



The Corporation of the City of Grand Forks

Regular Meeting

AGENDA

Meeting #: R-2019-6
Date: Monday, March 25, 2019, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

- a. Adopt agenda
March 25, 2019, Regular Meeting agenda

Recommendation

THAT Council adopts the March 25, 2019, Regular Meeting agenda as presented.

3. MINUTES

- a. Adopt minutes - Public Feedback Session
March 11, 2019, Public Feedback Session Meeting minutes

5 - 9

Recommendation

THAT Council adopts the March 11, 2019, Public Feedback Session Meeting minutes as presented.

- b. Adopt minutes - Regular
March 11, 2019, Regular Meeting minutes

10 - 21

Recommendation

THAT Council adopts the March 11, 2019, Regular Meeting minutes as presented.

4. REGISTERED PETITIONS AND DELEGATIONS

5. UNFINISHED BUSINESS

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

- a. Written Reports of Council
Councillors

22 - 23

Recommendation

THAT all written reports of Council submitted to the March 25, 2019, Regular Meeting be received.

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

- a. Verbal Report - RDKB Representative 24 - 24
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 Taylor'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

- a. Non-Medical Cannabis Retail Licence Application - Baggy's 25 - 37
Development, Engineering & Planning

Recommendation

THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Baggy's Cannabis Store at Unit 4, 7480 – 4th Street.

Recommendation

THAT Council approves the Development Permit and directs staff to not issue the permit until all outstanding permit items are addressed in compliance with City regulations.

Recommendation

THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Baggy's Cannabis Store at Unit 4, 7480 – 4th Street.

- b. Non-Medical Cannabis Retail Licence Application - Quantum 1 38 - 51
Development, Engineering & Planning

Recommendation

THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Quantum 1 Cannabis Corp at 317 Market Avenue.

Recommendation

THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Quantum 1 Cannabis Corp at 317 Market Avenue.

- c. Non-Medical Cannabis Retail Store Licence DP1903 at 426 Central Ave. 52 - 91
Development, Engineering & Planning

Recommendation

THAT Council DENY approval of Development Permit 1903 for a Non-Medical Cannabis Retail Store Licence application proposed for 426 Central Ave, legally described as Lot 1, Plan KAP46322, District Lot 108, SDYD, PID: 017-570-221.

Recommendation

THAT Council directs staff to send a letter of REJECTION of the Non-Medical Cannabis Retail Store Licence application to the Liquor and Cannabis Regulation Branch.

9. REQUESTS ARISING FROM CORRESPONDENCE

- a. RCMP 92 - 94
Letter of request for support of RCMP Appreciation Day in BC for February 1st

Recommendation

THAT Council directs staff to provide a letter of support to the RCMP Day Committee for their efforts to move forward with a petition signed by Canadian citizens that will be directed to the Province of BC and the Government of Canada to acknowledge February 1st as 'Royal Canadian Mounted Police Day'.

- b. Dianna Darling 95 - 95
Block off request of pathway off of 5th Street

Recommendation

THAT Council asks staff to proceed with the best practices and safety procedures to block the pathway along the side of the proposed Whispers of Hope community kitchen that connects 5th Street to the back alley of the 72nd Avenue properties.

- c. Glynis Andersson 96 - 96
On behalf of Citizens for a Better Grand Forks, letter of request for an open forum community meeting

Recommendation

THAT Council receives for information and discussion the request for an open forum community meeting regarding the impacts of the Whispers of Hope soup kitchen opening on 5th Street.

10. INFORMATION ITEMS

- a. Memo 2019 - RDF final report 97 - 157
Deputy Manager of Operations and Sustainability

Recommendation

THAT Council receives the final report on the Local Economic Development Initiative for information purposes.

- b. Quarter 4 2018 Financial Report 158 - 168
Chief Financial Officer

Recommendation

THAT Council receives the Quarter 4 2018 Financial Report for information purposes.

11. BYLAWS

- a. Bylaw 1958 - A5 - Fees and Charges Amendment - Solid Waste Collection 169 - 181
Chief Financial Officer

Recommendation

THAT Council gives first three readings of the City of Grand Forks Fees and Charges Amendment Bylaw No. 1958-A5, 2019.

- b. Bylaw 2055 - Five Year Financial Plan 182 - 190
Chief Financial Officer

Recommendation

THAT Council gives first three readings of the City of Grand Forks 2019-2023 Five Year Financial Plan Bylaw No. 2055.

- c. Bylaw 2057 - Parks and Public Spaces Access 191 - 212
Corporate Services

Recommendation

THAT Council gives first three readings to the Parks and Public Spaces Access Bylaw No. 2057.

Recommendation

THAT Council gives first three readings to the Off-Highways Vehicle Regulation Repeal Bylaw No. 1682-R.

Recommendation

THAT Council gives first three readings to the Parks Access Repeal Bylaw No. 1959-R.

- d. Bylaw 2056 - Events Delegation 213 - 218
Corporate Services

Recommendation

THAT Council gives first three readings to the Events Delegation Bylaw No. 2056.

12. **LATE ITEMS**

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

14. **ADJOURNMENT**



The Corporation of the City of Grand Forks
Public Feedback Session
MINUTES

PFS-2019-1

Monday, March 11, 2019, 6:00 pm

7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Neil Krog
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer
Dolores Sheets - Manager of Development & Engineering Services

GALLERY

1. Call to Order

The Chair will call the Session to Order:

(a) The purpose of this Session is to consider applications made to City Council and to hear public feedback with regard to those applications.

(b) All persons who believe that their interest in property within the boundaries of the City is affected by the application(s) shall be afforded a reasonable

opportunity to be heard or to present written submissions respecting matters contained in the application(s) that are the subject of this Session. No one will be or should feel discouraged or prevented from making their views known. This Session 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 application(s) have been made available to the public. The correspondence and petitions received after Mar 11, 2019, are available for inspection during the course of this Session 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 application(s) with individual citizens or with each other at this Session.

(e) Council debate on the proposed application(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) During a Public Feedback Session, 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.

Mayor Taylor called the March 11, 2019, Public Feedback Session to order at 6:02 pm.

Councillor Thompson verbally read out the purpose of the Public Feedback Session.

2. Notification of Meeting

3. Individual Application Submissions

- a. 2019-03-11-BL-RCAN05-426_Central_Ave_Cannabis_Retail
Development, Engineering & Planning

At 6:05 pm the Chair asked the public if anyone wished to speak regarding the proposed Cannabis Retail location at 426 Central Ave. No person came forward and the Chair proceeded to the next item on the agenda.

- b. 2019-03-11-BI-RQUA50-317_Market_Ave-Cannabis_Retail_Quantum1Rev03

Development, Engineering & Planning

At 6:06 pm the Chair asked the public if anyone wished to speak regarding the proposed Cannabis Retail location at 317 Market Ave. No person came forward and the Chair proceeded to the next item on the agenda.

- c. 2019-03-11-BL-RBAG50-4_7480_4th_St-Cannabis_Retail-BAGGYS-Rev01

Development, Engineering & Planning

At 6:07 pm the Chair asked the public if anyone wished to speak regarding the proposed Cannabis Retail location at 7480 4th Street.

James McKenna - co-owner of the proposed business - spoke regarding the application and discussion ensued:

- brief history of the proposed venture
- store layout and design
- proposed outdoor signage - signage is in line with provincial requirements and could be changed at a later date based on Provincial processes and guidelines once a cannabis retail licence is obtained
- building structure is outside 100m distance from youth center facility
- expected opening timeline - hopeful to be open by the end of April but uncertain due to Liquor and Cannabis Control Board
- potential hours of operations, 9-11pm is the maximum, Council has ability to adjust the operating hours. Mr. McKenna is hopeful to start with the full spectrum of hours and adjust them depending on demands within the community. He also explained that the hours may be adjusted at a later time through a provincial process once a cannabis retail licence is obtained.
- potential of additional parking - current bylaws do not require additional parking to be provided
- all written feedback was attached to the individual packages for Council and the Public.
- store will be non-medicinal, resale of some paraphernalia such as pipes and bongs

- product is 100% sourced from provincially regulated distributor in Richmond, they set the price, they set the delivery method directly from distributor
- working with local Credit Union to facilitate bank accounts, accounts will be activated once the licence status is granted

At 6:25 pm, the Chair asked the public if anyone else wished to speak. No person came forward.

Les Johnson, GFTV, on behalf of a social media live stream viewer, asked what the City would do regarding potential illegal operations in town. He was advised that there is possibilities to deal with this once there is legal operations active within the community.

A second question from a live stream viewer confirmed the location that was currently discussed. The viewer was advised that it is the old Hawk Shop building at 7480 4th Street.

4. Adjournment

The Chair asked once more if anyone wished to speak regarding the items. No other person came forward and the Chair adjourned the March 11, 2019 Public Feedback Session at 6:28 pm.

5. Procedure on each Application 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:
 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. A sign-in sheet is provided at the delegation table and speakers should print their name and address legibly to ensure accurate minutes are recorded.

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.

(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 Feedback Session is closed and not during debate of the bylaw at the next Regular Meeting, unless for clarification.

(g) Final calls for representation. Unless Council directs that the Public Feedback Session on the bylaw in question be held open, the Chair shall state to the gallery that the Public Feedback Session on the Application 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 Session if required.

Mayor Brian Taylor

Corporate Officer - Daniel Drexler



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

Meeting #: R-2019-5
Date: Monday, March 11, 2019, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Neil Krog
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer
Kevin McKinnon - Deputy Corporate Officer
Dolores Sheets - Manager of Development & Engineering Services
Juliette Rhodes - Chief Financial Officer
Cavan Gates - Deputy Manager of Operations & Sustainability

GALLERY

1. CALL TO ORDER

Mayor Taylor called the March 11, 2019, Regular Meeting to order at 7:00 pm.

2. ADOPTION OF AGENDA

- a. Adopt agenda

March 11, 2019, Regular Meeting agenda

The Agenda was amended from the published version to add item 8(e), "Discussion on Library Upgrades referred from the Committee of the Whole".

Resolution #: R070/19/03/11

Moved by: Korolek

Seconded by: Thompson

THAT Council adopts the March 11, 2019, Regular Meeting agenda as amended.

Carried

3. MINUTES

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

February 25, 2019, Special to go In-Camera Meeting minutes

Resolution #: R071/19/03/11

Moved by: Thompson

Seconded by: Korolek

THAT Council adopts the February 25, 2019, Special to go In-Camera Meeting minutes as presented.

Carried

- b. Adopt minutes - Regular

February 25, 2019, Regular Meeting minutes

Resolution #: R072/19/03/11

Moved by: Eburne-Stoodley

Seconded by: Korolek

THAT Council adopts the February 25, 2019, Regular Meeting minutes as presented.

Carried

4. REGISTERED PETITIONS AND DELEGATIONS

5. UNFINISHED BUSINESS

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

a. Written Reports of Council

Councillors

Councillor Moslin spoke of the work underway with the Ruckle amouing, the business owners on the East side of the Granby, and the LGLA trip to Kimberley. He extended kudos to the Theatre society for "Mamma Mia", and acknowledged Phoenix Mountain's 50-year anniversary, and that Kathleen Saylor will be leaving the Gazette at the end of the week for a new opportunity in Ontario.

A motion was tabled to have staff add new definitions to the zoning bylaw and to determine appropriate zoning for each.

There was brief discussion on the matter before the vote.

Councillor Thompson gave a verbal report on the LGLA (Local Gov't Leadership Academy) sessions in Kimberley and BCEDA Summit in Richmond, which she felt was the best conference she'd ever attended.

Councillor Krog attended a meeting coordinated by Flood Recovery with Mennonite Disaster Services (MDS). MDS is considering Grand Forks as a possible project area for home construction. The Councillor also attended an opening with Boundary Hospice for three new palliative care beds at Sunshine Manor.

Councillor Korolek also spoke to the benefits of her trip to the LGLA sessions and highlighted some of the keynote speakers.

Resolution #: R073/19/03/11

Moved by: Moslin

Seconded by: Zielinski

THAT staff be directed to amend the Zoning bylaw to include definitions for supportive housing and community kitchens and to establish the appropriate zoning and permit for each;

AND THAT these amendments be brought to Council for consideration no later than September.

Carried

Resolution #: R074/19/03/11

Moved by: Krog

Seconded by: Eburne-Stoodley

THAT all written reports of Council submitted to the March 11, 2019, Regular Meeting be received.

Carried

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

a. Verbal Report - RDKB Representative

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>

Highlights of the RDKB Representative's report:

- Transportation deficit - RDKB will be bringing a \$13,000 increase as the City's portion of the regional transit deficit.
- The Curling Rink has suffered a breakdown of the cooling plant and the curling season will come to an early close.

- BFR has been working closely with the Osoyoos Indian Band and has started open dialogue with them building the foundation for future interaction.

Resolution #: R075/19/03/11

Moved by: Zielinski

Seconded by: Krog

THAT Mayor Taylor'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. Write-off capital assets

Chief Financial Officer

There was discussion over replacement vs. write-off.

Resolution #: R076/19/03/11

Moved by: Zielinski

Seconded by: Thompson

THAT Council approves the write-off of the building at 7212 Riverside Drive, the 2004 Chevrolet Trailblazer, the liquid sampler from the industrial lift station and three power meters from the electrical switchyard.

Carried

- b. Request for support of the Grand Forks Fall Fair

Development, Engineering & Planning

There was discussion over whether request included temporary fencing.

Resolution #: R077/19/03/11

Moved by: Krog

Seconded by: Korolek

THAT Council allows the Fall Fair Society (FFS) to construct semi-permanent barriers for the Demolition Derby on the east side of the vacant property by Dick Bartlett Park, legally described as Lot 3, Plan KAP32149, District Lot 380 520, SDYD, Except Plan EPP11728.

Carried

- c. Development permit No. DP 1906

Development, Engineering & Planning

Proposed 10.02m x 1m (32'-10 5/8" x 39") block letter self-illuminated roof signage on the front of the building, a 1.22m (48") diameter self-illuminated roof signage on the side of the building and a 1.82m x 1.85m (71.75" x 72")

During discussion, an amendment was proposed to require a redesign using smaller letters, reducing the overall size of the signage, and reduced lumen output, making the sign dimmer than the provided photographs.

Discussion ensued:

- the effect of reducing brightness of the sign
- would denying the sign permit inadvertently impact the "open for business" model?
- the Heritage Development Zone status of the Boundary Park Mall
- the need to establish a formal Sign Bylaw

The amendment was defeated.

Resolution #: R078/19/03/11

Moved by: Moslin

Seconded by: Eburne-Stoodley

THAT Council approves Development Permit No. 1906 for the following signage for the building located at 7320 4th Street and

legally described as Lot A, Plan KAP20156, District Lot 108, Similkameen Division of Yale District: 1) A 10.02m x 1m block letter self illuminated roof sign on the front of the building 2) A 1.22m diameter self illuminated roof sign on the side of the building 3) A 1.82m x 1.85m Free-Standing sign.

Amended

Amendment:

Resolution #: R079/19/03/11

Moved by: Krog

Seconded by: Zielinski

THAT the application be returned to staff to investigate with the proponent whether the sign plan could be redesigned with smaller letters and reduced lumens.

Opposed (6): Taylor, Eburne-Stoodley, Korolek, Moslin, Thompson, and Zielinski

Defeated

Resolution #: R080/19/03/11

Moved by: Moslin

Seconded by: Eburne-Stoodley

THAT Council approves Development Permit No. 1906 for the following signage for the building located at 7320 4th Street and legally described as Lot A, Plan KAP20156, District Lot 108, Similkameen Division of Yale District: 1) A 10.02m x 1m block letter self illuminated roof sign on the front of the building 2) A 1.22m diameter self illuminated roof sign on the side of the building 3) A 1.82m x 1.85m Free-Standing sign.

Opposed (1): Krog

Carried

Resolution #: R081/19/03/11

Moved by: Zielinski

Seconded by: Krog

THAT Council direct staff to prepare a Sign Bylaw for consideration.

Carried

- d. Letter of support for Not-for-Profit Housing Capacity Building Grant
Flood Recovery Manager

Discussion clarified that the request to Council is to endorse the application, but not commit resources at this time. It was noted that housing requirements dictate that the time line for such work is not indefinite.

Resolution #: R082/19/03/11

Moved by: Thompson

Seconded by: Korolek

THAT Council endorses the application by Urban Matters CCC and Boundary Family Services to the Real Estate Foundation of British Columbia for the project “Developing a Backbone Housing Organization in the Boundary”.

Carried

- e. Public Library Upgrades
Committee of the Whole

Council considered the referral from the March 11 Committee of the Whole meeting for upgrades to the Public Library through a Green Infrastructure grant program operated by ICIP.

Councillor Zielinski offered friendly amendments to resolutions R084/19/03/11 and R085/19/03/11 to specify that funding would come "from Reserves". Both friendly amendments were accepted.

Funding for the proposal is a part of the 2019 Capital budget, but resolution R085/19/03/11 was recorded to provide a clear motion for the grant committee.

There was brief discussion on the request from the Library for assistance with the installation of an accessibility ramp to the meeting room on the north side of the building.

Resolution #: R083/19/03/11

Moved by: Thompson

Seconded by: Moslin

THAT Council direct staff to submit an application for a grant funding application for the library renovations through the ICIP - Green Infrastructure: Climate Change Mitigation Sub-Stream CleanBC Communities Fund.

Carried

Resolution #: R084/19/03/11

Moved by: Thompson

Seconded by: Korolek

THAT Council allocate \$16,000 for preliminary engineering to prepare for the grant applications, to be funded from Reserves.

Carried

Resolution #: R085/19/03/11

Moved by: Thompson

Seconded by: Korolek

THAT Council support the project and commit to the City's share (\$250,000) of the project to be funded from Reserves.

Opposed (1): Zielinski

Carried

Resolution #: R086/19/03/11

Moved by: Korolek

Seconded by: Thompson

THAT the City provide in-kind support for the construction of an exterior ramp for access to the Public Library Meeting Room, and that Staff be directed to provide the labour for installation subject to the Library sourcing funding for material.

Carried

9. REQUESTS ARISING FROM CORRESPONDENCE

10. INFORMATION ITEMS

- a. SOII - RCMP - Quarterly Stats for October, November, and December 2018

RCMP

The Mayor noted that he and Councillor Krog met recently with RCMP and that there is up-staffing forthcoming.

- b. SOII - Letters of concern regarding the proposed 5th Street Whispers of Hope soup kitchen location

Various Residents

Council acknowledged that this is a current hot-topic, and discussion ensued.

- The possibility of scheduling a full-fledged community discussion was considered.
- Other possible locations for the facility.
- Historical issues with the facility at its' previous location were recalled.
- That the location was at the entrance to City Park and the municipal campground.
- Concern about Lois Hagen Park becoming the next Tent City.
- The earlier motion regarding zoning definitions may help address issues in the future.
- Parking both in front of the property and along nearby streets, including both public and private parking within the area.

The scope of discussion widened:

- A presentation from LGLA Kimberley about the City of Port Coquitlam was brought up and described how local churches banded together on a rotating basis until a transition house opened in the community.
- A question was posed about what reaction would be undertaken should things go awry, using the example that there is a current expectation of standard for conditions in Lois Hagen Park and the City Park facilities.
- Cranbrook's solution was also discussed, which is another solution which rotates among several organizations.
- Discussion recognized the residential neighbours, as much discussion had focused on businesses.
- Council acknowledged skepticism and concern.

The Mayor acknowledged the possibility of holding a public hearing.

11. BYLAWS

12. LATE ITEMS

13. QUESTIONS FROM THE PUBLIC AND THE MEDIA

Questions from the public and media focused largely on Whispers of Hope's soup kitchen.

Dianna Darling - Acknowledged not wanting the facility in her own neighbourhood, but shared that she had an experience waking up to find a homeless person had broken into her home one night and is concerned about an increased homeless presence in her area. She felt a report on acceptable areas was important, and added that discussion between various groups seems to be moving beyond finger-pointing to now include offering solutions.

Les Johnson - Felt that solutions must be searched for to minimize risk, that communication is critical, and more than just public meetings are necessary.

Kate Saylor (Gazette) enquired why 7212 Riverside was listed on the write-off of capital assets when the building had already been demolished, and it was explained that it was to complete the accounting process for the asset.

Kate Saylor (Gazette) enquired with Whispers community kitchen moving away from the riverbank (crown land), would the City have more control over park space and sidewalks? Councillor Krog noted that last summer the issues near 7212 Riverside Drive included both crown land and City property through the park space and trail along the Granby.

Les Johnson read a question (from Facebook) on whether Council felt that moving Whispers near the food bank would result in less neighbourhood resistance than with downtown residents? Council suggested that regardless of the area, residents will have concerns and this is one of the challenges.

Councillor Zielinski wondered what options are available to Council to deal with problems should they arise and acknowledged that specific answers are not known at this time.

Wait and see is not an option, and public safety should be a concern.

Chris Hammett - Doesn't feel that anyone is opposed to the concept of a community kitchen, but believes the history of the operating organization leads to "enabling" - surrounding support services are not available in the area.

Kate Saylor (Gazette) thanked Council for their support in her time in Grand Forks.

14. ADJOURNMENT

Resolution #: R087/19/03/11

Moved by: Thompson

THAT the Regular Meeting be adjourned at 8:37 pm.

Mayor Brian Taylor

Deputy Corporate Officer – Kevin McKinnon

Request for Decision



To: Regular Meeting
From: **Procedure Bylaw / Corporate Services**
Date: March 25, 2019
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.

March 25th, 2019 Councillor Moslin's Report

I attended the Recreation Commission meeting yesterday morning. Here is bullet list

- Bids for the retiling of the pool deck have been received. Much lower than anticipated. This project is still on schedule to be completed late summer
- Curling rink chiller and cooler went down after 11 years of service. Should have been 20. Options are being pursued. Total cost of repairs would be about 50000 which would be split three ways. There is a possible delay for delivery of new equipment.
- The learning garden folks didn't make this meeting. Will try to have something on paper for the committee and be present at the next meeting in April.
- There is a general wish amongst the participants that the role of this committee be expanded or at least reexamined. This may be a task for the new Area D and City economic service committee to reexamine the governing bylaw. The issue may come forward to the BCDC or the COTW.
- School district was awarded 2000000 for 'school enhancements'. COIN also got its grant and a new facility will go up this year.

The poet describes April as the cruelest month. And this year that may be the case. Record high temperatures after a lengthy cold snap and lots of snow is going to make a lot of changes. There are warnings of high avalanche risk for anyone in the back country. I know from past experience that roads and trails in the back country are going to start to move with mud. And the fragile river's edge is going to once again feel the tug of rushing water. And, of course, our city's roads and sidewalks are feeling the effects of pooling and running water. Please be careful out there.

The work on the Ruckle Armoring project is proceeding smoothly, despite the rising waters. I would like to remind everyone of tomorrow night's BFR meeting at the River Valley Church at 6 PM. Emergency preparations for freshet 2019 are on the agenda.

Request for Decision



To: Regular Meeting
From: **Procedure Bylaw / Corporate Services**
Date: March 25, 2019
Subject: Report – from the Council's Representative to the Regional District of Kootenay Boundary
Recommendation: **THAT Mayor Taylor'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 Taylor'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.

Request for Decision



To: Regular Meeting
From: **Development, Engineering & Planning**
Date: March 25, 2019
Subject: Non-Medical Cannabis Retail Licence Application
Recommendation: **THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Baggy's Cannabis Store at Unit 4, 7480 – 4th Street.**

THAT Council approves the Development Permit and directs staff to not issue the permit until all outstanding permit items are addressed in compliance with City regulations.

THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Baggy's Cannabis Store at Unit 4, 7480 – 4th Street.

Background

The applicant, BAGGY'S CANNABIS STORE, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at Unit 4, 7480 4th Street. The PID's for the property are: 012-788-902, 012-788-996, 012-789-020, 012-789-046, 012-789-135, 012-789-178, 012-796-450, 012-788-872.

The proposed Non-Medical Cannabis Store is in the General Commercial Development Permit Area (CP). The applicant proposes modifications to the entrance of the store and new signage for the building.

Written public feedback was solicited through notices placed on the City's website and in the February 27th and March 6th, 2019 issues of the Grand Forks Gazette. Written and verbal public feedback was also gathered through a public feedback session held on March 11th, 2019.

Existing tenants/uses in the building include Kettle River Canoes, storage, and Kettle River Veterinary Services.

Ownership

Owner(s):

Kettle River Veterinary Services Ltd
PO Box 464
Aberdeen, SK
S0K 0A0

Agent:

Zoning and Policy Context

The property is approximately 0.53 of an acre in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The proposed development meets the Section 58 requirements of Zoning Bylaw 2039.

The property is in the General Commercial Development Permit Area (CP) in the Official Community Plan (OCP) as shown in appendix 2.

This development does not meet the following criteria for exemption from a commercial development permit:

1. Internal alterations, which do not affect the outer appearance of the building
2. Construction of an accessory building or addition to a commercial building that does not alter patterns or requirements of parking, access, loading or landscaping on the site, and
3. Replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the site or canopy being replaced.

The development guidelines outline that if development occurs, Council would like to ensure that the visual character of these areas improves in a way that compliments the historic Downtown area.

An objective of this designation is to maintain and enhance the image of the Commercial Core areas, surrounding the Historic Downtown, by requiring a high standard of development. Development will meet a consistently high standard of visual qualities to assure that the character of the commercial core will continue to improve over time.

As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting buildings, structures, access, parking, screening, landscaping and amenities, lighting, and signage.

A sketch of the proposed renovation to the front of the building, complete with the proposed signage, is shown in Appendix 1.

Table 1 contains the list of guidelines applicable to this proposal and how the project responds to these guidelines.

Table 1 General Commercial Development Permit Area Guidelines for Development	
Development Permit Area Guideline	Project Response
1. 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 is an existing gravel parking lot that offers off street parking. The proposed changes to the entrance that triggers the development permit will provide for accessible access to the building and will improve the appearance of the building.
2. 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.	See staff report provided at the Public Feedback Session
3. Signage should complement the building design and finish.	See Appendix 1 attached.

Access, Parking and Site Layout:

1. The existing gravel parking lot fronts the length of the property on 4th Street.

Proposed Hours of Operation:

The proposed hours of operation are as follows:

Monday to Thursday	10:00 am to 7:00 pm
Friday	10:00 am to 9:00 pm
Saturday	9:00 am to 9:00 pm
Sunday	9:00 am to 7:00 pm

The zoning bylaw is silent on the permitted hours of operation for a non-medical cannabis store. The LCRB regulations state that a licensee may sell non-medical cannabis at their store between the hours of 9 am and 11 am unless their hours are further restricted by the local government and/or indigenous nation for the area in which the store is located giving council the ability to restrict the hours of operation.

