



The Corporation of the City of Grand Forks
Regular Meeting
AGENDA

Meeting #: R-2018-11
Date: Monday, June 11, 2018, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

- a. Adopt agenda
June 11, 2018, Regular Meeting agenda

Recommendation

THAT Council adopts the June 11, 2018, Regular Meeting agenda as presented.

3. MINUTES

- a. Adopt minutes - Special to go In-Camera
May 22, 2018, Special to go In-Camera Meeting minutes

4 - 5

Recommendation

THAT Council adopts the May 22, 2018, Special to go In-Camera Meeting minutes as presented.

- b. Adopt minutes - Regular
May 22, 2018, Regular Meeting minutes

6 - 15

Recommendation

THAT Council adopts the May 22, 2018, Regular Meeting minutes as presented.

- c. Adopt minutes - Special to go In-Camera
May 28, 2018, Special to go In-Camera Meeting minutes

16 - 18

Recommendation

THAT Council adopts the May 28, 2018, Special to go In-Camera Meeting minutes as presented.

4. REGISTERED PETITIONS AND DELEGATIONS

- a. Development Permit Application No. DP 2018-002 Proposed free-standing restaurant with a drive-thru and patio at 441 Central Avenue
Development and Engineering Services

19 - 48

Recommendation

THAT Council approves Development Permit application No. DP 2018-002 for a 40 seat, free-standing restaurant, drive-thru and outdoor patio to be located at 441 Central Avenue, legally described as Lot A, District Lot 108, SDYD, Plan KAP34395, in accordance with the site layout and development drawings contained in Appendix I.

5. UNFINISHED BUSINESS

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

- a. Written Reports of Council
Corporate Officer's Report

49 - 58

Recommendation

THAT all written reports of Council submitted to the June 11, 2018, Regular Meeting be received.

7. REPORT FROM COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY

- a. Verbal Report - RDKB Representative
Corporate Officer's Report

59 - 59

Verbal report from Council's representative to the Regional District of Kootenay Boundary

Read the RDKB agendas here: <https://rdkb.civicweb.net/filepro/documents/314>

Recommendation

THAT Mayor Konrad's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting be received.

8. RECOMMENDATIONS FROM STAFF FOR DECISIONS

9. REQUESTS ARISING FROM CORRESPONDENCE

- a. Grand Forks Slow-Pitch Tournament
Letter of request for permission of a Special Occasion Liquor Licence from 5:00-10:00 pm on July 14 and from 11:00 am-10:00 pm on July 15 and 16, 2018, at Dick Bartlett Park for the annual slow-pitch tournament.

60 - 60

Recommendation

THAT Council approves the issuing of a Special Occasion Liquor Licence to the Grand Forks Slow-Pitch Tournament from 5:00-10:00 pm on July 14 and from 11:00 am-10:00 pm on July 15 and 16, 2018, at Dick Bartlett Park, subject to obtaining third party (party alcohol) liability insurance naming the City of Grand Forks as an additional insured on that policy; all event liquor providers to hold a Serving It Right Licence Certificate and ICBC "Drinking and Driving" warning posters to be displayed.

- b. CannaFest
Letter of request for a Special Occasion Liquor Licence and extension of the Noise Control Bylaw for August 9, 10, and 11, 2018.

61 - 61

Recommendation

THAT Council approves the issuing of a Special Occasion Liquor Licence to CannaFest Music Festival Ltd. for the CannaFest 2018 event from August 9-11, 2018, between the hours of 2:00 pm-midnight each day at James Donaldson Park, subject to obtaining third party (party alcohol) liability insurance naming the City of Grand Forks as an additional insured on that policy; all event liquor providers to hold a Serving It Right Licence Certificate and ICBC "Drinking and Driving" warning posters to be displayed.

Recommendation

THAT Council approves to extend the Noise Control Bylaw No. 1963 to 1:00 am, from August 9-11, 2018, each day for the CannaFest event.

10. INFORMATION ITEMS

- a. Senator for BC 62 - 70
Correspondence regarding border implications of Bill C-45

- b. Grand Forks Downtown Business Association 71 - 72
Flood Disaster Mitigation

11. BYLAWS

12. LATE ITEMS

13. QUESTIONS FROM THE PUBLIC AND THE MEDIA

14. ADJOURNMENT



**The Corporation of the City of Grand Forks
Special to go In-Camera Meeting of Council
MINUTES**

Meeting #: SP-2018-09
Date: Tuesday, May 22, 2018, 10:00 am
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Frank Konrad
Councillor Julia Butler
Councillor Chris Hammett
Councillor Colleen Ross
Councillor Christine Thompson
Councillor Beverley Tripp

Absent: Councillor Neil Krog (with notice)

Staff: Diane Heinrich - Chief Administrative Officer / Corporate Officer
Daniel Drexler - Deputy Corporate Officer

GALLERY

1. CALL TO ORDER

Mayor Konrad called the Special To Go In-Camera Meeting to order at 10:01 am.

2. IN-CAMERA RESOLUTION

a. Adopt Resolution as per Section 90

Moved by: Ross

Seconded by: Thompson

THAT Council convene an In-Camera Meeting as outlined under Section 90 of the Community Charter to discuss matters in a closed meeting which are subject to Section 90 (1)

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

BE IT FURTHER RESOLVED THAT persons, other than members, officers, or other persons to whom Council may deem necessary to conduct City business, will be excluded from the In-Camera Meeting.

Carried

3. LATE ITEMS

4. ADJOURNMENT

The Special to go In-Camera Meeting was adjourned at 10:02 am.

Moved by: Ross

Seconded by: Thompson

THAT the Special to go In-Camera Meeting be adjourned at 10:02 am.

Mayor Frank Konrad

Deputy Corporate Officer - Daniel Drexler



The Corporation of the City of Grand Forks
Regular Meeting of Council
MINUTES

Meeting #: R-2018-10
Date: Tuesday, May 22, 2018, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Frank Konrad
Councillor Julia Butler
Councillor Chris Hammett
Councillor Neil Krog
Councillor Colleen Ross
Councillor Christine Thompson
Councillor Beverley Tripp

Staff: Diane Heinrich - Chief Administrative Officer / Corporate Officer
Daniel Drexler - Deputy Corporate Officer
Juliette Rhodes - Chief Financial Officer
David Reid - Manager of Operations
Dolores Sheets - Manager of Development & Engineering Services
Cavan Gates - Deputy Manager of Operations & Sustainability
Graham Watt - Senior Planner
Dale Heriot - Fire Chief
George Seigler – Deputy Fire Chief

GALLERY

1. CALL TO ORDER

Mayor Konrad called the May 22, 2018, Regular Meeting to order at 7:01 pm.

2. ADOPTION OF AGENDA

- a. Adopt agenda

May 22, 2018, Regular Meeting agenda

The agenda was amended to include items 12.a. Utility charges for flooded properties and 12.b. Discussion on flood issues.

Resolution #: R165/18/05/22

Moved by: Ross

Seconded by: Butler

THAT the agenda be amended to include items

12.a. Utility Charges for Flooded Properties

12.b. Discussion on Flood Issues.

Carried

Resolution #: R166/18/05/22

Moved by: Ross

Seconded by: Hammett

THAT Council adopts the May 22, 2018, Regular Meeting agenda as amended.

Carried

3. MINUTES

- a. Adopt minutes - Special to go In-Camera

May 7, 2018, Special to go In-Camera Meeting minutes

Resolution #: R167/18/05/22

Moved by: Thompson

Seconded by: Tripp

THAT Council adopts the May 7, 2018, Special to go In-Camera Meeting minutes as presented.

Carried

b. Adopt minutes - Regular

May 7, 2018, Regular Meeting minutes

Resolution #: R168/18/05/22

Moved by: Butler

Seconded by: Tripp

THAT Council adopts the May 7, 2018, Regular Meeting minutes as presented.

Carried

4. REGISTERED PETITIONS AND DELEGATIONS

a. Proposed Community Center Study Update

Community Futures Boundary & Area D Director

RDKB Area D Director Russell and Jennifer Wetmore of Community Futures gave a presentation regarding the community center concept plan study including:

- Concept development plan was the initial step
- Project is presented for information at this time
- stakeholder consultations process
- high level of support from community stakeholders
- consider innovative approaches to operate facility
- feasibility assessment would be next step

The Mayor asked the public if anyone wishes to comment. No member of the gallery indicated that they had questions regarding the agenda item. No motion to allow the public to speak was required.

Resolution #: R169/18/05/22

Moved by: Butler

Seconded by: Ross

THAT Council supports the Community Center Concept Plan study update as presented by RDKB Area D Director Russell and Jennifer Wetmore of Community Futures Boundary and approves this group further pursuing a feasibility study and business plan for the project.

Carried

5. UNFINISHED BUSINESS

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

- a. Written Reports of Council
Corporate Officer's Report

Resolution #: R170/18/05/22

Moved by: Krog

Seconded by: Ross

THAT all written reports of Council submitted to the May 22, 2018, Regular Meeting be received.

Carried

- b. Appointments of Rep and Alternate Rep to RDKB Board
Councillor Butler

Discussion ensued:

- possibility to change the rep and alternate rep for RDKB board
- perceived attendance issues
- information gateway options to and from the RDKB table
- different models of managing dialogue between RD boards and City Council's exists
- inclusion of Area D director at the Committee of the Whole meetings has been positive

- possibility of written reports
- possibilities to enhance communication between rep and alternate rep to ensure Council is represented at RD related meetings
- other more important issues are going on in the community at this point

Resolution #: R171/18/05/22

Moved by: Butler

Seconded by: Tripp

THAT Council reconsiders their appointments of rep and alternate rep to the RDKB Board.

Opposed (6): Konrad, Hammett, Krog, Ross, Thompson, and Tripp

Defeated

7. REPORT FROM COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY

a. Verbal Report - RDKB Representative

Corporate Officer's Report

Verbal report from Council's representative to the Regional District of Kootenay Boundary

Read the RDKB agendas here:

<https://rdkb.civicweb.net/filepro/documents/314>

Mayor Konrad gave an update regarding the BC Transit fare structure review including:

- document available for interested parties
- various options available
- discussion still on-going

Resolution #: R172/18/05/22

Moved by: Tripp

Seconded by: Thompson

THAT Mayor Konrad's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting be received.

Carried

8. RECOMMENDATIONS FROM STAFF FOR DECISIONS

- a. 2017 Statement of Financial Information (SOFI)

Chief Financial Officer

Resolution #: R173/18/05/22

Moved by: Thompson

Seconded by: Tripp

THAT Council receives the 2017 Statement of Financial Information Report;

AND FURTHER THAT Council accepts and approves the statements and schedules included in the 2017 Statement of Financial Information, as presented.

Carried

9. REQUESTS ARISING FROM CORRESPONDENCE

10. INFORMATION ITEMS

- a. Boundary Museum Society

Letter of gratitude for 2018 Fee for Service Agreement

- b. P. Gillett

Letter of suggestions for colored crosswalks downtown

- c. Ministry of Education

Correspondence regarding the new Premier's Awards for Excellence in Education

11. **BYLAWS**

12. **LATE ITEMS**

- a. Utility Charges for Flooded Properties

Chief Financial Officer

Resolution #: R174/18/05/22

Moved by: Thompson

Seconded by: Butler

THAT Council waives the requirement for a written application for disconnection of services, and authorizes staff, effective the next billing cycle, to cease issuing utility bills for residential properties which have been rendered uninhabitable by flooding, until such time as those properties are either reoccupied or redeveloped.

Carried

Resolution #: R175/18/05/22

Moved by: Thompson

Seconded by: Hammett

THAT Council authorizes staff to issue utility credits to the affected commercial customers in evacuation zones for the period of time during which they could not operate due to the threats posed by flooding.

Carried

Resolution #: R176/18/05/22

Moved by: Thompson

Seconded by: Hammett

THAT Council authorizes staff, at its discretion, to waive certain administrative fees including, but not limited to, disconnection/reconnection fees, NSF charges and late penalties and interest on utility bills until June 30, 2018.

Carried

b. Flood discussion

Discussion ensued regarding:

- possible assessment of damages to infrastructure and city assets
- recovery and assessments will take a long time
- most likely will not have many answers tonight

The Manager of Operations gave a review of Public Works staff involvement with the disaster including:

- public works staff went above and beyond
- potable water throughout the event
- roads largely remained open, closures were adjusted as necessary to protect the public
- huge section of trail by black train bridge is lost
- crew worked under extreme conditions to ensure power was restored in short amount of time
- waste water infrastructure suffered losses and had huge challenges but it will take time to assess the overall damages
- extremely proud of staff

Director Russell spoke regarding:

- cleanup processes are impressive
- businesses are able to open
- continuous media updates, conference calls for updates
- limited role for Council to not influence Emergency Center
- role of Council will be based on Policy Group as identified in regional emergency response plan
- incredibly long hours worked by staff for several weeks

Manager of Development and Engineering spoke regarding:

- incredible staff, incredibly long hours worked inside and outside of the EOC
- complexity of the EOC operations
- 35 water rescues
- no severe injuries reported
- no loss of life reported
- complexity of evacuations and recovery processes

Discussion continued regarding:

- information must come from one source (EOC)
- information presented was well written and very informative
- same message delivered to everyone
- Meeting for community was very helpful
- possibility for another community meeting regarding what's next
- disaster assessors and progress regarding inspections
- City's process for applying for DFA funding

13. **QUESTIONS FROM THE PUBLIC AND THE MEDIA**

Kathy Korolek, Boundary Country Regional Chamber of Commerce President, commended everyone for the hard work and explained the need to work together to move forward. She offered the Chamber's help for the City to work through the Chamber with the businesses.

Les Johnson, GFTV, inquired regarding:

- lots of people have lost a lot of things
- businesses made a significant investment into community, and some are struggling - Businesses were advised to contact Community Futures Boundary as they have volunteered to work with businesses as well as with the Chamber
- shortage of rental space already before the flood - Mr. Johnson was advised that Mayor and Council are working behind the scenes on several proposals regarding temporary housing, long term development solutions, however, first it needs to be known regarding how many people are affected

Jennifer Houghton inquired regarding:

- 4ft of water inside home
- people need help with cleanup and associated costs - Ms. Houghton was advised that:
 - funding would be available through provincial programs.
 - Planned partnership with other groups for recovery process
 - possibility for waiving of dump fees for a period in City limits
 - possibly more information forthcoming from IHA
- who's in charge of cleanups - Ms. Houghton was advised that:
 - individual insurance companies are working with qualified restoration contractors
 - EOC is primarily overseeing the recovery

Councillor Hammett informed the public that the GFI organizers were discussing a possible cancellation of the event for this year.

Councillor Krog spoke regarding a previous program called "Spring Cleanup", possibility to collect items in dedicated spots and then cleaned up safely, however, this needs to be discussed with staff first and assessments need to be completed.

14. **ADJOURNMENT**

The May 22, 2018, Regular Meeting was adjourned at 8:59 pm.

