



The Corporation of the City of Grand Forks

Public Hearing

AGENDA

Meeting #: PH-2018-01
Date: Monday, June 18, 2018, 6:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

1. Call to Order

The Chair will call the Hearing to Order:

(a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend the City of Grand Forks - Official Community Plan Bylaw No. 1919 and/or Zoning Bylaw No. 2039.

(b) All persons who believe that their interest in property within the boundaries of the City is affected by the proposed bylaw(s) shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw(s) that are the subject of this Hearing. No one will be or should feel discouraged or prevented from making their views known. This Hearing is open to the public and all representations to Council form part of the public record. A live video and audio feed may be broadcast and recorded by GFTV.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after June 06, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Members of Council may ask questions, if they so wish; however, the main function of Council members is to listen to the views of the public. It is not the function of Council to debate the merits of the proposed bylaw with individual citizens or with each other at this Hearing.

(e) Council debate on the proposed bylaw(s) is scheduled to take place during the next Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached at that meeting.

(f) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Hearing.

(g) During a Public Hearing, people sometimes become enthusiastic or emotional. Regardless of whether you favour or oppose any application or argument, please refrain from applause or other expressions of emotion. Restraint enables others whose views may or may not coincide with your own to exercise their right to express their views and have them heard in as impartial a forum as possible.

2. Individual Bylaw Submissions

- a. Proposed Zoning Amendment Bylaw 2039-A1
Development and Engineering

3 - 7

3. Adjournment

4. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Planning Department);

(b) The Chair will request that the Corporate Officer indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

- i. The microphone at the delegates table has been provided for any person(s) wishing to make representation at the Hearing.
- ii. The Chair will recognize ONLY speakers at the delegation table.
- iii. Those who wish to speak concerning the proposed bylaw should, at the appropriate time, commence your address to the Council and the meeting by clearly stating your name and address. Please provide your name and address on the speaker sign in sheet.
- iv. Speakers are encouraged to limit their remarks to 5 minutes; however, if they have additional information, they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the next Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. Please ask staff for assistance prior to the Hearing if required.

THE CORPORATION OF THE CITY OF GRAND FORKS

Bylaw No. 2039-A1

**A Bylaw to Amend the City of Grand Forks
Zoning Bylaw No. 2039, 2018.**

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The Corporation of the City of Grand Forks **ENACTS** as follows:

1. This bylaw may be cited for all purposes as the “**Zoning Bylaw Amendment Bylaw No. 2039-A1, 2018**”.

2. Amend Bylaw No. 2039 as follows:

a. **INSERT** under Part II Interpretation Section 2 Definitions in correct alphabetical order:

“Cannabis Retail means any fixed retail space licenced to sell recreational cannabis by the provincial government.”

“Cannabis Production, Processing or Distribution space means any facility licenced federally for the purposes of cannabis cultivation, nursery, or processing, or licenced provincially for wholesale and distribution of cannabis products.”

“Youth-Centred Facility means any school, daycare, playground, community garden, recreation facility or other facility designed for use primarily by minors.”

b. **INSERT** under Part VI Zones after CU (Community Use) Zone in Section 57:

57 Cannabis Production, Processing and Distribution Overlay (CPO)

57.1 Every subsection in Section 57 refers to the Cannabis Production and Processing and Distribution Overlay (CPO).

57.2 The following uses and no others are permitted:

- (a) Cannabis Production, Processing, or Distribution;
- (b) Cannabis Retail; or
- (c) Any use or structure permitted in the underlying zone.

57.3 Permitted accessory uses and buildings include:

- (a) buildings or structures accessory to a permitted use.

57.4 Unless otherwise permitted in this bylaw, no building or structure may be within 100 m of the nearest parcel boundary of a lot in a residential zone or Community Use Zone, or a youth-centred facility

57.5 See Sections 12 to 33 and 50 to 55 of this bylaw.

58 Cannabis Retail Overlay (CRO)

58.1 Every subsection in Section 58 refers to the Cannabis Retail Overlay (CRO).

58.2 The following uses and no others are permitted:

- (a) Cannabis Retail;
- (b) Any use or structure permitted in the underlying zone.

58.3 Unless otherwise permitted in this bylaw, no building or structure may be within:

- (a) 100 m from the nearest parcel boundary of a lot in a Community Use Zone;
- (b) 30 m from the nearest parcel boundary of a lot having a youth-centred facility;
and
- (c) 100 m from the nearest edge of building of another Cannabis Retail site.

58.4 The front face of a building and any signage may be no less than 50 m from a controlled highway.

58.5 Permitted accessory uses and buildings include:

- (a) buildings or structures accessory to a permitted use.

58.6 See Sections 12 to 33 and 50 to 55 of this bylaw.

c. **REPLACE** Sections 42.4 and 42.5 in their entirety with the following text:

42.4 The minimum size for subdivision purposes is:

- (a) 1 hectare where there is no community sewer or water system;
- (b) 5,000 square meters where there is either community water or sewer; or
- (c) 2,500 square meters where there is both community water and sewer.

42.5 The following types of dwelling units are permitted:

- (a) one single family detached dwelling,
- (b) one mobile home, or
- (c) one two-family dwelling; plus
- (d) within the Agricultural Land Reserve, one additional manufactured (mobile) home subject to regulations of the Agricultural Land Commission.

d. **REPLACE** Sections 43.4 and 43.5 in their entirety with the following text:

43.4 The minimum size for subdivision purposes is:

- (a) 1 hectare where there is no community sewer or water system;
- (b) 5,000 square meters where there is community water but not sewer; or
- (c) 2,500 square meters where there is both community water and sewer.