Comments from Referral Agencies and Public Feedback Session

Written public feedback was solicited through notices placed on the City's website and in the February 27th and March 6th, 2019 issues of the Grand Forks Gazette (see Appendix 4). Written and verbal public feedback was also gathered through a public feedback session held on March 11th, 2019.

James McKenna spoke for the Non-Medical Cannabis retail store licence application at the public feedback session held on March 11th, 2019. Questions were asked by Les Johnson, GFTV on what the City would do regarding potential illegal operations in town and was advised that there are possibilities to deal with this once there are legal operations active within the community.

One (1) letter received speaks in favour of issuing a non-medical cannabis licence for this location. The letter is attached as Appendix 5. The letter speaks to safety, parking, ease of access and limiting exposure to cannabis marketing/modelling to youth by distancing the retail cannabis stores from places children and youth frequent.

Benefits or Impacts

General

Strategic Impact



Community Engagement

- Newspaper ads were placed in the February 27th and March 6th issues of the Grand Forks Gazette
- Notices were placed on the City of Grand Forks website
- A public feedback session was held on March 11th, 2019
- Written comments were accepted and will be forwarded to the LCRB



Economic Growth

- May provide additional jobs and growth opportunities for the existing business.

Policy/Legislation

Zoning Bylaw, Official Community Plan, Cannabis Control and Licensing Act

Attachments

Appendix 1

Page 1: Elevation view of the new entrance complete with signage

Appendix 2

Page 1: Aerial Photo

Appendix 3

Page 1: Newspaper Ads in Grand Forks Gazette

Appendix 4

Page 1: Site Plan for Non-Medical Cannabis Retail Store

Appendix 5

Page 1-2: Written Submissions Received

Recommendation

THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Baggy's Cannabis Store at Unit 4, 7480 – 4th Street.

THAT Council approves the Development Permit and directs staff to not issue the permit until all outstanding permit items are addressed in compliance with City regulations.

THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Baggy's Cannabis Store at Unit 4, 7480 – 4th Street.

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 Approval Details

Document Title:	2019-03-25-BL-RBAG50-Baggys-Cannabis_RFD.docx
Attachments :	<ul style="list-style-type: none">- 2013-03-25-Appendix_1_7480_4th_St_CANNABIS_RETAIL_Baggys_Elevation.pdf- 2019-03-25-Appendix_2-7480_4th_St-Cannabis_Retail_Aerial Photo-Baggys.pdf- 2019-03-25-Appendix_3_7480_4th_St_Cannabis_Retail_Baggys_GazetteAds.pdf- 2019-03-25-Appendix_4-7480_4th_St-SitePlan.pdf- 2019-03-25-Appendix_5_Cannabis_Retail_7480_4th_St-Letter_Redacted.pdf
Final Approval Date:	Mar 15, 2019

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

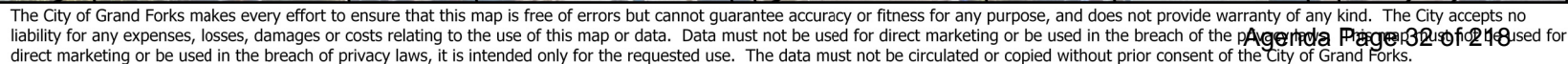
Dolores Sheets - Mar 15, 2019 - 3:10 PM

Diane Heinrich - Mar 15, 2019 - 3:57 PM

Appendix A

Elevation View Baggy's Cannabis Store





Legal

Legal Notices

Legal

Legal Notices

Legal

Legal Notices

Rentals

Property Management



City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "Baggy's Cannabis Store" for a non-medical cannabis retail store licence at "4 – 7480 4th Street".

A **Public Hearing** will be held on March 11, 2019 at 6:00 pm in the Council Chambers at City Hall, 7217 – 4th Street.

Applicants Proposed Hours of Operation	
Monday to Thursday	10:00 am to 7:00 pm
Friday	10:00 am to 9:00 pm
Saturday	9:00 am to 9:00 pm
Sunday	9:00 am to 7:00 pm

A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.

Residents, tenants and owners of businesses may comment on this proposal in writing to:

Manager of Development, Engineering & Planning
City of Grand Forks, 7217-4th Street, Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED

The deadline for submission of written views has been extended to "4:00 pm, March 11, 2019."

Your name(s) and address must be included in your letter.

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

Legal

Legal Notices

Legal

Legal Notices

Legal

Legal Notices

Rentals

Property Management



City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "BC BASE CAMP INVESTMENT LTD" for a non-medical cannabis retail store licence at "426 Central Avenue."

Applicant's Proposed hours of operation:
Monday through Sunday: 9:00 am to 11:00 pm

Zoning Bylaw Variances Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues.
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a youth-centred facility	Reduce the distance to 91m	A Cannabis retail store operates under the same guidelines as a licenced retail liquor store. The operations are controlled by the LCRB and the RCMP. Any infraction can close the store indefinitely.

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Rentals

Property Management

RENTALS

Grand Forks

1 bedroom apartment
\$770/month utls. inc.

4 bedroom 2 bath top floor of home
\$1350/month Utilities included.

Midway

4 bedroom 2 bath home,
\$850/Month

COMMERCIAL

2 commercial spaces,
748 & 1759 sq ft.

REFERENCES REQUIRED N/S, Pets on approval
Ken: 250-442-2632
ken.dodds@yahoo.ca
Ron: 250-442-7636
woodsre@telus.net
Grand Forks Realty Ltd.

Want to Rent

Grand Forks

Financially secure, healthy, retired couple, looking to rent a 2br house in Grand Forks, price range \$800.00 to \$1000.00. Excellent references available.
250-328-4972

Transportation

Cars - Domestic

2006 Toyota Tundra, 4 Dr. P/U, 4 whl dr, 220,000 kms, very well maintained, exc. cond., fully loaded \$12,500., 250-442-0122

Legal

Legal Notices

CRIMINAL RECORD?

Why suffer Employment/ Licensing loss? Travel/ Business opportunities? Be embarrassed? Think: Criminal Pardon. US Entry Waiver. Record Purge. File Destruction. Free Consultation 1-800-347-2540. accesslegalmjf.com

BOUNDARY BUSINESS DIRECTORY

ACCOUNTANTS

KH BURCH KIENTZ

Chartered Professional Accountants
619 Central Ave., Grand Forks, B.C.
Ph: 250-442-2121

Lia Azhure Inc.

Chartered Professional Accountant
250-442-0141
7157 - 3rd Street

BOOKKEEPING

Christine Brooks Bookkeeping

Bookkeeping and Income Tax Service
E-file Agent
Phone 250-442-6781

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~ Barge Services on Christina Lake
~ Bobcat, Excavating & Trucking Services
~ Certified Planner & Installer of Septic Systems
Call Jimmy 250-442-9422
COMPLETELY MOBILE – WE CAN GO ANYWHERE

Looking For A Job?

Find It In The Classifieds.

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Legal Notices

Legal Notices

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City of Grand Forks

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APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

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Suites, Upper

Christina Lake One 2 Bedroom & One 3 Bedroom suites available

February 1st - May 31st

Fully furnished.
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250-443-4233

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Canada

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With
Huntington
disease, the
future holds
no surprises.


Huntington Disease (HD) is a brain disorder that's inevitably fatal and completely incurable. Passed through generations, every child born to a parent with Huntington's has a 50% chance of sharing the same fate.

HD strikes in the prime of life. Symptoms include uncontrollable movements, depression, loss of ability to recall information and difficulty with decision making. From there, it gets worse. The disease eventually leads to incapacitation before it ultimately leads to death.

But there is new reason for hope. In 2006, for the first time in 135 years of study, Canadian researchers successfully cured HD in a mouse.

We've never been closer to eliminating this disease. All we need is your support to take the final step. The next dollar donated truly could be the difference. Will it be yours?

Donate online at curehd.ca or call 1-888-4-CURE HD.



Huntington Society of Canada
Société Huntington du Canada

BOUNDARY BUSINESS DIRECTORY

ACCOUNTANTS

KH BURCH KIENTZ

Chartered Professional Accountants
619 Central Ave., Grand Forks, B.C.
Ph: 250-442-2121

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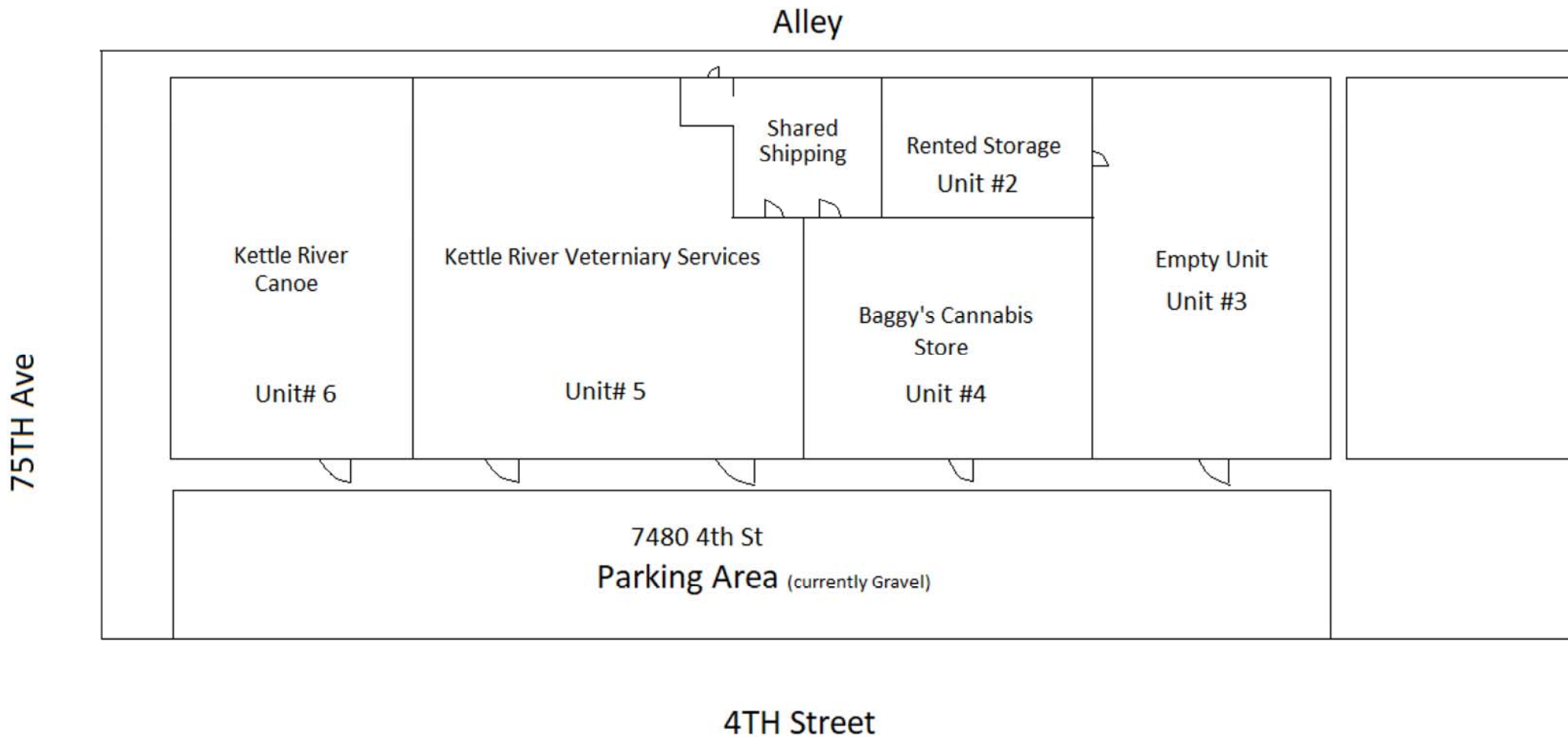
Optimize Your Job Search

Let our print and online job resources help you zoom in on more of the area's best career opportunities, and maximize your potential for success.

Agenda Page 34 of 218

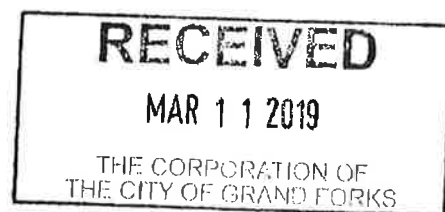
Baggy's Site Plan

All units separated by floor to ceiling
drywall and secure doors





GRAND FORKS BC
V0H 1H0



To whom it may concern;

R.E. LOCATION OF RECREATIONAL CANNABIS RETAILER.

IT HAS COME TO MY ATTENTION THAT THERE ARE MULTIPLE APPLICATIONS FOR PERMITS TO DISPENSE CANNABIS IN GRAND FORKS. HERE ARE MY THOUGHTS ON THESE LOCATIONS:

MARKET AVENUE - FAMILY ORIENTATED WITH GEM THEATER, BOARDROOM CAFÉ AND LANDMARK COMICS, PROBABLY NOT IN KEEPING WITH THE PLAN TO KEEP CANNABIS AWAY FROM YOUTH.

CENTRAL AVENUE - CLOSE TO PARK AND LIBRARY WHICH ARE AGAIN FAMILY ORIENTATED.

THE LOCATION NEXT TO MAMA'S PIZZA AND IN THE SAME BLOCK AS THE HOCKEY STORE. ALSO HIGH PROFILE FAMILY ORIENTATED LOCATION.

THE PROPOSED LOCATION THAT SEEMS TO BE THE BEST FIT FOR SAFETY, PARKING AND INACCESSABILITY TO YOUTH IS ON 4TH STREET. THIS APPLICATION SEEMS TO TAKE INTO CONSIDERATION THE MOST.

IMPORTANT ASPECTS OF THE CANNABIS ACT WHICH IS TO RESTRICT USE OF CANNABIS TO YOUTH. IT IS A LOCATION WHICH PROVIDES SAFE, EASY ACCESS TO ADULTS WITHOUT ANY DIRECT CONSEQUENCES FOR NEIGHBOURING BUSINESSES OR THE COMMUNITY.

I AM HAPPY TO SEE A CANNABIS RETAILER IN OUR TOWN AND ASK COUNCIL TO CONSIDER THE PLACEMENT OF SAID RETAILER VERY CAREFULLY. I RESPECTFULLY SUBMIT THAT WITH CONSIDERATION THEY WILL SEE THE FOURTH STREET LOCATION AS IDEAL AND GRANT DAGGY'S CANNABIS STORE THE PERMIT.

THANKS IN ADVANCE FOR THE OPPORTUNITY TO EXPRESS THIS OPINION

Sincerely

A solid black rectangular box used to redact the signature of the person writing the letter.

Request for Decision



To: Regular Meeting

From: **Development, Engineering & Planning**

Date: March 25, 2019

Subject: Quantum 1 Non-Medical Cannabis Retail Licence Application

Recommendation: **THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Quantum 1 Cannabis Corp at 317 Market Avenue.**

THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Quantum 1 Cannabis Corp at 317 Market Avenue.

Background

The applicant, QUANTUM 1 CANNABIS CORP., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at 317 Market Avenue legally described as Lot 2, Block 11, Plan KAP23, District Lot 108, SDYD, Pt Coloured Red on PI annexed as AFB Vol 4, FO 517, No. 5467A; Lot 1, Block 11, KAP23, District Lot 108, SDYD, EXC PID:010-167-463, 010-167-480, 010-167-463.

The proposed Non-Medical Cannabis Store development is located in the Historic Downtown Development Permit Area (HD). Cannabis Retail is a permitted use in the zone. The proposed development does not trigger the requirement for a development permit as the proposed signage is generally consistent with the existing canopy sign and no changes are proposed for the exterior of the building.

Written public feedback was solicited through notices placed on the City's website and in the February 27th and March 6th, 2019 issues of the Grand Forks Gazette. Written and verbal public feedback was also gathered through a public feedback session held on March 11th, 2019.

The application package submitted shows that the existing retail space is being converted to a Non-Medical Cannabis Retail Store.

Ownership

Owner(s):

1179711 BC LTD
1350 William Street
Vancouver, BC
V5L 2P5

Agent:

Zoning and Policy Context

The property is approximately 0.152 acres in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The proposed Non-Medical Cannabis Retail Store would be located in the historic downtown commercial core where there is a mix of retail commercial uses. To the best of staff's knowledge, the retail stores and occupancies within 100m of this location cater to clients of all ages and are not specific to, or more, youth centered. The proposed non-medical cannabis store meets the regulations in Section 58 of the Zoning Bylaw.

The property is in the Historic Downtown Development Permit Area (HD) in the Official Community Plan (OCP). As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting site design, and building form and character identified in the OCP. An aerial photo showing the location of the proposed non-medical cannabis retail store is shown in Appendix 1 attached.

As shown on Appendix 2 attached, the redevelopment entails interior renovations to the building and changing the canopy sign. The proposed canopy sign is generally consistent with the existing canopy sign.

Proposed Hours of Operation:

The proposed hours of operation 9:00am to 11:00pm daily.

The zoning bylaw is silent on the permitted hours of operation for a non-medical cannabis store. The LCRB regulations state that a licensee may sell non-medical cannabis at their store between the hours of 9 am and 11 pm unless their hours are further restricted by the local government and/or indigenous nation for the area in which the store is located giving council the ability to restrict the hours of operation.

Comments from advertising and Public Feedback Session

Written public feedback was solicited through notices placed on the City's website and in the February 27th and March 6th, 2019 issues of the Grand Forks Gazette (see Appendix 4). Written and verbal public feedback was also gathered through a public feedback session held on March 11th, 2019.

No person came forward to speak for, or against the proposed Non-Medical Cannabis retail store licence application at the public feedback session held on March 11th, 2019.

Two (2) letters received spoke against issuing a non-medical cannabis licence for this location. The letters are attached as Appendix 3. The letters spoke to reducing harmful cannabis patterns of consumption by:

- Locating the retail store in an area that reduces exposure to cannabis marketing/modelling to youth.
- Distancing the retail store from places children and youth frequent.

Benefits or Impacts

General

Strategic Impact



Community Engagement

- Newspaper ads were placed in the February 27th and March 6th issues of the Grand Forks Gazette
- Notices were placed on the City of Grand Forks website
- A public feedback session was held on March 11th, 2019
- Written comments were accepted and will be forwarded to the LCRB.



Economic Growth

- May provide additional jobs and growth opportunities for the existing business.

Policy/Legislation

Zoning Bylaw, Official Community Plan, Cannabis control and Licensing Act

Attachments

Appendix 1

Page 1: Aerial Photo
Appendix 2
Page 1: Layout and Canopy Sign
Appendix 3
Page 1: Written feedback received
Appendix 4
Page 1-2: Ads in the Grand Forks Gazette

Recommendation

THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Quantum 1 Cannabis Corp at 317 Market Avenue.

THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Quantum 1 Cannabis Corp at 317 Market Avenue.

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 Approval Details

Document Title:	2019-03-25-BL-RQUA50-Quantum1_Cannabis_RFD.docx
Attachments:	<ul style="list-style-type: none">- 2019-03-25-Appendix_1_Cannabis_Retail_317_Market_Ave-Aerial.pdf- 2019-03-25-Appendix_2_Cannabis_Retail_317_Market_Ave-Layout.pdf- 2019-03-25-Appendix_3_Cannabis_Retail_317_Market_Ave-Letters_Redacted.pdf- 2019-03-25-Appendix_4_Cannabis_Retail_317_Market_Ave-GazetteAds.pdf
Final Approval Date:	Mar 19, 2019

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

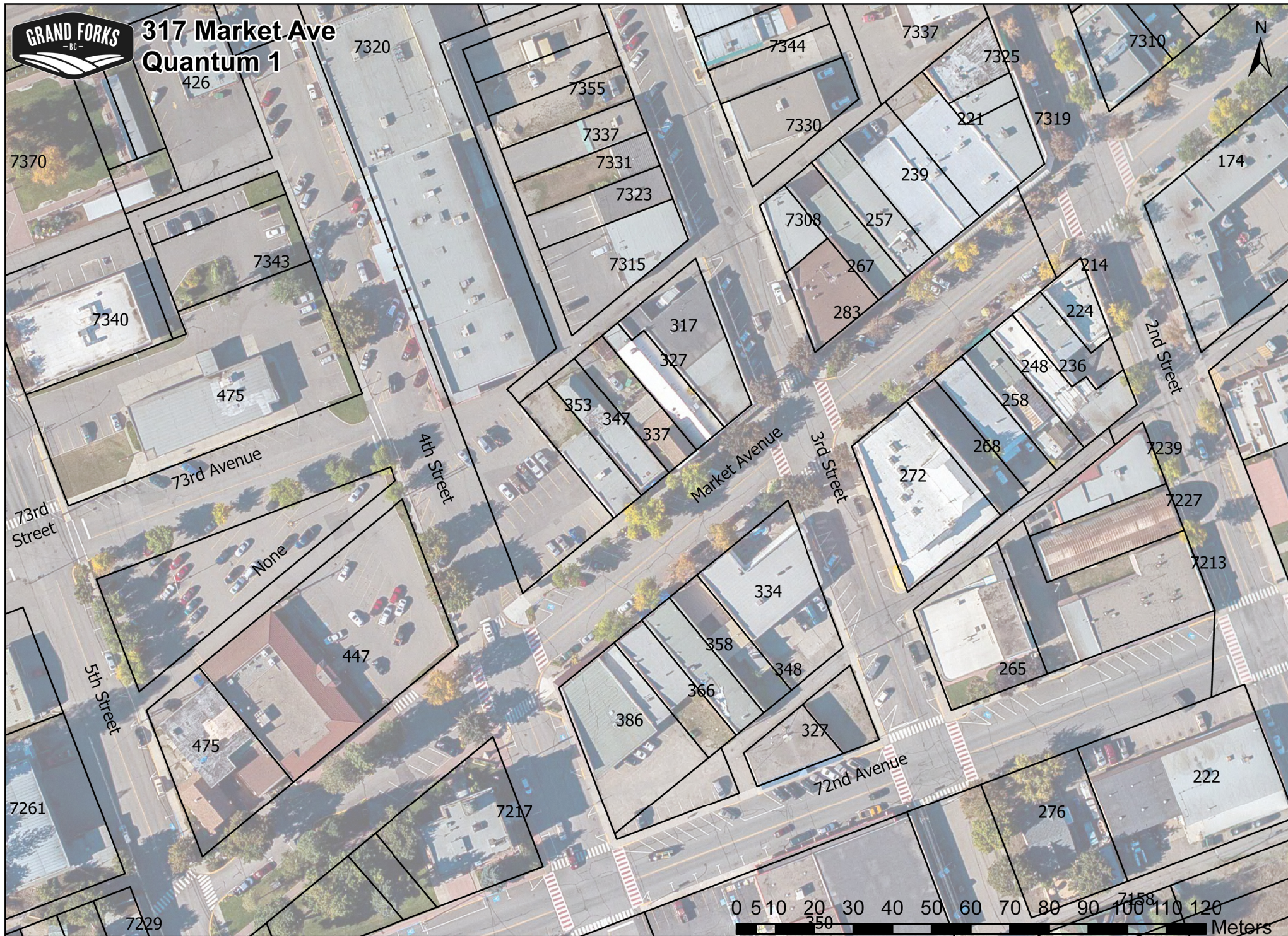
Dolores Sheets - Mar 19, 2019 - 3:12 PM

Diane Heinrich - Mar 19, 2019 - 3:26 PM



317 Market Ave Quantum 1

426



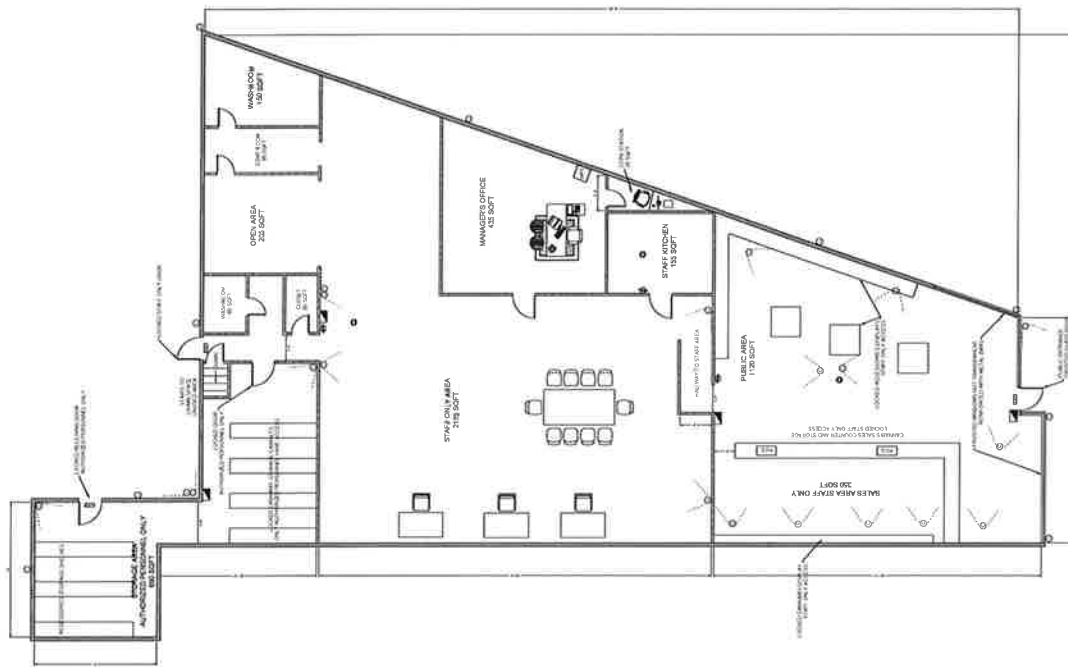
Store Signage – 317 Market Ave, Grand Forks, BC



Quantum 1 Cannabis Company Logo – Placed on Awning and Front Door
(See storefront exterior for exact locations)



Quantum 1 Cannabis Signage – Placed on Awning
(See storefront exterior for exact locations)



FLOOR PLAN
1305 SQFT

- LOADING DOCK AND TRUCK RELAY
- STAFF ONLY
- SECURITY CAMERA
- OUTSIDE SECURITY LIGHT
- INDOOR SECURITY LIGHT
- SECURITY LIGHT
- SECURITY LIGHT

QUANTUM 1 CANNABIS	
317 QUANTUM 1 CANNABIS FACILITY	
DATE: 09/16/2021	DRAWING TITLE
REVISED: 03/23/2021	FLOOR PLAN
REVISION	DRAWING NUMBER
1 OF 2	1 OF 2

- ALL EXISTING STRUCTURES AND EQUIPMENT ARE SHOWN WITH THE EXISTING STRUCTURES AND EQUIPMENT.
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- ALL EXISTING STRUCTURES AND EQUIPMENT ARE SHOWN WITH THE EXISTING STRUCTURES AND EQUIPMENT.

