



The Corporation of the City of Grand Forks
Public Hearing of Council
MINUTES

PH-2018-01

Monday, June 18, 2018, 6:00 pm

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

Staff: Diane Heinrich - Chief Administrative Officer / Corporate Officer
Cavan Gates - Deputy Manager of Operations & Sustainability
Graham Watt - Senior Planner
Kevin McKinnon – Assistant Fire Chief

GALLERY

1. Call to Order

The Mayor called the Public Hearing to Order at 6:00pm and read the following statement:

(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

The Mayor read the following hearing procedure:

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

1. The microphone at the delegates table has been provided for any person(s) wishing to make representation at the Hearing.
2. The Chair will recognize ONLY speakers at the delegation table.
3. 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.
4. 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.

(d) 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.

(e) 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.

a. Proposed Zoning Amendment Bylaw 2039-A1

Development and Engineering

Presentation by Staff (Senior Planner) of bylaw/zoning changes, and he spoke to:

Cannabis retail sites - Core/Neighbourhood Commercial, Industrial zones

Cannabis production, processing, distribution -

Other proposed zoning changes - R4/R4A minimum parcel sizes

-Permit mobile homes in residential zones south of Kettle River
(North/South Ruckle)

-Increase maximum height for accessory dwelling units (carriage houses, garden suites)

-Increase lot size coverage maximum for accessory buildings from 50% coverage of home to 100% coverage of home.

Council was further advised of correspondence received - Email received from Allie McMaster (Atwood Road) on the afternoon of June 18 in support

of proposal, with the suggestion that buffer zone around schools be increased.

Public comments:

(1) Ed Lautard (Riverside Dr) - Just as important as sales location is where cannabis will be consumed. Doesn't feel that it's fair that residents should be subjected to the smell of cannabis being smoked in public. [Letter submitted to Corp officer and read into record. Believe bylaw should prohibit smoking of cannabis in city limits]

(2) Nadine Heiberg (1730 68th Ave) - Doesn't want bylaw to stifle people's access to cannabis.

(3) John Siemens (833 65th Ave) - Not speaking against medicinal use of marijuana, not speaking toward private use in homes, speaking to concern of use by young people and easy access to cannabis on the street. Ask that change 58.3(b) 30m from boundary of youth facility to 100m.

(4) Deborah Lafleur (7957 18th St) - Concerns as to where in city growing will be permitted. Allergic to cannabis, doesn't feel that growing should be permitted within city limits. Believe that marijuana and bacon should be added to smoking bylaw.

(5) Gene Koch (5955 Kenmore Rd) - When people are asked to make decisions, he felt information was missing. If growing of cannabis is an agricultural product, why is it not relegated to farm lands? He expressed concern regarding light, noise, odor pollution, and further concerns with the Vienna Woods area, in that Area "D" residents were not consulted. --The Senior Planner demonstrated on a map how the 100m buffer area respects residential areas with regards to light, noise buffer. --Councillor Butler asked for further clarification of buffer areas. --The Senior Planner again demonstrated on a map using different areas for further example.

Mr. Koch questioned regarding areas where grow operations may be established and whether crime rates increase?

(6) Peter Douglas (7441 6th St) - Concern regarding sighting restrictions of cannabis retail locations vs. sighting limitations of alcohol venues. He expressed concerns regarding where cannabis will be used.

(7) Cliff Krystians (5950 Kenmore Rd) advised that he purchased property a year ago, and would not have invested in property if he knew that a grow operation could be in the vicinity. He was concerned that his property value would decrease.

--Councillor Thompson asked for clarification of buffer zones, whether they were only from properties within city?

--The Sr. Planner advised that the 100m buffer is from any lot zoned residential, including Area D properties.

Mr. Krystians felt the 100m buffer was not sufficient.

(8) Nadine Heiberg asked whether people will still be allowed to grow 4 plants at home?

--She was advised that is was Federal regulation.

3. **Adjournment**

The Mayor provided the final calls for representation by asking three times. He then stated to the gallery that the Public Hearing on the Bylaw was closed.

Councillor Ross - Motion to adjourn public hearing.

The Public Hearing was adjourned at 6:47 pm.

Mayor Frank Konrad

Assistant Fire Chief – Kevin McKinnon