Resolution #: R177/18/05/22

Moved by: Ross

Seconded by: Krog

THAT the May 22, 2018, Regular Meeting be adjourned at 8:59 pm.

Opposed (1): Butler

Carried

Mayor Frank Konrad

Deputy Corporate Officer – Daniel Drexler



**The Corporation of the City of Grand Forks
Special to go In-Camera Meeting of Council
MINUTES**

Meeting #: SP-2018-10
Date: Monday, May 28, 2018, 2:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Frank Konrad
Councillor Julia Butler
Councillor Chris Hammett (joined the meeting at 2:06 pm)
Councillor Neil Krog
Councillor Colleen Ross
Councillor Christine Thompson
Councillor Beverley Tripp

Staff: Diane Heinrich - Chief Administrative Officer / Corporate Officer
Daniel Drexler - Deputy Corporate Officer
Kevin McKinnon – Assistant Fire Chief
George Seigler – Deputy Fire Chief

GALLERY

1. CALL TO ORDER

Mayor Konrad called the Special To Go In-Camera Meeting to order at 2:01 pm.

2. IN-CAMERA RESOLUTION

a. Adopt Resolution as per Section 90

Moved by: Thompson

Seconded by: Butler

THAT Council convene an In-Camera Meeting as outlined under Section 90 of the Community Charter to discuss matters in a closed meeting which are subject to Section 90 (1)

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

BE IT FURTHER RESOLVED THAT persons, other than members, officers, or other persons to whom Council may deem necessary to conduct City business, will be excluded from the In-Camera Meeting.

Carried

3. LATE ITEMS

A motion was proposed and carried to inform and discuss with the public in attendance the impacts of the flooding event.

Mayor Konrad gave a brief update and discussion ensued regarding:

- landfill and process to ensure fees are waived
- temporary and permanent residences planning
- discussions with Minister Farnworth and Premier Horgan
- importance of EOC in the process
- Council's processes to follow during a state of emergency
- floodplain mapping and diking review plan
- importance to follow EOC instructions regarding access to properties
- processes undertaken by Council to support the public
- environmental assessments and air quality concerns - the public was advised to contact EOC for additional information, EOC is primary organization working with agencies involved regarding inspections
- dumpsters, cleanup on roads - the public was advised about a plan that is being worked on
- possibility of expropriation of lands - the Mayor, Council and the Chief Administrative Officer ensured the public that expropriation is not on the in-camera agenda for today and that items today are regarding city land uses only
- insurance company assessors and processes

- DFA applications and processing times
- possibility of bulletin board for Ruckle area
- concerns for possibility of Red Cross leaving the community - the public was advised that to the best of Council's knowledge the Red Cross was staying for a longer period of time
- possibility to host the Whispers of Hope food trailer

Moved by: Butler

Seconded by: Tripp

THAT Council inform the public and discuss with the public the impact of the Spring 2018 flooding event.

Carried

4. ADJOURNMENT

The Special to go In-Camera Meeting was adjourned at 2:33 pm.

Moved by: Thompson

THAT the Special to go In-Camera meeting be adjourned at 2:33 pm.

Carried

Mayor Frank Konrad

Deputy Corporate Officer - Daniel Drexler

Request for Decision



To: Regular Meeting

From: **Development and Engineering Services**

Date: June 11, 2018

Subject: Development Permit Application No. DP 2018-002
Proposed free-standing restaurant with a drive-thru and patio at 441 Central Avenue

Recommendation: **THAT Council approve Development Permit application No. DP 2018-002 for a 40 seat, free-standing restaurant, drive-thru and outdoor patio to be located at 441 Central Avenue, legally described as Lot A, District Lot 108, SDYD, Plan KAP34395, in accordance with the site layout and development drawings contained in Appendix I.**

Background

The applicant is proposing to develop a 2,500 square foot (232 sq. m), 40 seat restaurant with a drive-thru, patio and parking on a portion of the existing parking lot south of Save-On Foods/BC Liquor Store/Fields along the north side of Central Avenue.

Some features of this proposal are as follows:

Ownership:

Owner: Alcar Investment Ltd.
10646 Madrona Drive
North Saanich, BC

Agent: Ryan Siersma, Dillon Consulting
3820 Cessna Drive, Suite 510
Richmond, BC

Form and Character (Architectural Elements):

- The agent advises on behalf of Tim Hortons, that the restaurant will feature a new “Welcome” image that Tim Hortons is introducing in Grand Forks as part of its brand revitalizing initiative (see drawings and renderings in Appendix I).
- This new look features design elements that are natural looking, lighter and more inviting including porcelain tile, wood grain siding, black window frames and red entry doors and drive-thru windows.
- A new “Tim Hortons” script is being introduced.

- Architectural elements are intended to provide a “cottage” feel, including a gabled roof line, decorative wood trim and moulding accents, stone base with a stone sill, and wood siding.
- Wayfinding signage will be introduced along Central Avenue directing restaurant patrons and passer’s-by toward the downtown businesses and attractions.
- An illuminated pylon sign on the southeast corner of the site will be landscaped and contain the names of all the businesses on the site.

Access, Parking and Site Layout:

- The existing driveway accesses into the entire site are proposed to be relocated further north toward the existing stores along both 4th and 5th Streets. This will create more safe and convenient access to the existing stores and a reconfigured parking area with enhanced circulation throughout the site.
- The parking regulations require that the restaurant provide 14 parking spaces on site and the existing stores require 70 parking spaces (total of 84). The proposed redesign of the site provides a total of 93 spaces which exceeds the requirement by 9 spaces (see Table 1).

Table 1 Parking Requirements for Existing Stores and Proposed Restaurant				
	Land Use	Floor Area (estimate)	Parking Requirement as per Zoning Bylaw	Parking Stalls Required
Save on Foods (existing)	Retail Store	2,129 sq. m.	one space per every 45 square metres of floor area	48
BC Liquor Store (existing)	Retail Store	480 sq. m.	one space per every 45 square metres of floor area	11
Fields (existing)	Retail Store	493 sq. m.	one space per every 45 square metres of floor area	11
Tim Hortons (proposed)	Restaurant	232 sq. m.	One space for every 3 seats for the patrons (40 seats proposed)	14
Total required for existing tenants/stores				70
Total required for entire development				84
Total provided with site redevelopment				93 including 7 for disabled persons

- Angle parking is to remain along the east side of 5th Street and parallel parking may remain along the west side of 4th Street.
- No new access is proposed off Central Avenue.
- A double drive-thru bay is proposed parallel with 5th Street.
- An outdoor fenced patio on the east side of the building will accommodate about 22 seats and have pedestrian access directly from the sidewalk along Central Avenue.
- A 0.5 metre (1.6 ft.) wide landscaped strip is proposed along 5th Street, 4th Street and Central Avenue.

Zoning and Policy Context

The entire commercial site is 2.21 acres in size. It is designated CC - Commercial Core in the Official Community Plan (“OCP”) and zoned CC – Core Commercial. Restaurants are a permitted use in the CC zone. The proposal conforms to the other regulations of the CC zone with respect to lot area coverage, building height and setbacks.

This site is designated as a General Commercial Development Permit Area (“DPA”). As part of the commercial core of the City, it is subject to the DPA guidelines respecting site design, building form and character identified in the OCP.

The DPA guidelines are intended to ensure that developments in the commercial core area compliment the Historic Downtown area, have a high standard of visual character and help establish strong community identity.

Table 2 contains the list of DPA Guidelines applicable to this proposal and how the project responds to these guidelines.

Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development	
Development Permit Area Guideline	Project Response
1. Buildings should be designed in a way that enhances the visual character of the commercial area.	This building has some identifying architectural elements such as a gabled roof line, decorative wood trim and moulding accents, stone base with a stone sill, and wood siding intended to provide a “cottage” feel relative to other Tim Horton restaurants in Canada.

Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development	
Development Permit Area Guideline	Project Response
2. The shape, scale and siting of buildings should be consistent with adjacent development.	The proposed building fits in with adjacent developments. The adjacent developments include: North: retail building(s) with flat roofs and simple facades. South: Gyro Park and the historic art gallery. East: home renovation centre with undefined parking areas in front; building has some architectural detail and has wall/window signage and an illuminated scrolling LED sign on Central Ave. West: restaurant, parking lot and School District office with a mix of building styles.
3. The shape, siting, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.	The proposed building has gabled, peaked roofs and will be finished with a mix of natural materials such as wood and stone. Some landscaping along the streets is proposed along with an outdoor patio.
4. Monolithic structures and long expanses of straight walls should be avoided.	The footprint of the building is small (232 sq. m.) compared to the existing commercial building (3,102 sq. m.) and all four elevations have windows, gables and a mix of siding materials.
5. Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces.	See above.
6. Buildings should be designed in a way that relates positively to pedestrians at the street level.	This building features a double lane drive-thru aisle located along the 5 th Street and Central Avenue frontages. Although the restaurant will cater to the travelling public, it will have seats for 40 people and a patio with tables and seating. A pedestrian crossing is proposed mid-block (across the drive-thru lane), allowing people direct access to the patio and restaurant from Central Avenue.

Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development	
Development Permit Area Guideline	Project Response
7. Parking areas with more than 20 stalls should be broken into smaller groups, divided by landscaping.	The existing parking lot is devoid of landscaping and has long parking areas with more than 20 stalls. This project will break up the longer parking aisles into smaller pods with no more than 20 spaces.
8. Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.	There will continue to be off-site parking along both sides of 4 th and 5 th Street, at the rear of the existing building and in a City-owned parking area immediately west of the site. Vehicle circulation on the site will be more defined and access and parking for the existing stores will be improved.
9. Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for features such as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle racks on the site. Pedestrian and bicycle networks on the site should link with networks off the site.	The pedestrian sidewalk surrounding the site will be retained and enhanced where the new accesses are constructed. A pedestrian crossing is proposed mid-block (across the drive-thru lane), allowing people direct access to the patio and restaurant from Central Avenue. Bike racks will be provided outside the restaurant.
10. Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas: <ul style="list-style-type: none"> – around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and – between the rear of commercial areas and any residential area. 	The garbage area on site will be enclosed with a wooden fence and screening. There are no residential areas directly adjacent.
11. The site should be provided with landscaping: <ul style="list-style-type: none"> – between parking areas and roadways; and – between buildings and parking areas. 	A minimum of a 0.5 m. wide landscaped strip will be installed along the property line – 4 th /5 th Street and Central Avenue. A landscaped area will be installed on the west side of the building along with a

Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development	
Development Permit Area Guideline	Project Response
	decorative feature at the southwest corner and a sign with landscaping at the southeast corner of the property.
12. Where setbacks are required between the building and the property line, the site should be provided with landscaping: – along the property edge next to roadways; and – along the sides of buildings.	See above.
13. Land uses or establishments should be designed to ensure that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required.	The building will have illuminated letters and controlled intensity wall sconces. A pilon sign on Central Avenue will be illuminated but integrated into the landscaping.
14. Signage should complement the building design and finish.	This proposal includes a large free-standing pilon sign at the south east corner of Central Avenue and 5 th Street. Design details will follow.

Comments from Referral Agencies

The project has been reviewed by affected referral agencies. There are no objections to the Development Permit. A full list of comments provided will be forwarded to Council as an addendum.

Servicing and Utilities

City services and utilities are available. The proposal has been reviewed by Public Works staff, and servicing plans and details will be finalized in conjunction with the building permit application.

Benefits or Impacts

General

The project will provide jobs, growth opportunities for existing businesses and corresponding tax base without requiring new infrastructure.

Policy/Legislation: Local Government Act; Official Community Plan; Zoning Bylaw

Strategic Impact



Economic Growth

- This project contributes to a healthy town core by: a) encouraging the traveling public to stop near the town core and potentially be directed to visit downtown rather than driving through; and, b) incorporating a wayfinding signage that will inform and direct restaurant patrons and passers-by that the historic downtown businesses and amenities are immediately adjacent.
- Accessibility and parking for existing businesses on the site will be improved; visibility maybe somewhat impaired but has been addressed via new signage and access relocation.



Fiscal Responsibility

- As infill development, the project will result in more efficient use of existing infrastructure, increased tax base and additional jobs in the community.

Attachments

Appendix I:

Page 1 to 2: Proposal summary, context map and air photo

Page 3: Site plan

Page 4: Summary of design elements

Page 5 & 6: Building elevations

Page 7: Landscape plan

Page 8: Landscape Details

Page 9 & 10: Signage Details

Page 11 & 12: Typical Details

Page 13: Equipment Details

Page 14 to 22: Development Permit Application and Site Profile

Recommendation

THAT Council approve Development Permit application No. DP 2018-002 for a 40 seat, free-standing restaurant, drive-thru and outdoor patio to be located at 441 Central Avenue, legally described as Lot A, District Lot 108, SDYD, Plan KAP34395, in accordance with the site layout and development drawings contained in Appendix I.