Store Exterior – 317 Market Ave, Grand Forks, BC



Notes:

- All windows and glass door are frosted and not transparent.

RECEIVED

MAR 11 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

To: Manager of development, Engineering and Planning

From:



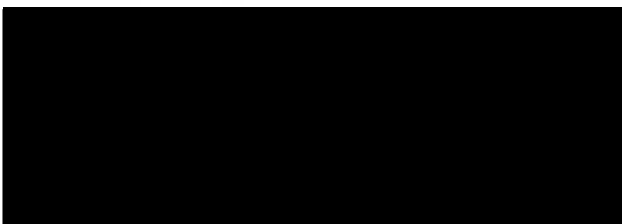
RE: Proposed non-recreational cannabis store at: 426 Central Ave by BASE Camp investment Inc

I write as a ~~business owner and citizen~~/property owner in Grand Forks, I object to this location as a citizen with youth/family that use the facilities (Gyro park and Library) near the proposed location. Our current by-laws are of sound construction to protect the youth centers. As a business co-owner, Baggy's Cannabis Store, I object as well, my business partner and I, tried very hard to work with in the by-laws created by council to find a location. We were unaware of their intent at the time of application and were well invested before we knew. Base Camp Investments monies earned would not benefit or help develop our community (as they are based out of Kelowna with multiple locations across southern BC), as a Grand Fork resident with young children I plan to invest my money in Grand Forks and be part of this great community.

RE: Proposed non-recreational Cannabis store at: 317 Market Ave by Quantum 1 Cannabis Corp.

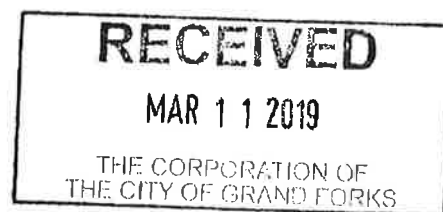
I write as a citizen/property Owner in Grand Forks, I have concerns about this store and object if no good options are presented. Market Ave demographic doesn't go well with a cannabis store. We as a community have some of the best events on this historic street, I've gotten cotton candy served by Magnum Auto for my kids out front that very location at many events over the years. As an applicant for a Cannabis store I am aware that it is our duty to reduce the impact to youth. This store location does not serve well to that ideal. I can't see parade pictures or family day photo's in the newspaper with a Cannabis store in the background, it sends a message to other communities that it's a core part of our community which I would not want to be our image even owning a cannabis store.

Thank you for your time and consideration,





GRAND FORKS BC
V0H 1H0



To whom it may concern;

R.E. LOCATION OF RECREATIONAL CANNABIS RETAILER.

IT HAS COME TO MY ATTENTION THAT THERE ARE MULTIPLE APPLICATIONS FOR PERMITS TO DISPENSE CANNABIS IN GRAND FORKS. HERE ARE MY THOUGHTS ON THESE LOCATIONS:

MARKET AVENUE - FAMILY ORIENTATED WITH GEM THEATER, BOARDROOM CAFE AND LANDMARK COMICS, PROBABLY NOT IN KEEPING WITH THE PLAN TO KEEP CANNABIS AWAY FROM YOUTH.

CENTRAL AVENUE - CLOSE TO PARK AND LIBRARY WHICH ARE AGAIN FAMILY ORIENTATED.

THE LOCATION NEXT TO MAMA'S PIZZA AND IN THE SAME BLOCK AS THE HOCKEY STORE. ALSO HIGH PROFILE FAMILY ORIENTATED LOCATION.

THE PROPOSED LOCATION THAT SEEMS TO BE THE BEST FIT FOR SAFETY, PARKING AND INACCESSABILITY TO YOUTH IS ON 4TH STREET. THIS APPLICATION SEEMS TO TAKE INTO CONSIDERATION THE MOST.

IMPORTANT ASPECTS OF THE CANNABIS ACT WHICH IS TO RESTRICT USE OF CANNABIS TO YOUTH. IT IS A LOCATION WHICH PROVIDES SAFE, EASY ACCESS TO ADULTS WITHOUT ANY DIRECT CONSEQUENCES FOR NEIGHBOURING BUSINESSES OR THE COMMUNITY.

I AM HAPPY TO SEE A CANNABIS RETAILER IN OUR TOWN AND ASK COUNCIL TO CONSIDER THE PLACEMENT OF SAID RETAILER VERY CAREFULLY. I RESPECTFULLY SUBMIT THAT WITH CONSIDERATION THEY WILL SEE THE FOURTH STREET LOCATION AS IDEAL AND GRANT DAGGY'S CANNABIS STORE THE PERMIT.

THANKS IN ADVANCE FOR THE OPPORTUNITY TO EXPRESS THIS OPINION

Sincerely

A solid black rectangular box used to redact the signature of the person writing the letter.

Employment

Medical/Dental

Certified Dental Assistant Wanted
Busy dental office in Castlegar is looking for a full time (4 days per week) Certified Dental Assistant. Please e-mail: drannestarr@telus.net

Trades, Technical

SubContract Log Trucks
Required for off-highway log hauling in the Mackenzie BC area. Year long contract available. Camp supplied.
250-613-7823
or Email: wsc-pg@telus.net

Services

Financial Services

GET BACK ON TRACK!
Bad credit? Bills? Unemployed? Need Money? We Lend! If you own your own home - you qualify. Pioneer Acceptance Corp. Member BBB. 1-877-987-1420
www.pioneerwest.com

Houses For Sale

Services

Cleaning Services

A Friend of Mine Cleaning Co.
For cleaning done just the way *you* like it! Your home or business. Bonded. Ref's avail.
250-718-3878

Merchandise for Sale

Building Supplies

STEEL BUILDING SALE..."BIG BLOW OUT SALE - ALL BUILDINGS PRICED TO CLEAR!"
20X23 \$5,977. 23X25 \$5,954. 25X27 \$7,432. 30X31 \$9,574. 32X31 \$9,648. One End Wall Included. Pioneer Steel 1-855-212-7036.
www.pioneersteel.ca

Estate Sales

We Buy & Sell Estates & clean out houses.
Ken 250-444-0401

Free Items

Christina Lake
FREE Fill Dirt. East Lake Road. 250-505-3905

Houses For Sale

Merchandise for Sale

Firewood/Fuel

Firewood for sale. One cord split and delivered for \$220 or two cords for \$400. Call Luke at 250-442-7487.

Misc. for Sale

SAWMILLS from only \$4,397 - **MAKE MONEY & SAVE MONEY** with your own bandmill - Cut lumber any dimension. In stock ready to ship. FREE Info & DVD: www.NorwoodSawmills.com/400OT 1-800-567-0404 Ext:400OT.

Steel Shipping Containers

All sizes, new & used We own what we sell.
Kootenay Containers
Castlegar
250-365-3014

Misc. Wanted

001 Able buyer of all your old **coins**, coin collections, Collector **COINS**, all silver, gold, rare, common, old money.+ **Todd's Coins** (250)-864-3521

Houses For Sale

Merchandise for Sale

Misc. Wanted

ACTUAL COIN Collector Buying Coins, Collections, Silver, Gold, Olympic Coins, Bars, Bills +Also Buying ALL types of Gold & Silver. Call **Chad** 1-250-499-0251

Real Estate

For Sale By Owner

Grand Forks 5 Acre River Front
2 bedroom with large shop. Selling below assessed value.
250-443-2500

Houses For Sale

Grand Forks: New 864 sq ft, 2 bdrm home on 1/2 acre lot on 16th St.
250-442-2804

Houses For Sale

Real Estate

Lots

Grand Forks: Dream double lot, treed, by hospital, with old house.
250-442-2804

Other Areas

Wanted
Cash paid for Land and Timber or Timber, all species
Call:
778-517-5257 or 778-582-1050 or 250-741-4278

Rentals

Apt/Condo for Rent

Grand Forks
3 Bedroom with 2 full bath, N/P, Available Now
References Required
250-442-2276 250-442-6800

Homes for Rent

Christina Lake 2 Bedroom plus util. References. Req. N/P, N/S. **250-442-2804**

Houses For Sale

Legal

Legal Notices

Legal Notices

Legal

Legal Notices

Legal Notices

Legal

Legal Notices

Legal Notices



City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT
APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE
An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "Quantum 1 Cannabis Corp." for a non-medical cannabis retail store licence at "317 Market Avenue".

Applicants Proposed Hours of Operation	
Monday to Sunday	9:00 am to 11:00 pm

A **Public Hearing** will be held on March 11, 2019 at 6:00 pm in the Council Chambers at City Hall, 7217 – 4th Street.

A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.

Residents, tenants and owners of businesses may comment on this proposal in writing to:

Manager of Development, Engineering & Planning
City of Grand Forks, 7217-4th Street, Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED

The deadline for submission of written views has been extended to "4:00 pm, March 11, 2019."

Your name(s) and address must be included in your letter.

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

YOUR COMMUNITY Your Classifieds



250-442-2711
Toll free: 1-800-567-3199
www.grandforksrealestate.ca



Linda Laktin
250-442-9403



Pete Vanjoff
250-442-7415



Ken Dodds
250-442-2632



Aaron Anthony
250-584-4663



Ron Woods
250-442-7636



Tammy Schembri
250-442-9866



Logan Melville
250-666-0185



James Kereiff
250-443-1776



Vanessa Favell
250-584-4094



Erica McCluney
250-444-0523



PROPERTY MANAGEMENT SERVICES
Owners and Prospective Tenants
Call: **Ken Dodds 250-442-2632** or **Ron Woods 250-442-7636**



FLAT HALF ACRE BUILDING LOT
– just rural enough.
\$89,000. MLS® 2423125



CLEAN & AFFORDABLE
2 bdrm, 2 bath MH in quiet Almond Gardens trailer park. Call your Realtor for details! **\$45,000.** MLS® 2433937

36.94AC VIEWS
\$299,000

10AC AGRICULTURAL
\$349,000
MLS® 2431575 & 2429285



BEAUTIFUL CHRISTINA LAKE TREED PARCEL
has community water available at Ferraro Road and access to this property is off Ferraro Road as well! **\$84,900.** MLS® 2419688



A RARE FIND! Very Affordable Rural Building Lot. Check out the mountain and valley views from this .88 acre piece of property.
\$85,000. MLS® 2432874



3+ ACRES WITHIN THE CITY.
Prime for development! Paved access on all four sides. City services available. Call now.
\$385,000. MLS® 2433480



A TRUE TREASURE defined by stunning mountain views and privacy! This impressive luxury home sits on 2.4 acres of partially treed and beautifully landscaped property in the prestigious Eagle Ridge Development. The home features an open concept kitchen, breakfast nook, living and dining area with vaulted ceiling. **\$579,000** MLS® 2433310

2 BEDROOM
\$115,000
MLS® 2421579

1 BEDROOM
\$105,000
MLS® 2421578



GREAT FLAT ONE-ACRE PARCEL
in Johnson Flats. Bring your ideas for your dream home!
\$89,900. MLS® 2432424



THE HOT SPOT AT CHRISTINA LAKE!
Own this destination business for locals and tourists with the best burgers and ice cream in the area. **\$649,000.** MLS® 2434164



7 LOTS FOR SALE in Valley Heights. Check them out!
\$259,000. MLS® 2419124



IMMACULATE 4 bdrm and 2 bath home on a dead end street walking distance to schools and downtown. **\$269,000.** MLS® 2433310



ONE LEVEL 2 bdrm, one bath one level, large landscaped fenced yard.
\$269,000. MLS® 243409



LIGHT AND BRIGHT 1 bed condo close to shopping and recreation. Why rent when you could own? Call your Realtor to view!
\$89,900. MLS® 2434636



AN AMAZING OPPORTUNITY to live, work and play at the lake! This cozy home has many updates and lots to offer including a private deck with hot tub. **\$649,000.** MLS® 2434165



BUILDING LOT AT CHRISTINA LAKE.
Close to park and beach. Septic in place with services available just build and hook up. Call today! **\$97,000.** MLS® 2430598



JUST REDUCED! A DIAMOND IN THE ROUGH!
There's a modest 1,100 square foot house on just over 10 acres of agricultural land as well as a usable 2 storey hay barn, large detached garage as well as extra sheds for extra storage. Listed for **\$339,000** so call your realtor and try your "offer". MLS® 2433772



PRICED TO SELL! Bring an offer today on this nicely updated 1 bdrm suite. Close to Recreation Centre and 15 min walk to downtown.
\$94,900. MLS® 2193875



BEAUTIFUL CABIN ON SMALL ACREAGE only 15 min from downtown! Call your Realtor to view!!
\$369,000. MLS® 2434589



RURAL SETTING BUT CLOSE TO TOWN.
This 3 bed 2 bath home on 1.2 acre has amazing mountain and valley views.
\$389,900. each. MLS® 2430997

Agenda Page 51 of 218

Request for Decision



To: Regular Meeting

From: **Development, Engineering & Planning**

Date: March 25, 2019

Subject: Development Permit No. DP1903 Proposed Non-Medical Cannabis Retail Store Licence at 426 Central Ave.

Recommendation: **THAT Council DENY approval of Development Permit 1903 for a Non-Medical Cannabis Retail Store Licence application proposed for 426 Central Ave, legally described as Lot 1, Plan KAP46322, District Lot 108, SDYD, PID: 017-570-221;**

AND THAT Council directs staff to send a letter of REJECTION of the Non-Medical Cannabis Retail Store Licence application to the Liquor and Cannabis Regulation Branch

Background

The applicant, BC BASE CAMP INVESTMENT LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at 426 Central Avenue.

The Owner applied to the City for a Development Permit to vary three (3) of four (4) regulations in Section 58 of the Zoning Bylaw that regulate the location of non-medical cannabis retail stores.

The City separately initiated amendments to the regulations in Section 58 of the Zoning Bylaw at the January 28, 2019 meeting. The amendments were subsequently adopted. The zoning bylaw changes adopted reduced the number of bylaw variances required to two (2).

Notices were mailed or hand delivered to adjacent property owners and tenants within 30m of the subject property. Written public feedback was invited through notices placed on the City's website and in the February 13th & 20th and March 6th, 2019 issues of the Grand Forks Gazette. Written and verbal public feedback was also gathered through a public feedback session held on March 11th, 2019.

There is an existing, established (non-BC Government) liquor store on the property.

The applicant is proposing to redevelop the 2,282 square feet (212 square meter) existing liquor store building as follows:

1. Non-Medical Cannabis Retail Store – 238 square feet (22.1 square meter) complete with a separate entrance
2. Liquor Store – 2044 square feet (189.9 square meter).

Ownership

Owner(s):
0785681 BC Ltd.
2891 Abbott Street
Kelowna, BC
V1Y 1G5; and

Agent: Susanna Mayhew
BC Base Camp Investment Ltd.
250-493-0600

Brown Bridge Ventures Ltd
16-414 West Avenue
Kelowna, BC, V1Y 4Z4

Zoning and Policy Context

The property is approximately 0.271 of an acre in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The property is in the Historic Downtown (HD) Development Permit Area (DPA) in the OCP. As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting site design, and building form and character identified in the OCP.

The redevelopment of the site entails partitioning off 238 square feet (22.1 square meters) from the existing 2282 square feet (212 square meter) liquor store complete with a separate new entrance. See Appendix 1 and Appendix 2.

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

The owner has applied for the variances outlined in Table 1 below. The owner's rationale for the variance(s) requested is also contained in Table 1.

Table 1 Variance Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone ,	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues
58.3 Cannabis Retail Overlay (CRO) - No Building or Structure may be within 100m of the nearest parcel boundary of a youth-centred facility	Reduce the distance to 91m	A Cannabis retail store operates under the same guidelines as a licenced retail liquor store. The operations are controlled by the LCRB and the RCMP. Any infraction can close the store indefinitely.

This development does not meet the following criteria for exemption from a commercial development permit:

1. Internal alterations, which do not affect the outer appearance of the building
2. Construction of an accessory building or addition to a commercial building that does not alter patterns or requirements of parking, access, loading or landscaping on the site, and
3. Replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the site or canopy being replaced.

For the above reasons a development permit application was submitted for this redevelopment.

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

Table 2 Historic Downtown Development Permit Area Guidelines for Development	
Development Permit Area Guideline	Project Response
1. Each building speaks to its period of construction. Interventions to existing buildings should be undertaken in a way that ensures that the character defining elements of that building and the downtown are conserved. Work to existing buildings must be visually and physically compatible with the character defining elements of the building.	The applicant will closely match the new store entrance to the look and feel of the existing store entrance. No other exterior changes are contemplated.
2. 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.	See Table 3 below.
3. No sign should be constructed or situated so that it disfigures or conceals any significant architectural feature of the building.	Applicant to supply additional information.
4. 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 is offstreet parking and loading for this development.

Access, Parking and Site Layout:

1. Existing vehicle access to the site can be gained from either Highway 3 (Central Avenue) in the front (north) or the alley to the rear (south) of the building. See Appendix 2.
2. Highway 3 is a controlled access highway.
3. Section 26 of Zoning Bylaw 2039 regulates offstreet parking on the site. The parking regulations require that this retail store development provide a total of (6) offstreet parking spaces. See Table 3 below.
4. An aerial view of the property shows seven (7) offstreet angled parking spaces. The orientation of the offstreet parking spaces differs from that submitted with this application. The original was approved by the Ministry of Transportation and Infrastructure (MOTI) however no supporting

documentation was provided to confirm that the revised parking arrangement has been approved by MOTI.

5. Vehicles exiting the site should not be directed to 4th street because it is not a dedicated road right of way.
6. The offstreet loading area is on the south side of the property (see Table 3 below). Although not a Zoning Bylaw requirement offsite loading is a consideration for a development permit.
7. The landscaped area fronting Highway 3 varies in depth from 2.6m to 3.6m.

Table 3 Parking Requirements for Modified Liquor Store and Proposed Non-Medical Cannabis Retail Store				
	Land Use	Floor Area (estimate)	Parking Requirement as per Zoning Bylaw	Parking Stalls Required
Winnipeg Liquor Store	Retail Store	2,044 sq. m.	one space per every 45 square metres of floor area	5
Non-Medical Cannabis Retail Store (Proposed)	Retail Store	189.9 sq. m.	one space per every 45 square metres of floor area	1
Total required for entire development				6
		Total provided with site redevelopment (aerial photo)		7

Proposed Hours of Operation:

The proposed hours of operation 9:00am to 11:00pm daily.

The zoning bylaw is silent on the permitted hours of operation for a non-medical cannabis store. The LCRB regulations state that a licensee may sell non-medical cannabis at their store between the hours of 9 am and 11 am unless there hours are further restricted by the local government and/or indigenous nation for the area in which the store is located giving council the ability to restrict the hours of operation.

Comments from Referral Agencies and Public Feedback session

No person came forward to speak for or against the proposed Non-Medical Cannabis retail store licence application or the Development Permit application during the public feedback session.

All Four (4) letters received spoke against issuing a non-medical cannabis licence for this location.

The letter from the Interior Health Authority spoke to reducing harmful cannabis patterns of consumption by:

- Encouraging standalone retail cannabis stores that are not co-located with an alcohol outlet.
- Locating the retail store in an area that reduces exposure to cannabis marketing/modelling to youth.
- Distancing the retail store from places children and youth frequent.
- Limiting hours of operation.

The authors of the remaining letters advanced similar concerns.

The project was reviewed by affected referral agencies as reflected by the response from Interior Health Authority.

Timing

The following next steps and time frames are outlined in Table 4 below:

Table 4 Timeframe	
ACTIVITY	TIMING
Committee of the Whole – Public Introduction of Application	February 11, 2019
Regular Council Meeting – Council directed staff to proceed with statutory notice (letters to adjacent property owners and notice in 2 issues of the local paper)	February 11, 2019
Letters sent and hand delivered to adjacent property owners	February 12, 2019
Notice published in three issues of the newspaper	February 13 & 20 March 6, 2019
Deadline for receiving written feedback	March 11, 2019
Regular Council Meeting <ul style="list-style-type: none"> - Council decision on DP Application - Council decision and direction to staff to send a letter of RECOMMENDATION or REJECTION of the Non-Medical Cannabis Retail Store Licence application to the LCRB 	March 25, 2019

Benefits or Impacts

General

The regime to legalize the non-medical use and sale of cannabis is a new one to British Columbia. The application and implementation processes are therefore in their infancy.

Strategic Impact



Community Engagement

- Newspapers ads were placed in the February 13th and 20th, and March 6th issues of the Gazette
- Notices were mailed or hand delivered to adjacent property owners and tenants within 30m of the subject property
- Notices were placed on the City of Grand Forks website
- A public feedback session was held on March 11th, 2019
- Written comments were accepted and will be forwarded to the LCRB.



Economic Growth

- May provide additional jobs and growth opportunities for the existing business.

Policy/Legislation

Local Government Act; Official Community Plan; Zoning Bylaw, Cannabis Control Licencing Act.

Attachments

Appendix 1:

- Pages 1: Aerial Photo with 100m Buffer
- Pages 2 - 3: Context maps
- Pages 4 - 5: Application notification Letter from Liquor and Cannabis Regulation Branch
- Page 6: Floor Plan submitted with LCRB application
- Page 7: Revised Floor Plan submitted to LCRB
- Pages 8 - 9: Development Permit Application (DP)
- Pages 10-11: Development Variance Permit (variances combined in DP)

Appendix 2:

- Page 1: Rev. 2 – Original Traffic Plan submitted for highways approval
- Pages 2-10: Architectural Plans – Original Building Permit Submission.

Appendix 3:

Page 1-3 Grand Forks Gazette Ads

Appendix 4:

Page 1-7 Written feedback received.

Recommendation

THAT Council DENY approval of Development Permit 1903 for a Non-Medical Cannabis Retail Store Licence application proposed for 426 Central Ave, legally described as Lot 1, Plan KAP46322, District Lot 108, SDYD, PID: 017-570-221;

AND THAT Council directs staff to send a letter of REJECTION of the Non-Medical Cannabis Retail Store Licence application to the Liquor and Cannabis Regulation Branch

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.

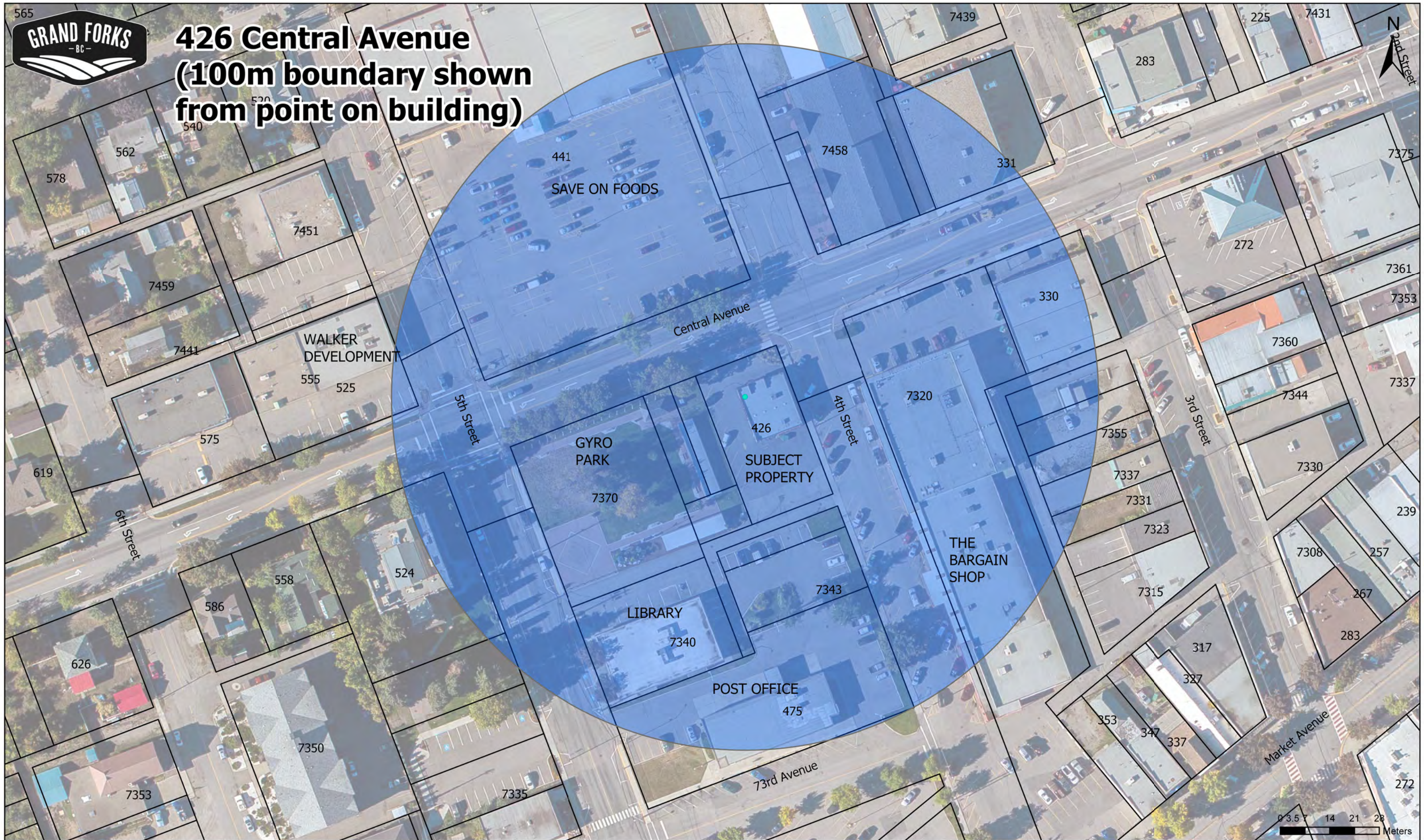
Report Approval Details

Document Title:	2019-03-25-DP1903-426_Central_Ave-CANNABIS_RETAIL_RFD.docx
Attachments:	<ul style="list-style-type: none">- 2019-03-25-DP1903-Appendix_1_Cannabis_Retail_426_Central_Ave.pdf- 2019-03-25-DP1903-Appendix_2_Cannabis_Retail_426_Central_Ave.pdf- 2019-03-25-DP1903-Appendix_3_Cannabis_Retail_426_Central_Ave_GazetteAds.pdf- 2019-03-25-DP1903-Appendix_4_Cannabis_Retail_426_Central_Ave-Letters_Redacted.pdf
Final Approval Date:	Mar 20, 2019

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

Dolores Sheets - Mar 19, 2019 - 3:29 PM

Diane Heinrich - Mar 20, 2019 - 10:32 AM




January 2, 2019
Map Produced By: Leford Lafayette

The City of Grand Forks makes every effort to ensure that this map is free of errors but cannot guarantee accuracy or fitness for any purpose, and does not provide warranty of any kind. The City accepts no liability for any expenses, losses, damages or costs relating to the use of this map or data. Data must not be used for direct marketing or be used in the breach of the privacy laws. This map must not be used for direct marketing or be used in the breach of privacy laws, it is intended only for the requested use. The data must not be circulated or copied without prior consent of the City of Grand Forks.














