the badly needed new equipment.
- He discussed the 2006 – new rate schedule
- Advised that during 2007 a new second supply point on the corner of Coalshute Road and Donaldson Drive is being installed as well as the Upgrading of the line on Donaldson Drive. He stated that post testing is currently being conducted in the utility to determine state of pole, and to treat the poles for pest prevention.

- Mr. Leslie advised that in restructuring electrical rates, Grand Forks has achieved one of the lowest rates in the province, except for Nelson and BC Hydro who have other power resources, adding that Grand Forks rates are some of the lowest in North America.
- In conclusion he discussed the flat rate administration fee charged and how it compares to the administration rate charged by Fortis.

In commenting on the presentation made, Councillor Robert advised that there will be a dividend paid for all users of the Grand Forks Electrical Utility.

MOTION: SHKRABUIK / O'DOHERTY

RESOLVED THAT THE PRESENTATION MADE BY RUSS LESLIE, THE CITY'S ELECTRICAL CONSULTANT, ON THE OPERATION AND PLANNED CAPITAL UPGRADES OF THE ELECTRICAL UTILITY, BE RECEIVED.

CARRIED.

RECOMMENDATIONS FOR CONSIDERATION:

a) City Clerk's Report – Proposed Amendments to the OCP and Zoning Bylaws

MOTION: SHKRABUIK / GORDON

RESOLVED THAT THE COMMITTEE RECOMMENDS TO COUNCIL THAT THE APPLICATION TO RE-DESIGNATE PROPERTY LEGALLY DESCRIBED AS LOT 1, DL 380, PLAN KAP77077, FROM HIGHWAY AND TOURIST COMMERCIAL TO LOW DENSITY RESIDENTIAL, AND THE APPLICATION TO REMOVE THE PROPERTY FROM THE DEVELOPMENT PERMIT AREA IN THE OFFICIAL COMMUNITY PLAN, AND THE APPLICATION TO REZONE PROPERTY LEGALLY DESCRIBED AS LOT 1, DL 380, PLAN KAP77077, FROM HC (HIGHWAY COMMERCIAL) TO R1 (SINGLE AND TWO FAMILY) BE PERMITTED TO PROCEED TO PUBLIC HEARING.

CARRIED.

b) City Manager's Report – Environmental Stewardship at Local Level

MOTION: O'DOHERTY / ROBERT

RESOLVED THAT THE COMMITTEE RELEASES THE 3-LEVELS OF STEWARDSHIP DOCUMENT TO THE COMMUNITY FOR INPUT FOR 60 DAYS AND SOON THEREAFTER, WITH ANY AMENDMENTS, ADOPTS THE 3-LEVELS OF ENVIRONMENTAL STEWARDSHIP AS THE GENERAL PRINCIPLES TO GUIDE INDIVIDUALS, THE CITY AND COMMERCE.

CARRIED.

REQUESTS FROM CORRESPONDENCE:

None

INFORMATION ITEMS:

None

LATE ITEMS:

None

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

ADJOURNMENT:

MOTION: SHKRABUIK

RESOLVED THAT THIS PRIMARY COMMITTEE MEETING BE ADJOURNED AT 7:18 P.M.

CARRIED.

CERTIFIED CORRECT:

MAYOR NEIL KROG

CITY CLERK – LYNNE BURCH

**THE CORPORATION OF THE CITY OF GRAND FORKS
AGENDA – PRIMARY COMMITTEE MEETING**

Monday March 19, 2007

<u>ITEM</u>	<u>SUBJECT MATTER</u>	<u>RECOMMENDATION</u>
1. <u>CALL TO ORDER</u>		Call Meeting to order after the Regular Meeting
2. <u>PRIMARY COMMITTEE MEETING AGENDA</u> -	Agenda for March 19, 2007	Adoption of Agenda
3. <u>REGISTERED PETITIONS AND DELEGATIONS:</u>		
4. <u>QUESTION PERIOD FROM THE PUBLIC</u>	Attendees in the gallery may ask Council questions at this time.	Hear Presentation and refer any issues for further discussion., Hear from the Public
5. <u>OPERATIONAL DISCUSSION & PRESENTATIONS BY STAFF</u> a) Electrical Utility Presentation on the operation of the utility	Russ Leslie, P.Eng, will make a presentation, outlining the operation of the utility and the planned upgrades for 2007	Receive Presentation
6. <u>RECOMMENDATIONS FOR CONSIDERATION:</u> a) City Clerk's Report – Proposed Amendments to the Official Community Plan and the Zoning Bylaw	<ul style="list-style-type: none"> • Outlines a proposal to amend the Official Community Plan by re-designating property north of Central Avenue at the end of 17th Street (behind the A&W), from Tourist Commercial to Low Density Residential, and to remove this property from the Multi-Family Development Permit Area. • Outlines a proposal to amend the Zoning Bylaw by rezoning property north of Central Avenue at the end of 17th Street (behind A&W), from Highway Commercial (HC) to R1 (Single & Two Family) Residential. 	Committee recommends to Council that the application to re-designate property legally described as Lot 1, DL 380, Plan KAP77077, from Highway and Tourist Commercial to Low Density Residential in the Official Community Plan and remove this property from the development permit area, and the application to rezone property legally described as Lot 1, DL 380, Plan KAP77077, from HC Highway Commercial to R1 (Single and Two Family) be permitted to proceed to public hearing.
b) City Manager's Report – Environmental Stewardship at Local Level	3 Levels of Environmental Stewardship in the Community	Committee releases the 3-levels of stewardship document to the Community for input for 60 days and soon thereafter, with any amendments, adopts the 3-Levels of Environmental

Stewardship as the general principles to guide individuals, the City and Commerce.