42.5 The following types of dwelling units are permitted:

- (a) one single family detached dwelling,
- (b) one mobile home, or
- (c) one two-family dwelling; plus
- (d) within the Agricultural Land Reserve, one additional manufactured (mobile) home subject to regulations of the Agricultural Land Commission.

- e. **ALTER** Section 21 "Mobile Home Parks" by changing the section title to "Mobile Homes and Mobile Home Parks" and insert the following text:

21.2 Mobile homes may be placed on R-1 Single and Two-family and R-2 Small Lot Residential zones on lands south of the Kettle River in the North Ruckle and South Ruckle neighbourhoods.

- f. **DELETE** the phrase "or 75% of the floor area of the principal dwelling", under Part II Interpretation, Section 2, Definitions, "Dwelling unit" Section (g) (ii).

- g. **REPLACE** Sections 36.7 and 39.8 in their entirety with the following text:

No accessory building or structure shall exceed 4.8 metres in height except for Accessory Dwelling Units which shall not exceed 7.6 metres in height.

- h. **REPLACE** Sections 36.8 and 39.9 in their entirety with the following text:

The total of all the accessory buildings shall have a lot coverage not greater than the lot coverage of the principal structure.

3 **Incorporation**

3.1 Schedule "A-1" Cannabis Land Use Overlay Map is hereby made part of Bylaw No. 2039.

Read a **FIRST** time this day of , 2018.

Read a **SECOND** time this day of , 2018.

Read a **THIRD** time this day of , 2018.

FINALLY ADOPTED this day of , 2018.

Mayor Frank Konrad

Corporate Officer Diane Heinrich

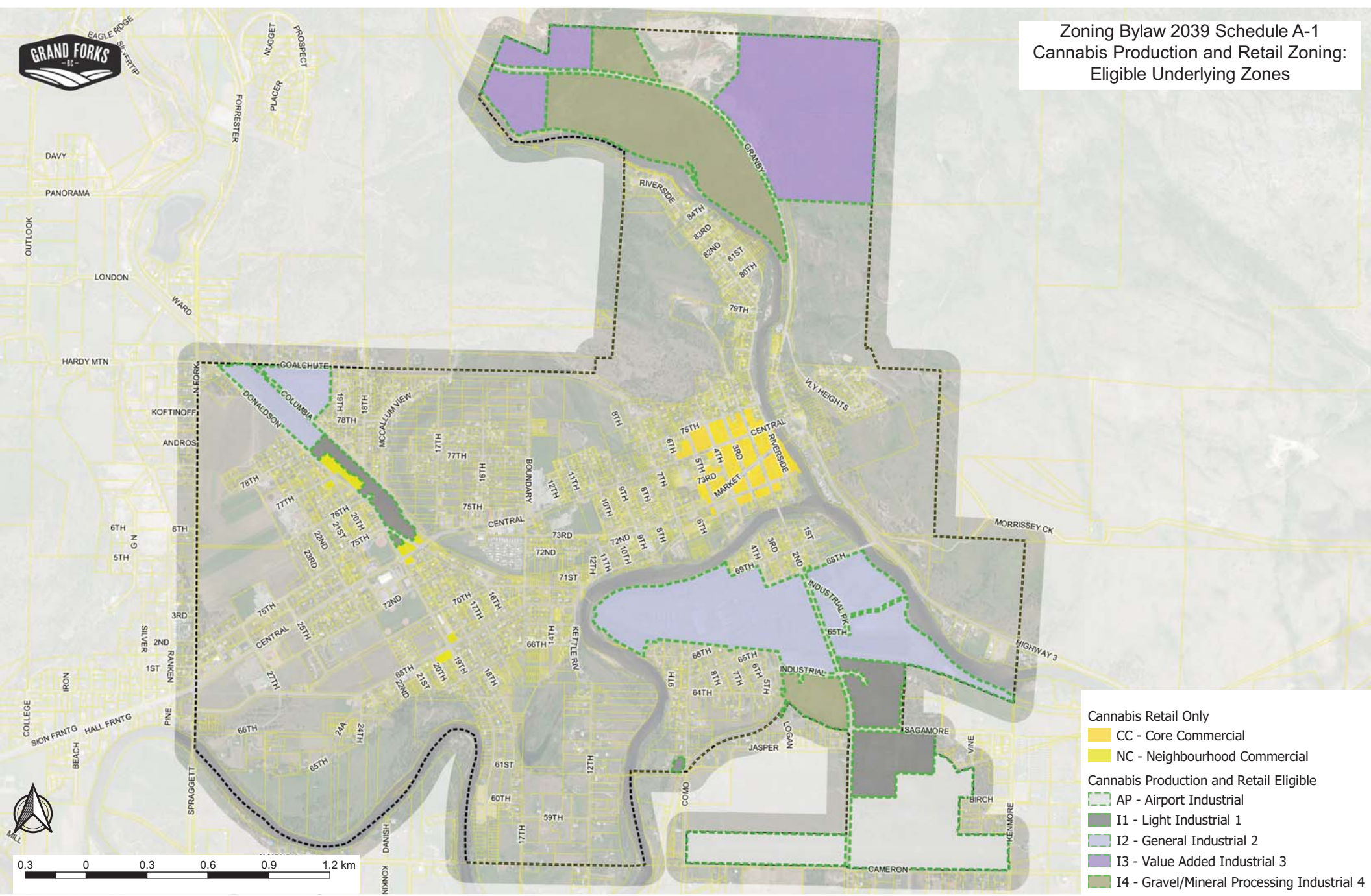
CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 2039-A1 as passed by the Council
of the City of Grand Forks on the day of ,

Corporate Officer of the Corporation of the
City of Grand Forks



Zoning Bylaw 2039 Schedule A-1
Cannabis Production and Retail Zoning:
Eligible Underlying Zones



0.3 0 0.3 0.6 0.9 1.2 km