426 Central Avenue










Legend

-  Admin

Cadastral Lines

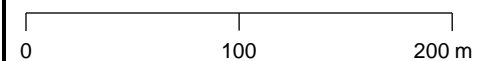
 -  CAD_DISTRICT_LOT
 -  CAD_GAS
 -  CAD_HIGHWAY
 -  CAD_HYDRO
 -  CAD_INTER_BDY
 -  CAD_LOTLINE
 -  CAD_LOTLINE_LICENSE
 -  CAD_LOTLINE_WATER
 -  CAD_RAILWAY
 -  CAD_RAILWAY_ABAN
 -  CAD_ROAD
 -  CAD_TELEPHONE
 -  CAD_TOWNSHIP

Miscellaneous Cadastral Lines

 -  CADM_AIRSTRIP
 -  CADM_ARROW
 -  CADM_BRIDGE
 -  CADM_DEWDNEY_TRAIL
 -  CADM_EASEMENT
 -  CADM_HOOK
 -  CADM_LEASE_LICENSE

Scale: 1: 3,547

1 cm represents 35.47 m



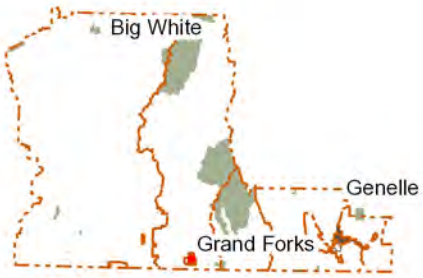
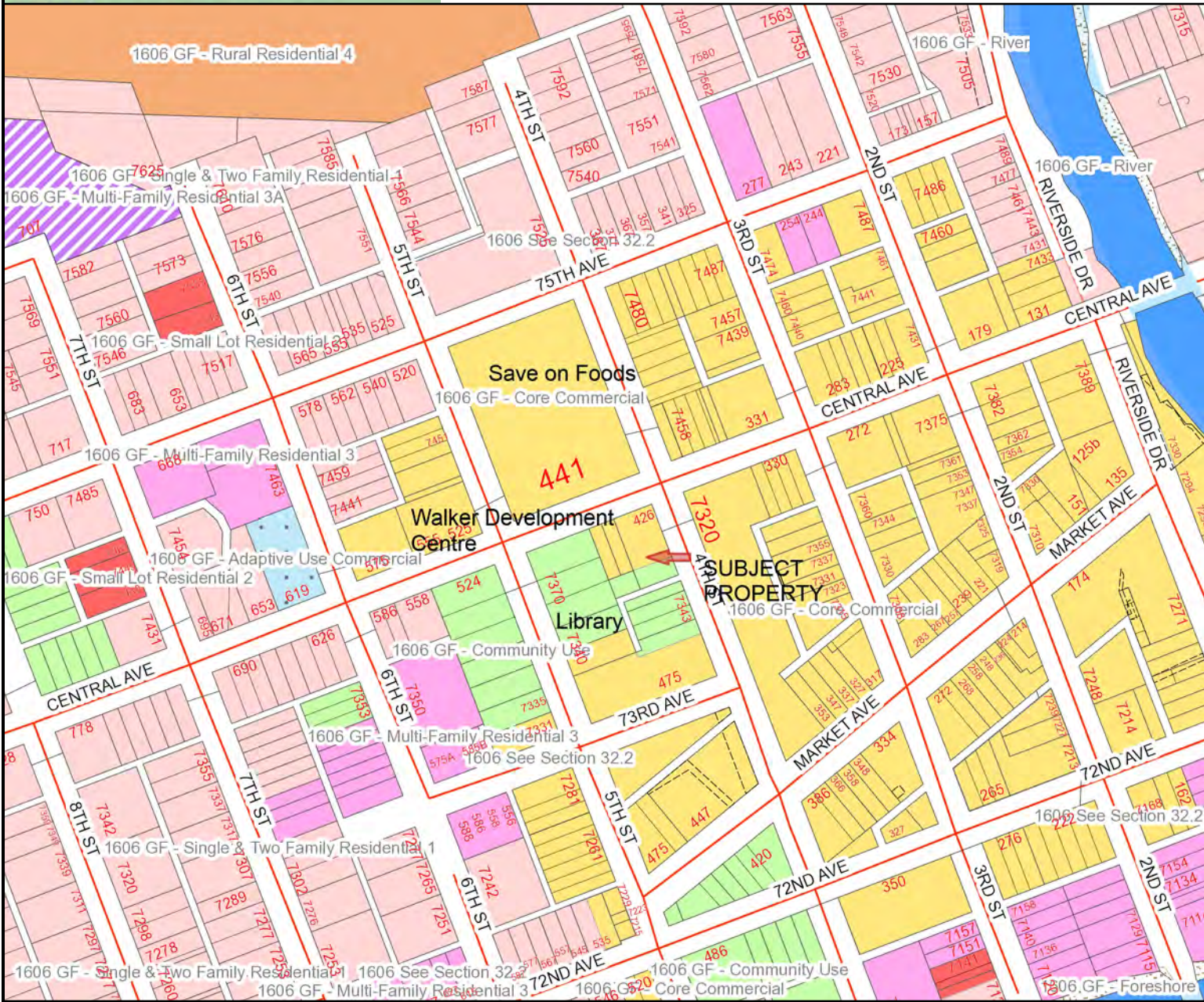
Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 02-Jan-2019

Notes:

This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.

426 Central Avenue



Legend

- Admin
- Cadastral Lines
 - CAD_DISTRICT_LOT
 - CAD_GAS
 - CAD_HIGHWAY
 - CAD_HYDRO
 - CAD_INTER_BDY
 - CAD_LOTLINE
 - CAD_LOTLINE_LICENSE
 - CAD_LOTLINE_WATER
 - CAD_RAILWAY
 - CAD_RAILWAY_ABAN
 - CAD_ROAD
 - CAD_TELEPHONE
 - CAD_TOWNSHIP
- Miscellaneous Cadastral Lines
 - CADM_AIRSTRIP
 - CADM_ARROW
 - CADM_BRIDGE
 - CADM_DEWDNEY_TRAIL
 - CADM_EASEMENT
 - CADM_HOOK
 - CADM_LEASE_LICENSE

Scale: 1: 3,547
1 cm represents 35.47 m

0 100 200 m

Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 02-Jan-2019

Notes:

This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.



Job #001819

November 30, 2018

Leford Lafayette
Planning Technician
7217 4th St
Grand Forks, BC V0H 1H0

Dear Leford Lafayette:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: BC BASE CAMP INVESTMENT LTD.
Proposed Establishment Name: Cannabis Corner
Proposed Establishment Location: 426 Central Avenue in Grand Forks

The Applicant, BC BASE CAMP INVESTMENT LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 9:00am to 11:00pm, seven days a week. The applicant contact is Susanna Mayhew who can be reached at (250) 493-0600 or Susanna.Mayhew@ca.gt.com.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the [Cannabis Control and Licensing Act](#) prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting the City of Grand Forks to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

[Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores](#)

OR

[Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores](#)

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a “fit and proper” assessment, which is comprised of financial integrity checks and security screenings of the applicant and persons associated with the applicant. Once the

assessment is complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at (778) 974-2552 or carly.milton@gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carly', followed by a short horizontal line.

Carly Milton
Senior Licensing Analyst

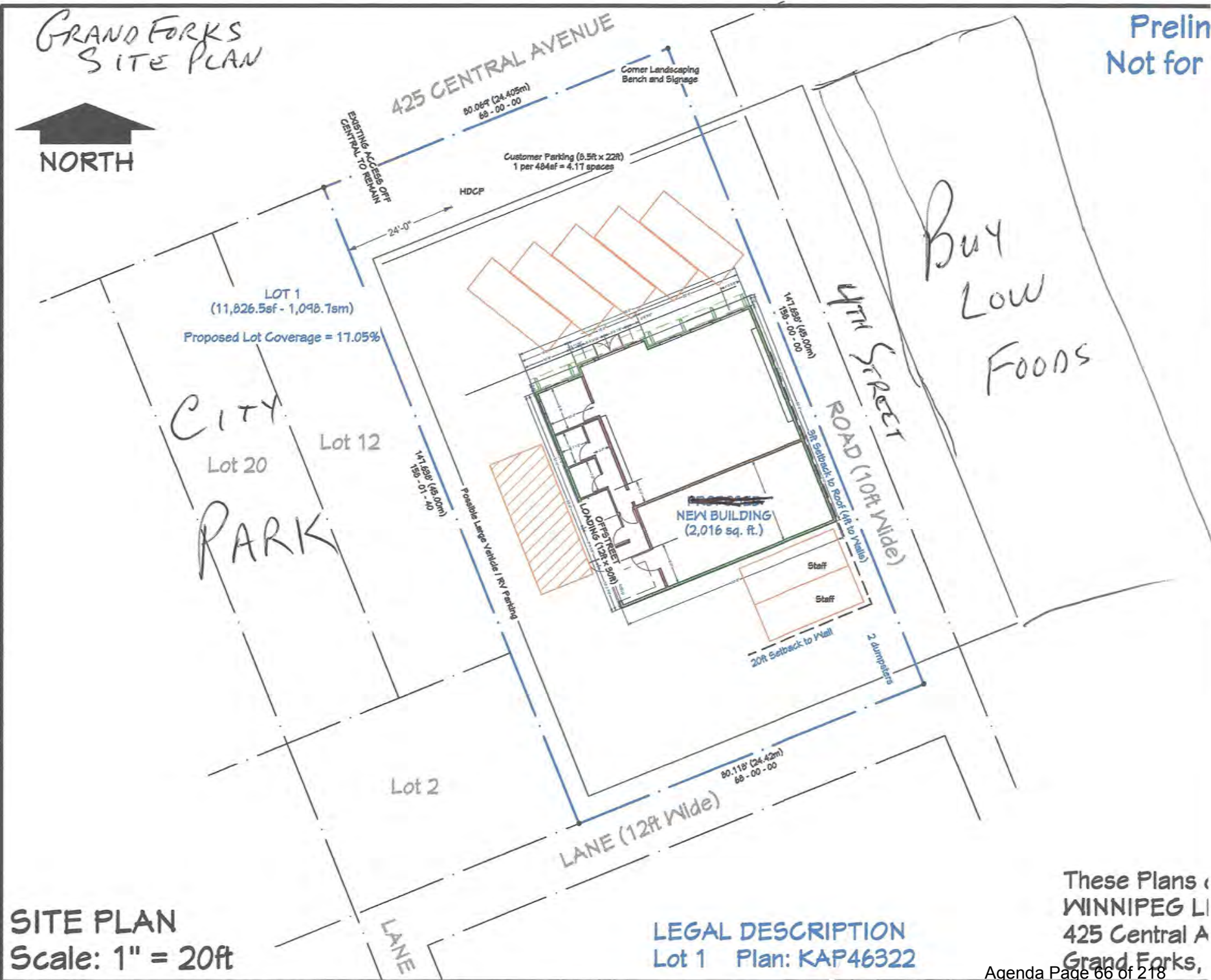
Attachment

copy: LCRB Inspector
BC BASE CAMP INVESTMENT LTD.

GRAND FORKS SITE PLAN



Prelin
Not for



SITE PLAN
Scale: 1" = 20ft

LEGAL DESCRIPTION
Lot 1 Plan: KAP46322

These Plans &
WINNIPEG LI
425 Central A
Grand Forks,

Preliminary
Not for

GRAND FORKS
SITE PLAN



425 CENTRAL AVENUE

Corner Landscaping
Bench and Signage

90,065 (CA 409m)
88 - 00 - 00

Customer Parking (8.58 x 228)
1 per 434sf = 4.17 spaces

HDCP

EXISTING ACCESS OFF
CENTRAL TO REMAIN

LOT 1
(11,826.5sf - 1,098.7sqm)

Proposed Lot Coverage = 17.05%

CITY PARK
Lot 12
Lot 20

147,688' (45.00m)
158 - 01 - 40

Possible Large Vehicle / RV Parking

4TH STREET
ROAD (10ft Wide)

147,688' (45.00m)
158 - 00 - 00

3ft Setback to Roof (4ft to Wall)

NEW BUILDING
(2,016 sq. ft.)

OFFSTREET
LOADING (108 x 208)

Staff

Staff

2 dumpsters

108 x 208 (CA 409m)
88 - 00 - 00

Lot 2

LANE (12ft Wide)

SITE PLAN
Scale: 1" = 20ft

LEGAL DESCRIPTION
Lot 1 Plan: KAP46322

These Plans (WINNIPEG LI 425 Central A Grand Forks,

LRS
ENTRANCE

Buy Low Foods

ENTRANCE TO STORE

THE CORPORATION OF THE CITY OF GRAND FORKS



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): BROWN BRIDGE VENTURES LTD

AND 0785681 B.C. LTD

Mailing Address: 2891 ABBOTT ST

KELOWNA, B.C. V1Y 1G5

Telephone: Home: 25 Work 250-859-3877

Legal Description & P.I.D.:

LOT 1, PLAN KAP46322, DISTRICT LOT 108, SIMILKAMEEN DIV OF YALE LAND DIST.

PID: 017-570-221

Street Address: 46 426 CENTRAL AVE

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, WILLIAM IRVINE, 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.

(signature)


(date)

JANUARY 29, 2019

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

A NEW / SEPARATE ENTRANCE IN A BUILDING IN THE HISTORIC
DOWNTOWN DEVELOPMENT PERMIT AREA

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 of Owner

JAN 29, 2019
Date

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: _____

Mailing Address: _____

Telephone: _____ Email: _____

Owner(s) Signature of Authorization

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 VARIANCE PERMIT APPLICATION

LOCAL GOVERNMENT ACT, SECTION 498

APPLICATION FEE \$350.00

Receipt No. 218629

Registered Owner(s): Brown Bridge Ventures Ltd
And 0785681 B.C. Ltd } OWNERS OF BUILDING

Mailing Address: 2891 ABBOTT STREET
KELOWNA, B.C. V1Y 1G5

Telephone: Home: _____ Work: 250-859-3877

Email: billirvine@shaw.ca

Legal Description: Lot 1, Plan KAP46322, District Lot 108, Similkameen Div of Yale L.D.

P.I.D: 017-570-221

Street Address: 426 CENTRAL AVE, GRAND FORKS, B.C. V0H 1H2

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, William Irvine, 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.

(signature)

(date)

JANUARY 3, 2019

Outline the provisions of the respective Bylaw(s) that you wish to vary and give your reasons for making this request:

SECTION 58 OF ZONING BYLAW 2039

1. NO BUILDING OR STRUCTURE MAY BE WITHIN 100M OF THE NEAREST PARCEL BOUNDARY OF A LOT IN COMMUNITY USE. REQUIRED 100M PROPOSED 25M

- THE APPLICATION IS FOR THE SALE OF A CONTROLLED PRODUCT, FOR SALE TO INDIVIDUALS 19 YEARS OF AGE AND OLDER. THIS LOCATION HAS BEEN SELLING CONTROLLED RETAIL PRODUCTS SINCE 1985 WITH NO ISSUES.

2. 100M OF THE NEAREST PARCEL BOUNDARY OF A YOUTH CENTRED FACILITY

REQUIRED	PROPOSED
100M	91M

- A CANNABIS RETAIL STORE OPERATES UNDER THE SAME GUIDELINES AS A LICENSED RETAIL LIQUOR STORE. THE OPERATIONS ARE CONTROLLED BY THE LCRB AND THE RCMP. ANY INFRACTIONS CAN CLOSE THE STORES INDEFINITELY.

3. 100M OF THE NEAREST EDGE OF BUILDING OF ANOTHER CANNABIS RETAIL SITE - COMPLIANT

4. THE FRONT FACE OF A BUILDING AND ANY SIGNAGE MAY BE NO LESS THAN 50M FROM A CONTROLLED HIGHWAY. REQUIRED 50M PROPOSED 10M

- THIS LOCATION SUCCESSFULLY OPERATED A DRIVE THRU LIQUOR RETAIL STORE FROM 1985 TO 2012. THERE NEVER WAS ANY ISSUES WITH DEPT OF HIGHWAYS

ANY SIGNAGE MUST FIRST BE APPROVED BY THE CITY OF GRAND FORKS. SIZE AND LOCATION OF SIGNAGE WILL BE DISCREET AND TASTEFUL.

Submit the following information with the application:

1. A legible site plan showing the following:

- The boundaries and dimensions of the subject property.
- The location of permanent or proposed buildings and structures existing on the property.
- The location of any proposed access roads, parking, screening, landscaping or fencing.
- The location and nature of any physical or topographic constraints on the property (stream, ravines, marshes, steep slopes, etc.)

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

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

Signature of Owner 

Date

1	01/21/13	RSF	KJM	PRELIMINARY
NO.	DATE	W/D	DRN	AP'D
ISSUES/REVISIONS				

SEAL:



Suite 101 - 208 Ellis Street
Penticton, BC, V2A 4L6
250-492-2227
www.ecora.ca

CLIENT: BROWNBRIDGE VENTURES

PROJECT NAME: WINNIPEG LIQUOR STORE
426 CENTRAL AVE, GRAND FORKS, B.C.

DRAWING TITLE: WINNIPEG LIQUOR STORE

SCALE: 1"=20'

DATE: JANUARY 21, 2013

DESIGN BY: KJM

DRAWN BY: RSF

CHECKED BY: KJM

PROJECT No.: PE-12-273-BVL

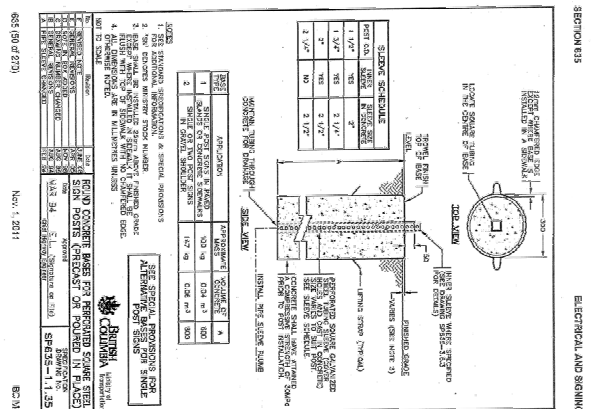
DRAWING No.: 1

SHEET	1 OF 1
REVISION	1

SCHEDULE OF SIGNS REQUIRED (THIS SHEET)						
SIGN DESIGNATION	DESCRIPTION OR MESSAGE	NEW				COMMENTS
		RELOCATE	1	2	ORR	
		1	2	POST	POST	MOUNT
R-009-2U	DO NOT ENTER			1		
R-15L	NO LEFT TURN			1		
W-145	NO EXIT			1		

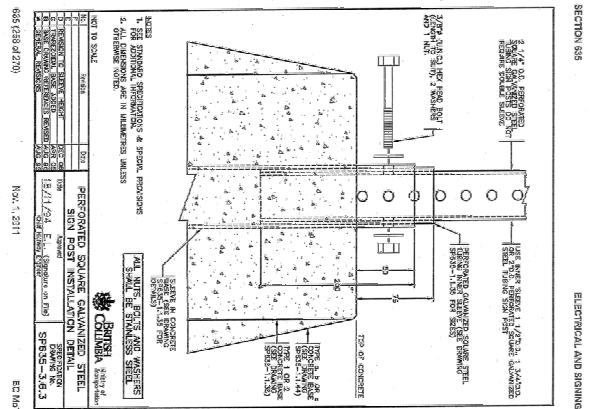
SECTION S15

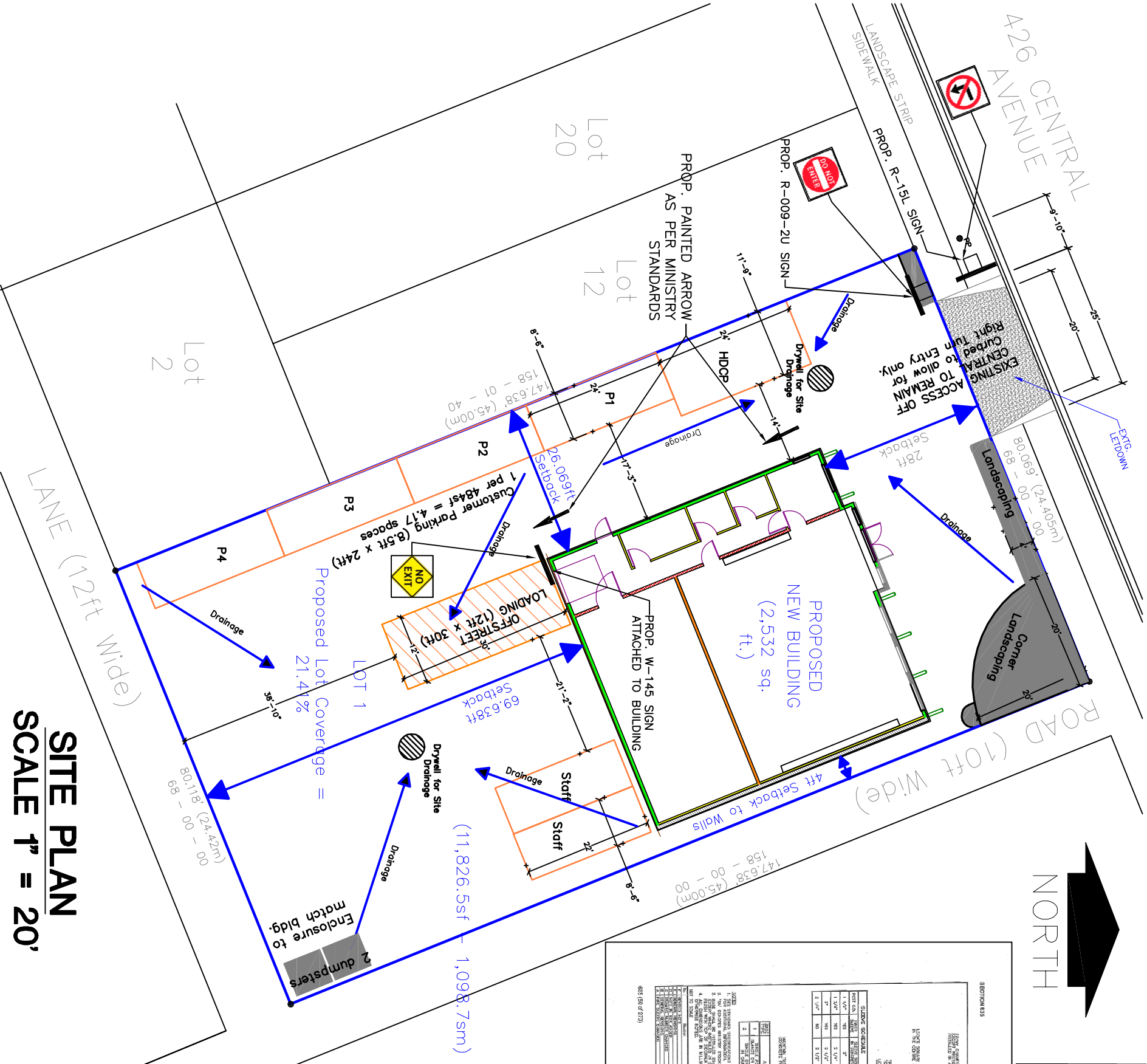
ELECTRICAL AND SIGNING



SECTION S16

ELECTRICAL AND SIGNING

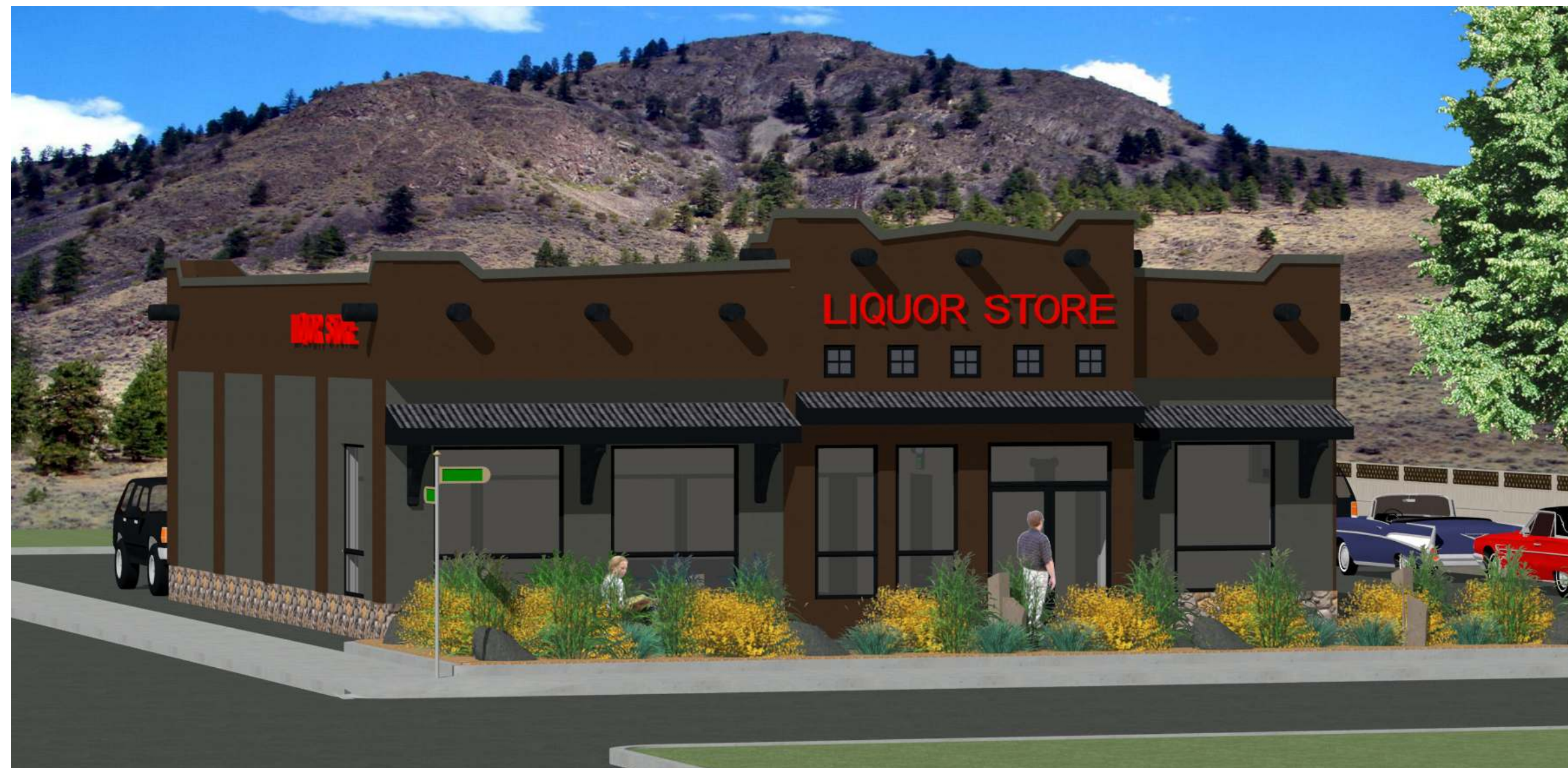




SCOPE OF FIELD REVIEW

ECORA ENGINEERING LTD PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THE STRUCTURAL DRAWINGS PREPARED BY ECORA. THIS REVIEW IS A PERIODIC REVIEW AT THE PROFESSIONAL JUDGEMENT OF ECORA. THE PURPOSE IS TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY ECORA AND TO FACILITATE COMPLETION OF THE LETTERS OF ASSURANCE FOR BUILDING CODE AUTHORITIES. FIELD REVIEWS BY ECORA ARE NOT CARRIED OUT FOR THE BENEFIT OF THE CONTRACTOR(S) WORK. NOR DOES THE FIELD REVIEW MAKE ECORA GUARANTORS OF THE CONTRACTOR(S) WORK. IT REMAINS THE CONTRACTOR(S) SOLE RESPONSIBILITY TO PROVIDE HIS OWN QUALITY CONTROL AND TO PERFORM THE WORK WITH GOOD WORKMANSHIP AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

NOTE:- ALL CONSTRUCTION OR MATERIALS SHALL BE IN ACCORDANCE WITH THE ROKB CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS, AND THE CURRENT BC BUILDING CODE. - ON THESE PLANS SHALL BE FAMILAR WITH THE SPECIFICATIONS AND SITE CONDITIONS. -ANY MODIFICATIONS DURING CONSTRUCTION THAT DEVIATE FROM THE SPECIFICATIONS OR APPROVED CONSTRUCTION PLANS SHALL BE APPROVED BY THE ENGINEER AND THEN BY THE DISTRICT.