7. REQUEST FROM CORRESPONDENCE

8. INFORMATION ITEMS:
a)

9. LATE ITEMS

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

11. ADJOURNMENT

Adjournment to Reconvene Regular Meeting

Adjourn Primary Committee Meeting and Reconvene Regular Meeting of Council

City Of Grand Forks

Electric Utility Overview

The City of Grand Forks provides electricity and related services to customers within the municipal boundaries of Grand Forks.

The City of Grand Forks Electric Utility is a distribution-only utility – is responsible only for the purchase and delivery of electricity from the FortisBC substation on 68th Avenue to homes and businesses within the City.

100% of the City's annual energy requirements are obtained via power purchase. The supplier has historically been FortisBC under the current traditional regulatory environment.

Full time staff includes three journeyman powerline technicians, with support services provided by City Hall and Works Yard personnel.

Billing services are provided by the City Finance Department and the utility serves about 2000 accounts, about 85% of them residential.

Ongoing operating and maintenance activities on the high (between 750 and 13,000 volts) and low (less than 750 volts) voltage facilities of the City electric utility system include crossarm, insulator and conductor replacement, primary and secondary connector renewal, transformer maintenance, vegetation management, outage response and streetlight repair.

Ongoing capital activities include replacement of poles and transformers, installation of extensions and metering facilities for new customers, and installation of new streetlight facilities.

Major Accomplishments – 2006

Observation Mountain – A new supply line was constructed to the top of Observation Mountain, replacing the 1940's vintage facility serving the various communications facilities on the mountain.

Meter Replacement – the conversion to electronic radio-read meters was completed in 2006. All customers are able to have their meters read remotely by radio frequency, greatly reducing read times and improving accuracy.

Fleet – A new line truck was purchased and delivered in 2006, replacing a 25 year old truck that had reached the end of its useful life.

Rate Restructuring – Grand Forks' electrical rate restructuring was substantially completed in 2006, resulting in a 20% reduction in commercial rates over 2 years.