Options

1. RESOLVED THAT Council accepts the recommendation.
2. RESOLVED THAT Council does not accept the recommendation.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	2018-06-11-RMC-RFD-DevEng-THDP.docx [File: 09-4100-20-2018-002]
Attachments:	- Appendix I Development Permit Package 441 Central Ave.pdf
Final Approval Date:	Jun 1, 2018

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Jun 1, 2018 - 11:51 AM

Diane Heinrich - Jun 1, 2018 - 1:46 PM



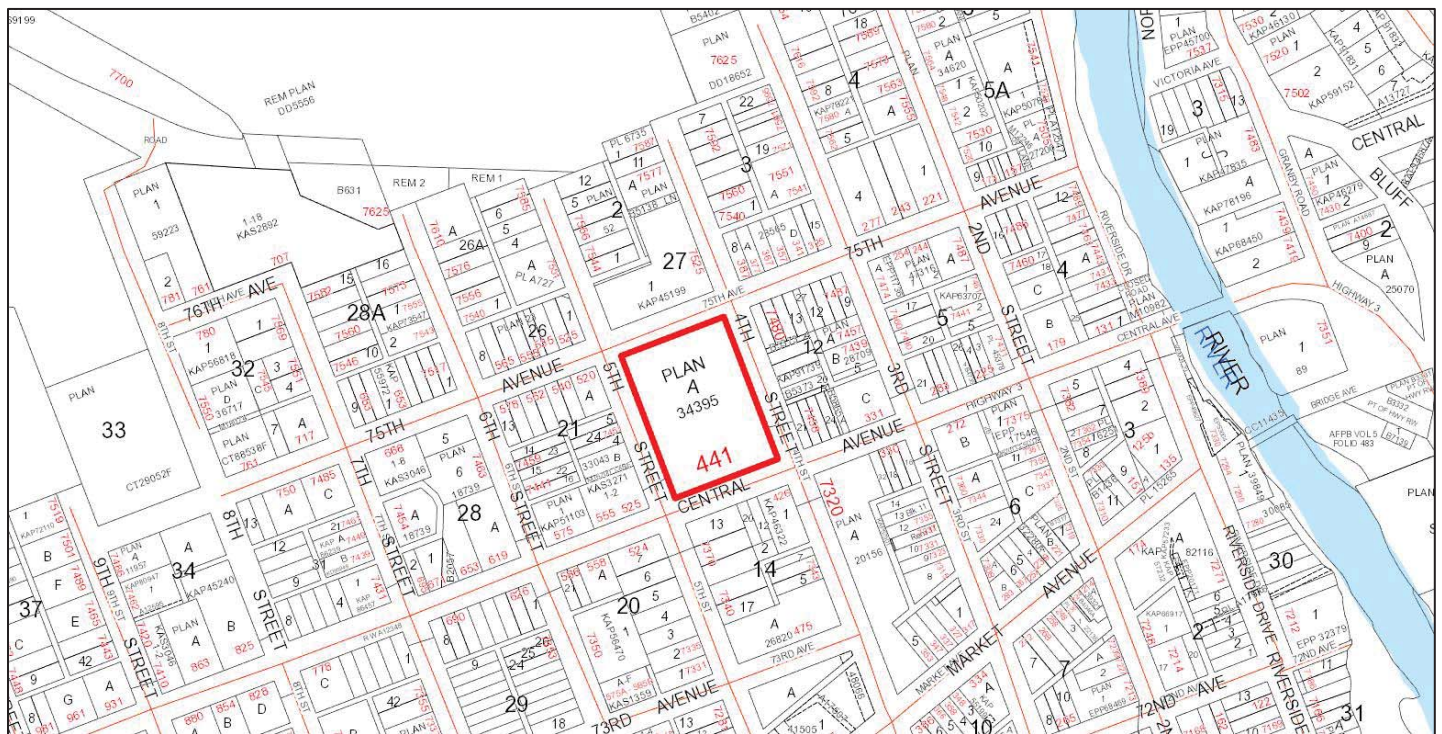
SUMMARY

Development Permit Application No. 2018-002

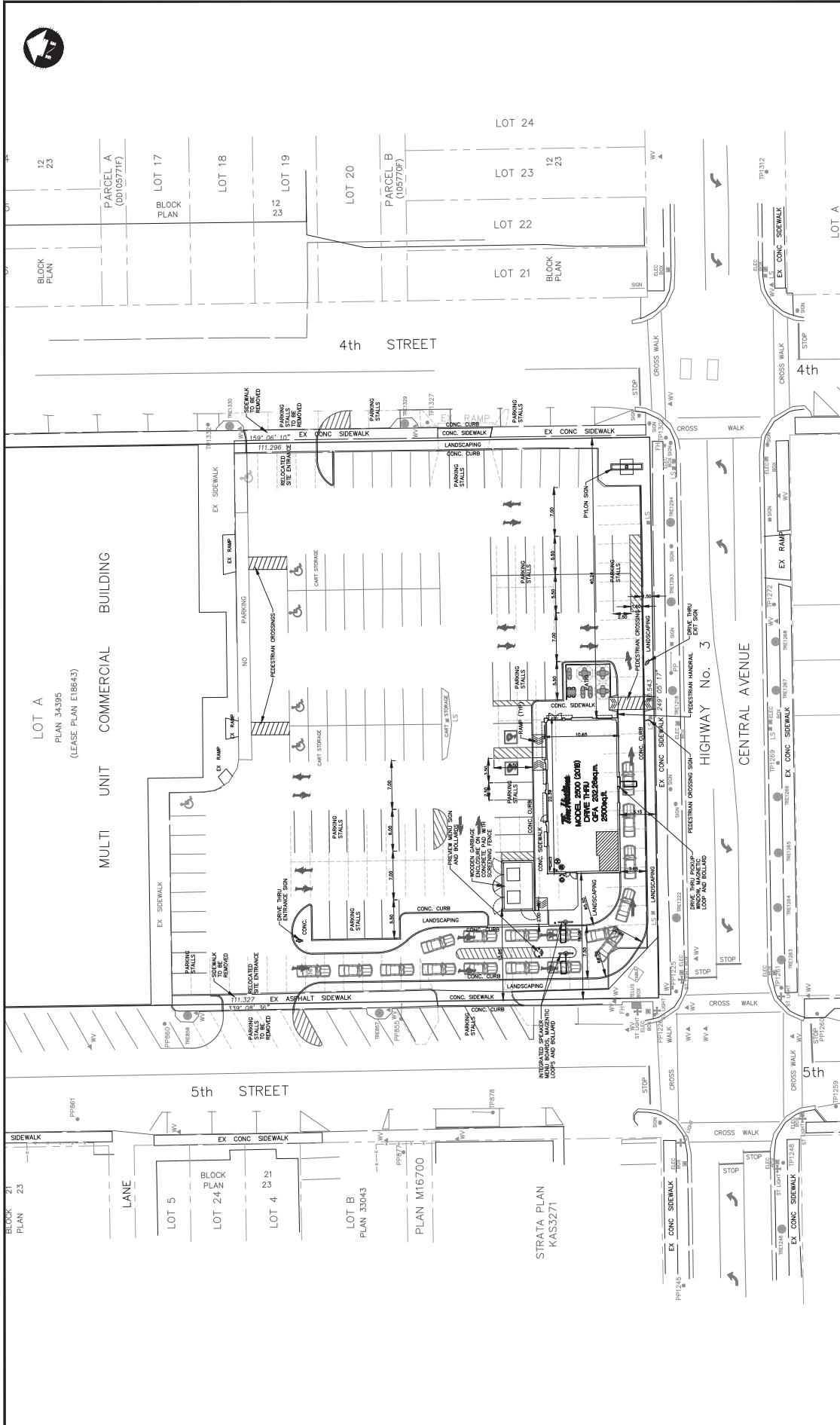
Proposed Restaurant and Drive-Thru, 441 Central Avenue, Grand Forks

Address	441 Central Avenue, Grand Forks between 4 th and 5 th Street	
Legal description	Lot A District Lot 108 Plan KAP34395 PID: 001-481-525	
Existing land use	Parking lot/grocery store/2 retail stores	
Proposed land use	2,500 square foot (232 sq. m) restaurant and drive-thru/parking along Central Ave.	
OCP designation	Commercial core (CC)	Conforms to OCP
Zoning	CC – Core Commercial	Land use conforms to zoning bylaw.
DP Area	General Commercial	
Lot size	2.213 acres	

See context map and air photo below:



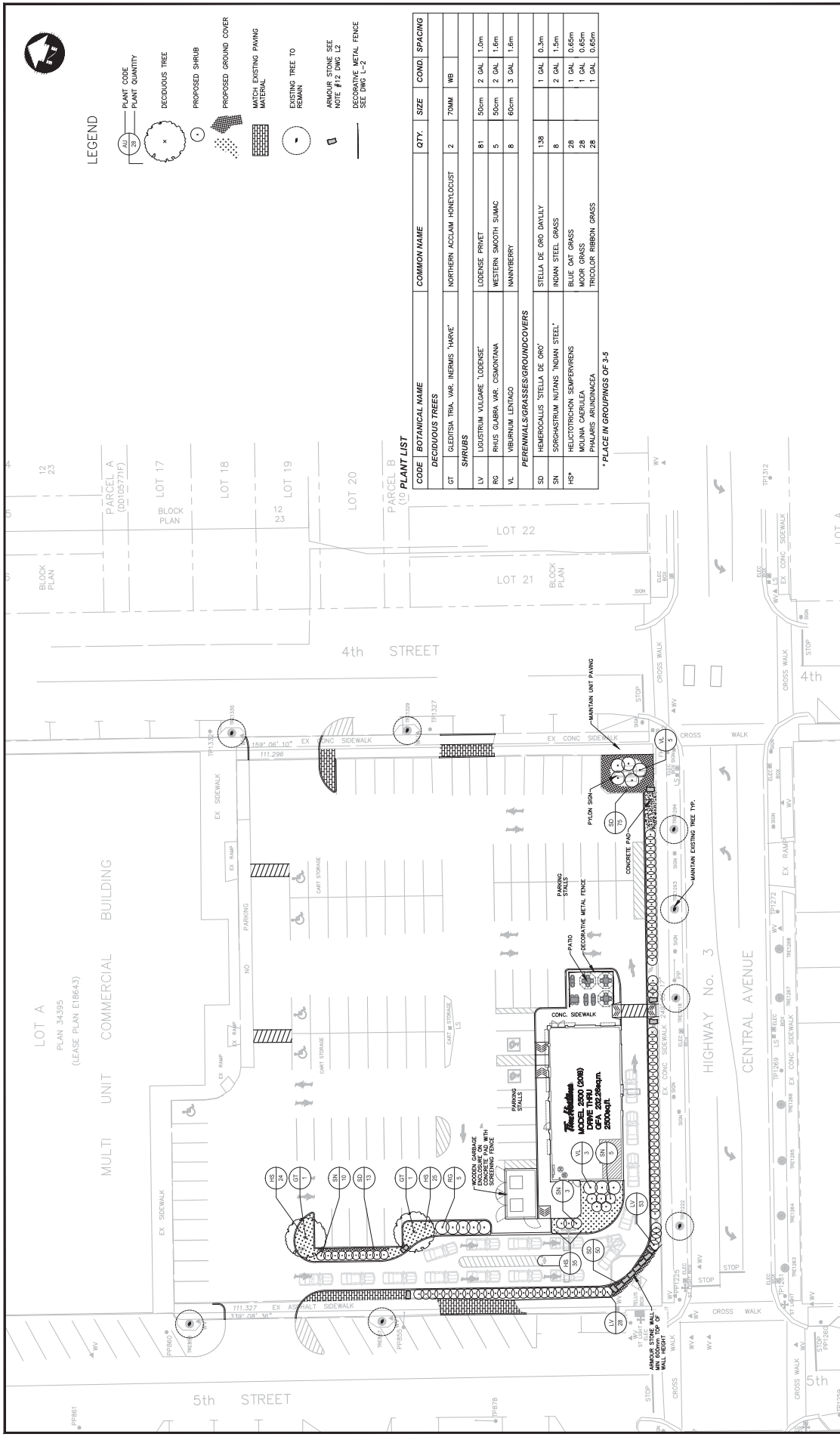




LOT A
 PLAN 34395
 (LEASE PLAN E18643)

MULTI UNIT COMMERCIAL BUILDING

			
THE TD GROUP CORP. HEAD OFFICE 100 AVENUE ROAD OAKVILLE, ON L6K 3X7 PH: (905) 336-6115 Fax: (905) 336-1058		5th St & Hwy #3, Grand Forks BC Store # 107999 Tim Hortons Site Plan	
PREPARED BY: JMM DATE: JMM CHECKED BY: JMM DATE: JMM DESIGNED BY: JMM DATE: JMM DRAWN BY: JMM DATE: JMM SCALE: 1:1250	PROJECT NO: 17 6442 SHEET NO: SP	CONDITIONS OF USE: Verify dimensions under drawings or drawings prior to use. Report any discrepancies to the consulting firm. Do not scale dimensions on drawings. All dimensions are in metric unless otherwise specified. The information on this drawing is the property of the consulting firm and shall not be used for any other purpose without the prior written permission from Dillon Consulting Limited.	



LEGEND

- PLANT CODE
- PLANT QUANTITY
- DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER
- WALK EXISTING PAVING
- WALK EXISTING ASPHALT
- EXISTING TREE TO REMAIN
- ARMOUR STONE SEE NOTE #12 DWG L2
- DECORATIVE METAL FENCE SEE DWG L-2

PLANT LIST

CT	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND	SPACING
	DECIDUOUS TREES					
	SHRUBS					
LV	LIGUSTRUM VULGARE 'LORENSE'	NORTHERN ACCLAM HOMELOUIS	2	70MM	WB	
LV	LIGUSTRUM VULGARE 'LORENSE'	LORENSE PRIVET	81	50cm	2 GAL	1.0m
RG	RHUS GLABRA VAR. GIBBONIANA	WESTERN SMOOTH SUMAC	5	50cm	2 GAL	1.5m
VL	VIBURNUM LENTAGO	NANNYBERRY	8	60cm	3 GAL	1.5m
PERENNIALS/GRASSES/GROUNDCOVERS						
SD	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAHLIA	138		1 GAL	0.3m
SN	SORGHASTRUM NITANS 'INDIAN STEEL'	INDIAN STEEL GRASS	8		2 GAL	1.5m
HS*	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	28		1 GAL	0.65m
	MOLINA CAERULEA	MOOR GRASS	28		1 GAL	0.65m
	PHILANIS ARGUNDANCEA	TRICOLOR RIBBON GRASS	28		1 GAL	0.65m

*PLACE IN GROUPINGS OF 3-5

Conditions of Use

With elevation and/or dimensions on drawing prior to work. Report any discrepancies to Dilson Consulting Limited. Do not scale dimensions from drawing. Do not modify drawing (e.g. to use for purposes other than those intended) without the written permission of Dilson Consulting Limited.

THE TDL GROUP CORP.
 HEAD OFFICE
 228 WYECROFT ROAD
 LAKESIDE, ON
 L4K 3K7
 PH: (905) 338-6115
 FAX: (905) 945-1536

DILSON CONSULTING

5th STREET

4th STREET

HIGHWAY No. 3

CENTRAL AVENUE

LOT A

PLAN 34595
(LEASE PLAN E1B643)

MULTI UNIT COMMERCIAL BUILDING

LOT B

(10) PLAN 17

LOT 12

LOT 13

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT A

PARCEL A
(00109771F)

PARCEL B
(10) PLAN 17

17 6442

17 6442

L-1

5th St & Hwy #3, Grand Forks BC
 Store # 107599

Tim Heaton
 Landscape Plan

DATE: 17 JUN 2018

TIME: 1:29

DESIGNER: [Name]

DATE: 17 JUN 2018

TIM HORTONS WELCOME DESIGN ELEMENTS

- Tim Hortons new Welcome Image is being rolled out nationally as a brand revitalizing initiative.
- Design Elements are natural looking, lighter and more inviting materials, including Porcelain tile, Wood grain siding, Black window frames, Red entry doors and DT window
- New Tim Hortons script also introduced



GRAND FORKS MODIFIED WELCOME IMAGE

- Architectural Elements introduced to provide Cottage feel, including gabled roof line, decorative wood trim and moulding accents, stone base with stone sill, and wood siding.
- Welcome elements that have been incorporated, include porcelain tile, black window frames, red entry doors, and DT window.





OPERATED BY THE TITL GROUP CORP.
 HEAD OFFICE: 11111 170th Ave. S.W., Surrey, BC V3V 0A1
 TEL: (604) 581-1111 FAX: (604) 581-1001
 CALGARY OFFICE: 7801 36th St. S.W., Calgary, Alberta, T2C 0A8
 TEL: (403) 243-1111 FAX: (403) 243-1001
 VANCOUVER OFFICE: 11111 170th Ave. S.W., Surrey, BC V3V 0A1
 TEL: (604) 581-1111 FAX: (604) 581-1001
 WINDY CREEK OFFICE: 544 BERRIE, WINDY CREEK, BC V0N 1T0
 TEL: (250) 322-2233 FAX: (250) 322-2233

THESE DRAWINGS SHOULD BE CHECKED FOR CONFORMANCE WITH ALL APPLICABLE LOCAL, PROVINCIAL AND STATE BUILDING CODES.