3D RENDERINGS

Rev. May 12/13
 5ft removed from Width
 Rev. May 24/13
 Reduced Size of Cooler Room
 Rev. June 5-13
 Cooler Room Wall to Bearing
 Truss sloping to Rear
 Rev. June 7-13
 Eng. Notes Added
 Cooler Room Extended
 Rev. June 9-13
 Front Entry, Utility/Storage
 Ice Machine, Office Window

These Plans only for use at:
WINNIPEG LIQUOR STORE
 426 Central Avenue
 Grand Forks, BC

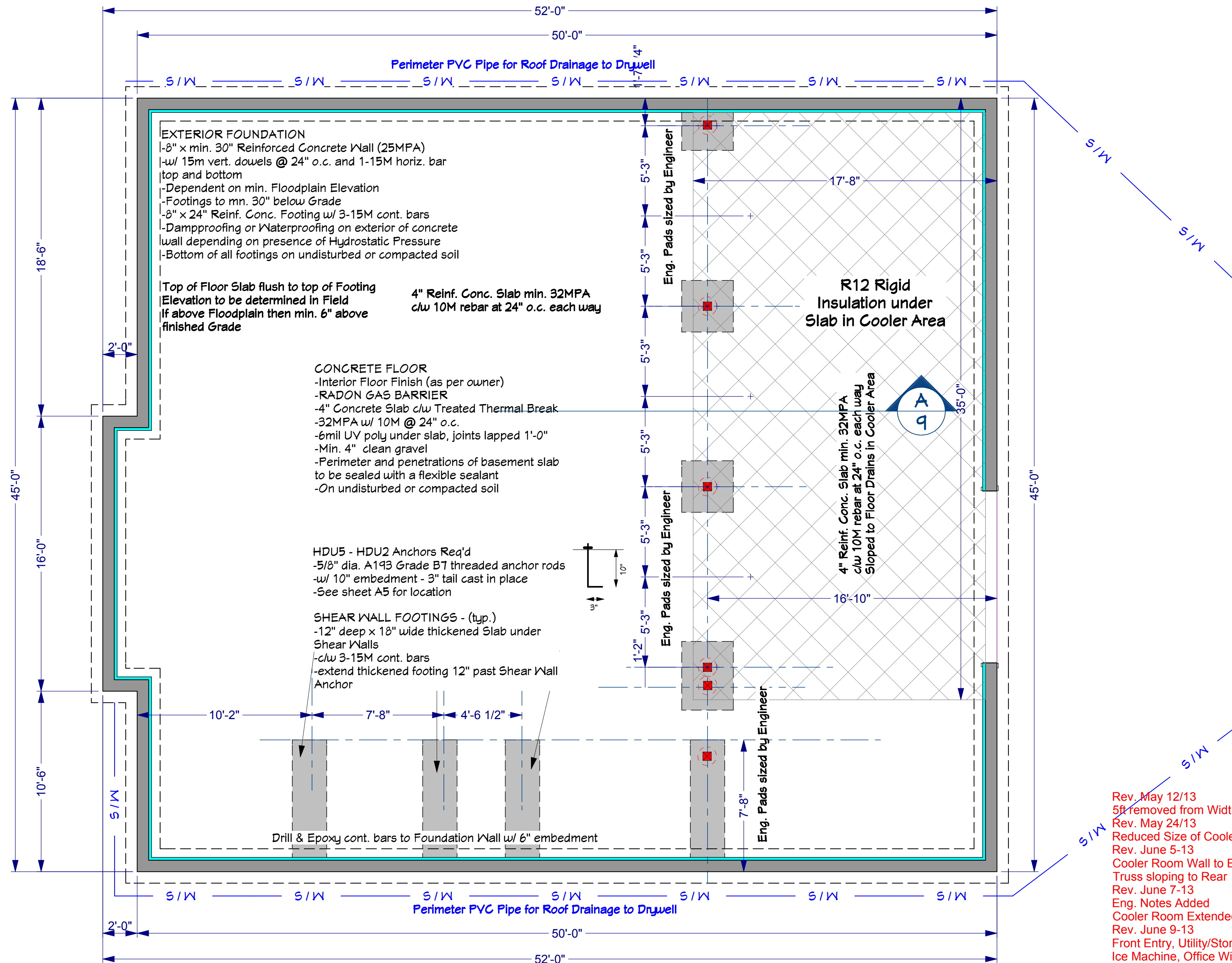
A1

Date: 10/06/2013
 Page: 1 of 9
 Scale: As Indicated

NOTES:
 FOR BUILDING PERMIT
 Use in conjunction with
 Engineers Drawings

All designs remain the property of Grant Montgomery.
 They may not be used without permission and payment.
gmont@vip.net
 Box 136, Osoyoos, BC
 Ph: (250) 435-5268

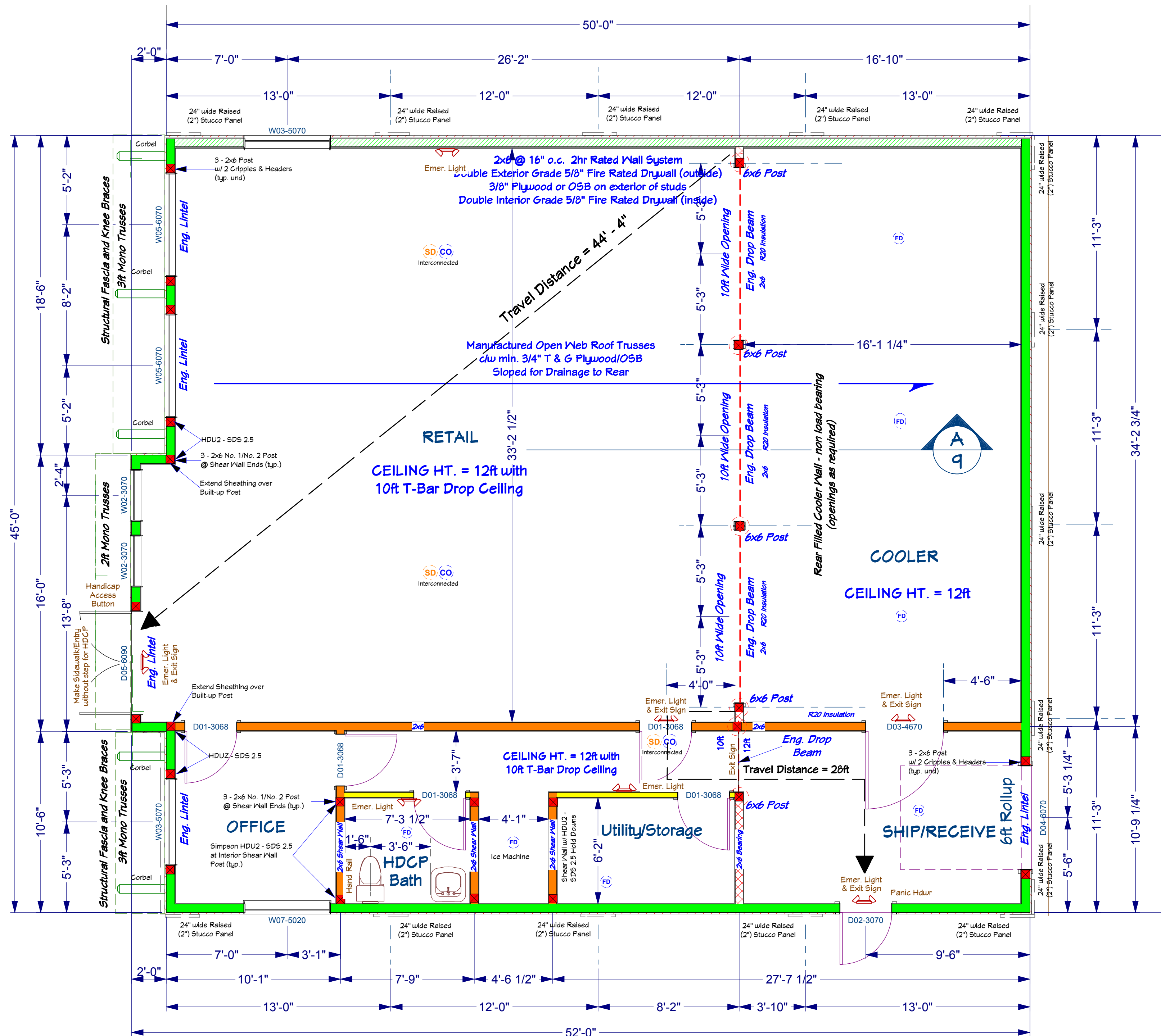
Custom Drafting & Design
 ... by Grant ASCT, CRD, CEA



Rev. May 12/13
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Reduced Size of Cooler Room
Rev. June 5-13
Cooler Room Wall to Bearing
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WINNIPEG LIQUOR STORE
426 Central Avenue
Grand Forks, BC

FOUNDATION PLAN
Scale: 1/4" = 1' - 0"



EXTERIOR SHEAR WALLS:

- 1/2" Sheathing
- 3" common nails @ 6" o.c. around sheet perimeter
- 3" common nails @ 12" o.c. along interior of sheet
- 3 - 2x6 No. 1/No. 2 Posts at ends of Shear Wall w/ Simpson HDU2 - SDS 2.5 Hold Downs
- Block Wall at Sheathing laps

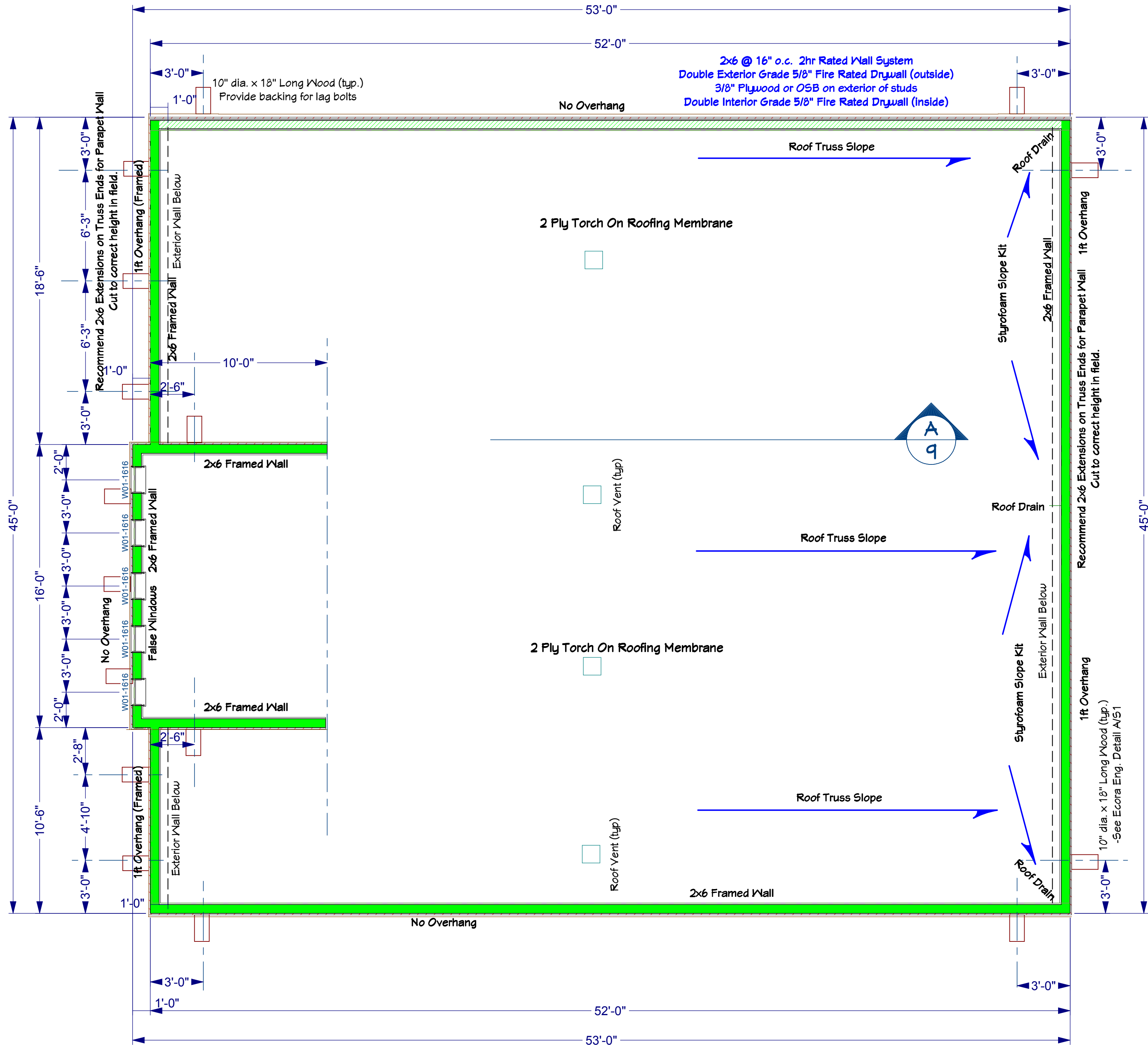
INTERIOR SHEAR WALLS:

- 1/2" Sheathing
- 3" common nails @ 6" o.c. around sheet perimeter
- 3" common nails @ 12" o.c. along interior of sheet
- 3 - 2x6 No. 1/No. 2 Posts at ends of Shear Wall w/ Simpson HDU5 - SDS 2.5 Hold Downs
- Block Wall at Sheathing laps

MAIN FLOOR PLAN
Scale: 1/4" = 1' - 0"

Rev. May 12/13
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Reduced Size of Cooler Room
Rev. June 5-13
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Truss sloping to Rear
Rev. June 7-13
Eng. Notes Added
Cooler Room Extended
Rev. June 9-13
Front Entry, Utility/Storage
Ice Machine, Office Window

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426 Central Avenue
Grand Forks, BC

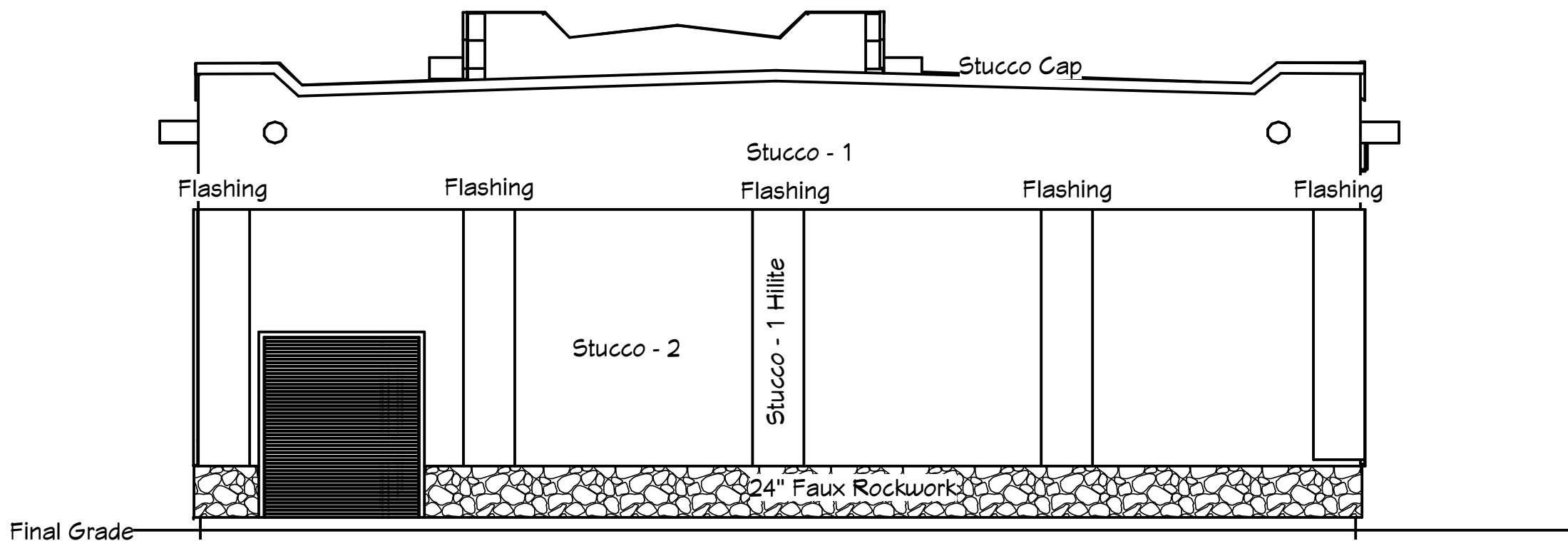


ROOF PLAN
Scale: 1/4" = 1' - 0"

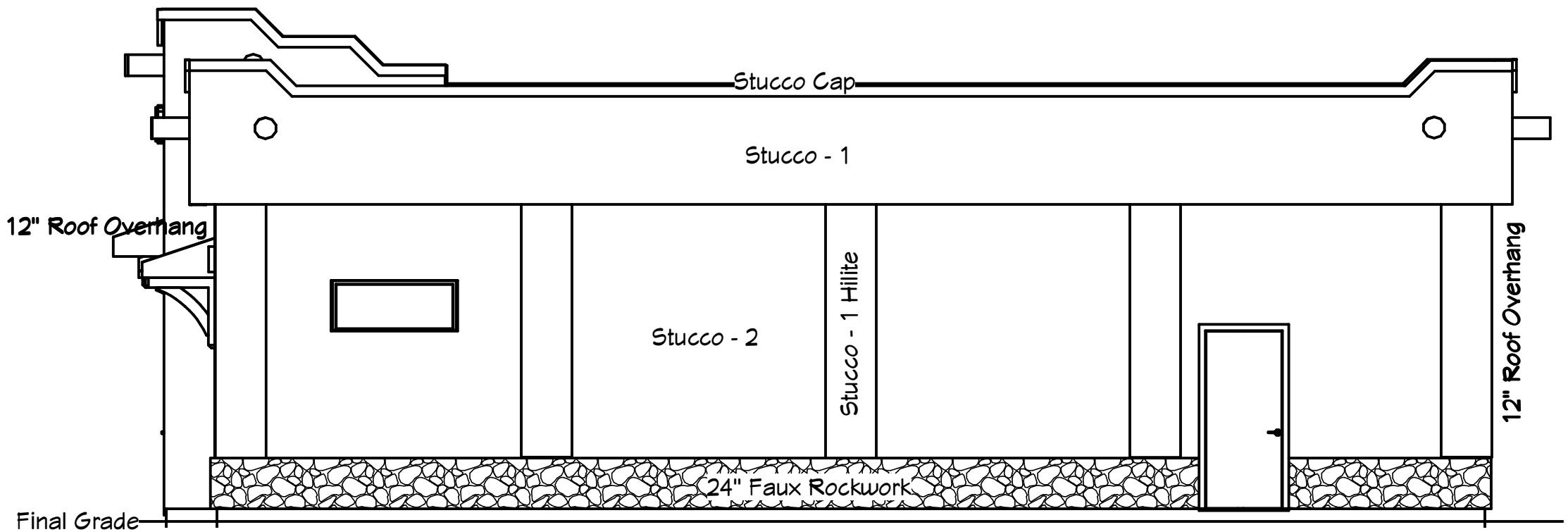
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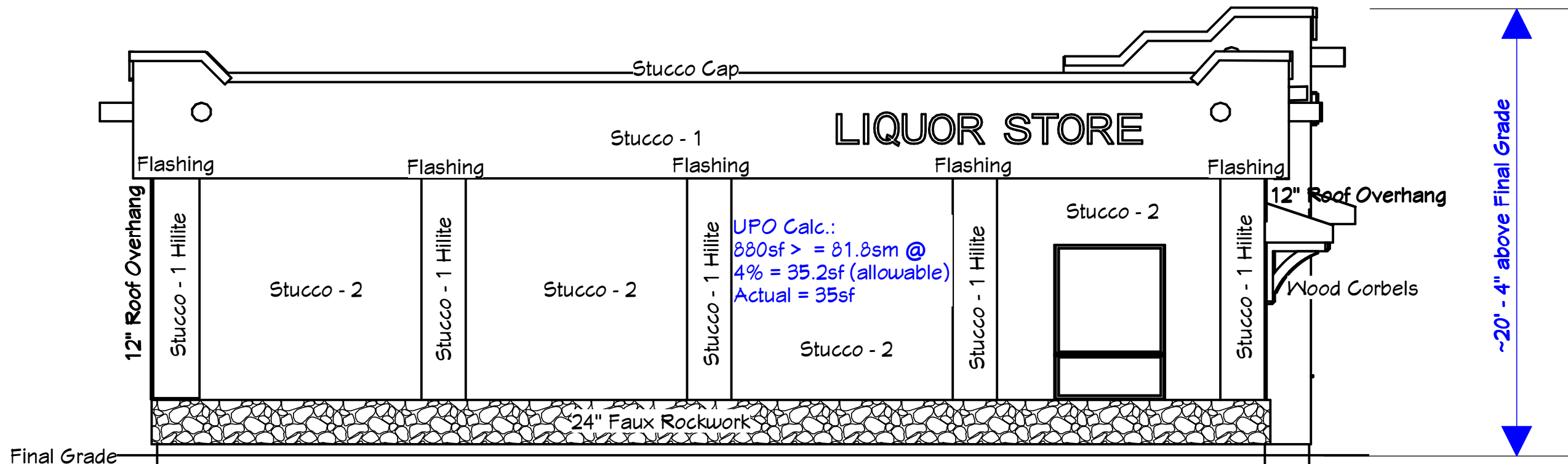
REAR ELEVATION
Scale: 3/16" = 1' - 0"



RIGHT ELEVATION
Scale: 3/16" = 1' - 0"



LEFT ELEVATION
Scale: 3/16" = 1' - 0"



FRONT ELEVATION
Scale: 3/16" = 1' - 0"



ROOM FINISH SCHEDULE	
ROOM NAME	STD. AREA (SQ FT)
COOLER	573
OFFICE	108
RETAIL	1162
SHIP/RECEIVE	245
HDCP BATH	53
STORAGE	83
UTILITY	49
TOTALS:	2273

DOOR SCHEDULE			
NUMBER	LABEL	QTY	FLOOR
D01	D01-3068	6	1
D02	D02-3070	1	1
D03	D03-4670	1	1
D04	D04-6070	2	1

WINDOW SCHEDULE			
NUMBER	LABEL	QTY	FLOOR
W01	W01-1616	5	2
W02	W02-3070	3	1
W03	W03-5070	1	1
W04	W04-6013	1	1
W05	W05-6070	2	1

~20' - 4" above Final Grade

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WINNIPEG LIQUOR STORE
426 Central Avenue
Grand Forks, BC