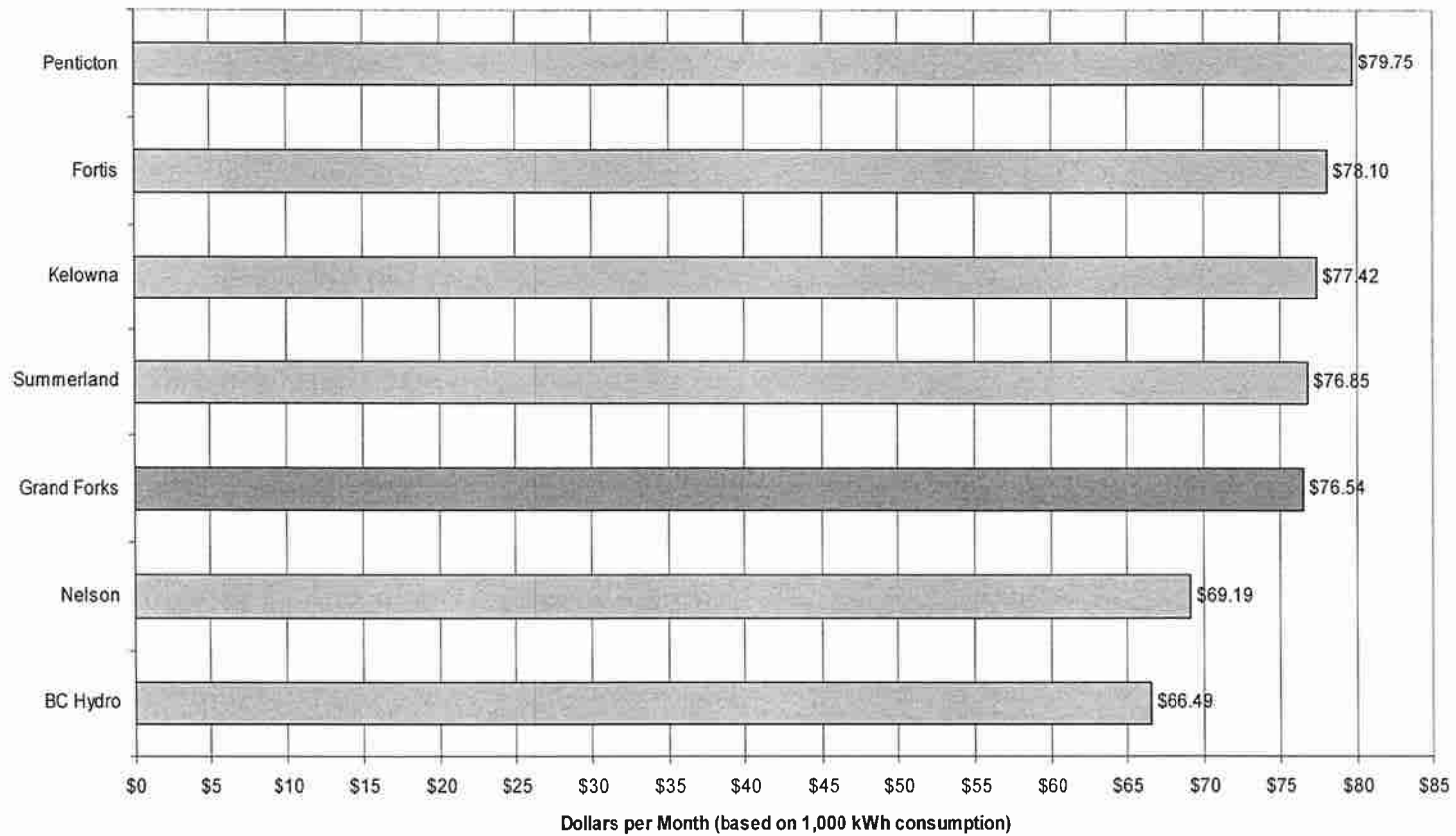
2007 Initiatives

West End Supply Point – A new supply feed from Fortis at the corner of Donaldson and Coalchute will be placed into service this spring, greatly improving reliability and operating flexibility for our customers in the west end of the City. A one kilometer section of line on Donaldson Drive will also be upgraded as part of this project.

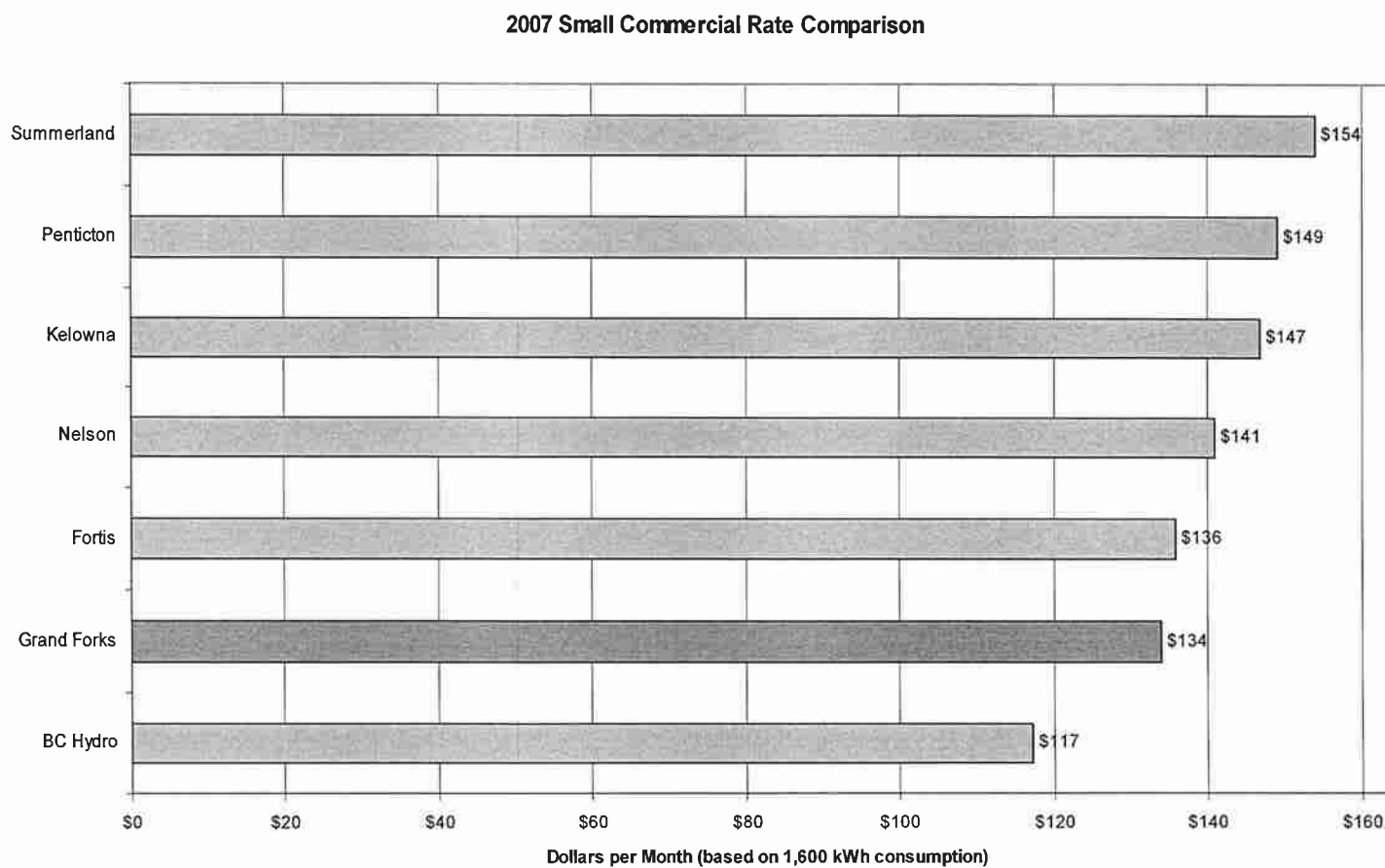
Pole Test and Treat – Grand Forks will commence a pole test and treat program this year that will provide an assessment of the condition of our in-service pole inventory, as well as extend the life of the pole inventory.