DO NOT SCALE DRAWINGS.

CONSTRUCTION MATERIALS TO BE USED FOR CONSTRUCTION SHALL BE AS NOTED OR AS INDICATED BY ARCHITECT.

NO.	REVISIONS	DATE
1	ISSUED FOR APPROVAL	5/25/2018
2	REVISED FOR THE DESIGN APPROVAL	6/15/2018
3	ISSUED FOR APPROVAL	6/20/2018
4	ISSUED FOR APPROVAL	6/20/2018
5	ISSUED FOR APPROVAL	6/20/2018

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4	ISSUED FOR APPROVAL	6/20/2018
5	ISSUED FOR APPROVAL	6/20/2018

APRIL ARCHITECTURE
 11111 170th Ave. S.W., Surrey, BC V3V 0A1
 TEL: (604) 581-1111 FAX: (604) 581-1001

RESTAURANT 107599
 MODEL: 2400 SPECIAL
 5TH ST. & HWY 3
 GRAND FORKS, BC

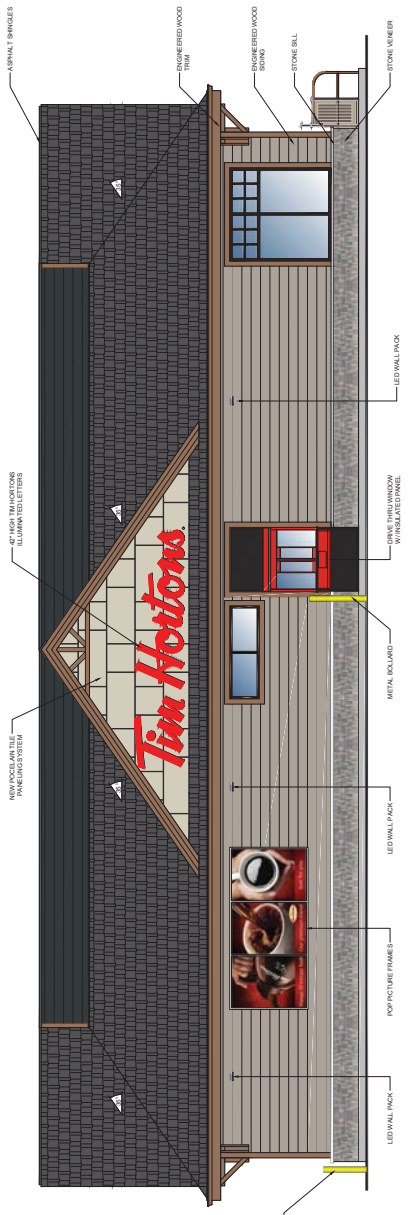
PROPOSED EXTERIOR ELEVATIONS



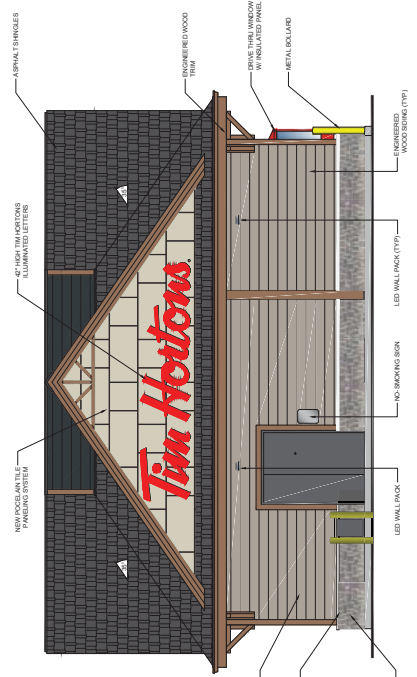
RESTAURANT 107599
 MODEL: 2400 SPECIAL
 5TH ST. & HWY 3
 GRAND FORKS, BC

NO.	REVISIONS	DATE
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3	ISSUED FOR APPROVAL	6/20/2018
4	ISSUED FOR APPROVAL	6/20/2018
5	ISSUED FOR APPROVAL	6/20/2018

SKE5.1



1 SOUTH ELEVATION
 REF SCALE: 1/8\"/>



2 WEST ELEVATION
 REF SCALE: 1/8\"/>

150' TO BEAK
 150' TO BEAK

150' TO BEAK
 150' TO BEAK

150' TO BEAK
 150' TO BEAK

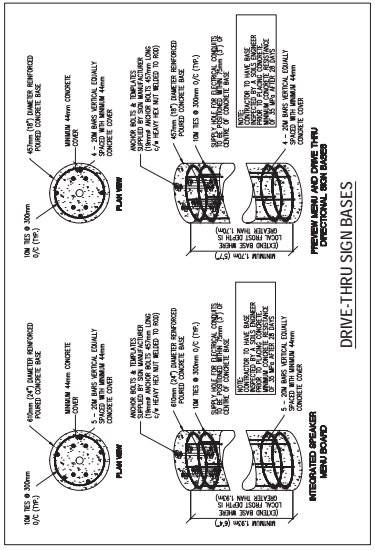
150' TO BEAK
 150' TO BEAK

150' TO BEAK
 150' TO BEAK

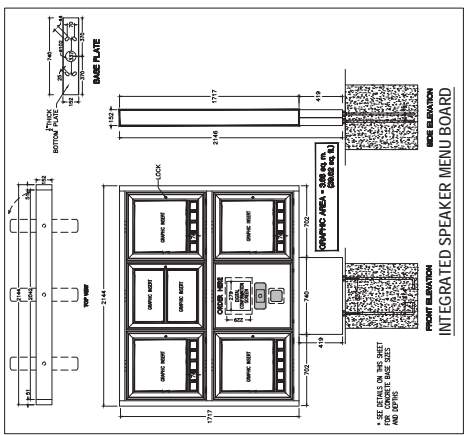
150' TO BEAK
 150' TO BEAK

150' TO BEAK
 150' TO BEAK

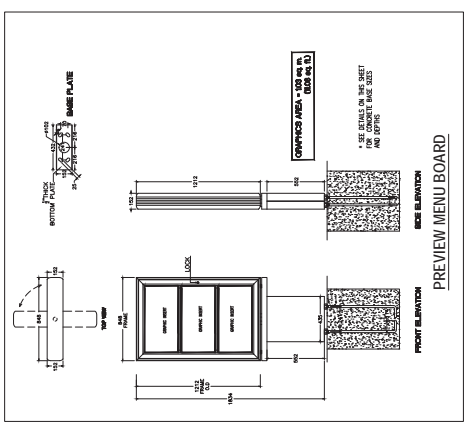
150' TO BEAK
 150' TO BEAK



DRIVE-THRU SIGN BASES



INTEGRATED SPEAKER MENU BOARD



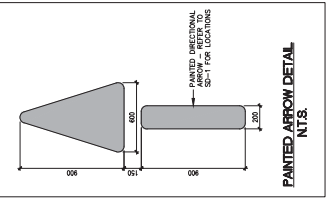
PREVIEW MENU BOARD



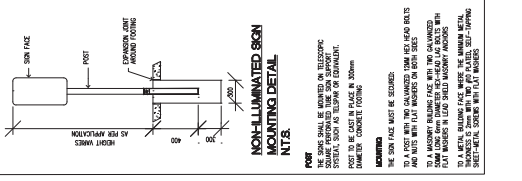
PEDESTRIAN CROSSING SIGN



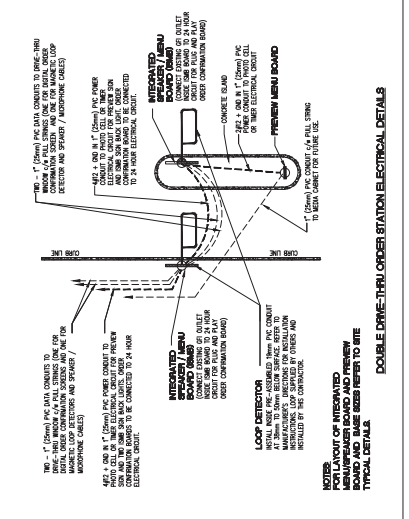
BARRIER-FREE SIGN



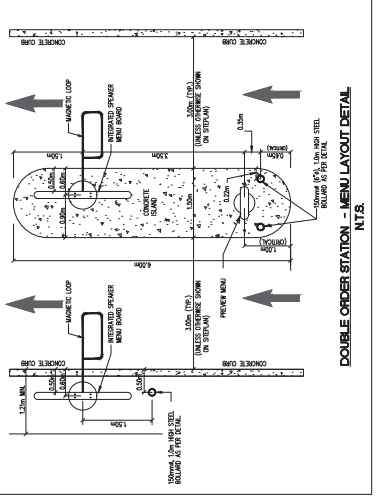
PAINTED ARROW DETAIL



NON-ILLUMINATED SIGN MOUNTING DETAIL

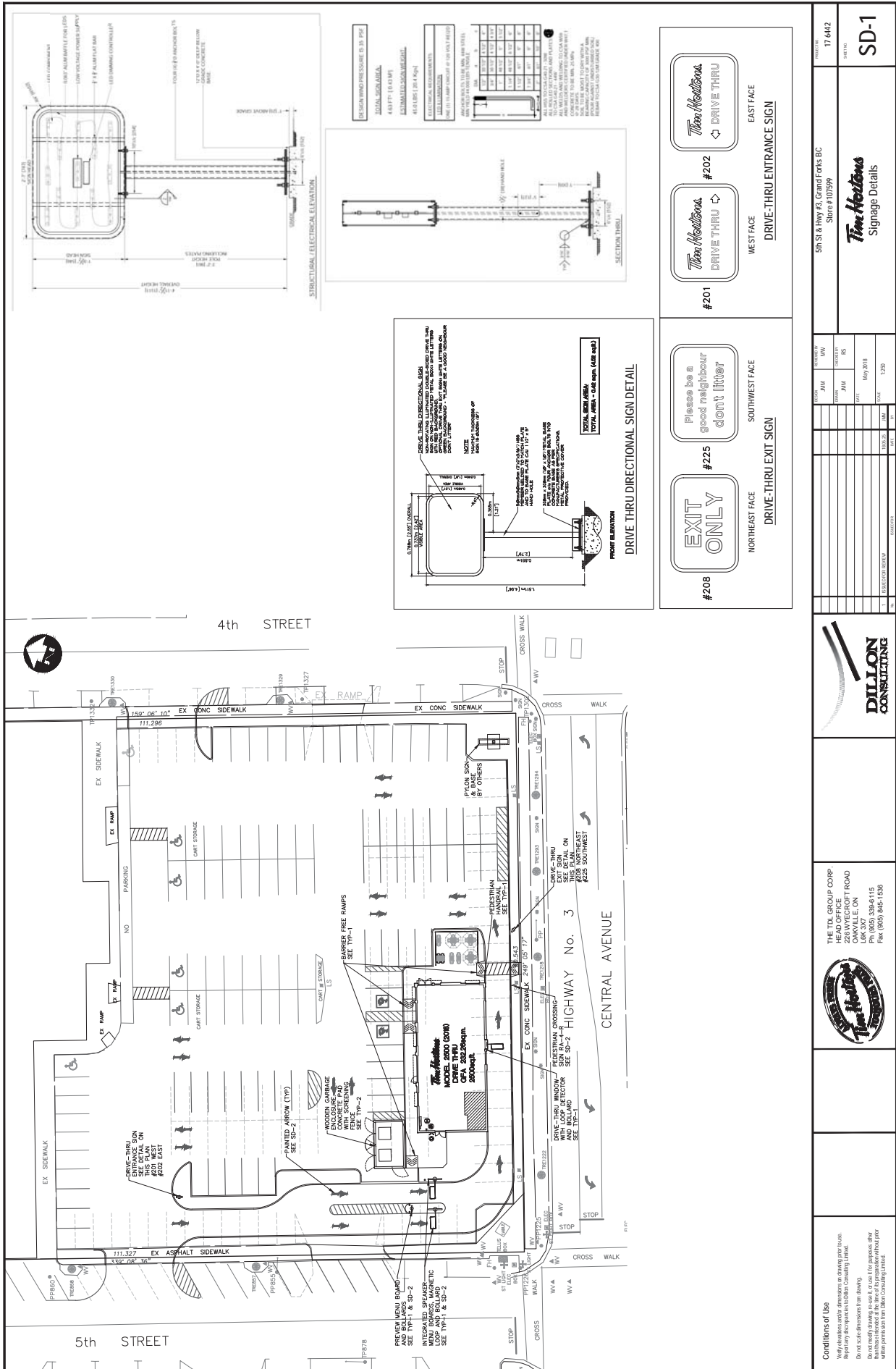


DOUBLE DRIVE-THRU ORDER STATION ELECTRICAL DETAILS



DOUBLE ORDER STATION - MENU LAYOUT DETAIL

<p>Conditions of Use</p> <p>Verify elevation under drawings or drawing prior to use.</p> <p>Refer any of requests to client or consulting firm.</p> <p>Do not scale dimensions on drawings.</p> <p>Do not use drawings for construction without prior written permission from Dillon Consulting Limited.</p>	<p>THE TDIL GROUP CORP. HEAD OFFICE: 1000 WEST ROAD OAKVILLE, ON L6K 3X7 PH: (905) 336-6115 Fax: (905) 336-1050</p>	<p>DATE: _____</p> <p>ISSUE NO: _____</p> <p>REVISED: _____</p> <p>DATE: _____</p> <p>REVISED: _____</p> <p>DATE: _____</p> <p>REVISED: _____</p>	<p>PROJECT NO: 17 6442</p> <p>DATE: 17 6442</p> <p>SD-2</p>
		<p>5th St & Hwy #3, Grand Forks BC Store # 107999</p> <p>Tim Hortons Signage Details</p>	<p>DATE: _____</p> <p>ISSUE NO: _____</p> <p>REVISED: _____</p> <p>DATE: _____</p> <p>REVISED: _____</p> <p>DATE: _____</p> <p>REVISED: _____</p>



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 Report any typos or errors to the consulting firm.
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 Business intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