NOTES:
FOR BUILDING PERMIT
Use in conjunction with
Engineers Drawings

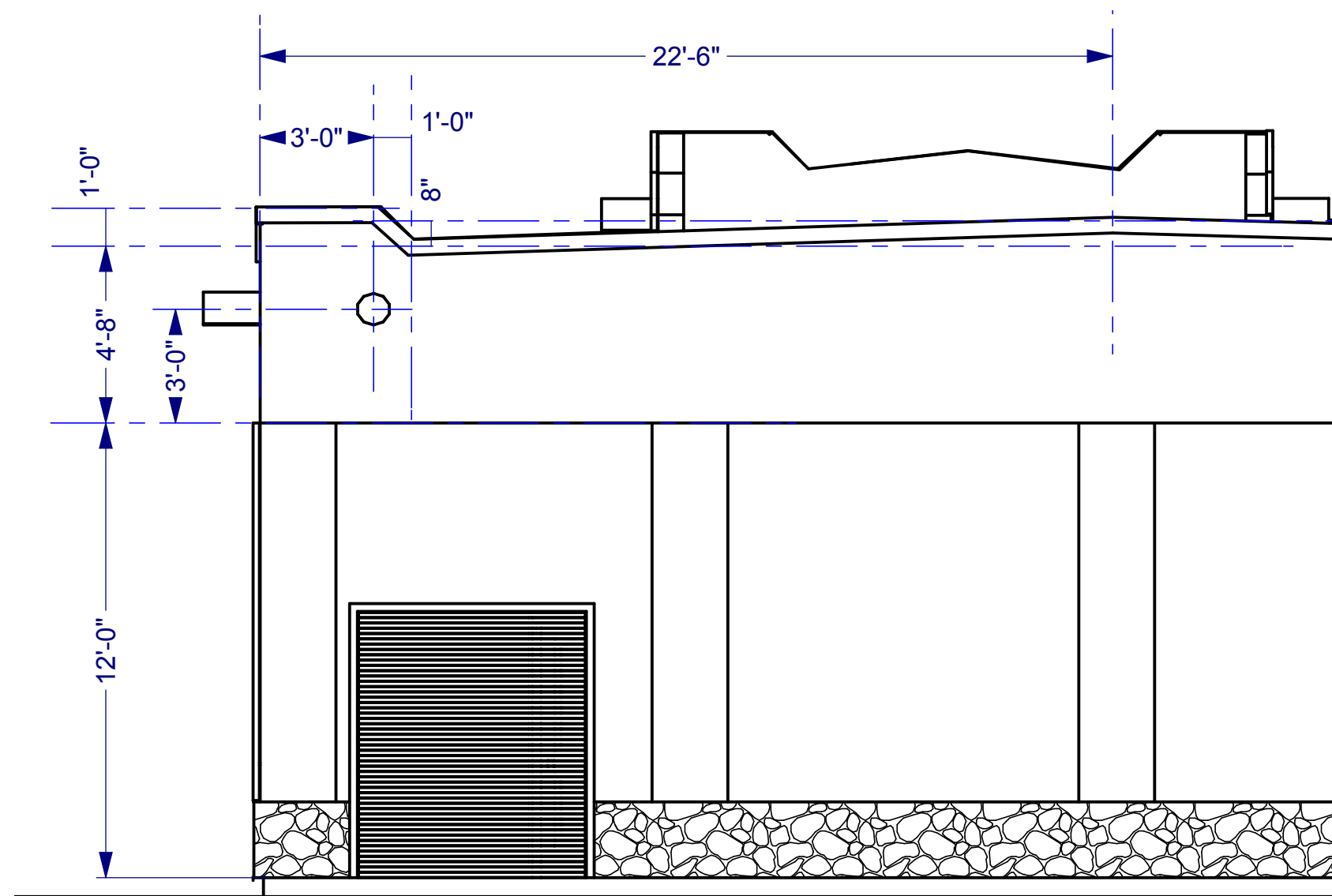
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gmont@vip.net
Box 136, Osoyoos, BC
ph: (250) 495-5266

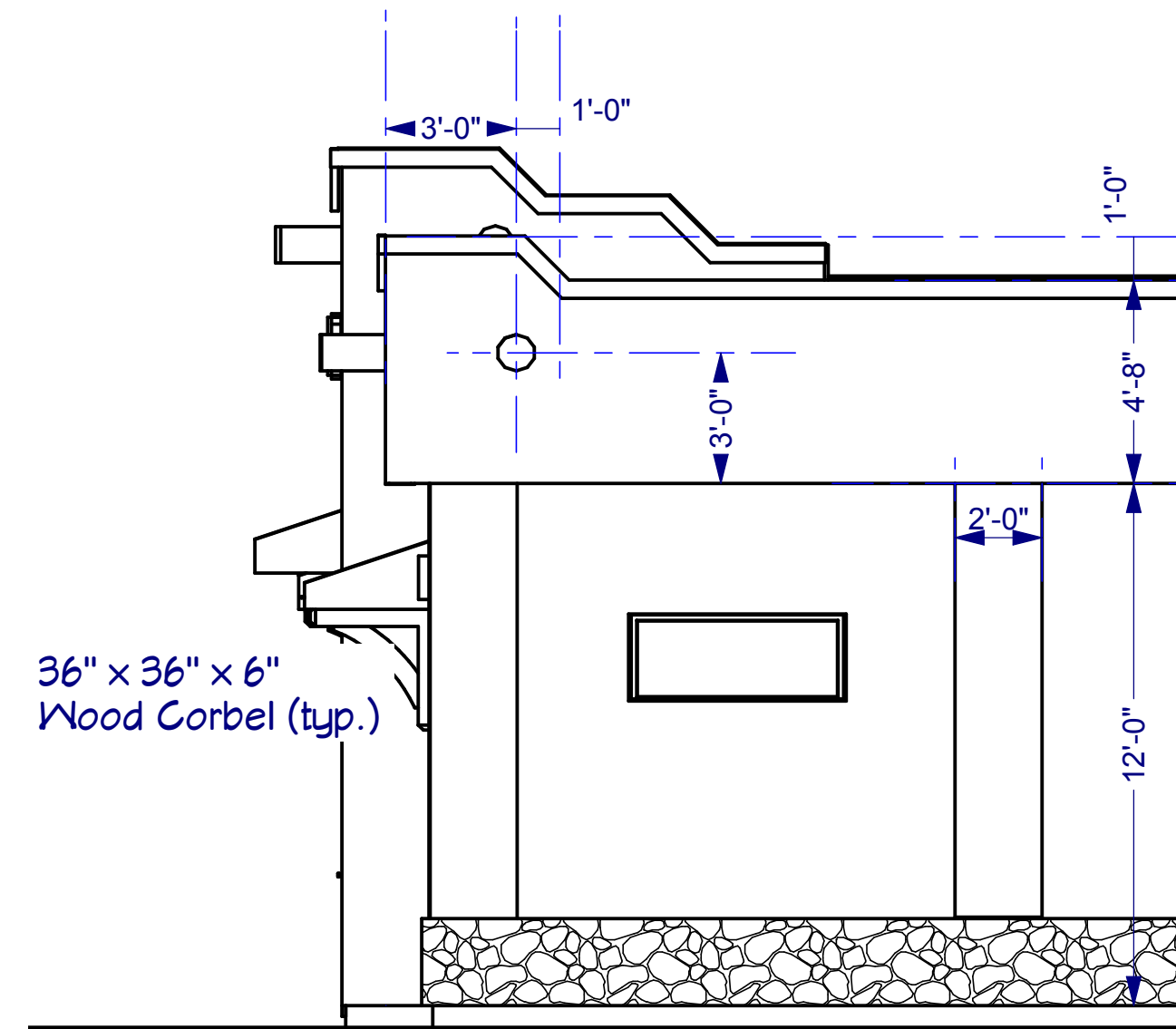
Custom Drafting & Design
... by Grant ASCT, CRD, CEA

A7

Date: 10/06/2013
Page: 7 of 9
Scale: As Indicated



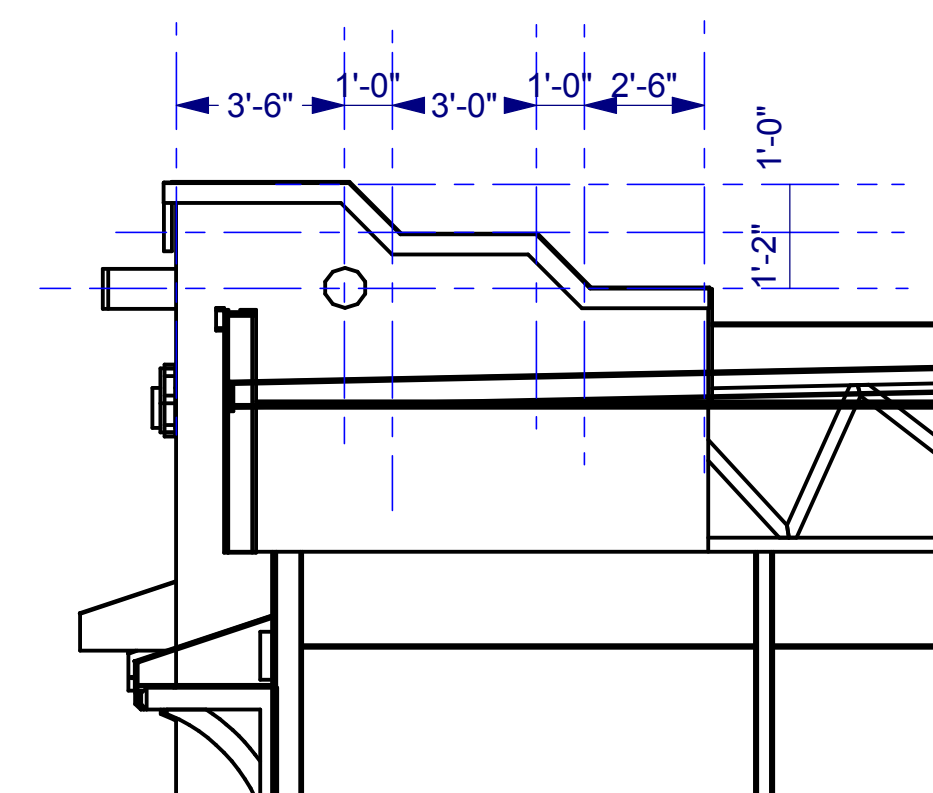
REAR LEFT PARAPET ELEVATION
Scale: 1/4" = 1' - 0"



FRONT RIGHT PARAPET ELEVATION
Scale: 1/4" = 1' - 0"



FRONT PARAPET ELEVATION
Scale: 1/4" = 1' - 0"



FRONT RIGHT RAISED PARAPET ELEVATION
Scale: 1/4" = 1' - 0"

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gmont@vip.net

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ph: (250) 495-5266

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Custom Drafting & Design
... by Grant ASC, CRD, CEA

Date: 10/06/2013
Page: 8 of 9
Scale: As Indicated

A8

- 1 - ROOF
 -2 Ply Torch On System
 -3/4" T & G Plywood/OSB
 -Manufactured Roof Trusses
 (See Truss Manufacturers Spec. Sheets)
 -Roof Vents as required

- 2 - ATTIC VENTING
 Roof Slope < 1 in 6 = Ratio of 1/150 min.
 and when using Roof Joists
 Trusses >= 1 in 6 = Ratio of 1/300 min.
 -Min. 25% req'd at eaves
 -Min. 25% req'd at top of roof

- 3 - FASCIA/SOFFIT
 -Aluminum Gutter and Downspouts
 -Continuously Vented Aluminum Soffits

- 4 - CEILING
 -Insulation Stops @ each truss
 -R40 Batt or Blown Insulation
 -6mil U.V. Vapour Barrier
 -5/8" Gypsum Board
 -Ceiling Finish (as per owner)

T Bar Suspended Ceiling (except Cooler)

- 5a - EXTERIOR WALL
 -Stucco Exterior Finish c/w wire mesh
 -Building Paper
 -1/2" OSB for Stucco or Vertical Siding
 -2x6 @ 16" O.C.
 -2 Rows of Blocking 1/3 & 2/3 Wall Height
 -R20 Batt Insulation
 -6mil U.V. Vapour Barrier
 -1/2" Gypsum Board
 -Interior Finish (as per owner)

- 5b - EXTERIOR WALL
 -Stucco Exterior System
 -2-5/8" Ext. Grade Type 'X' Drywall
 -3/8" Plywood
 -2x6 @ 16" O.C. - Block as per Eng.
 -R20 Batt Insulation
 -6mil U.V. Vapour Barrier
 -2 - 5/8" Int. Grade Type 'X' Drywall
 -Interior Finish (as per owner)

- 6 - INTERIOR BEARING
 -See Eng. Notes on Foundation and Floor Plan

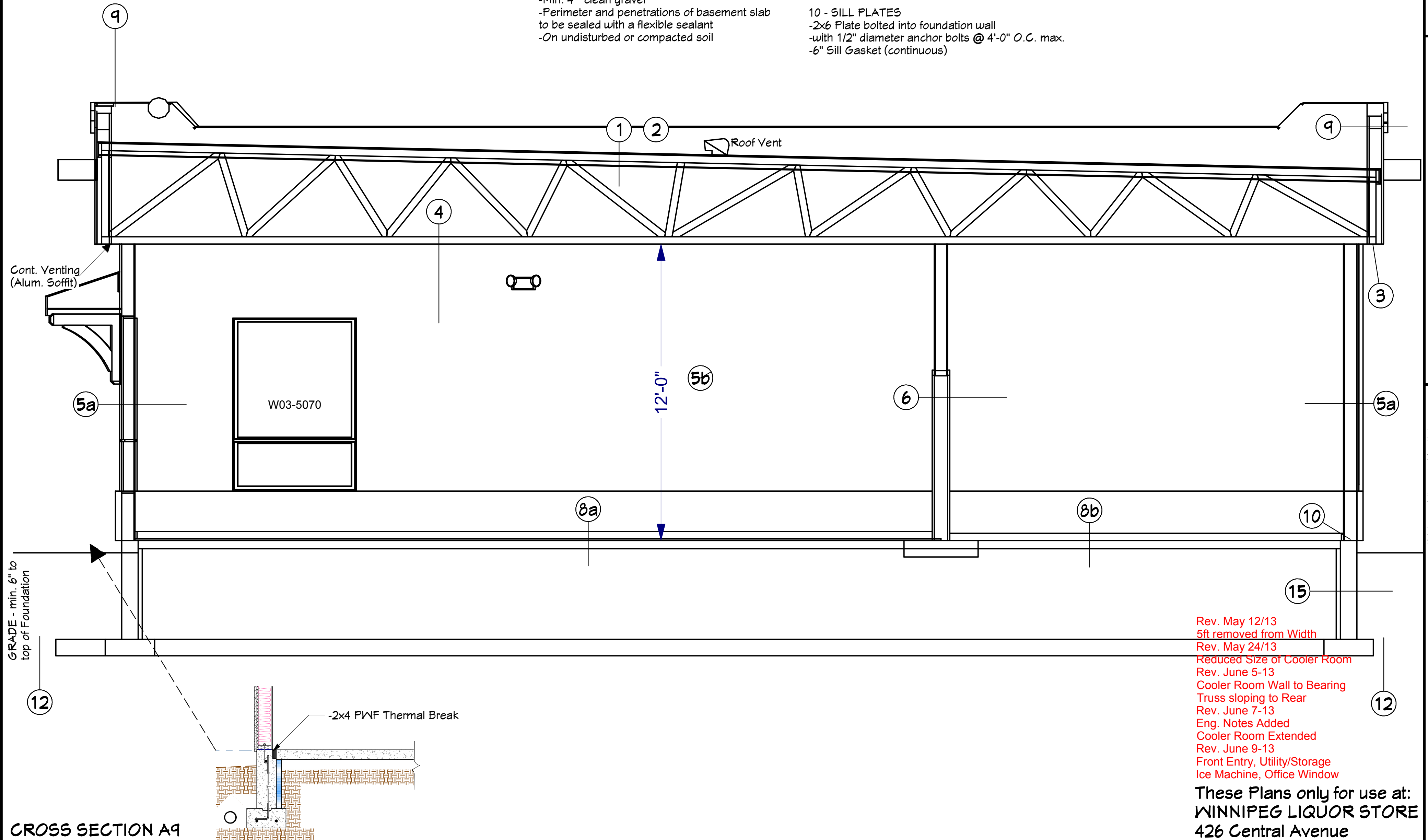
- 8a - FLOOR
 -Interior Floor Finish (as per owner)
 -RADON GAS BARRIER
 -4" Concrete Slab c/w Treated Thermal Break
 -32MPA w/ 10M @ 24" o.c.
 -6mil UV poly under slab, joints lapped 1'-0"
 -Min. 4" clean gravel
 -Perimeter and penetrations of basement slab
 to be sealed with a flexible sealant
 -On undisturbed or compacted soil

- 8b - COOLER ROOM FLOOR
 -Interior Floor Finish (as per owner)
 -RADON GAS BARRIER
 -4" Concrete Slab c/w Treated Thermal Break
 -32MPA w/ 10M @ 24" o.c.
 -R12 Rigid Insulation
 -6mil UV poly under slab, joints lapped 1'-0"
 -Min. 4" clean gravel
 -Perimeter and penetrations of basement slab
 to be sealed with a flexible sealant
 -On undisturbed or compacted soil

- 9 - PARAPET WALL
 -2x6 Studs with 1/2" Plywood both sides
 -Stucco app. both sides
 -Styrofoam Top Cap
 -Building Paper, Blue Skin and Grey Coat Top
 before putting cap on (no nails in top)
 -See Ecora Eng. Sheet S1 for Bracing Detail

- 10 - SILL PLATES
 -2x6 Plate bolted into foundation wall
 -with 1/2" diameter anchor bolts @ 4'-0" O.C. max.
 -6" Sill Gasket (continuous)

- 12 - PERIMETER DRAINAGE (where req'd)
 -filter cloth
 -6" min. drain rock top & sides
 -4" drain pipe to drywell
 (min. 20ft. from foundation)
- 15 - EXTERIOR FOUNDATION
 -8" x 30" min. Reinforced Concrete Wall (25MPa) on
 -8" x 24" Reinf. Conc. Footing (See Eng.)
 -Min. R12 Insulation to 2ft below frost line
 -Dampproofing or Waterproofing on exterior of concrete
 wall depending on presence of Hydrostatic Pressure
 -Bottom of all footings on undisturbed or compacted soil
 -See Eng. Notes Sheet A4



CROSS SECTION A9
 Scale: 3/8" = 1' - 0"

Rev. May 12/13
 5ft removed from Width
 Rev. May 24/13
 Reduced Size of Cooler Room
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These Plans only for use at:
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 426 Central Avenue
 Grand Forks, BC

NOTES:
 FOR BUILDING PERMIT
 Use in conjunction with
 Engineers Drawings

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 Page: 9 of 9
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A9

Help Wanted

Help Wanted

Help Wanted

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FULL-TIME BAR MANAGER POSITION AVAILABLE AT ROYAL CANADIAN LEGION BR 059 GRAND FORKS

Responsibilities include but are not limited to:
Liquor ordering and receiving, inventory management and bar organization and cleanliness, invoice tracking, organize and adjust bartenders' shift schedules, and liaise with suppliers and sales representative. Require experience in management of a bar or beverage service operation.
Hours and wages will be discussed during interview. References are required. Drop off resume at Royal Canadian Legion Br 059, 7353 6th Street, Mon. to Sat. 2 - 7 pm or Sun. 2 - 5 pm or by email: rclbr59@gmail.com

Legion

PART-TIME BARTENDER POSITION AVAILABLE AT ROYAL CANADIAN LEGION BR 059 GRAND FORKS

Requirements:
Proven working experience as a bartender;
• Excellent knowledge of in mixing, garnishing and serving drinks;
• Positive attitude and excellent communication skills; and
• Ability to keep the bar organized, stocked and clean.
Hours and wages will be discussed during Interview. References are required. Drop off resume at Royal Canadian Legion Br 059, 7353 6th Street, Mon. to Sat. 2 - 7 pm or Sun. 2 - 5 pm or by email: rclbr59@gmail.com

Legion

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Career Opportunities

Caregiver

Midway, BC

Live out caregiver/support worker needed for a 33 year old physically disabled male to assist in all aspects of daily living & personal care. 30 to 40 hours per week, \$16 per hour. Must be physically fit.
Email or call: angel777123@hotmail.com 250-449-5477

Medical/Dental

Certified Dental Assistant Wanted

Busy dental office in Castlegar is looking for a full time (4 days per week) Certified Dental Assistant. Please e-mail: drannestarr@telus.net

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YOUR BEST SOURCE FOR LOCAL JOBS

Grand Forks

British Columbia

Expression of Interest & Pre-Qualification for an

EVENTS MANAGER

The City of Grand Forks has approved funding from the Ministry of Forests, Lands, Natural Resources Operations and Rural Development for the Province of B.C. -- Rural Dividend Program, for an Events Manager dedicated to providing an events service for the City of Grand Forks and surrounding Area D of the Regional District of Kootenay Boundary for up to a two-year period on a contract basis.
The major objective is to plan, develop, and provide a series of new events as well as to work with existing groups on events already within the City and Area D. The successful proponent requires a high-level, ongoing communication with the local business community and key region stakeholders and must have a strong knowledge of the local business climate. This is a demanding and diverse role that includes a mix of administrative tasks, budgets, communication, events creation, coordination, and organization, and would work in concert with a newly developed marketing strategy for the area.
Compensation can be negotiated dependent upon qualification.
Full description of core responsibilities and qualifications can be found at: <http://www.grandforks.ca/bids-tender-opportunities>
Submission via email only to: dheinrich@grandforks.ca
CLOSING DATE -- 2:00PM -- Thursday, February 28th, 2019
DATED THIS 13TH DAY OF FEBRUARY 2019
Only those applicants selected for an interview will be contacted. Thank you for your interest.

Looking For A Job? Find It In The Classifieds.

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Legal Notices

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Grand Forks

City of Grand Forks

NOTICE OF INTENT

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT
APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE
An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "BC BASE CAMP INVESTMENT LTD" for a non-medical cannabis retail store licence at "426 Central Avenue."
Applicant's Proposed hours of operation: Monday through Sunday: 9:00 am to 11:00 pm

Zoning Bylaw Variances Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone,	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues.
58.3 Cannabis Retail Overlay (CRO) No Building or Structure may be within 100m of the nearest parcel boundary of a youth-centred facility	Reduce the distance to 91m	A Cannabis retail store operates under the same guidelines as a licenced retail liquor store. The operations are controlled by the LCRB and the RCMP. Any infraction can close the store indefinitely.

A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.
Residents, tenants and owners of businesses may comment on this proposal in writing to:
Manager of Development, Engineering & Planning
City of Grand Forks
7217-4th Street
Grand Forks, BC, V0H 1H0
PETITIONS WILL NOT BE ACCEPTED
To ensure the consideration of your views, your letter must be received on or before "February 27, 2019"
Your name(s) and address must be included in your letter.
Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

Legal Notices

Legal Notices

MINES ACT
NOTICE OF APPLICATION FOR A PERMIT APPROVING THE MINE PLAN AND RECLAMATION PROGRAM FOR VOLCANIC ROAD PIT

Take notice that: Erwin Spletzer, Aggregate Manager of Interoute Construction Ltd., has filed with the Chief Inspector of Mines, pursuant to Part 10.2.1 of the Health and Safety Reclamation Code for Mines in British Columbia, 2017 a proposed mine plan together with a program for the protection and reclamation of the land and water courses related to a proposed sand (aggregate) operation located on "That part of District Lot 693, SDYD" located in the vicinity of Volcanic Creek.
A copy of the permit application, including supporting documentation, is available for public viewing at: Ministry of Energy, Mines and Petroleum Resources, 202 - 100 Cranbrook Street South, Cranbrook, BC V1C 3P9. Please quote MEMPR File No. 1631059.
Any person affected by or interested in this program has 30 days from the date of publication to make written representation to the Chief Inspector of Mines, Ministry of Energy, Mines and Petroleum Resources, c/o Mining Division, Southeast Region, 202 - 100 Cranbrook Street South, Cranbrook, BC V1C 3P9 or by email MMD- Cranbrook@gov.bc.ca (facsimile: 250-417-6133). With a copy of your correspondence to Erwin Spletzer, 300 – 15288 54A Ave. Surrey, BC V3S 6T4.
Please note that the Chief Inspector does not have a mandate to consider the merits of the proposed mine from a zoning or a land use planning perspective.

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Grand Forks

The City of Grand Forks is now accepting cover letter and resumes for a

Temporary Administrative Assistant

The position will run from March 18 to September 4, 2019. The Administrative Assistant - Public Works & Utilities is generally responsible for record keeping, inventory control, purchasing, clerical, receptionist and word processing duties, and opening/closing office procedures.
Duties include:
• Maintain Accounts Payable files as required.
• Prepare invoices for processing, verify receipt of goods and services, check extensions and pricing as required.
• Create and update spreadsheets as required for large contracts.
Key Qualifications and Experience include:
• High School graduation or equivalent, and one year post-secondary.
• Demonstrated ability to keyboard accurately at 55 wpm.
• One years' relevant experience
This position is subject to all sections of the C.U.P.E 4728 Collective Agreement and pays \$32.23 per hour.
For more information including a full job description, please visit our website www.grandforks.ca.
Submissions may be made by:
Email: jobs@grandforks.ca
Subject Line: Administrative Assistant
Drop off / mail to Attention:
David Reid, City Hall, Box 220, Grand Forks, BC V0H 1H0
CLOSING DATE: 10am February 22, 2018

Community

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1 888 939-3333

1 888 939-3333

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City of Grand Forks

NOTICE OF INTENT

RE: CANNABIS CONTROL AND LICENSING ACT
APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE
"BC BASE CAMP INVESTMENT LTD"

An application has been receive by the Liquor and Cannabis Regulation Branch from "BC BASE CAMP INVESTMENT LTD" for a non-medical cannabis retail license at "426 Central Avenue"

The permitted hours of non-medical cannabis sales are:
Monday through Sunday: 9:00 am to 11:00 pm

Residents, tenants and owners of businesses may comment on this proposal in writing to:
Manager of Development, Engineering & Planning
City of Grand Forks
7217 4th Street
Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED
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"February 27, 2019"

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BRITISH
COLUMBIA

Expression of Interest & Pre-Qualification for an
EVENTS MANAGER

The City of Grand Forks has approved funding from the Ministry of Forests, Lands, Natural Resources Operations and Rural Development for the Province of B.C. -- Rural Dividend Program, for an Events Manager dedicated to providing an events service for the City of Grand Forks and surrounding Area D of the Regional District of Kootenay Boundary for up to a two-year period on a contract basis.

The major objective is to plan, develop, and provide a series of new events as well as to work with existing groups on events already within the City and Area D. The successful proponent requires a high-level, ongoing communication with the local business community and key region stakeholders and must have a strong knowledge of the local business climate. This is a demanding and diverse role that includes a mix of administrative tasks, budgets, communication, events creation, coordination, and organization, and would work in concert with a newly developed marketing strategy for the area.

Compensation can be negotiated dependent upon qualification.

Full description of core responsibilities and qualifications can be found at:
<http://www.grandforks.ca/bids-tender-opportunities>

Submission via email only to: dheinrich@grandforks.ca

CLOSING DATE -- 2:00PM -- Thursday, February 28th, 2019

DATED THIS 13TH DAY OF FEBRUARY 2019

Only those applicants selected for an interview will be contacted. Thank you for your interest.



Winners of team playoff from RCL Branch 170 (Castlegar). Pictured, from left: Ray Fenwick, Grand Forks Sports Officer John LePage, Bob Brommeland, Dean McDonald and Kevin "Kiwi" Clement.

(Sandra Doody/Submitted)



The winners of the doubles playoff from RCL Branch 59 (Grand Forks). Pictured, from left: Gunter Bohm, Zone Sports Officer Bob Brommeland and Jim Talbot.

(Sandra Doody/Submitted)

Grand Forks competes at darts

SANDRA DOODY
Submitted to the Gazette

Castlegar's Legion darts team will be headed to provincials this March after a successful performance at the zone dart competition in Grand Forks last weekend.