2007 Residential Rate Comparison

2007 Residential Rate Comparison



2007 Commercial Rate Comparison



THE CITY OF GRAND FORKS REQUEST FOR PRIMARY COMMITTEE CONSIDERATION

DATE : February 23, 2007

TOPIC : Amendments to the Zoning Bylaw and the OCP

PROPOSAL : To amend the Official Community Plan re-designating property north of Central Avenue at the end of 17th Street, from Highway and Tourist Commercial to Low Density Residential and to remove this property from the Commercial Development Permit Area, and to amend the Zoning Bylaw for property north of Central Avenue at the end of 17th Street and rezoning it from Highway Commercial to Single and Two Family.

PROPOSED BY : Mutual Land Developments Ltd.

SUMMARY:

We are in receipt of an application to amend the Official Community Plan and the Grand Forks Zoning Bylaw by re-designating property north of Central Avenue at the end of 17th Street, from Tourist Commercial to Low Density Residential and to rezone the same property from HC (Highway Commercial) to R-1, Single and Two Family. The property in question is bounded on the north by Tourist Commercial and bounded on the south by single family residential. To the west is single family residential development, and to the east is property zoned Highway Commercial. Attached is a report from the Planning Tech, outlining the specific details of the application.

STAFF RECOMMENDATIONS:

Option 1: That the Primary Committee recommend to Council that direct Staff be directed to draft the appropriate Official Community Plan amendment bylaw, and the zoning amendment bylaw and that these bylaws be permitted to proceed to public hearing.

OPTIONS AND ALTERNATIVES:

Option 1: Direction be given to Staff to draft an Official Community Plan Amendment Bylaw, which would re-designate property on the north side of Central Avenue at the end of 17th Street, from Highway and Tourist Commercial to Low Density Residential and remove the subject property from the Commercial Development Permit Area. And that further direction be given to draft a Zoning Amendment Bylaw which would rezone the subject property from HC Highway Commercial to R1 Single and Two Family Residential. . This option will allow the proposal of amending the bylaws to accommodate single and two family building lots, to be forwarded to the public hearing process. After hearing presentations at the public hearing, Council may consider proceeding with the amendments.

Option 2: Council declines to permit the proposed amendments to proceed to public hearing.

This option will allow for the status quo. Property described as Lot 1, DL 380, Plan KAP77077, will remain as Highway and Tourist Commercial designated properties suitable for the construction of highway and tourist commercial developments.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1:

This option encourages low density residential development as opposed to Highway and Tourist Commercial. The surrounding properties are a mix of single family residential and Highway and Tourist Commercial. This option would also see the property removed from the Commercial development permit area.

Option 2: This option will allow for the status quo to remain and the property will remain available for Highway and Tourist development.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

There are costs involved in any amendment to the Zoning Bylaw and/or Official Community Plan Amendment Bylaw, such as newspaper advertising, and statutory notifications of surrounding property owners. Generally speaking the application fee collected is intended to cover these costs.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The ability to amend our existing Zoning Bylaw and or the Official Community Plan comes from the Local Government Act. The Act requires that any Zoning or OCP Amendment Bylaw must be referred to the public (public hearing), and may only be adopted after Council has heard from the public on the matters contained in the bylaw.



Department Head or City Manager

Reviewed by City Manager

THE CORPORATION OF THE CITY OF GRAND FORKS

STAFF MEMORANDUM

To: Lynne Burch, City Clerk
Date: February 22, 2007
From: Kathy LaBossiere, Planning Tech

Mutual Land OCP/Rezoning Application

We have received an application to redesignate and rezone property legally described as Lot 1, D.L. 380, Plan KAP77077, located north of Central Avenue at the end of 17th Street. The applicant wishes to redesignate the property from the current Highway and Tourist Commercial to Low Density Residential. The property would also need to be removed from the Commercial Development Permit area.

The applicant is also requesting to rezone the property from HC (Highway Commercial) to R-1 (Single & Two Family Residential).

The property in question is 0.135 acres in size and is currently vacant. A site profile is not necessary because the land has always been vacant.

There is a power line crossing this lot to an electrical box which also services Lot 8. The water line runs down 17th Street. The sewer line starts at the manhole located at 75th Avenue and services Lot 9, Lot 8 and would service the lot in question.