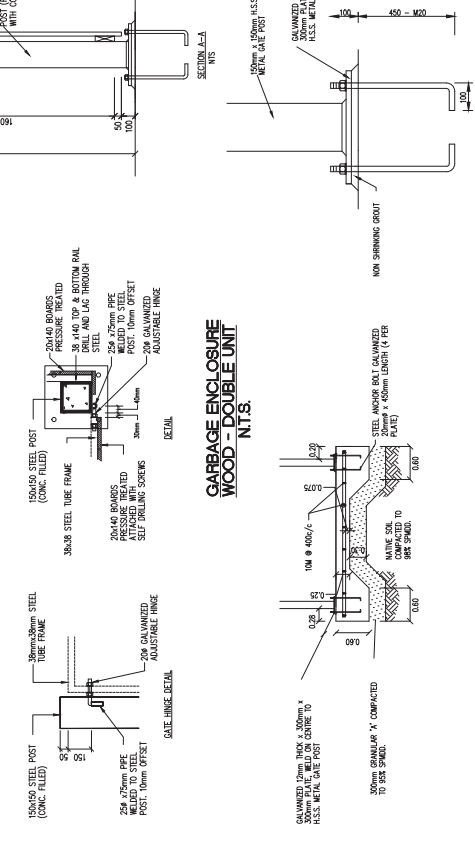
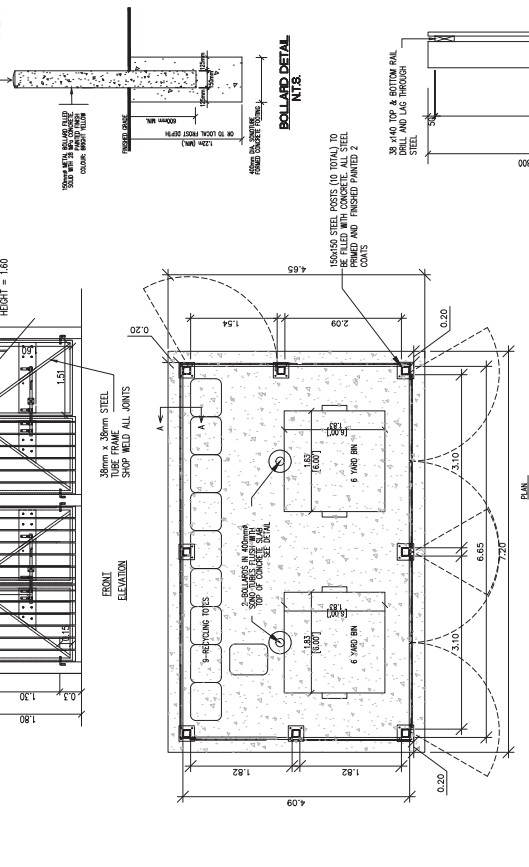
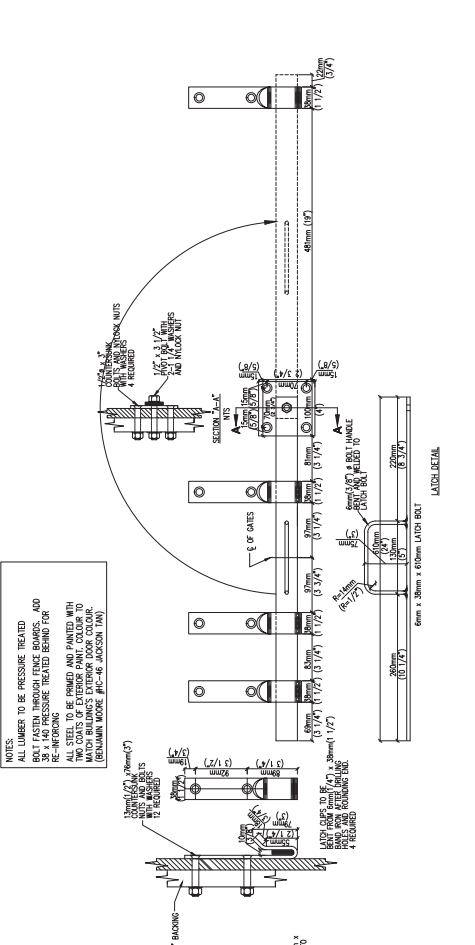
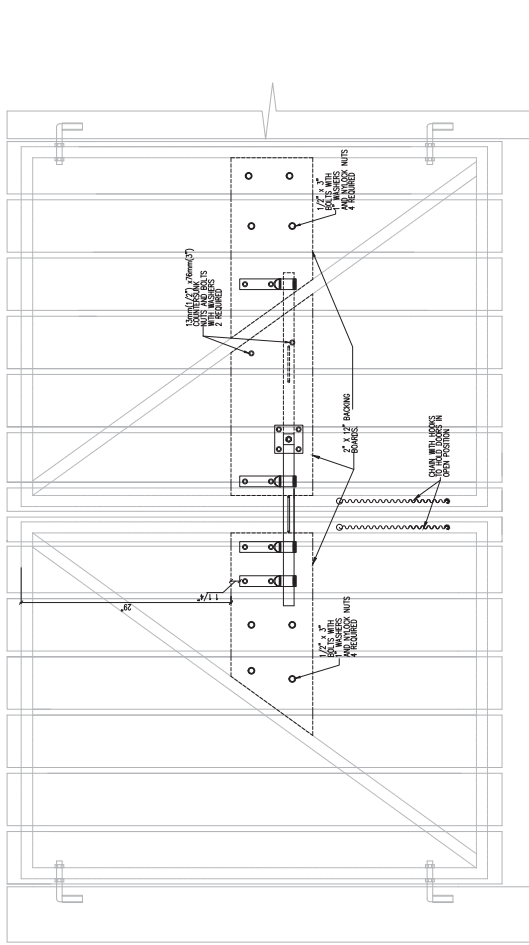
THE TDL GROUP CORP.
 HEAD OFFICE: 1000 WEST ROAD
 OAKVILLE, ON
 L6K 3X7
 PH: (905) 336-6115
 FAX: (905) 336-1058

DILLON CONSULTING

Tim Hortons
 Signage Details

5th St & Hwy #3, Grand Forks BC
 Store # 107999

PROJECT NO: 17 6412
 DATE: 07/18/18
SD-1



NOTES:
 ALL LUMBER TO BE PRESSURE TREATED
 BOLT FASTEN THROUGH FENCE BOARDS, AND
 BE IN CONTACT WITH POST (FILLED)
 ALL STEEL TO BE PRIMED AND PAINTED WITH
 TWO COATS OF EXTERIOR PAINT. COLOUR TO
 MATCH EXISTING SURFACE (BENJAMIN MOORE PPC-46 JACKSON WAX)

NOTES:
 ALL LUMBER TO BE PRESSURE TREATED
 BOLT FASTEN THROUGH FENCE BOARDS, AND
 BE IN CONTACT WITH POST (FILLED)
 ALL STEEL TO BE PRIMED AND PAINTED WITH
 TWO COATS OF EXTERIOR PAINT. COLOUR TO
 MATCH EXISTING SURFACE (BENJAMIN MOORE PPC-46 JACKSON WAX)

PROJECT NO: 17 6442
 DATE: 17/06/18
TYP-2

5th St & Hwy #3, Grand Forks BC
 Store #107999

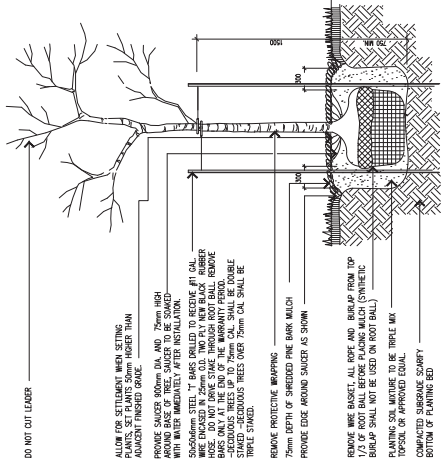
Typical Details

NO.	REV.	DATE	BY	CHKD	APP'D
1	ISSUE FOR PERMIT	MAY 2018			

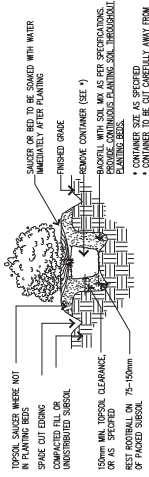
TDL STANDARD DETAILS HAVE BEEN DESIGNED BY OTHERS

THE TDL GROUP CORP.
 HEAD OFFICE: 4901 14th AVE. SW
 VANCOUVER, BC
 PH: (604) 336-1115
 FAX: (604) 336-1156

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DECIDUOUS TREE
N.T.S.



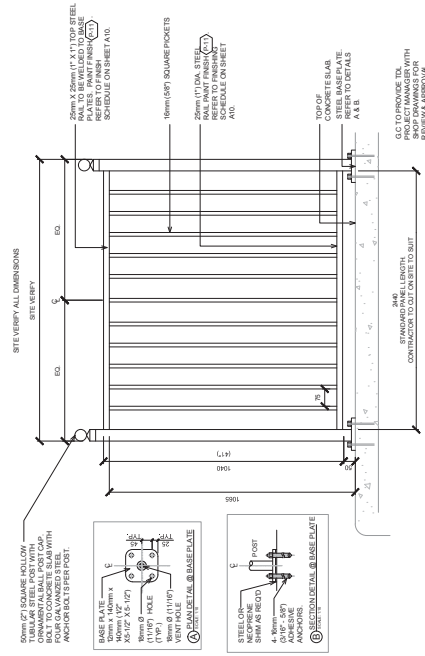
SHRUB/ORNAMENTAL GRASS PLANTING
N.T.S.

GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL MEET THE USDA SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION AND SHALL BE FANTASY ADAPTING TO PLANTED NURSERY TRUCK PROCEDURES.
2. TREES SHALL BE PLANTED WITH A STRONG CENTRAL LEADER AND BRIG SHAPED TYPICAL OF ITS SPECIES. TREES SHALL HAVE STRAIGHT TRUNKS, BE WELL BRANCHED AND BE BRANDED WITH A STRONG CENTRAL LEADER.
3. TREES SHALL BE MAINTAINED SO AS TO BE FREE FROM INSECTS, DISEASE, AND ALL PHYSICAL INJURY.
4. SPECIFICATIONS.
5. GROWN APPROVAL FOR SUBSTITUTION AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE PLANTED TO THE DEPTH OF THE ROOT BALL AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR IN THE PLANTING CONDITIONS AND SHALL BE PLANTED TO THE SPECIFICATION OF THE LANDSCAPE ARCHITECT OR OWNER WITH AN ADDITIONAL ONE YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STREET ACCORDANCE WITH PLANS AND SPECIFICATIONS. DECEASED PLANT MATERIAL SHALL BE REPLACED AS SOON AS POSSIBLE.
7. SITE VEGETATION SHALL BE MAINTAINED IN A HEALTHY, VIGOROUS, DISEASE AND PEST FREE CONDITION, OR BE REPLACED, DEAD, SEVERELY DAMAGED, OR DAMAGED BY ANY MEANS.
8. DETERMINE THE LOCATION OF ALL EXISTING SERVICES AND OBTAIN NECESSARY STATEMENTS BEFORE ANY DOWNGRADING.
9. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. PLANTING MEDIUM FOR TREES AND SHRUBS:

 - TREES: PLANTING MEDIUM SHALL BE A FERTILE, FINE, WELL-AERATED, UNIFORM MIXTURE OF 2 PARTS DECOMPOSED WOOD-SHED, 1 PART FINE SAND, AND 0.5% NUTRIENT SUPPLEMENT PER CUBIC METRE (PER TONNE).
 - SHRUBS: PLANTING MEDIUM SHALL BE A FERTILE, FINE, WELL-AERATED, UNIFORM MIXTURE OF 2 PARTS DECOMPOSED WOOD-SHED, 1 PART FINE SAND, AND 0.5% NUTRIENT SUPPLEMENT PER CUBIC METRE (PER TONNE).

11. CONTRACTORS AND SUBCONTRACTORS TO HAVE A MINIMUM OF 5 YEARS CANADIAN EXPERIENCE IN THE SUCCESSFUL EXECUTION OF WORK OF THIS TYPE.
12. TREES TO BE UNIFORM WITH 600MM HIGH X 600MM WIDE X 1500MM LONG; PLACE STAKE OVER 1500MM DIAMETER X 150MM, AND BURY A MINIMUM OF 750MM.



DECORATIVE METAL FENCE DETAIL
N.T.S.

IRRIGATION NOTES:

13. THE IRRIGATION SYSTEM SHALL BE A FULLY AUTOMATIC UNDERGROUND PRESSURIZED IRRIGATION SYSTEM FOR ALL LAWNS, PARKS, BEACHES, COURTS, AND PROMENADES.
14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPROPRIATE CODES AND REGULATIONS. ALL CONTRACTORS SHALL BE LICENSED AND QUALIFIED. ALL CONTRACTORS SHALL BE LICENSED AND QUALIFIED. ALL CONTRACTORS SHALL BE LICENSED AND QUALIFIED.
15. AUTOMATIC IRRIGATION SYSTEM TO BE WATER CONSERVING.
16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPROPRIATE CODES AND REGULATIONS. ALL CONTRACTORS SHALL BE LICENSED AND QUALIFIED. ALL CONTRACTORS SHALL BE LICENSED AND QUALIFIED.
17. IT IS THE RESPONSIBILITY OF THE USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF ALL POLES, LINES, CONDUIT, WATER MAINS, SEWER MAINS, AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES BEFORE COMMENCING WORK.
18. ACTUAL LOCATION OF SPRINKLERS TO BE DETERMINED AT THE TIME OF CONSTRUCTION.
19. ALL SPRAY HEADS TO BE PRESSURE COMPENSATED.
20. ALL SPRINKLERS LOCATED IN THE SPRINKLER BEDS TO BE HI-POP SPRINKLERS.
21. IT IS THE RESPONSIBILITY OF THE USER TO INFORM THEMSELVES OF THE EXACT MATERIAL QUANTITIES REQUIRED.
22. CONTRACTORS SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE REGULATOR CONTROLLER AND 1" ELECTRICAL CONDUITS FROM THE REGULATOR CONTROLLER TO THE VALVES AND THE ELECTRICAL CONTROLS OF THE SYSTEM.
23. ALL VALVE BOXES TO BE SCHEDULED WITH SECURITY LOCKING SYSTEMS.
24. IRRIGATION TO PROVIDE FULL EVEN COVERAGE OF PLANTED AREAS WITHOUT SPRINKLING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
25. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-REMEMBER SEQUENCE AROUND BUILDING. RECORD SEQUENCE ON CONTROLLER LOG.
26. THE CONTROLLER SHALL BE OF A HYBRID TYPE THAT COMBINES ELECTRO-MECHANICAL AND MICROELECTRONIC CIRCUITRY CAPABLE OF FULLY AUTOMATIC MANUAL OPERATION.
27. ALL PNEUMATIC PIPE SHALL HAVE A MINIMUM 75-PSI PRESSURE RATING.
28. P.V.C. PIPE WILL BE CLASS 100 (SDR40) DIRECT BURIAL PIPE CONFORMING TO CS-264-43 AND WILL BE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, DEFORMATIONS, IMPURITIES, OR FOREIGN MATERIALS.
29. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNER'S DESIGNATED PERSONNEL IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES.
30. PROVIDE STANDARD ONE-YEAR GUARANTEE ON WORKMANSHIP AS WELL AS PRODUCT WARRANTY INCLUDING BLIND OUT TO PROTECT FROM FREEZE DAMAGE AND ADJUSTMENT TO SUPPLY PROPER COVERAGE OF AREAS TO RECEIVE WATER.