The annual West Kootenay Zone Dart playoffs were hosted by the Royal Canadian Legion (RCL) Branch 59 (Grand Forks). This year, RCL Branch 170 (Castlegar) and RCL Branch 51 (Nelson) joined Grand Forks to compete to see who would represent

West Kootenay Zone 20 at provincials. The morning started off with singles play where six players, two from each branch squared off against each other. The winner in this category was Jim Talbot from Grand Forks. The doubles contest was next, with two teams from each branch. Overall winners were Jim Talbot and Gunter Bohm from Grand Forks. Finally it was time for team play, with one team from each branch competing. Castlegar beat out the other two teams to qualify for provincials. Zone Sports Officer Bob Brommeland from Castlegar and Sports

Officer John LePage from Grand Forks organized and ran the tournament with the help of statisticians Louise Lynch and Steve McGibbons. Thanks to all the volunteers that assisted during the competition, to Helen LePage for baking delicious muffins, to the Ladies Auxiliary from Branch 59 for a wonderful lunch, the onlookers who cheered on the competitors and all the participants who came out to share their skills. Good luck to all the winners who now advance to provincials set to be held in West Kelowna this March.

Check out kids' eBooks at the library

I know that most parents are trying to cut back on their kids' screen time, but I have a good reason to let them stay on the computer or tablet for just a little bit longer.



Check
It
Out

CARI LYNN
GAWLETZ

Starting this year, the Grand Forks and District Public Library has started subscribing to TumbleBooks! It's a big collection of eBooks, audiobooks, animated books, and more for kids -- all accessible through our website. Unlike our adult eBooks, which require a fairly complicated process to log in and download, TumbleBooks is available with just a few clicks through our website, and all titles on the service are always available -- no waiting for holds! It's a great resource to help kids master reading with the animated read-along storybooks, and it also has more

range of titles from brand new books to well-loved classics. Check it out at grandforks.bc.libraries.coop! **Upcoming Events**
STEAM Fridays
Friday, Feb. 15 from 2 to 3:30 p.m. STEAM (Science, Technology, Engineering, Art and Math) Join us for this drop-in program that will include fun activities such as: Lego Challenges, Brio Train Sets, Blocks, Keva Planks, Tinkertoys, Pattern Blocks, Science experiments and more! This program is suitable for all ages,

advanced chapter books available as their skills progress. It's super fun for families to use together, but is just as fun for kids to navigate solo, and there's an awesome

but children under the age of 8 must have an adult or guardian in the building. **Woolbuddies**
Thursdays from 2 to 4 p.m. Get together on Thursday afternoons from 2 to 4 p.m. to socialize, share tips, techniques and your creations with others. Everybody is welcome to attend. Materials are not provided by the library. **'Cook the Books' Book Club -- Mexican**
Thursday, Feb. 21 at 6:30 p.m. This month we will be cooking Mexican food with recipes from Marlena Spieler's "Creative Cooking -- Mexican." Choose a recipe from our displayed book, (we'll make a photocopy for you) or make your own favourite family recipe and bring it to the club to sample and discuss. We embrace successes and failures! New members are always welcome.

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Rentals

Property Management



City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "Baggy's Cannabis Store" for a non-medical cannabis retail store licence at "4 – 7480 4th Street".

A **Public Hearing** will be held on March 11, 2019 at 6:00 pm in the Council Chambers at City Hall, 7217 – 4th Street.

Applicants Proposed Hours of Operation	
Monday to Thursday	10:00 am to 7:00 pm
Friday	10:00 am to 9:00 pm
Saturday	9:00 am to 9:00 pm
Sunday	9:00 am to 7:00 pm

A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.

Residents, tenants and owners of businesses may comment on this proposal in writing to:

Manager of Development, Engineering & Planning
City of Grand Forks, 7217-4th Street, Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED

The deadline for submission of written views has been extended to "4:00 pm, March 11, 2019."

Your name(s) and address must be included in your letter.

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

Legal

Legal Notices

Legal

Legal Notices

Legal

Legal Notices

Rentals

Property Management



City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

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Monday through Sunday: 9:00 am to 11:00 pm

Zoning Bylaw Variances Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues.
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Manager of Development, Engineering & Planning
City of Grand Forks
7217-4th Street, Grand Forks, BC, V0H 1H0

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

Rentals

Property Management

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Grand Forks

1 bedroom apartment
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4 bedroom 2 bath top floor of home
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Midway

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Pets on approval
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ken.dodds@yahoo.ca
Ron: 250-442-7636
woodsre@telus.net
Grand Forks Realty Ltd.**

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BOUNDARY BUSINESS DIRECTORY

ACCOUNTANTS

KH BURCH KIENTZ

Chartered Professional Accountants
619 Central Ave., Grand Forks, B.C.
Ph: 250-442-2121

Lia Azhure Inc.

Chartered Professional Accountant
250-442-0141
7157 - 3rd Street

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Agenda Page 84 of 218



Interior Health
Every person matters

February 7, 2019

Leford Lafayette
Development and Engineering
City of Grand Forks
Box 2220, 7217-4th Street
Grand Forks, BC, V0H 1H0

lafayette@grandforks.ca

Dear: Mr. Lafayette

RE: File Number: DP 1903 –Application for a Non-Medical Cannabis Retail Store Licence for BC BASE CAMP INVESTMENT LTD. at 426 Central Avenue in Grand Forks.

Thank you for the opportunity to provide comments from a healthy communities perspective regarding the above referenced application. It is my understanding that the intent is to allow for a retail cannabis store next to an existing alcohol outlet.

Our office encourages standalone retail cannabis store which are separate from other cannabis retail locations, and are not co-located with an alcohol outlet.

Interior Health recommends you consider reducing harmful cannabis patterns of consumption in the general population by supporting a public health approach to the retail sale of non-medical cannabis.

- Locate the retail store in an area that reduces exposure to cannabis marketing/modelling to youth.
- Distance the retail store from places children and youth frequent e.g. schools, playgrounds, skate parks, etc.
It appears as though the Fred Walker Development Centre which is part of School District 52, Gyro Park, and the Library are within 100 meters of this property.
- Consider limiting hours of operation. The hours of operation are proposed from 9am till 11pm.

Additionally, consider creating a standalone smoke free bylaw to include tobacco, vapour, and cannabis smoke as a bylaw can help to protect residents in public places. Many communities are amending their bylaws to ensure cannabis is included. For more information please contact Tobacco Reduction Coordinator, Jacqueline Duncan, at 250-770-5540 ext. 31256 or Jacqueline.Duncan@interiorhealth.ca

The legalization of cannabis presents both an opportunity and challenge for local governments in the development of healthy, vibrant communities. Interior Health – Healthy Communities welcomes the opportunity to collaborate with the City of Grand Forks around education and awareness efforts.

Please feel free to contact me directly if you have any further questions or comments.

Yours Sincerely

Clare Audet
Environmental Health Officer – Healthy Built Environment

email: Jacqueline.Duncan@interiorhealth.ca

Bus: (250) 851-7340 Fax: (250) 851-7341
hbe@interiorhealth.ca
www.interiorhealth.ca

Population Health Healthy Built Environment
519 Columbia Street
Kamloops, BC, V2C 2T8

RECEIVED

MAR 11 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

To: Manager of development, Engineering and Planning

From:



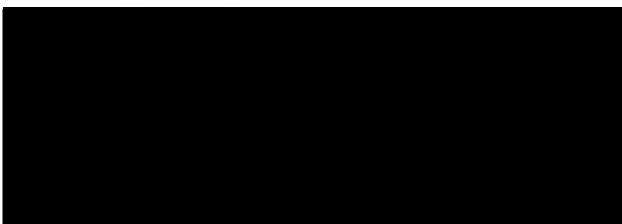
RE: Proposed non-recreational cannabis store at: 426 Central Ave by BASE Camp investment Inc

I write as a ~~business owner and citizen~~/property owner in Grand Forks, I object to this location as a citizen with youth/family that use the facilities (Gyro park and Library) near the proposed location. Our current by-laws are of sound construction to protect the youth centers. As a business co-owner, Baggy's Cannabis Store, I object as well, my business partner and I, tried very hard to work with in the by-laws created by council to find a location. We were unaware of their intent at the time of application and were well invested before we knew. Base Camp Investments monies earned would not benefit or help develop our community (as they are based out of Kelowna with multiple locations across southern BC), as a Grand Fork resident with young children I plan to invest my money in Grand Forks and be part of this great community.

RE: Proposed non-recreational Cannabis store at: 317 Market Ave by Quantum 1 Cannabis Corp.

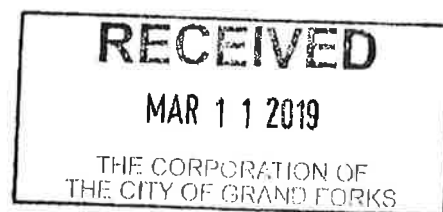
I write as a citizen/property Owner in Grand Forks, I have concerns about this store and object if no good options are presented. Market Ave demographic doesn't go well with a cannabis store. We as a community have some of the best events on this historic street, I've gotten cotton candy served by Magnum Auto for my kids out front that very location at many events over the years. As an applicant for a Cannabis store I am aware that it is our duty to reduce the impact to youth. This store location does not serve well to that ideal. I can't see parade pictures or family day photo's in the newspaper with a Cannabis store in the background, it sends a message to other communities that it's a core part of our community which I would not want to be our image even owning a cannabis store.

Thank you for your time and consideration,





GRAND FORKS BC
V0H 1H0



To whom it may concern;

R.E. LOCATION OF RECREATIONAL CANNABIS RETAILER.

IT HAS COME TO MY ATTENTION THAT THERE ARE MULTIPLE APPLICATIONS FOR PERMITS TO DISPENSE CANNABIS IN GRAND FORKS.

HERE ARE MY THOUGHTS ON THESE LOCATIONS:

MARKET AVENUE - FAMILY ORIENTATED WITH GEM THEATER, BOARDROOM CAFÉ AND LANDMARK COMICS, PROBABLY NOT IN KEEPING WITH THE PLAN TO KEEP CANNABIS AWAY FROM YOUTH.

CENTRAL AVENUE - CLOSE TO PARK AND LIBRARY WHICH ARE AGAIN FAMILY ORIENTATED.

THE LOCATION NEXT TO MAMA'S PIZZA AND IN THE SAME BLOCK AS THE HOCKEY STORE. ALSO HIGH PROFILE FAMILY ORIENTATED LOCATION.

THE PROPOSED LOCATION THAT SEEMS TO BE THE BEST FIT FOR SAFETY, PARKING AND INACCESSABILITY TO YOUTH IS ON 4TH STREET. THIS APPLICATION SEEMS TO TAKE INTO CONSIDERATION THE MOST.

IMPORTANT ASPECTS OF THE CANNABIS ACT WHICH IS TO RESTRICT USE OF CANNABIS TO YOUTH. IT IS A LOCATION WHICH PROVIDES SAFE, EASY ACCESS TO ADULTS WITHOUT ANY DIRECT CONSEQUENCES FOR NEIGHBOURING BUSINESSES OR THE COMMUNITY.

I AM HAPPY TO SEE A CANNABIS RETAILER IN OUR TOWN AND ASK COUNCIL TO CONSIDER THE PLACEMENT OF SAID RETAILER VERY CAREFULLY. I RESPECTFULLY SUBMIT THAT WITH CONSIDERATION THEY WILL SEE THE FOURTH STREET LOCATION AS IDEAL AND GRANT BAGGY'S CANNABIS STORE THE PERMIT.

THANKS IN ADVANCE FOR THE OPPORTUNITY TO EXPRESS THIS OPINION

Sincerely

A solid black rectangular box used to redact the signature of the person writing the letter.

MAR 11 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

To: Mayor Taylor, Members of Council and the Manager of Development, Engineering & Planning

My name is [REDACTED] my current residence is [REDACTED] Grand Forks. I am one of the applicants, along with my business partner [REDACTED], for "Baggy's Cannabis Store" at [REDACTED]

This letter is in opposition of the proposed Recreational Cannabis Store location at the Winnipeg Liquor Store, 426 Central Ave. I believe that the bylaws regarding proximity to parks and youth facilities put in place by the former and current councils are responsible and reasonable. I do not think that the first applicant through your process wanting and being granted changes to these bylaws would set a good precedent as a quickly expanding industry enters this town. I could even understand a slight alteration to the 100m rule, but the proposed change is only 15% of what council deemed appropriate. There for I must, not just as a competing applicant (who worked hard to find a location that fit within existing bylaws), but also as a resident of this town reject this proposal and location.

I would at this time like to tell you a bit about myself and application. I met my business partner, [REDACTED] on the first day of kindergarten and have been close friends ever since. We went through elementary and secondary school together in both Richmond and South Surrey, we have worked together and currently live together. We always talked about leaving the lower mainland to find a better life and better future in a small town and when the opportunity came we both jumped at the chance, settling in this community which we have come to love.

[REDACTED] was the first to move here about 3 years ago. He spent the 15 years prior working his way up to general manager of three multi-million dollar Metal Supermarkets stores located in Langley, Burnaby and Richmond. He is an incredibly intelligent, driven and capable businessman. Driven out by the hyper-inflated real estate market, he found a new home in Grand Forks, where his wife Jen, has family. He has spent his first two and a half years in Grand Forks as general manager of Morrissey Creek Building Supplies and currently is working at Uni-Fab.

After a job offer as yard supervisor at Morrissey Creek, I moved here in June of last year from South Surrey, where I spent the prior 15 and a half years as supervisor at LWD Form Rentals. I moved here so that one day I could own a home and start a business, goals that had grown out of reach where I grew up. And after a failed attempt last fall to buy a local business we changed directions seeking to open a local store in an growing industry.

Neither of use has ever been arrested, or been affiliated with any organized crime or illegal dispensaries. We both plan on staying and investing in this community for the next 20-30 years and are in every way willing and wanting to work alongside city council and the provincial government on all issues that may arise.

As for the location proposed by the Quantum 1 Cannabis Corporation at 317 Market Ave, although i do not outright reject this location I am concerned of the impact it might have on our most picturesque and used parts of town.

As reported by My Grand Forks Now on Oct. 18, 2018:

" Last week smoking and vaping in public was back on the agenda for city council, but needed amendments and was sent back to staff. Council leaned towards banning cannabis smoking from sidewalks but favored those vaping the sticky icky for medical reasons. A pre-existing Provincial regulation wouldn't allow smoking cannabis on Market Avenue as smoking and vaping within 6 metres of doorways and windows is prohibited. In May the Province prohibited smoking and vaping cannabis in public places where children commonly gather, and using cannabis on school property or in vehicles."

Knowing that use of cannabis is prohibited by the BC Provincial Government on the street that is the location of the proposed cannabis store causes at least some apprehension. Since I moved to town I have enjoyed several community events at this very intersection and wonder how future events may be impacted by having a store at this location. These events (especially the flood relief block party) very early into my relocation here gave me an extreme sense of community that really helped sell me on this beautiful and vibrant town. Future events may be differently received if the ability to purchase cannabis was a few steps away.

Also of concern is the idea of a nationwide corporation with headquarters in North Vancouver being the individuals to bring this sensitive industry into our small community.

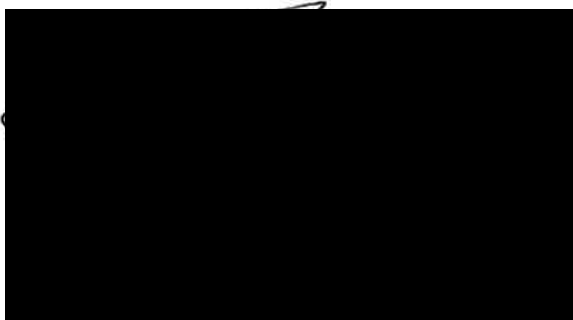
As reported by bclocalnews.com on Feb. 22, 2019:

“The Review spoke to the owner of Quantum 1 earlier this year. The company has at least seven applications into the province to open stores in communities including North Vancouver, Grand Forks, Salmon Arm, Vernon, Creston and Terrace. The owner said the plan is to open more than 200 stores in Canada and around the world.”

My concern is that the majority of money generated by this business and by the applicant BC Base Camp Investment Ltd for the 426 Central Ave. location (itself, based out of town (Kelowna) and also having multiple applications into councils across southern BC) will not stay in this town. They will create jobs and pay taxes but the wealth will be moved to other parts of this province. Also, that on such a big scale as planned by these applicants, a small location in a small town will be an afterthought.

My partner and I have every intention of investing in and contributing to this community going forward as it is our home, our future and our only application. Our goal is to build a local, homegrown store that this community can respect and be proud of. One that can grow with Grand Forks in the coming decades. We look forward to working with all of you in the future.

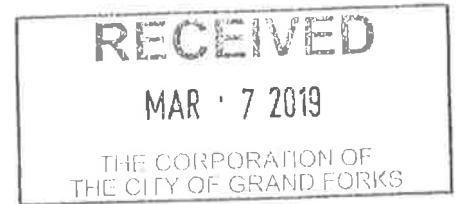
Regards,





Septen Financial Ltd.

March 4, 2019



Manager of Development, Engineering & Planning
City of Grand Forks,
Box 220
7217 – 4th Street
Grand Forks, BC V0H 1H0

Subject: Zoning Changes for 426 Central Avenue

To Whom It May Concern:

Please note our **disapproval** of a cannabis retail store opening up at the above noted address!

A change to the existing zoning bylaw of 58.3 reducing the distance of such a retail establishment to community use facilities, should NOT be permitted. There are six (6) Community Use properties within this immediate area. These are the **Post Office, Library, Museum, Dental office, Gyro Park and Fred Walker School**. These locations create a high traffic use by underage people who would be impacted by the proximity of a cannabis retail store to the above noted properties.

With the possible and then resulting legalization of cannabis in the past few months, the City obviously had a concern about the potential impact to the community (particularly the underage community). As a result, the City proactively set bylaws in place to protect our community. Should these recently considered and placed bylaws be changed so soon after the laws were made, it would not only be ignoring, but rejecting, the specific concerns of the community, which resulted in these bylaws originally being created and established!

Additionally, the reference to the liquor store (The Winnipeg) currently located in the vicinity of these community use areas, fails to consider this business was grandfathered in since it had been established since 1985 – prior to the protective bylaws being set in place.

Should these distances be reduced for the first request submitted for a variance, a precedence is set for all future requests and instigates the question, what was the purpose of setting these protective bylaws in place initially? It should remain what it was intended for – protecting our Community Use properties.

Again, we state that we **disapprove** of the change to the zoning bylaw and request the City Manager and other determining bodies be considerate of the majority of this community rather than a vocal minority.

Sincerely,


Stephen Hill, B.A., H.B.A.
Insurance & Investment Consultant

FILE CODE
Septen Financial
CIO - Ltd. re Zoning
(Businesses...) Changes 426
Central

#235 - 8100 Rock Island Hwy.
Trail, BC, V1R 4N7

Phone: 250.368.9600
Fax: 250.364.3138
Toll Free: 800.932.9989

Box 1960, 475 73rd Avenue
Grand Forks BC, V0H 1H0

Phone: 250.443.3000
Fax: 250.443.3001
Toll Free: 877.443.3055

#203-125 Highway 33 E
Kelowna, BC, V1X 2A1

Phone: 778-753-2020
Fax: 778-753-5090
Toll Free: 800-932-9989

From: RCMP APPRECIATION DAY <rcmpappreciationday@gmail.com>
Sent: March 5, 2019 10:42 AM
Subject: RCMP Appreciation Day in B.C.
Attachments: RCMPAppreciationDayinBCletterWithLeaf.doc2.doc;
RCMPAppreciationDayVernoncouncilletter.pdf



Dear Madam / Sir,

Please find attached information requesting your support for RCMP Appreciation Day in B.C. February 1.

Thank you

Martin von Holst
RCMP Day - Vernon Committee Chair

FILE CODE

WEH
RS - RCMP Appreciation
Day request for
Feb 1st



RCMP APPRECIATION DAY in BC - FEBRUARY 1

February 28, 2019

On February 1st, 1920, the Parliament of Canada created the Royal Canadian Mounted Police, combining the Northwest Mounted Police (1873) and the Dominion Police (1868).

At this time, Manitoba is the only Province in Canada to have February 1st designated RCMP Appreciation Day.

February 1st, 2020 is their 100th Anniversary

We are a group of Canadian citizens residing in Vernon, BC, who formed a committee to acknowledge February 1st each year as a day to honor and recognize the men and women of the RCMP for their dedication and service.

We are asking for a letter of support from the Mayor and Council of your city or town. We will compile this support with other cities, municipalities, BC MLA's and BC Members of Parliament and present it to the Legislative Assembly of British Columbia to ultimately acknowledge February 1st as Royal Canadian Mounted Police Appreciation Day.

The Vernon City Council voted unanimously to endorse our motion and their letter is attached.

The Maple Leaf Forever.

Thank you for your earliest reply and consideration in this matter.

Sincerely,

Martin von Holst RCMP Day - Vernon Committee Chair
RCMPAppreciationday@gmail.com
Contact # - 250-241-5000

Guy Bailey RCMP Day - Vernon Committee Secretary



File: 0220-01

THE CORPORATION OF THE CITY OF VERNON

3400 - 30TH STREET VERNON, BRITISH COLUMBIA V1T 5E6
TELEPHONE (250) 545-1361 FAX (250) 545-4048

August 16, 2018

OFFICE OF THE MAYOR

Email: martin@3pr.ca

RE: RCMP Appreciation Day

Dear Mr. Von Holst:

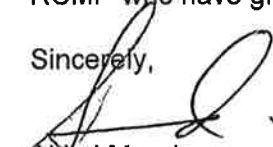
Council, at their Regular meeting of August 13, 2018 passed the following motion:

"THAT Council authorize the Mayor, on behalf of Council to provide a letter of support to the RCMP Day Committee for their efforts to move forward with a petition signed by Canadian citizens that will be directed to the Province of British Columbia and the Government of Canada to ultimately acknowledge February 1st as 'Royal Canadian Mounted Police Day'

CARRIED"

On behalf of Council, we support the initiative that February 1st be recognized as Royal Canadian Mounted Police Day to acknowledge and recognize the men and women of the RCMP who have given much to our communities in terms of service and sacrifice.

Sincerely,



Akbal Mund
Mayor

copy: Council
Eric Foster, MLA
Mel Arnold, MP
Supt. S Baher, RCMP Vernon

To: Mayor Brian Taylor, and Council Members

Date: March 13, 2019

Re: Path from 5th Street to 72 Ave Back Alley

I wish to bring to your attention concerns I have regarding the path along the side of the proposed Whispers of Hope Community Kitchen that connects 5th Street to the back alley of the 72nd Avenue properties.

This path has a steep, narrow slope, with a deep trench on the side closest to Nick's Feed, which causes many slip and fall accidents. There have been many times I have witnessed kids, with a spotter for traffic on 5th Street, speed down this slope on their bicycles to the roadway and others ride motorized scooters up and down the hill. I expect there will be an increase in traffic, both foot and automobile, on the roadway below with the warming of the weather and intended opening of the Community Kitchen.

I would like to ask the path be blocked off at both ends to decrease the risk of injury on the slope and to those using the roadway below.

Thank you very much in advanced,

Sincerely,

Dianna Darling

March 20, 2019



His Worship Mayor Brian Taylor and Council
Grand Forks City Hall

Dear Mayor Taylor and Council,

On behalf of the group, Citizens for a Better Grand Forks, I am writing to request that you, Honorable Mayor and Councillors, take the necessary steps to provide an open forum allowing for any and all Grand Forks citizens, who feel they are in some way impacted by the opening of the Whispers of Hope Soup Kitchen on 5th Street, to ask questions and address their concerns.

We envision such a forum as being a conduit to achieving greater transparency while simultaneously giving citizens a voice in the community. We believe that the sharing of experiences from groups such as the Downtown Business Association, the RCMP, Citizens for a Better Grand Forks, Whispers of Hope, etc., as well as individual residents, will help to form a knowledge base in our community, from which positive solutions can emerge.

We feel strongly, that your agreement to host such a forum, or community meeting, together with our commitment to maintain respectful discussions within that context, would go a long way in helping alleviate the growing anger and polarization our community has been experiencing lately. We hope you agree, and we thank you very much for considering our request.

Sincerely and Respectfully,

Glynis Andersson
On Behalf of Citizens for a Better Grand Forks

Memo



To: Regular Meeting
From: **Deputy Manager of Operations and Sustainability**
Date: 2019-03-25
Subject: Final Report Local Economic Development Initiative

Background

The City applied to the 2016 Rural Dividend Fund and received a grant to develop local economic opportunities. It builds on the previous land development showcase that looked at the best use of surplus City lands. The Local Economic Development (LED) initiative took two types of land available within the City and explored the feasibility of those lands for development. The idea was to take representative samples as an example for other developers to see. Commercial and industrial land was considered. For each property type, the market and build out opportunities were explored to generate the highest and best use.

General economic development strategies are explained. The main division is between inbound investment, or net new business, and business retention and expansion for existing operations. The report issues recommendations specific to the parcels of land as well as general investment promotion recommendations like:

- Undertake an “investment readiness” exercise to highlight development opportunities and challenges.
- Define, articulate and assess the range and merits of the different types of investment activities from the perspective of possible benefits/costs and possibilities and approaches required to maximize the potential benefits of each kind of investment.
- Through the development of an investment attraction strategy: (1) seek to align investment attraction efforts with the municipality’s broader economic development agenda; (2) design a coherent and concrete investment policy and promotion agenda at both economy-wide and sector levels; helping attract, facilitate, retain, and maximize positive spillovers of investment into the local economy.
- Promote good practices in improving the effectiveness of investment promotion.

Staff now present the final report to Council.

Benefits or Impacts

Strategic Impact

- 🏡 We foster a vibrant economic environment.
- 🏡 We are open yet disciplined in land development decisions.

Attachments

2019-01-07 Grand Forks Local Economic Development Initiative.

Report Approval Details

Document Title:	Memo 2019 - RDF final report.docx
Attachments:	- 2019-01-07 GrandForksLED-ch-reduced.pdf
Final Approval Date:	Mar 13, 2019

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

Diane Heinrich - Mar 13, 2019 - 3:18 PM



Grand Forks LED Initiative



304–1353 Ellis St.
Kelowna, BC, V1Y 1Z9
T: 250-762-2517

Prepared by: Wayne Robert and Ted Treller
wrobert@urbansystems.ca

urbansystems.ca

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1.0 Introduction

In its simplest form sustainable local economic development is about identifying and harnessing local resources, capturing opportunities, and stimulating economic and employment activity. In this regard investment – by type and emphasis – plays a significant part.

Investment can come from either the private or public sectors – individually or in combination.

From a private sector position and from a community interest perspective effective local economic progress investment would typically need to result in: enhancing an enterprise's ability to export (increase output); building or maximizing operational productivity to ensure a more competitive position; and/or facilitating and fostering enterprise sustainability over the long-term. The enhancement of exports (output) have motivated much of private sector investment activity in the past, but more recently there has been a greater shift toward a focus on improving operational productivity and enterprise sustainability.