Blanket easements have been registered on title of all the lots, so that the City can access to these services for repairs, installation and maintenance.

Respectfully Submitted:



Kathy LaBossiere
PLANNING TECH



RECEIVED

FEB 15 2007

**CORPORATION OF THE CITY
OF GRAND FORKS PER...**

Fax Cover Sheet

**To: Kathy
City of Grand Forks**

Fax: (250) 442-8000

Date: February 15, 2007

Phone: (250) 442-8266

of Pages (including cover page): 4

From: Rose Jensen, Administrative Assistant

Phone: 250-558-3571

Cell: 250-212-9587

Fax: 250-542-3579

Re: Rezoning Application

Hi Kathy:

Please find enclosed a new form for the rezoning application as per our telephone conversations.

I hope that I have completed these correctly. If not, please contact me.

Thanks

A handwritten signature in cursive script that reads "Rose Jensen".

Rose Jensen, Admin Assistant

FILE CODE

MI - MUTUAL LAND DEVELOPMENTS APPLICATION FOR REZONING

**c/o 103 - 1836 Underhill Street
Kelowna, BC V1X 5P8**

Dave: Phone: (250) 862-5242 ... Fax: (250) 962-5243

Rose: Phone: (250) 542-3571 ... Fax: (250) 542-3579

**e-mail: dskoglun@silk.net
e-mail: arjensen@telus.net**

The Corporation of the City of Grand Forks

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

420 Market Avenue
Telephone (250) 442-8266
Fax (250) 442-8000

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

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

Zoning OR Official Community Plan Application Fee:**\$1,000.00**

Receipt No. _____

Zoning AND Official Community Plan Application Fee:**\$1,200.00**

Receipt No. _____ ✓

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

Registered Owner of Property to be rezoned:

MUTUAL LAND DEVELOPMENTS LTD

Mailing Address: #103 - 1836 Underhill Street
Kelowna, BC
V1X 5P8

Telephone: (250) 862-5242

Full Legal Description of property to be rezoned:

PLAN KAP77077, LOT 1 DL 380 SDYLD
PID 026-147-572

Street Address of Property 17th Street

Please submit the following information with this application:

N:\Forms\Planning\Zoning\zone and or ocp.doc

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

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

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

Signature of Owner AGENT

Feb 15/01
Date

AGENT'S AUTHORIZATION

I hereby authorize : _____

(full name, address and telephone number of Agent)

to act on my behalf with regards to this application.

Owner's Signature

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

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

N:\Forms\Planning\Zoning\zone and or ocp.doc

Rezoning of the property from commercial
to residential

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, Rose Jensen, ^{agent} ~~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.

Rose Jensen
(signature)

Feb 15/07
(date)

D. L.
BLOCK

3 8 0
5

11

LOT 6
PLAN 586

STREET

90° 14' 50"

33.576

LOT 1

1

0.135 ha

90° 12' 55"

33.576

BOUNDARY - PLAN KAP76638

REMAINDER

Lot 1

PLAN KAP76637

PARCEL A

PLAN KAP76638

(LEASE OF PART OF LOT 1, PLAN KAP76637)

40.231

REM.

Lot 8

PLAN 586

BOUNDARY - PLAN KAP54312

PARCEL A

PLAN KAP54312

(Lease of part of Lot 8)

REM.

Lot 9

PLAN 586

PLAN KAP54312

S.R.S.