DO NOT CUT LEADER

REMOVE BROTHERLY WRAPPING

REMOVE WIRE BASKET, ALL ROPE AND BURAP FROM TOP 1/3 OF ROOT BALL BEFORE PLACING MULCH (SYNTHETIC BURLAP SHALL NOT BE USED ON ROOT BALL)

PLANTING MEDIUM SHALL BE TRIPLE MIX

CONTRACTOR TO PROVIDE WIRE BASKET

BOTTOM OF PLANTING BED

NOTES:
FENCE SUPPORTS TO BE IN CONFORMANCE WITH ANCHORAGE AND POSTING REQUIREMENTS OF ALL APPLICABLE REGULATIONS AND STANDARDS DRAWING SP80-512.011
STYLE OF FENCE, MATERIAL, FINISH AND COLOUR BLACK

FENCE SUPPLIER SHALL PROVIDE CONTRACT DOCUMENTS (SPECIFICATIONS, SCHEDULES, AND DRAWINGS) TO BE REVIEWED BY PROJECT MANAGER WITHIN 10 BUSINESS DAYS OF PROJECT START DATE

DATE: 17/04/2018
SCALE: L-2

585 St & Hwy #3, Grand Forks BC
Store #1075/99
Tim Hobsons
Landscape Details

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1		May 2018			ISSUED FOR PERMIT
2		1/2/20			FOR COMMENTS



THE TDL GROUP CORP.
HEAD OFFICE
238 WECROFT ROAD
L2 L3
VANCOUVER, BC V6V 3K7
Ph: (604) 339-6115
Fax: (604) 645-1506

Tim Hobsons
Landscape Architect
11811 122nd Ave
Richmond BC V6V 2E1
Ph: (604) 271-1111
Fax: (604) 271-1112

TDL Code: 10006585
Eq. Number: 185.24

TDL Code: 10006583
Eq. Number: 185.22

TDL Code: 10006582
Eq. Number: 185.23

Conditions of Use
With relevant study dimensions on drawings for us.
Report any discrepancies to Dillon Consulting Limited.
Do not reuse drawings in whole or in part without permission.
Do not modify drawings or use for any other project without prior written permission from Dillon Consulting Limited.

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 PERMIT APPLICATION

LOCAL GOVERNMENT ACT, SECTION 490

APPLICATION FEE \$200.00

Receipt No. _____

Requirement of the City of Grand Forks Sustainable Community Plan Bylaw No. 1919 for all multi-family, hillside development, commercial, light industrial and environmentally sensitive developments, alterations and subdivisions. All new development where City services are available will be subject to Development Cost Charges.

Registered Owner(s): Alcar Investment Ltd., BC0727766

Mailing Address: 10646 Madrona Drive, North Saanich, BC V8L 5L8

10646 Madrona Drive, North Saanich, BC V8L 5L8

Telephone: Cell: 250-267-1016 Home: _____ Work _____

Legal Description & P.I.D.:

Lot A District Lot 108 Similkameen Division Yale District Plan 343395

PI: 001-481-525

Street Address: 441 Central Avenue, Grand Forks, BC

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, Alan Hannebauer, 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*.

Alan Hannebauer

(signature)

May 17, 2018

(date)

Description of Proposed Subdivision and or Development to be included in the Development Permit Area:

stand alone restaurant building with drive-thru & patio

Submit the following information with the application:

1. For Commercial or Industrial subdivision applications – plan showing new lots to be created.
2. For development purposes, a legible site plan drawn to scale, showing the following:
 - (a) The boundaries and dimensions of the subject property.
 - (b) The location of any proposed or present buildings.
 - (c) Color rendition of proposed development.
 - (d) The location of off-street parking facilities.
 - (e) The location of off-street loading facilities.
 - (f) The location of any proposed access roads, screening, landscaping or fencing.
 - (g) The location of refuse containers and parking area lighting.
3. Professionally drawn site elevations, façade applications for proposed or present buildings, identifying colors, canopies, window trim and sign specifications.
4. Site Profile (if necessary in accordance with Section 557 of the Local Government Act).

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

[Signature]
Signature of Owner

May 17, 2017
Date

AGENT'S AUTHORIZATION

I hereby authorize the person/company listed below to act on my behalf with respect to this application and that the information provided is full and complete and to the best of knowledge to be a true statement of the facts.

Name of Authorized Agent: Dillon Consulting Limited

Mailing Address: 3820 Cessna Drive, Suite 510 Richmond BC

Telephone: 604-278-7847 Email: rsiersma@dillon.ca

[Signature]
Owner(s) Signature of Authorization

February 14, 2018

The Corporation of the City of Grand Forks
7217 – 4th Street, Box 220
Grand Forks, BC
V0H 1H0

Subject: Letter of authorization from registered owner of the land

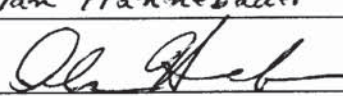
Property Address:	441 Central Avenue, Grand Forks, BC
Project Name (if applicable):	107599- Grand Forks Tim Hortons
Registered Owners as on land title:	Alcar Investments Ltd., BC0727766

Please be advised that, as owner(s) of the above-mentioned property, I/we authorize **TDL Group Corp.** and/or **Dillon Consulting Limited** to apply for any and all development, sign and building permits for the above mentioned property.

I/We further agree to immediately notify The Corporation of the City of Grand Forks, in writing, of any changes regarding the above information.

Date signed: May 17, 2018

Contact Name:	Alan Hannebauer
Contact Address:	10646 Madrona Drive, North Saanich, BC V8L5L8
Contact Phone:	cell: 250-267-1046
Contact Email:	alan@hannebauer.net

Authorized signature of owner (print) Alan Hannebauer
(sign) 

Site Profile Schedule 1 Contaminated Sites Regulation

This form may be sent to the Ministry of Environment by paper mail, fax, or courier. It may also be scanned and e-mailed with the applicable attachments (such as maps) to siteprofiles@gov.bc.ca.

Mail, Fax or Courier: Director of Waste Management
c/o Site Profile Administration
Ministry of Environment
#200 - 10470 - 152nd Street
Surrey BC V3R 0Y3

Fax: (604) 584-9751

For further information, please e-mail us at site@gov.bc.ca, or contact us by phone at (250) 387-4441.

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Instructions

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered to the best of your knowledge.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers - Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers - Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the Environmental Management Act, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

I. CONTACT IDENTIFICATION

A. Name of Site Owner

Last Name First Name Middle Initial(s)

(and/or, if applicable)

Company

Owner's Civic Address

City Province/State

Country Postal/Zip Code

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 First Name Middle Initial(s)

(and/or, if applicable)

Company

Mailing Address

City Province/State

Country Postal/Zip Code

Telephone (###) ###-#### 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	49.032786	Minutes		Seconds	
-----------------	---------	-----------	---------	--	---------	--

Longitude	Degrees	-118.440993	Minutes		Seconds	
------------------	---------	-------------	---------	--	---------	--

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

For Legally Titled, Registered Property

Site Address (if applicable)

441 Central Avenue, Grand Forks, BC

City

Grand Forks

Postal Code

V0H 1H0

PID numbers and associated legal descriptions.

PID	Legal Description	Add	Delete
001-481-525	Lot A District Lot 108 Similkameen Division	+	-
	Yale District Plan 343395	+	-

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):

[Empty rectangular box for additional comments and explanations]

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

[Handwritten signature in a box]

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

Date Signed (MMM/DD/YY)

05/17/18

OFFICIAL USE

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

- Soil removal
- Subdivision application
- Zoning application
- Development permit
- Variance permit
- Demolition permit

Local Government contact:

Name

[Empty box for Name]

Agency

[Empty box for Agency]

Address

[Empty box for Address]

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

[Empty box for Telephone]

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

[Empty box for Fax]

E-mail

[Empty box for E-mail]

Date Received (YYYY-MM-DD)

[Empty box for Date Received]

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

[Empty box for Date Submitted]

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

[Empty box for Date Forwarded]

Request for Decision



To: Regular Meeting
From: **Procedure Bylaw / Corporate Services**
Date: June 11, 2018
Subject: Reports, Questions and Inquiries from the Members of Council
Recommendation: **THAT all written reports submitted by members of Council be received.**

Background

Under the City's Procedures Bylaw No. 1946, 2013, the Order of Business permits the members of Council to report to the Community on issues, bring community issues for discussion and initiate action through motions of Council, ask questions on matters pertaining to the City Operations and inquire on any issues and reports.

Benefits or Impacts

General

The main advantage of using this approach is to bring the matter before Council on behalf of constituents. Immediate action might result in inordinate amount of resource inadvertently directed without specific approval in the financial plan.

Strategic Impact



Community Engagement

- Members of Council may ask questions, seek clarification and report on issues.

Policy/Legislation

Procedure Bylaw No. 1946, 2013

Recommendation

THAT all written reports submitted by members of Council be received.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

REPORT TO COUNCIL

FROM: Councillor Christine Thompson

DATE: June 11, 2018

SUBJECT: Report to Council

Since our last regular meeting, our City was faced with the most devastating event in its history. Some residents on the north side of the Kettle and on Riverside were impacted by this catastrophic event. The flooding experienced in the Ruckle Addition and Johnson Flats areas and the damage to our downtown core was something that I had never seen in my lifetime. While unable to physically help volunteers (including Council members) in filling, delivering and unloading sandbags, my husband and I were able to contribute by making dozens of sandwiches daily to feed those who were doing the work. To see the number of volunteers who were sandbagging, helping the Red Cross and the Salvation Army shows how a community can come together in a time of disaster. To see young people working along beside seniors without giving thought to age or ability was impressive. We are a resilient community, and given time, we will come back better and stronger.

I want to express my sincere thanks and gratitude to each member of our management team and staff for all their efforts in dealing with this horrific event. Their commitment to our community cannot be questioned with the very long hours they worked with very little rest.

At the invitation of Paul Taylor, Director of Communications, Union of BC Municipalities, I have agreed to participate in a conference call on Tuesday, June 5th relative to a model Code of Conduct that is being developed by the Working Group on Responsible Conduct – a joint initiative of the Ministry of Municipal Affairs and Housing, UBCM and Local Government Management Association. Inasmuch as this call will happen after the deadline for the submission of this report, I will include a recap of this conversation in a future report.

Respectfully submitted,

Councillor Christine Thompson

Councillor Report to 06.11.18 Hammett

Chris

Since the catastrophic event of May 10 much of my time has been spent in the downtown core, picking up and delivering sand bags, and assisting with inventory and fixture removal from flood impacted businesses.

On Monday, May 28 the Downtown Business Association (board and members) were invited to attend a meeting at Community Futures to discuss the immediate and long term impacts due to business closures as a result of the flood, impending second wave, and the long road to recovery. The take-away points from this meeting were:

Community Futures Boundary :

- is offering no interest/no fee short term loans to affected businesses on a case by case basis to cover cashflow,, insurance deductibles, and bridge funding.
- Dealing with government agencies to secure funding
- Working with Go-Fund-Me accounts, including gfcu
- Has a labour force that can assist with moving furniture/fixtures etc
- Connecting with landlords to find alternate locations for displaced businesses

Boundary Country Regional Chamber of Commerce:

- Chambers BC has set up a challenge for all chambers to raise funds to be distributed to businesses impacted by the flood.
- Has found a non-profit that will provide business and household furniture, and a trucking company that will make a one-time trip. They will need a list of items required.
- GF Flooring is part of a buying group that will provide flooring at cost for a limited time to flood damaged buildings.
- Let the chamber know if you have relocated

Downtown Business Association:

- DBA would like information from their members as to what their immediate needs are, and up to the next 3 months.
- Lynn Relph met with MLA Linda Larson who would like a list of businesses who are having trouble with their insurance companies so that our political representatives can put some pressure on them.
- Let the DBA know what you need help with so they can channel this info to the appropriate agency/group.

Immediate challenges:

- Insurance claims being denied
- Some businesses were still without phone or internet
- Property taxes will be due before some businesses are re-opened. Will there be any assistance?
- Some of the streets and sidewalks still need to be hosed and cleaned from contaminated silt
- Some businesses have had their claims approved but their landlords have not, thereby creating a further delay to re-open

There was a very strong turn-out for this meeting and naturally many business owners/landlords were upset and frustrated and looking for re-assurance that remedies are going to be put into place to prevent another event such as this. Nobody wants to rebuild only to find that they are

experiencing this again at some future date. The members wanted a letter drafted to be sent to governments of all levels outlining their needs and concerns.

~~~~~

*On Wednesday, May 30, representatives from the DBA, BCRCC, City of Grand Forks, RDKB, and CFB met with Ron Burlison, Executive Director for the Provincial Disaster Recovery, Larry Olson, MFLNRO Regional Manager for Regional Economic Operations, Chris Marsh, EOC Manager, Chris Johnson, EMBC regional manager, and Tim from Disaster Relief Funding. The take-aways from this meeting were:*

- The recovery process is a very long process – they are still working on the 2017 fire season recovery
- They’ve looked at recent disasters and created the disaster recovery department to kickstart the recovery process
- Recovery needs to be community lead
- They work with communities to help them access the resources available
- Helps to identify the gaps ie: Red Cross, Salvation Army etc
- Makes recommendations to the province as to what agencies to bring in
- Looking at hiring a community recovery manager/coordinator
- Communication is a challenge. The community manager would be responsible for creating the messages
- A representative from the Insurance Brokers of BC will be invited to attend the next community meeting
- DBA letter of needs and concerns should go to Mike Farnsworth, but share with all agencies present
- The EOC has employed a surveyor to determine the levels of the water throughout the community to assess how to mitigate impacts in the future
- They will connect with other communities to see what resources were available to them with regards to anticipated loss of income, since in some cases the next few months are what drives the bus for the entire year

*I felt that this was a very important meeting because although many questions couldn’t be answered immediately, the representatives from these agencies took these questions with them and will report back with the answers.*

~~~~~

A Financial Assistance Check List/Survey has been compiled and is being taken around (or emailed) to landlords and business owners to help identify some of the insurance issues, and help the DBA determine just how much financial assistance is required to bring back the economic vibrancy in our downtown core.

~~~~~

*Further to my Notice of Motion at a previous meeting I would like to bring this motion forward at the June 11 meeting.*

**“That Council instruct staff to research and prepare a report to the COTW, including a draft bylaw, for a revitalization tax exemption for downtown landlords who were impacted by flooding and wish to further improve their structures (interior and/or exterior) that comply with the city’s form and character policy. This tax exemption bylaw will only be available for 5 years and will expire in 2023.”**

~~~~~

Councillor's Report for June 11st 2018

Beverley Tripp

Culminating on Friday, May 11, 2018, exactly one month from the date of this report's publication, the City of Grand Forks and surrounding RDKB area experienced the worst flooding in known history. On that day, the Kettle and Granby rivers inundated floodplain properties, spilling over dikes and berms that could not contain the waters which had risen around two feet higher than the last recorded highwater mark. The resulting devastation was utterly astounding, requiring rapid emergency evacuations of most downtown businesses and several neighborhoods, while people looked helplessly on, powerless to do anything against the raging rivers that had now created lakes and channels where heretofore there had been none. Due to the rapid rise of the river, many people and pets were still stranded in homes, and several emergency rescues took place to bring them to safety. Compliments must go to the fast-thinking, hard-working responders in the Emergency Response Center, (EOC) who put into action a boundary-wide emergency plan that undoubtedly alleviated much additional suffering and loss in those first harrowing days.