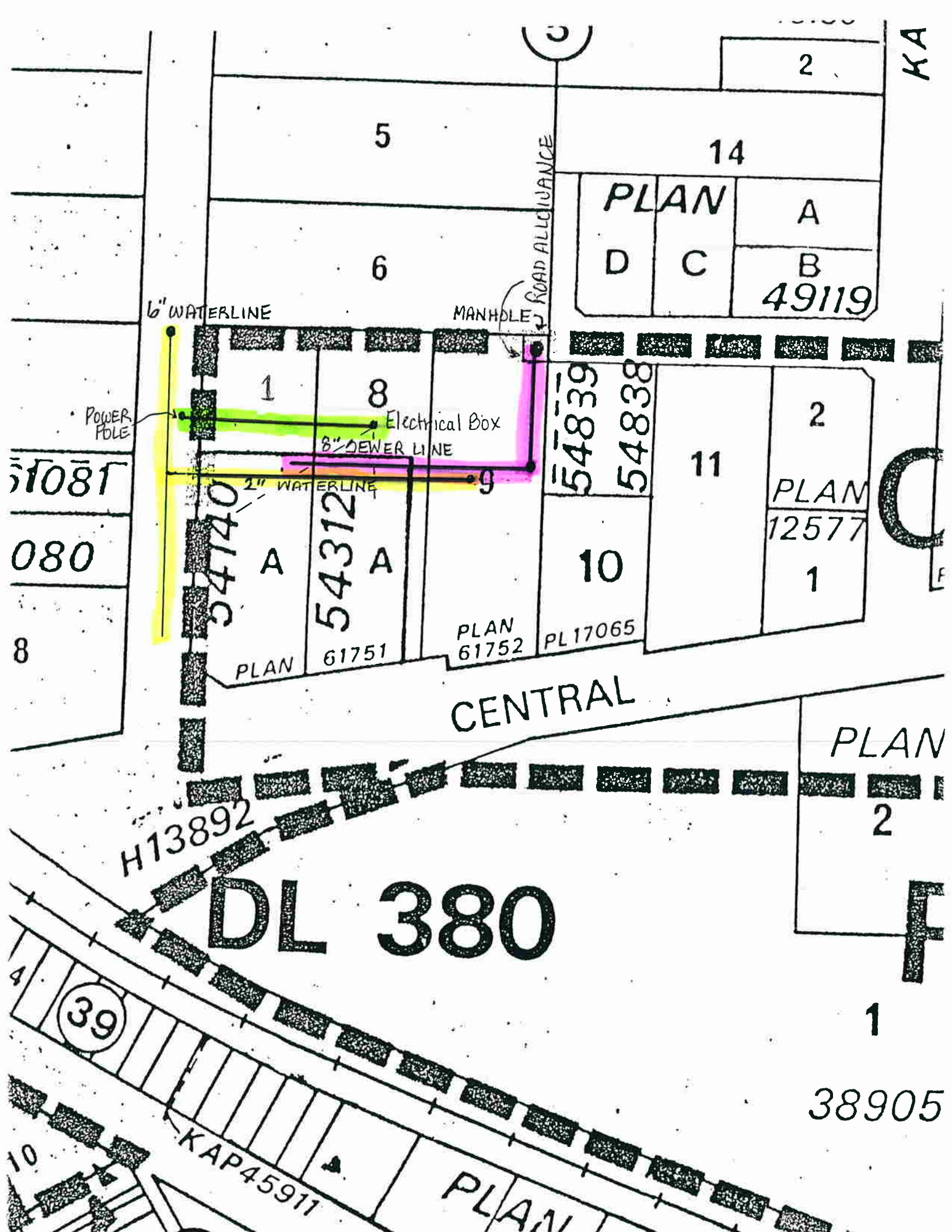
PLAN KAP71213

PLAN KAP76639

AVENUE

CENTRAL

HIGHWAY No. 3



KA

2

5

14

PLAN

A

D

C

B

49119

6

MANHOLE

ROAD ALLOWANCE

6" WATERLINE

1

8

Electrical Box

8" SEWER LINE

2" WATERLINE

9

POWER POLE

54839

54838

2

11

PLAN

12577

1

A

A

54312

PLAN

61751

PLAN

61752

PL17065

10

CENTRAL

PLAN

2

H13892

DL 380

F

1

38905

39

KAP45911

PLAN

THE CORPORATION OF THE CITY OF GRAND FORKS

BOX 220 - GRAND FORKS, B.C. V0H 1H0 - FAX (250) 442-8000 - TELEPHONE (250) 442-8266



May 26, 2000

Hoefsloot Land Surveying Ltd.
P.O. Box 2740
Grand Forks, B.C.
V0H 1H0

Dear Art:

Re: Subdivision of Part Lots 7,8 & 9, Block 5, DL 380, Plan 586

Further to our letter of May 15, 2000, giving preliminary approval for the above mentioned subdivision, please be advised as follows.

It has come to our attention that water, sewer and electrical services are located across Lot 7, 8 and 9. These services are the responsibility of the property owner, however, to protect future property owners, should the property change ownership, before final approval is given for the proposed subdivision, the owner of Lot 9 will have to grant a sewer easement to Lot 7 and 8. Lot 8 will have to grant a sewer easement to Lot 7. Lot 7 will have to grant a water easement to Lot 8 and Lot 9. The electrical service is located on the existing Lot 8 and services the leased portion of Lots 7 and 8. An agreement to continue services to the leased portions and the newly created lot would also be necessary.

Enclosed is a copy of the said property showing the approximate location of the underground services. Also shown on the enclosed plan, we require a 16-1/2 meter portion of the northeast corner of Lot 9 be designated as road, for future development of the lots to the north of the subject property.

Thank you.

A handwritten signature in black ink, appearing to read "Tony Goode".

Tony Goode

APPROVING OFFICER

N:\planning\letters\hoefsloot\mutual easements

TERMS OF INSTRUMENT - PART 2**WHEREAS:**

- A. The Transferor is the registered owner of all and singular that certain parcel or tract of land situate in the City of Grand Forks, in the Province of British Columbia, and more particularly known and described as:

Lot 1, District Lot 380, SDYD, Plan KAP 77077
Lot 1, District Lot 380, SDYD, Plan KAP76637 except Plan KAP 77077
Lot 8, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639, and
Lot 9, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639

(the "Transferor's Lands")

- B. The Transferee is the registered owner of all and singular that certain parcel or tract of land situate in the City of Grand Forks, in the Province of British Columbia, and more particularly known and described as:

Lot 1, District Lot 380, SDYD, Plan KAP 77077
Lot 1, District Lot 380, SDYD, Plan KAP76637 except Plan KAP 77077
Lot 8, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639, and
Lot 9, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639

(the "Transferee's Lands")

- C. The Transferor intends to grant an easement over the Transferor's Lands for the benefit of the Transferee's Lands as follows:

- Easement over Lot 1, District Lot 380, SDYD, Plan KAP 77077 for the benefit of:

Lot 1, District Lot 380, SDYD, Plan KA76637 except Plan KAP 77077;
Lot 8, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639; and
Lot 9, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639;

- Easement over Lot 1, District Lot 380, SDYD, Plan KAP76637 except Plan KAP 77077 for the benefit of:

Lot 1, District Lot 380, SDYD, Plan KAP 77077;
Lot 8, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639; and
Lot 9, Block 5, District Lot 380, SDYD, Plan 586 except Plan KAP76639;

**THE CITY OF GRAND FORKS
REQUEST FOR COMMITTEE RECOMMENDATION**

DATE : March 12, 2007

TOPIC : Environment Stewardship at Local Level

PROPOSAL : 3 Levels of Environmental Stewardship in the Community.

PROPOSED BY : City Manager

SUMMARY: Environmental sustainability begins in the Community. Grand Forks District has a distinct relationship with the Climate to support its economy, recreational activities and its well-being. It is the lifestyle of the community that has dictated the patterns of consumption, transportation and planning. A 3-level environmental stewardship for the Community is proposed for consideration and as such the responsibility lies within the Community to take steps to change environment of our daily life style. The steps outlined in the proposed 3-levels of stewardship are simple. When followed in the daily life style choices it can contribute to significant incremental reductions in green house gases and pollution without any significant reductions in the standard of living.

STAFF RECOMMENDATIONS:

Option 1: The Council Committee releases the 3-levels of stewardship to the Community for input for 60-days and soon thereafter with any amendments adopts the 3-Levels of Environmental Stewardship as the general principles to guide individuals, City and Commerce.

OPTIONS AND ALTERNATIVES:

Option 1: Adoption of 3-levels of Environmental Stewardship as general principles to guide individuals, City and Commerce. All 3-levels can approach their daily life styles by attempting to adhere to these simple steps that can incrementally have an impact on improving the community's environment in the long run. Before adoption, the community has a discussion and may wish to provide input and feedback. In this manner, there might be ownership of these principles and greater acceptability and adherence once individuals, city and commerce jointly commit to a common set of principles to be guided by.

Option 2: Adopt Federal and Provincial Principles. The community can be guided by environmental initiatives adopted by the Provincial and Federal Governments. These principles are very broad in nature and not easily comprehended at local community levels.

Option 3: Maintain Status Quo. There is no need to take steps in the Community. Environment is the jurisdiction of Federal and Provincial Governments.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The key advantage is demonstrating individual levels of commitment and responsibility to the environment. The negative aspect is that it has impact on the life styles of many and requires change.

Option 2: Individuals are unaware of the responsibilities and commitments and as such the broad initiatives are rarely simplified at the community levels for implementation. The greatest impact occurs when individuals make commitments and accept responsibility.

Option 3: There is no responsibility and accountability at any levels of government to the environment when no steps are taken.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

The 3-Levels of Environmental Stewardship is designed to utilize existing financial commitments with emphasis on making choices to change life styles that encourages positive impact on the environment.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES: Environment is a Federal and provincial jurisdictions in the division of powers, however, local government can adopt principles that guide governance and life styles in the community and enforce these as long as it does not contradict or exceed the powers in the federal and provincial legislations and regulations.