During the next few days, people anxiously waited for yet another forecasted crest in the rivers, which thankfully, never came. But the damage that was already done by the water was nothing short of catastrophic. As evacuation orders were rescinded, people slowly began returning to businesses and neighborhoods to assess the carnage. What they encountered was really quite unbelievable. Hundreds of homes and dozens of businesses were totally awash with several feet high frigid, filthy water, floating garbage and debris that once were prized possessions. Many also began receiving the devastating news that their insurance was inadequate to cover them from the overland water damage. While the community rallied to help, and outside agencies such as the Red Cross, Salvation Army and Samaritans Purse rolled into town, the seemingly insurmountable task of clean-up began. With that came concerns and deliberations about who would deal with and pay for debris removal. Thankfully, the RDKB worked out a deal with the Province for garbage removal.

On Sunday, May 27th, I made it a priority to be back in Grand Forks to return from Terrace a day early in order to attend an impromptu public meeting preceding a scheduled In Camera meeting. I wanted to be present to make sure that I heard the concerns of residents impacted by the flood, and further understand the questions they had. I have since compiled a list of questions that I submit here:

- Whose responsibility are the dikes (we know some of the pieces here, but certainly no everything).
- Will the dikes be built to standards that will protect against another catastrophic flood?
- Will (some) people's properties need to be expropriated in order to do this work?
- What about properties that are not re-buildable? What will happen to the buildings on them, especially if they have now become an environmental hazard to clean up, (which I have been told is already the case for some properties)?
- Will the City buy the land? Can the City still require that the taxes be paid on those properties?
- What about people that have no insurance and can't afford to rebuild?

- What about people who were renting out homes and don't qualify for DFA or Samaritans Purse assistance because they're considered a business?
- **Is it even safe for people to be in some areas, or are there health risks that we need to know about** (I was told yesterday that anyone opening a fridge or freezer after this long is at risk of dying due to the toxicity of the contents)?
- How much money can we expect to receive from the Province for disaster relief?
- How much money can we expect from the Feds for disaster relief **(Neil, were you able to speak with anyone at the FCM about our situation)?**
- Will there be requirements for allocating the money? Can we choose the projects or does it have to be designated in advance?
- What's the condition of our downtown core buildings (I heard that there is now a creek flowing under the downtown core that has washed away some of the buildings' foundations)?
- What about businesses that seemingly have "walked away?" How does the City connect with them to find out what their plans are?
- What about residents who seemingly have walked away? Same question as above...
- What's the condition of our city's infrastructure (damage to roads, sewers, electricity)?
- When will we get answers to the toxicity of the soil and air in the Ruckle area?
- What is the City doing with regards to housing (we learned some of this in-camera but it should be discussed publicly, I believe)?

As we, as a City, move along in this situation, even greater issues and concerns have now begun to emerge: things like who is responsible for maintaining the dikes, structural damage to buildings, ground and slope instability, ground and air contamination, and on like that. With the Emergency Center now being turned into a Resiliency Center, and a Recovery Coordinator having been hired, these issues need to be given our immediate attention. There are many questions like these that need to be answered so that people can make informed plans for longer-term arrangements, and find solutions to housing repair, and reclamation of damaged properties.

For Councillors, the process of getting and staying informed has been, unfortunately, quite a challenge. We do not have a direct role at the EOC, and the information we have been relying on is the same as is generated for the public, i.e. press releases and bulletins. In this event, my personal role has been one of helping wherever and whenever I could. I see little value in listing those activities, and like so many others who have worked tirelessly and have given so much toward flood relief efforts, I think we all feel we could/should have done more, the needs we have seen around us have been so phenomenal. I have been down in the Johnstons Flats and North and South Ruckles areas many times to get first-hand knowledge of the situation. Also, in meetings with the EOC staff, and visits to the Emergency/ Resiliency Center and of course, communications with our City staff, we have been getting information that helps us understand the gravity of the situation, but further clarification is needed at many levels. Speaking with the people who live in the affected areas has provided a good overview of the general needs of those neighborhoods, and the more unique needs of individual residents. I have been relaying that

information back to the city whenever I could, and by setting up a makeshift community bulletin board on 2nd Avenue, I have been trying to communicate vital information back to the folks in the Ruckles neighborhoods who have requested it.

But better educating oneself to be able to make the hard and necessary decisions at the council table is crucial as we move forward. We do not have an easy task ahead. We need creative and visionary thinkers; we need to clearly hear what the needs of the community are and take steps to get those needs met; we need better communication between staff, agencies and government, and we need quicker response times. Now that emergency orders have been lifted, there are other “emergencies” to contend with. In the recovery phase, we need to find quick solutions to issues such as the immediate housing crisis, the financial crisis of uninsured residents, the diking situation, air and ground contamination, rebuilding of homes in a safe manner, businesses needing to get back on their feet, and much more. We need to get financial help from both the Province and the feds to rebuild. We need an inventory of every affected property and its occupants, being able to keep track of the progress made, like which permits have been obtained and what is left to complete before people can return to their homes and businesses. We need to find and/or facilitate alternative accommodation for displaced families. And we need to take a long, hard look at our finances, and not be reluctant to reallocate resources as required to help those affected by the flood.

This situation is far from over, and it isn’t going away any time soon. It’s going to take a while for us to really understand the magnitude of the devastation, and we need patience and grace with one another as we work toward a new reality for this community. But I believe it can be done, and I will remain committed to working to make the city of Grand Forks and our surrounding area an even better place to live than it was before.

Respectfully submitted,

Beverley Tripp

Councillor's Report

June 11, 2018

Julia Butler

So many questions and very few clear answers. This is how a lot of residents are feeling after the flood hit on May 10th. It's also the sentiment amongst many of us on council. With the EOC running the response and recovery phase of this disaster, communication coming to council has been very general in nature. Although our staff has been working tirelessly at the EOC there has not been much time left over to get questions of council answered. In future EOC situations I would like to see a council representative at the EOC to improve two way communications. Council did request clarification two weeks ago from Interior Health regarding the toxicity of the soil in flooded areas but once again, did not receive a clear, decisive answer to pass on to the public.

On May 25th, the Mayor reached out to council, to help him get some clear answers from the province regarding tipping fees at the dump. Council came together and was able to directly speak with the Premier and Minister Farnworth regarding this issue and the issue of temporary housing. Although these issues are being handled by the EOC, council felt the public was waiting too long for a response and wanted to go directly to the top to find answers. We did get confirmation regarding the tipping fees and talked with the EOC about the procedural details. Because of the conversation that day, I was confident that we would also see temporary housing units arrive the following week. As of the writing of this report, I have had no new information on the status of this program. I have spoken with many people who have lost everything and are unsure of their future accommodations. We are now a full month after the flood and it's very disappointing that we don't have a quicker provincial response to our needs. I'm still confident we will get some temporary housing but like so many of the situations we are dealing with, our residents needed results last week.

I know councillor Tripp has listed many important questions in her report so I won't repeat them here but I would like to echo her concerns and ask staff to clearly address her questions, as I know through email, that many members of council and the public have the same inquiries. One further issue I heard residents discussing, ***is the ability to park trailers on their properties to live in, while they clean up. If this bylaw has not already been bent to suit the situation, I'd like council to consider such a temporary amendment.*** It only seems practical to allow people to live in trailers on their property while gutting their houses.

Moving forward, I think there is a priority that council should be addressing. ***I'd like to know how many people aren't receiving any insurance or DFA coverage. I have spoken to many. What are we going to do to help them?*** We are very fortunate to live in a country that does have disaster relief funding. We are even more blessed to have volunteer organizations that have done a lot of heavy lifting and provided emotional support to our community. I was also touched by the amount of donations given by one of the private response companies working in our area. BUT, the cost of rebuilding, for many residents and small businesses, is still insurmountable and we need to find an answer for them.

At our in-camera meeting on May 28th, there was a lot of good information provided by our manager of operations, some of which council determined could be communicated to the public through a press

release. ***I don't know if this was finalized but I would like to ask for some information to be shared with the public regarding the consulting firm that has been hired by the EOC to evaluate the next steps forward in the response phase.*** I know that council has begun a spread sheet on the things we feel need to be addressed and it would be helpful to know if someone has already taken the lead on these issues. I'm looking forward to the public meeting next week that will speak to diking, the recovery phase and the roles of different agencies and local government.

Respectfully submitted,

Julia Butler

Request for Decision



To: Regular Meeting
From: **Procedure Bylaw / Corporate Services**
Date: June 11, 2018
Subject: Report – from the Council's Representative to the Regional District of Kootenay Boundary
Recommendation: **THAT Mayor Konrad's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting, be received.**

Background

Under the City's Procedures Bylaw No. 1946, 2013, the Order of Business permits the City's representative to the Regional District of Kootenay to report to Council and the Community on issues, and actions of the Regional District of Kootenay Boundary.

Benefits or Impacts

General

The main advantage is that all of Council and the Public is provided with information on the Regional District of Kootenay Boundary.

Strategic Impact



Community Engagement

- Information sharing with members of Council and the Public regarding regional issues.

Policy/Legislation

Procedure Bylaw No. 1946, 2013

Recommendation

THAT Mayor Konrad's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting, be received.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

City of Grand Forks

7217 4th Street
Grand Forks, BC
V0H 1H0



May 22, 2018

RE: Annual Grand Forks Slow-Pitch Tournament July 2018

Dear Mayor Konrad and Members of City Council,

This letter is to request having a beer garden for the upcoming slow pitch tournament, July 13th - 15th at Dick Bartlett Park. We would like to have the gardens, once again, open from 5:00 PM to 10:00 PM July 14th, and 11:00 AM to 10:00 PM July 15th and 16th. We will place the gardens between the concession and park number 2 at Dick Bartlett, surrounded by a temporary fence. Security will be monitoring the area and checking ID at the entrance. We will be applying for a liquor license allowing a maximum of 100 people within the beer garden. The license will be approved by the local police before it is issued as always. A copy of the license can be provided to the city once we have received it.

Once again we are hoping to be able to use bleachers, have garbage cans, and the washrooms opened for players and spectators to be able to use.

This year we already have 5 out of town teams confirmed, coming from Greenwood, Castlegar, and Penticton. With help from the city, and city works, we have made this event a success the past three years and increased interest from many teams all over BC. We would like to continue to grow and maintain this event for many years to come. We hope to have your support in this matter and greatly appreciate your time.

Sincerely,

Sandra Poznikoff

FILE CODE
GF Slow-Pitch
request for liquor
license - July 14/18
WEB & ER



CannaFest Music Festival Ltd
4229 Burke St.
Burnaby, BC
V5H 1B5
chuck@cannafest.ca
PHONE 1.778.789.7897

RECEIVED

MAY 24 2018

THE CORPORATION OF
THE CITY OF GRAND FORKS

CannaFest 2018 Special Request

I would like to request the following from the City of Grand Forks for CannaFest 2018...

- Noise bylaw to be extended till 1:00 am
- The bar to remain open till 12:00 am (midnight)

Thank you for considering the request and if you need any other info please email or text me anytime.

Thank you,
Chuck Varabioff
778.789.7897
chuck@cannafest.ca

FILE CODE

W63
& E2 - *Cannafest Noise*
Bylaw & request for
Special Occasion Liquor Lic.

THE HONOURABLE MOBINA JAFFER, Q.C.
SENATOR - BRITISH COLUMBIA



L'HONORABLE MOBINA JAFFER, C.R.
SÉNATRICE - COLOMBIE-BRITANNIQUE

SENATE | SÉNAT
CANADA



May 3, 2018

His Worship Frank Konrad
Mayor for the City of Grand Forks
PO Box 220
Grand Forks BC V0H1H0

Dear Mr. Mayor,

RE: Border implications of Bill C-45

Bill C-45, which will decriminalize and legalize recreational cannabis, will soon be law. However, with this imminent legislation, our constituents will soon be faced with a series of issues at Canada's border with the United States that could have them barred from crossing the border for life.

To ensure that this does not happen to you or our constituents, I have attached an information package which describes the various issues that Canadians may face as they cross the border into the United States after the legalization of recreational cannabis.

Sincerely,

The Honourable Mobina S.B. Jaffer, Q.C.
Senator for British Columbia

FILE CODE

WB-63 - Senator for BC re
Border Implications
of Bill C-45

With the upcoming passage of Bill C-45 and the legalization of recreational cannabis, many Canadians could find themselves at odds with American law enforcement as they cross the border. In these cases, they could face heavy penalties- including permanent barring from the country.

Understandably, many Canadians are worried about this, and have a wide variety of concerns about this issue. Over the past month, I have worked in the Senate Standing Committee on National Security and Defence to find answers for these questions, which I will list below, along with relevant excerpts from the committee meetings.

1) Should I disclose my previous cannabis use as I cross the border?

One of the major questions that people have been asking about Bill C-45 is whether they should tell the truth or lie about their previous cannabis use after the bill has been passed. However, the best option is simply to not answer at all.

Disclosing your past cannabis usage could be enough to have you barred from the US for life. However, lying to border officials almost always ends with a person's permanent ineligibility if it is discovered, and sometimes even leads to fraud charges! Therefore, the best option for Canadians who have consumed cannabis is to simply withdraw from questioning. While this will likely have them turned away from the border, this is far better than the possible alternative of permanent ineligibility.

Senator Jaffer: [...] Your position on whether to disclose cannabis usage differs significantly from our Parliamentary Secretary to the Minister of Public Safety. Unlike the parliamentary secretary, you believe that disclosing past marijuana usage at the port of entry is dangerous and it could have you barred for life.

You gave examples. Of course, if you have just smoked marijuana, that is different. But if I understood you correctly, recreational use some time ago doesn't have to be mentioned. You have also said that if U.S. officials ask Canadians about their past marijuana use, they are not obligated to answer.

Would a Canadian suffer consequences for withdrawing their application for entry at the port of entry if they refuse to answer?

Mr. Saunders: The worst thing that can happen, if you don't answer the question, is you can be denied entry. I tell clients you could try back the next day, a week later or a

month later. Chances are you will probably get a different officer who won't ask the same question.

What most people have to understand is not every officer asks this question. It is discretionary. But if you are asked this question, I have always told clients, "You are under no obligation to say yes. It is not a question that is required to be answered at a port of entry."

You are not lying if you say nothing. If you have been charged or convicted of an offence, yes. If you are found in possession of marijuana, yes. But if it's just a random question, I tell clients the worst thing that could happen if you say nothing is just a simple denied entry.