Department Head or City Manager

Reviewed by City Manager

CITY OF GRAND FORKS
3- LEVELS OF ENVIRONMENTAL STEWARDSHIP

	LEVELS OF INITIATIVES	MUNICIPAL LEADERSHIP & DIRECTION	RESULT EXPECTED	FUNDING SOURCE	EFFECT ON ENVIRONMENT	MUNICIPAL ACTION
A.	Individuals					
	1 Walking & Cycling	Municipal Bicycle Network & pathways	Healthy Living, reduce vehicle congestion and demands on parking	Municipal Tax, Prov. Grant & Reserve	Reduced emissions from vehicles, less reliant on fossil fuels	Council adopted a bicycle & pedestrian network plan
	2 Yard materials	scheduled free pick up, composting	Reduction in burning, increase in composting & recycling	Municipal & regional Property Tax	Less smoke and pollution	Institute burning ban by bylaw. Grand Forks & Area D
	3 Replace Wood Stove Heating	Power Smart & Power Sense programs Provincial govt Incentives	Reduction in burning & smoke	Provincial Tax & Municipal Electrical Rate	Less smoke, pollution and healthier individuals	Ban wood stoves and Building Code change _province
	4 Buildings & Homes	Energy Efficient appliances, light bulbs and lighting, cold water washing, lights out	Reduction in heating & power generation	Provincial Sales Tax Exempt	Less pollution, less reliant on fossil fuels and lower source of new power supply	Building bylaw and Provincial Building Code
	5 Windows and doors	Energy Star certified products Encourage hardware stores to carry products	Reduction in heating & power generation	Exempt from Sales Tax	Less pollution, less reliant on fossil fuels and lower source of new power supply	Building bylaw and Provincial Building Code
	6 Shopping: use biodegradable plastics & paper bags	Encourage the use of paper bags and goods with less packaging	Landfill savings, decomposition & reduction in fuel use	Industry & Consumers	Less garbage and waste to landfill and less use of trees & electricity	Resolution on packaging and education of public
B.	7 Automobiles: fuels and reduce idling & right size	Encourage use of public transit, walking & Cycling; encourage purchase of biofuel/hydrogen cell operated vehicles downsizing & hybrid-electric vehicles	Reduced emissions Reduced fossil fuel useage individual savings \$	Individuals	green, less emissions, decrease in CO2[vehicles contribute 25% of GHG in Canada]	Education; provincial incentive-reduce tax on biofuels Idling bylaw
	MUNICIPAL INITIATIVES					
	Legislative Powers					
	1 Official Community Plan	Designation of neighbourhoods with high densities and parking restrictions	Use of public transportation, cycle, walking net work No parking on streets	No significant funding required to undertake this action	Less vehicular traffic, less use of fossil fuel, cleaner air, healthy citizens	Undertake and revise OCP Use Development Permit to enforce compliance
	2 Land use patterns	Reduce parking requirements, set backs size of lots	Compact high density dwellings smaller homes, less use of land area	No significant funding required from municipal govt.	Less use of land, less pollution, reduce CO2	Undertake and revise zoning bylaw
	3 Water Conservation	Use water wisely and educate public on irrigation of lawns	Reduce water so that new wells are not needed in the future	Existing water rates	Conservation of ground water and potential avoidance of sink holes	Water meters : reward and penalty system on rates
	4 Public Transit System	Institute a public transit system that is conveniently accessed & routed	Reduction in emissions and use of single utility vehicles	Gas tax and fares	green environment without excessive emissions	Partnership with RDKB, BC Transit to complete feasibility and institute service
	5 Waste Management	Provide a convenient system of waste management, encourage reuse, recycle	Less waste going to landfill site, extend life of landfill, reduce landfill costs	Municipal Taxation	Reduction of pollution, less use of fossil fuels, less use of packaging, saving trees and resources	Provide regular collectio of waste, recycling and support services: bags, boxes
	6 Parking control	Reduce parking areas and land use for parking	Increase use of public transportation, walking, Cycling	parking fees & tax	lower emissions & co2	amend land use bylaws & institute parking fees

CITY OF GRAND FORKS
3- LEVELS OF ENVIRONMENTAL STEWARDSHIP

LEVELS OF INITIATIVES	MUNICIPAL LEADERSHIP & DIRECTION	RESULT EXPECTED	FUNDING SOURCE	EFFECT ON ENVIRONMENT	MUNICIPAL ACTION
MUNICIPAL INITIATIVES					
Operational Initiatives					
1 Vehicle Purchase & Use Idling	Purchase biofuel vehicles for municipal use Reduce idling, down size with smaller ones	Reduction in emissions and reduce operating cost	Municipal Tax	Reduce emissions, green environment	Policy on purchase where available with biofuels/propane
2 Gravel & Dust Areas	Paving gravel roads and alleys, and use grass , flowers and trees	reduction in fugitive dust and air pollution, reduce surface water drainage with grass cover	Municipal taxation	Reduction in air pollution and surface water flow	Paving restoration and drainage cover unpaved areas with grass and paving stones, regular clean up
3 Office	recycle paper	reduced paper products	municipal tax	less trees to cut and reduce processing	Mandatory recycling of paper
4 Snow and ice	utilize biodegradeable products	less impact on plants and water	municipal tax	neutral effect on environment	use of biodegradeable products
5 Roads & Streets	reduce pavement and where possible use paving blocks	reduction in emissions from asphalt plant, reduce oil consumption	municipal tax	lower emissions	reduce pavement and increase paving blocks
6 Greening of the City	Plant trees, flowers and shrubs in arid areas	Reduce CO2	municipal tax	extraction of CO2 by plants & trees	Focus on parks & gardens
C. Commerce					
1 Emissions Permitting	Encourage utilization of up to date technology & processes	Reduction in emission, improve air quality	Municipal, Provincial & Federal	Reduces particles & gasses in the environment	Property tax exemption on machinery & Equipment for pollution control
2 Transportation	Encourage employees to utilize public transit	Reduction in emissions and reduction in parking areas	self & industry municipal tax	lower emissions & CO2	Public funded transit system
3 Fleet conversion	Purchase biofuel vehicles for fleet use Reduce idling & down size	Reduction in emissions and reduce operating cost	Companies	Reduce emissions, green environment	Policy on purchase where available with biofuels/propane
4 Packaging & recycling	Encourage reduction in packaging & use of plastics	Recycle and refillable containers	Consumers	Reduction in disposal, landfill longevity decomposition	Education and packaging standards from Provincial & federal