Statements made can also result in you being barred from the United States for life. Therefore, Canadians should be careful about what they state publically—especially on social media. In his testimony, an immigration lawyer by the name of Len Saunders outlined a particularly shocking case:

Len Saunders, Attorney at Law, The Immigration Law Firm, as an individual: [...] A great example— I have asked for his permission to tell you his story— is Ross Rebagliati. I'm sure everyone in this room knows who he is. I got a call from Ross just over a year ago. I'm in my late forties, so I watched him win the gold medal 20 years ago in Nagano. When he called me, he said he needed a waiver. I said, "Ross, you have never been convicted of marijuana possession." He said that shortly after the Olympics, when he went on the Jay Leno Show, he admitted to Jay Leno he had smoked marijuana.

So Ross has needed a waiver for the last 20 years. So there's his fee payment, US\$585. That's getting close to C\$1,000. That's what waiver approval looks like. After paying almost US\$600, this is his waiver. It is good for five years.

Most Canadians, when they get a waiver approved after admitting to smoking marijuana, will get a one-year waiver, and then a two-year waiver and maybe a three-year and a five-year waiver. He got a five-year waiver because his issue happened 20 years ago.

So Ross is a great example of someone in the system. He will be in the system requiring a waiver for the rest of his life because he admitted to using marijuana on the Jay Leno Show. That's just the tip of the iceberg on these cases.

2) Will the legalization of cannabis in Canada protect me from being barred to the US for cannabis-related offences?

The simple answer to this question is no. While C-45 may legalize cannabis in Canada, this has no effect on American points of entry. This means bringing cannabis over the border, crossing the border while intoxicated, or consuming it in the US is still illegal.

While the legalization of recreational cannabis is a legal landmark in Canada, constituents should not consider this an opportunity to act as they wish. Failing to abide by American law will likely have them barred from the US for life, regardless of its legality here.

Current discussions on pardoning those with drug-related convictions are also unlikely to affect this. US officials mainly focus on your criminal record, regardless of any pardons.

Senator Jaffer: [...] I have one question you haven't covered. It wasn't in our transcript, but this is something that is really concerning me. For many years, I represented clients who were convicted for possession, simple possession. I know you don't practise in that field, so, if you're not comfortable commenting on it, let me know. The minister is not going to move to get those convictions set aside as San Francisco is doing or other jurisdictions are doing. I was wondering if you have any comments on that.

Mr. Waldman: [...] Canada and the U.S. have a very close information-sharing agreement. When an American official sees a Canadian at the border and swipes his passport, he will be able to get access to his criminal record. Even if there is a simple conviction for possession of marijuana, and even if the official might have been inclined to not ask the question, once he's faced with a conviction, the official will have no choice but to deny the person admission.

I think there are two separate questions here. One is the access that U.S. officials will have to the criminal records of Canadians who are convicted of simple possession and whether they should have or whether there might be a mechanism to purge that from the record. It seems to me that the only way that that might happen would be through some kind of process where people who have been convicted of simple possession get retroactively pardoned.

I would support that, but it's of concern to the issue you brought me here to talk about because, if a person is convicted, the U.S. officials will check the criminal record, the database, see the conviction on the person's criminal record and be forced to bar them admission, even though the activity is now legal in Canada.

There is also little indication that this is about to change. Canada still has yet to enter meaningful discussions with the US to solve this issue.

Senator Jaffer: Mr. Waldman, you always make your remarks thoughtfully, saying that our government has to talk to the Americans. As you've set it out, I won't repeat about the monies we spend in the U.S. The challenge that the committee here faces is that when I pushed the official about this, I got a lecture about how we can't tell another country what to do. So what you said, I felt like it was a fait accompli. That's what they said. As you read in the transcript, it said the American government will not change its position, and our officials told me it's not their position to tell another country what to do.

I hear what you say, and obviously the minister is appearing after you, and we will urge him regarding what you are telling us, but that's the challenge we face.

Mr. Waldman: I think it's important to distinguish we're not telling the Americans what to do. We're giving the Americans our official governmental position and asking the Americans to take that into account when they deal with Canadian citizens who are seeking to cross the border within the context of Canadians who spend tens of billions of dollars of tourism money in the United States.

We're saying to the Americans, "It's your call what to do, but possession is going to be legal in Canada on this date, and after that we would ask, as a government, that you take into account that it's legal when you deal with Canadians crossing the border." That's all we can do.

3) Am I putting myself at risk by going through preclearance?

Last year, Canada's preclearance policy was updated in a way that could potentially jeopardize travelers. In this new system, travellers have to truthfully answer any question that is asked by a preclearance officer- including questions about cannabis usage.

If they disclose their past use, they put themselves at risk of being barred from the United States for life. However, lying during preclearance can be considered "resisting or willfully obstructing a preclearance officer" which can result in up to two years of imprisonment.

Given that Canadians are left with few options in preclearance proceedings, constituents who have consumed cannabis may wish to go through normal points of entry.

Senator Jaffer: My second question has to do with the Preclearance Act. I'm personally very unhappy with what has happened with the Preclearance Act because,

under Bill C-23, travellers must truthfully answer any question that is asked by the pre-clearance officer. That means that Canadians will have to answer truthfully about their cannabis use, despite the fact that they do not have to disclose it at the normal port of entry, meaning if they drive across. But they have to if they go by the airport.

The other part of this, which you are very much aware of, is that it's on our soil, but our RCMP may not be there if there is extensive questioning. I wanted to know how you feel, especially with people who are permanent residents.

Mr. Waldman: It will apply also to Canadian citizens. Obviously, I wanted to testify, but I missed the opportunity to testify on the Preclearance Act. I have a lot of concerns about that and precisely about those types of matters because people will now be compellable.

The advice that the immigration officer said — “You don't have to answer the question; you can just turn around and go away” — won't apply at Canadian airports, pursuant to this legislation. They will be compellable, and they will have to answer questions. So it's a bit strange that a Canadian on Canadian soil will be in a weaker position than a Canadian who drives across the border and is on U.S. soil if you travel by car.

So it's a matter for concern. I don't think that, at the time the bill was passed, the drafters of the legislation really contemplated these types of situations. I think it's a big problem, and it exposes some Canadians to a vulnerable position, for sure.

4) Can I consume cannabis in states where it is legalized?

While many states have legalized the recreational consumption of cannabis, the drug still remains illegal on a federal level under the Controlled Substances Act. In fact, the Act categorizes cannabis as a Schedule 1 drug, the highest possible category in the American legal system.

In other words, consuming cannabis in states where it is legalized can and will get you barred from crossing the border.

Senator Jaffer: And the challenge gets even worse, because I live in B.C. When this law goes through, it will be legal in British Columbia. It's legal in Washington state. So for a British Columbian, they think that they are not doing anything wrong. They're going to a state where a certain amount of cannabis is legal, and yet federally it isn't. It's not that easy. People will be confused as to what's happening. I think that there's a lot of work that our government needs to do to protect Canadians.

Mr. Waldman: You know, in the same way that there's been a lot of effort about educating people about not taking large amounts of currency across the border, I think the same thing has to happen with Canadians not taking drugs across the border. Even though it's legal in Canada, it's not legal in most contexts to transport marijuana between Canada and the United States after legalization in Canada. Canadians have to

be educated about that, and it has to be made perfectly clear to them that legalization in Canada does not allow you to cross the border.

Maybe it makes sense to put signs up near the border crossings warning Canadians about that. I'm not sure. But there has to be a concerted effort to educate Canadians about what is and is not legal.

5) Is the government ensuring that Canadians are informed of these issues?

Unfortunately, there is little that is currently being done to ensure that Canadians are being informed of these issues, despite the fact that many people could be banned from the United States for life. For now, all that the government has announced is a small information campaign in 2019- a whole year after the bill's passage. Other institutions may have to take up that task.

Senator Jaffer: [...] I have not received answers from you on my first question about protecting Canadians. We are going to make it legal to use cannabis here, but we are not telling Canadians that if you cross the border they will have issues. You did say, Mr. Hill, by 2019 you'll have this and by 2019 you'll have that, but this will be law before that. But I don't think you can answer this. We'll just have to get the minister here to answer that. [...]

Mr. Hill: Thank you, senator. I'd like to try to explain the communication strategy that is being developed and implemented. With respect to your question, it will be made clear, if it's not clear to date, for Canadians who wish to import any cannabis into the United States, that that is a criminal offence. So entrepreneurs in Canada who are going to be investing and working in the cannabis industry in Canada will understand the domestic legal framework that is being put in place, and they will also understand the implications with respect to the movement of cannabis goods or goods with cannabis in them across the border. It will be made very clear to them that that continues to be criminally prohibited. It continues to be a serious criminal offence to take any amount of cannabis across into the U.S. unless an exception is provided clearly by law.

So we will be doing our utmost to ensure that Canadians understand that so that they do not inadvertently or because of a lack of awareness fall into this unfortunate situation. That is our commitment. That is our objective. We're working in partnership with Transport Canada, Health Canada, Global Affairs, the RCMP, the Public Safety portfolio, to ensure that that communication is comprehensive and timely, so that the information is available before the legislation comes into force. So that is the work we are undertaking.

Senator Jaffer: I really appreciate that, and what you are saying gives me some satisfaction, but you're not telling me what you're going to do. I understand you're going to do a campaign. I understand you're going to tell citizens, but by when? We are being pushed to pass this legislation right now. By when are you going to tell Canadians all of that? What is your exact plan?

Mr. Hill: We are already communicating to Canadians through, for example, the travel advisory that Global Affairs has on its website. We are already communicating to Canadians through the Canada Border Services Agency website and our interactions with stakeholders and industry and in the not-for-profit sector. So we are already communicating with our stakeholders and partners, and you will see a much more visible communications campaign in the short term, in advance of the legislation coming into force, if it does get Royal Assent.

6) How will the emerging cannabis industry be affected by the legalization of cannabis?

Canadian cannabis businesses-which are currently valued at 37 billion dollars- will likely want to work with their American counterparts in the days to come, and there are a variety of legal ways for it to happen, such as the sale of accessories or pipes. However, due to the strict and vague nature of American law, this could still be considered “association with drug trafficking” which would put employees at risk of permanent barring from the United States.

Given that legal cannabis dispensaries are considered drug traffickers under federal American law, this could also put the families of people working for their Canadian counterparts at risk too. Without serious discussions with the United States, many Canadians working for this burgeoning multi-billion dollar industry could find themselves at risk.

Senator Jaffer: [...] I have a question for you, Mr. Railton. In your article that you mentioned, “Marijuana and Immigration,” you state:

Providing a government officer with a “reason to believe” that a noncitizen is associated with drug trafficking, which could include a normal association with state-legal marijuana businesses, is enough to make the noncitizen and even his or her family members inadmissible.

This worries me very much. It’s not just the person; the family could be prohibited from entering the United States. It’s like being guilty by association.

Did I understand your article correctly?

Mr. Railton: Thank you. First of all, immigration law is a very complicated area of law. May I just say that in trying to sum up the law of marijuana and immigration in my opening comments, I tried to tap on some of the highlights of different issues. But the article referenced working in a state legal operation. Washington State, for instance, has legalized recreational marijuana. We see folks working at stores, working in the production and working in professional positions associated with the businesses engaged in cannabis. The industry itself is growing in scale, so there is a lot of money and business to be done.

The state governments and the people in the states are subject to federal law, but in the United States, the Department of Justice has somewhat kept a hands-off approach to businesses in the states, such as Colorado, Washington and others that have legalized, while this industry develops. The question here is around somebody working in a Canadian legalized operation where, under the federal law of Canada, marijuana is legalized. That circumstance is a little different than where somebody is working for a state legal operation where there's a conflict of laws with the U.S. federal Controlled Substances Act. In Canada, where cannabis is legalized, I don't think working for a Canadian operation would create a basis for inadmissibility if it were strictly in Canada under a legalized regime. But this is one of the places where there are questions.

Now, if a Canadian business wants to do transboundary business with the United States, that is a problem, and we've seen a variety of situations with it over the last few years, where you have folks in Canada who would like to invest in state legal operations or otherwise get involved in them. When those persons are identified, they run a risk for immigration and inadmissibility. And, yes, the family would be involved in such situations.

FILE CODE

WE3
& G1 - G.F. Downtown
Business Assoco - Flood
Disaster Mitigation

June 1, 2018



Flood Disaster Mitigation Downtown Grand Forks, BC

Background

The Grand Forks Downtown Business Association, consisting of business and building owners, together with Community Futures and Boundary Country Regional Chamber of Commerce met to discuss the impact of the catastrophic flooding of May 10th. The flooding caused severe damage to downtown economic and social infrastructure and dealt a serious blow to local businesses, many of which remain closed. The capacity to stabilize and resume normal activity depends on several factors, including the City of Grand Forks' ability to organize external financial aid and the speed with which normal business activity can resume. Given that 60% of the business owners have damaged and/or destroyed stores, their ability to create viable income over the important summer months is severely diminished. It is clear that the economic viability of our community is dependent on the support of all levels of government in order to recover.

Immediate Needs

1. Waiver of disconnect and reconnection fees for City of Grand Forks utilities; government intervention to have same waived by companies doing business in BC, charging fees for telephone and internet services.
2. Waive or defer City of Grand Forks property taxes or offer subsidies to businesses affected by this catastrophic event – many businesses have no income and no cash flow to meet this obligation.
3. Clean-up downtown core – sidewalks, streets, and back alley ways remain covered in dust and debris which can become airborne and exacerbate respiratory illnesses and cause further damage to surrounding property.
4. Interior Health to provide assurances with regards to health and safety concerns such as air quality and contaminants in flood damaged buildings.
5. Work together with local businesses that require dumpsters for demolition, removal, and reconstruction to ensure debris removal is done quickly but at minimum risk to both the public and the environment at no cost.
6. Flood insurance – if eligible overland flood premiums/deductibles are prohibitive for many businesses and several with insurance have had their claims denied. Financial aid is required, however many businesses are ineligible for DFA to help cope with the cost of repairs and recovery of property damage – where do we turn for help?
7. Provide ongoing security in the downtown core with RCMP, COP and private security firms at no cost to business and building owners

Long Term Needs

1. Storm drain backflow prevention – a complete risk assessment of the City of Grand Forks' storm water system to reduce the flooding caused by storm drain backups. Several businesses successfully sandbagged their properties only to be flooded as a result of storm drain backup and basement flooding.
2. Construction of better berms, embankments and dikes to prevent future flooding – what assurances do we have against future flooding protection?
3. Severe Flooding emergency notification and action planning needs to be improved – many businesses were never notified of the potential for severe flooding resulting in damage that could potentially have been reduced and/or prevented.
4. Income reduction and interruption assistance.
5. Incentives for trades and contractors throughout BC to work with local businesses thereby increasing the number of qualified skilled workers available to help businesses reopen sooner.

Conclusions

Before this event our downtown business district was a vibrant and thriving community as evidenced by the number of new businesses opening over the past two years. We are a large part of the economic engine that drives this city and we are resilient and determined to return bigger and better than before.

We cannot do this alone and need assurances that if we invest financially in our businesses, our investments will be acknowledged and the potential for future losses will be reduced. We need to be supported financially and assured there are future flood mitigation strategies being implemented.