Why is this important?

It is important because while communities might acknowledge the importance of the relationship between economic prosperity and investment attraction and investment retention; it isn't a matter of just any investment that is in and of itself sufficient to the economic development process. It is about the right investment, for the right reasons that can better position the community for positive economic progress.

1.1 Project Goal

The purpose of the Local Economic Development Initiative is to determine the best utilization of three municipal owned land parcels in an effort to act as a catalyst to further local economic development efforts in the community through creation of more employment opportunities, drive more tourists, and sustain residential growth.

1.2 Project Objectives

As outlined in the original project description and confirmed in discussions with civic staff, the objectives of this assignment include the following:

- 1.** Evaluate and confirm which properties are most appropriate to assist with meeting the goal (Sections 3, 4, and 5).
- 2.** Determine the degree of land readiness of the identified three (3) land parcels (Section 5).
- 3.** Determine the community and market characteristics that will influence the development of the three (3) land parcels (Section 3 and 4).
- 4.** Identify the most desirable development opportunity for each of the land parcels (Section 6).
- 5.** Recommend models and means of implementation to realize on the opportunities identified (Section 6).
- 6.** Develop an investment prospectus for each of the three land parcels to promote the each parcel (Provided separately).

1.3 Project Context and Scope

The City of Grand Forks is focused on developing a more diverse local economy that includes increased employment opportunities for all citizens. To that end the City is interested in furthering a program of business attraction, retention and expansion; identification and stimulation of appropriate investment opportunities; and improvement of the quality of life. With an eye on the municipality's competitive advantages and its goods/services gaps and leakages, the City has expressed an interest to explore development options or partnerships that foster and facilitate local investment through the use of appropriate marketing tools.

The following report ("Economic Development Initiative") is intended to serve as an Investment Attraction Strategy for the City of Grand Forks. It relates specifically to three specific land parcels previously identified as Council-owned lands best suited to act as economic growth catalysts. It has broader applications and is drafted as such. The narrative that follows considers various development scenarios for the identified lands and analyzes how they might stimulate economic growth.

The overall objective of this assignment is to provide guidance to the City in its efforts to encourage growth, competitiveness, sustainability and economic well-being by unlocking specific land assets.

Further in this regard the narrative that follows seeks to identify which sector and business types would offer the greatest potential for success including those new sectors with promise; and what gaps and barriers deter enterprise expansion and growth. A discussion of feasible approach(es) to encourage and manage change and development is also presented. This report will also seek to raise awareness of the various considerations that should/could be explored as they relate to development (best fit) and sensitize the City Council to the philosophy of being open for business.

1.4 Our Approach

The approach taken has been tailored to the context of the community and region; is economically, politically and socially relevant; and engages those players/stakeholders that have some responsibility for implementation. Our approach as such includes the following essential elements:

- Building on, not replicating, past efforts.
- Ensuring alignment with Community Goals and Strategic Priorities .
- Embedding sustainable development considerations (balance between demand/supply and community).
- Building from a clear understanding and appreciation for the manner and method of investment.
- Integrating provincial, regional and local context in assessment and feasibility.

The scenarios included in this report result from considering these elements.

1.5 Report Limitations and considerations

As with any consulting effort of this type, regardless of the care taken, certain limitations are inherent from the methodology and assumptions made. As much as possible we have tried to minimize the impact of these limitations. While we feel our analyses are valid and the recommendations are credible and realistic, we acknowledge that certain limitations exist. They are as follows:

1. This project assignment focuses on the utilization of land to stimulate economic development activity. It was not within the mandate of this effort to review the broader aspects of economic development that currently exist or are pursued by the City and/or by other stakeholders within the City of Grand Forks nor make recommendation thereto. However, despite being presented in a distinct manner, recommendations in respect of utilizing lands to encourage economic development should not be viewed separately from other economic development efforts. In fact, they should be premised on supporting, facilitating and complementing other initiatives where there are similar goals and objectives that align.
2. Certain circumstances that existed when we started this project may no longer exist and some assumptions may no longer be valid. As such certain observations and recommendations proposed herein may need to be revisited and revised, i.e. certain observations in respect to regional sectoral outlooks and prospects.

3. This document is not static. By design it discusses projects, programs, and actions to be developed and implemented in the future. As such, as economic and social conditions evolve in the City, so must the plan.
4. While one-to-one interviews are an excellent means to gather certain information, there is an assumption that the interviewee understands and is capable of understanding the subject being discussed. This may not always be the case, especially in instances where some feedback is requested in respect of possible new areas of programming or diversification opportunities, of which the interviewee's knowledge and experience may be limited.

Notwithstanding the collective importance of these assumptions, limitations and other considerations, we contend that the observations drawn throughout the report and the recommendations made are germane and supportable.



2.0 Understanding Investment

As the original scope of the engagement focused on unlocking lands in an effort to spur investment, primarily inbound investment, it is important to consider the meaning, characteristics, and implications of this development input. Land is a unique commodity and the approach is largely unilateral (i.e. in the absence of connecting to the broader development agenda and effort) and supply driven (i.e. driven by the land site characteristics and possibilities without regard for the needs of industry), both of which detract from the effectiveness of the development effort and the best fit for the land. The following seeks to put these considerations in perspective.

2.1 Understanding the Demand Side of Inbound Investment

Investment inflows are influenced by a range of supply side and demand side variables. Supply side variables refer to the characteristics of the investment opportunity - the “value proposition” (these are discussed in the following section), whereas demand side variables refer to the needs and wants of the investment community.

As with any effective strategy a sound understanding and appreciation of the intended marketplace is imperative. It is important to stay cognitive that not all inbound investment is the same nor are investors. There are not only different styles of investors but also different motivations.

A helpful framework for understanding the business context of investing is to examine the different entry strategies firms employ and to look at underlying motivations or rationales for the methodology they pursue in making an investment. In terms of the latter, there are four distinct motivations: (1) resource seeking; (2) market seeking; (3) efficiency seeking; and (4) strategic asset seeking. The chart below explains these rationales in more depth:

Resource seeking
<ul style="list-style-type: none">▪ Investment in natural resources (minerals, raw materials, and agricultural products)▪ Investment seeking low-cost or specialized labor
Market seeking
<ul style="list-style-type: none">▪ Investment into markets previously served by exports, or into closed markets protected by high imports or other barriers▪ Investment by supplier companies following their customers overseas▪ Investment that aims to adapt products to local tastes and needs, and to use local resources
Efficiency seeking
<ul style="list-style-type: none">▪ Rationalized or integrated operations (regionally/globally) leading to cross-border product or process specialization
Strategic asset seeking
<ul style="list-style-type: none">▪ Acquisitions and alliances to promote long-term corporate objectives

2.1.1 Investment and the Site Selection Process

While understanding why inbound investment occurs will assist in the development of goals, objectives and tactics that can be utilized to better align local attraction efforts with the investment process, it is important to also consider refining the typical approach to maximize impact. A good starting point in that regard is to build in a consideration of the role of “location” and “site location decision-making” implied by the motivations noted in the table above.

The process by which a company chooses to locate in another city, region or country varies amongst companies and sectors (e.g. some companies gradually establish operations in a new location, while others proceed directly to an investment).

The preeminent factors by which different locations are assessed and rated can be broken into the following general categories: (1) market characteristics (local and regional); (2) costs (including labor, transport and other inputs); (3) natural resources (availability and quality); (4) infrastructure; (5) policy framework; and (6) business support and promotion as provided by the community’s economic development agency and other agencies. Within the context of each of these factors, there are a number of considerations/indicators as illustrated in the chart below.

KEY FACTORS USED TO EVALUATE AN INVESTMENT LOCATION¹

Market

- Market size and per capita income
- Market growth
- Import barriers (tariff and non-tariff barriers)
- Access to regional and global markets
- Country-specific consumer preferences
- Competitive considerations (e.g. market share, pricing, entry barriers)

Cost

- Cost, quality, availability, and productivity of trained/trainable labour
- Costs of inputs, components, raw materials
- Transportation, communications, and utility costs
- Taxation, financing costs, foreign exchange access and availability
- Incentives and disincentives (e.g. performance requirements) for investment and trade

Natural Resources

- Availability of resources (e.g. oil/gas, minerals, raw materials, land, tourism resources)

Infrastructure Framework

- Physical infrastructure (e.g. ports, airports, roads, telecommunications)
- Technological and R&D infrastructure (e.g. research institutions, universities)
- Industrial infrastructure (e.g. subcontracting and business services, supplier industries, industry clusters)
- Educational infrastructure (e.g. schools, colleges, universities)

Policy Framework

- Economic, political, and social stability
- Private-sector orientation and privatization of state-owned enterprises
- Entry rules, guarantees, and incentives
- Structure and functioning of markets
- International agreements on trade and FDI; bilateral tax and trade policies
- General legal systems (e.g., intellectual property rights, competition and labor laws, tax administration, and regulations regarding business establishment)

Business Promotion & Support

- Availability of information and assistance
- Promotion (e.g. internal and external, targeting of investors)
- After-care services
- Administrative efficiency of economic development agency and other agencies

People

- Employee retention

¹ Source: Adapted from UNCTAD, 1999.

- Language barriers
- Education level of workforce
- Size of labour market

Industry Size and Agglomeration

- Concentration of like industries

Clearly the importance or relative weight afforded each of these factors to the final site location decision varies, according to the type, structure, motivation and scope of the proposed investment. For example, resource-seeking companies examine closely and weigh heavily the availability and quality of required natural resources at the outset. Other important factors, such as the community's basic infrastructure; economic, political, and social stability; and policy framework may also be evaluated. It should be noted however that in some cases while a positive rating on these additional considerations may be necessary conditions to the final site location decision, they may not be in and of themselves sufficient considerations in the final decision. This is an extremely important distinction to be made aware of when finalizing an investment attraction strategy and not surprisingly one that is often overlooked or underappreciated by new entrants in the investment attraction game.

2.2 Understanding the Supply Side of Inbound Investment

The supply side of the inbound investment equation is also an important determinant of the scope and magnitude of investment inflows and by implication the role that land plays in the broader economic development process. In fact it is usually the part of the equation that garners the most attention, though very seldom is the bridge between demand and supply adequately covered.

When considering supply side issues we normally think in terms of a community's "investment readiness". The chart below summarizes site location priorities of corporate decision-makers and those who work with them, translated into core investment readiness needs categories.

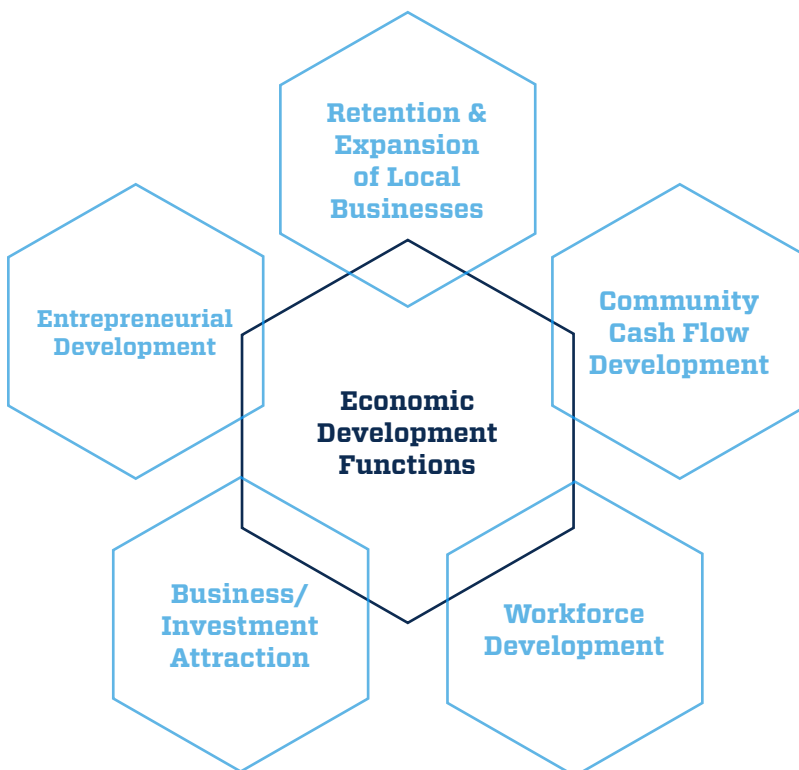
A solid occupational skills base matching industry.	Workforce: “skills pipeline” that prepares, (primary and secondary education) advances (post-secondary university and college), and renews (continuing education) skills to meet industry cluster and supplier needs.
Accessible technology solutions and value-added enterprises/suppliers.	Innovation: “innovation pipeline” that has strong linkages from research, to development to commercialization, and supports existing and helps form new enterprise.
<ul style="list-style-type: none"> • Access to capital beyond external money centers. • financial partners who know industry and match instruments. • shorter investment periods, fast and lean operations. 	Finance: “financial pipeline” that knows industry and share risks through every phase of development, from early-stage to restructuring.
<ul style="list-style-type: none"> • Logistics, energy costs, and bandwidth are key. • industrial parks or sites near customers, production sites, and suppliers. • well managed logistics infrastructure. • up-to-date telecommunications infrastructure is vital. • multi-modal system & industry parks with ready-to-go land. 	Infrastructure: regional and/or municipal capacity to provide mobility, support operations, and provide communication infrastructure for the economy.
<ul style="list-style-type: none"> • Affordable housing and healthcare for workforce and cultural resources. 	Quality of life: high-quality and affordable housing, healthcare, and recreation.
<ul style="list-style-type: none"> • No unpredictable delays and return on taxation. • regulation and taxes: efficiency and value, not levels, are key. 	Governance and taxes: amenable governance and tax laws to business, speedy and efficient regulatory procedures, and easy navigation through administrative procedures.
<ul style="list-style-type: none"> • Fast moving companies need one-stop-shop management of location or expansion decisions. • team is everything: integrated, synchronized regional and community management is essential (from vision to one-stop-services). • integrated regional partnership for development and marketing—avoid multiple voices. 	Marketing: region-wide coordination, distribution, and promotion of its economic assets to existing or expanding businesses, with a clear, current, and consistent message.
<ul style="list-style-type: none"> • Need supply chain partners for outsourcing. • mean time to produce is prime concern. • security is crucial at every level of input of production/ distribution. 	Economic collaboration: the coordinated clustering in the region of key exporting industries, their suppliers, and their economic inputs.

2.3 Some Final Thoughts

For many communities and regions around the world inbound investment is, if not the panacea to sustainable economic growth and development, at the very least a critical ingredient. However almost every country has at least one national investment promotion agency and several have sub-national development agencies whose primary purpose is to seek out, attract and capture the best available investment resources for their development area. Many municipalities in Canada are in the game either formally or informally. Competing successfully in an increasingly global business world requires a good understanding of both the demand and supply side of the inbound investment equation and an ability and commitment to develop strategies and policies that create a relevant environment for attraction.

2.3.1 Investment Attraction and Economic Development – A Perspective

In terms of economic development implementation there are usually five general components within the economic development process. While all components suggest an ongoing effort of sorts some are more short-term focused while others are longer term focused. Further because they are “typical” it should not be inferred that all of these broad categories imply equal weight or resource allocations; that these weights are consistent over time; or even that these activities are all present at any one time.



It should be pointed out that not all of these five functions are represented equally or wholly within a single LED effort or the mandate of an agency charged with the task of effecting local economic development. A brief overview of each function relative to application and financing follows:

Retention and Expansion Of Local Businesses (BRE)

There is sufficient evidence to support the contention that facilitating the development and growth of local businesses is fundamental to achieving strong local economies and as such is a key component of most LED efforts in Canada. However, retention and expansion efforts tend to be undervalued in terms of financing allocations often because they yield a less visible impact than other activities. When deemed a priority and with an absence of sufficient funding, LED agencies are limited by the range of services they might offer and are required to be very innovative in how they approach the broader issues of BRE program delivery.

A formal business retention and expansion program seeks to foster local economic development and retain investment by building relationships between local government and existing local enterprises in order to help local enterprises: (1) grow and become more competitive; and, (2) who are at risk to overcome difficulties. While it is easier to understand the importance of BRE activities in support of local enterprises who are major employers, research suggests that the value of BRE efforts targeting smaller and micro enterprises is a particularly effective LED approach. A strong BRE program ensures that the needs of local businesses are addressed. BRE programs are low-risk, positive community outreach activities.

Entrepreneurial Development

Entrepreneurship is the process of creating an idea and turning it into a profitable business. Entrepreneurial development is central to most LED efforts. Entrepreneurs act as catalytic agents in the process of economic growth and economic development, and more often than not, social change. Entrepreneurial activity creates jobs and new enterprises, diversifies opportunities, and accelerates the process of local economic development.

Within this core LED function municipalities typically employ a range of measures to encourage entrepreneurial development, such as efforts to provide entrepreneurs with the capital, training and technical assistance they need to start and grow their business.

Enterprises and entrepreneurs have been in the center stage of growth, transition and modernization since the days of the Industrial Revolution. In fact, in Canada entrepreneurship has been and is the catalyst that initiates and sustains the process of development. Unlike in the United States, much of the programming that supports entrepreneurial development in Canada has been retained within line Ministries (Provincial and Federal), Universities and Colleges, or other quasi LED agencies such as Community Futures Organizations, Young Entrepreneurs Associations, Women's Enterprise Centers. This means there is little or no interest nor financing available for traditional LED endeavors to directly support the entrepreneurial development process other than to focus on building a business/entrepreneur friendly environment, which in terms of financing usually implies programming predominantly along the lines of advocacy, improving the regulatory regime and selected pro-business policy changes.

Workforce Development

Integral to business growth and expansion is the availability of appropriately skilled labour, as this is a primary determinant of LED success and therefore a significant focus of any LED effort. Absence of a skilled labour supply and educational institutions or programs for workforce training stifle local economic development by jeopardizing business prosperity and survival and in doing so seriously impede new business start-ups, expansions and business/investment attraction.

Workforce development encompasses all of those efforts to enhance the skills and abilities of the local workforce including efforts to attract skilled labour as well as train individual citizens for specific jobs or industries. The goal of workforce training programs is to improve the quality and skill sets of individuals, to place them in jobs and help businesses/employers find an employee base in line with their needs. A good workforce development program, therefore, serves two customers: individuals and businesses/employers.

Today throughout Canada, in terms of facilitating sustainable economic development, a significant amount of time and money is being expended by Federal and Provincial governments on workforce development. In an increasingly competitive global economy, a skilled workforce is critical to competitiveness and sustainable economic growth and development. On a local level these workforce development efforts, while funded directly by the higher tiers of government are usually designed and implemented by a collaboration of agencies and partners including the private sector, vocational/educational institutions and various LED or quasi-LED agencies. It should be noted that in most cases the bulk of financing targets the recipients (individuals seeking training and the educational institutions that provide it) versus the agencies that initiate, design and develop the programming, e.g. LED authorities.

Community Cash Flow Development

The economic health of a municipality can become unstable if an imbalance develops between the amount of local income and wealth that leaves a municipality's economy (leakage), and the extent to which "new" dollars enter and are retained by the municipality's economy. This community or municipal cash flow crunch can be addressed by enhancing greater inflows or limiting leakage. In the matter of leakages, BRE and entrepreneurial development efforts can serve to diversify and broaden the local economy, thereby limiting some amount of leakage, i.e. fewer residents or businesses purchasing products/services from outside the municipality. In other instances, direct action is required to bring in new dollars either through business and investment attraction or other initiatives that serve to either broadly enhance municipal incomes (e.g. export promotion), offset municipal costs/expenditures (e.g. inter-municipal agreements for shared services) or improve the leverage and use of local resources (e.g. public private partnerships).

Community cash flow has become an increasingly important LED function, as it tends to attract a fair amount of financing (directly and indirectly). It should be noted that the effort to seek out and take advantage of innovative financing ideas implies a high level of financial skills at the local level.

Business/Investment Attraction

Business and investment attraction is often considered the main function of any local economic development effort despite the high costs and limited returns associated with marketing, investment attraction and site selection assistance. Regardless of its relative importance it is by far the most visible economic development activity because: the impact is clear and unequivocal - success involves creating a new enterprise and new jobs all at once; it is often the centerpiece of municipal marketing efforts and the process of recruitment frequently entails the use of incentives that certainly generate discussion and debate amongst existing enterprises and the public at large.

The benefits of success in business and investment attraction can be quite significant including: new capital brought into the municipality; new jobs; greater tax revenues for the local municipality; enhanced opportunities from technology transfer; improved

labour skills; improved exports; and improved international competitiveness of local firms. Of course this is not to say that FDI doesn't bring with it certain challenges and potential dis-benefits. Often identified issues include: (1) a concern for decisions made outside the municipality; (2) lack of positive linkages/integration with local community; (3) repatriation of profits outside the municipality; (4) economic growth at the cost of economic development; (5) lack of alignment with community's social agenda; (6) adverse competition with local enterprises; and so forth.

Municipalities with success in investment attraction stress the importance of attracting investors and enterprises based on municipal strengths. However BIA is a highly competitive discipline regardless of a municipality's unique offering, so the design and implementation of a concerted program of business attraction is important for success.

In practice, business and investment attraction is a science and an art. As a science, it requires a systematic approach to analyzing and articulating a location's strengths, evaluating, finding and attracting investors, and monitoring progress against quantitative goals. It also demands the creativity to assemble an operation, communicate a promotional message, adapt to market dynamics, manage within limited budgets, engage support among multiple constituencies and deliver a development outcome.

Clearly, as detailed above, the broad task of pursuing and fostering a conscientious program of sustainable economic development can encompass an array of functions and numerous activities. The mix of functions and activities vary by community, reflecting local priorities premised on an understanding of local circumstances and prospects (competitive advantage). Within this milieu of goals, actions, and activities investment attraction is often a core function within typical economic development efforts. In larger centers with significantly sized economic development resources, it is often a stand-alone effort, while in smaller communities it is usually embedded within a series of other economic development functions.

Lying behind the tag of being a typical or core economic development function, the task of identifying, strategizing, promoting and attracting investment is a multidimensional and highly competitive long term process. For smaller economic development functions, the process is not one which should be approached with anything less than a great deal of understanding and expertise; a substantive long term commitment; and the vision, capabilities and resources to do it right. Unfortunately in many instances these pre-requisites to success in the investment attraction arena are seldom found in smaller economic development agencies where budgets are limited; long term commitment (beyond ten years) is near impossible to find; and activities are highly politicized.

The point is that while investment attraction and the availability of suitables are important, the exercise should be a relevant part of and a net contributor to the broader economic development effort; and recognize that it is a highly competitive field demanding defensible positions of competitive/comparative advantage.

The following sections of our analyses on the land parcels are premised on this salient understanding of investment and investors.

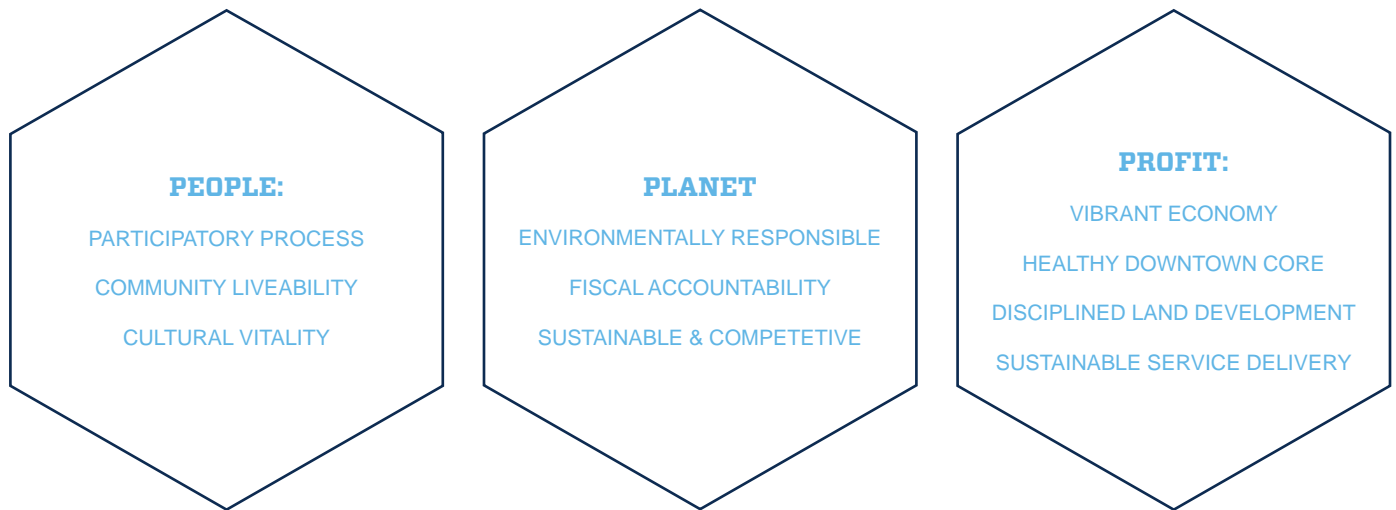


3.0 City of Grand Forks Vision and Priorities - The Importance of Alignment

Planning is fundamental to every economic development effort. Every good plan starts with a vision. A vision describes an ideal picture for the community in 10 to 15 years, and sometimes 50 years, into the future. This vision or desired outcome guides the understanding of what is a critical development challenge and what is a development opportunity – to be managed, ameliorated or capitalized on. The vision is also fundamental to goal-setting, articulating objectives and dictating actions by providing the relevant context and understanding of what is important and what is desirable. Certainly understanding the City's vision and plan is key to a proper understanding of “... the best utilization of three municipal owned land parcels in an effort to act as a catalyst to further local economic development efforts...”

3.1 Vision, Values, Mission and Priorities (City of Grand Forks)

The City of Grand Forks as part of their strategic planning process undertook a SWOT analysis with Council and staff as a part of the broader effort to prepare a Strategic Plan for 2015-2019. This plan was prepared with the objective of providing a clear development direction for the City complete with specific key objectives.



Thriving Healthy Citizens of Grand Forks

The current City vision is:

“A Garden City Growing Opportunities within the Boundary Country.”

The current mission for the City is:

“The City of Grand Forks is committed to providing quality governance and excellent services that enhance and advance the quality of life for our community.”

The City's values are:

G - Growing responsibly

A - Accountability

R - Resilience

D - Diversity

E - Efficiency

N - Natural Beauty

C - Collaboration with Integrity

I - Innovation

T - Transparency

Y - Young at Heart

The following points, paraphrased, were amongst some of the more relevant (for our purposes) strategic action steps articulated within the Strategic Plan (emphasis added):

- City owned land is to be sold at **fair market value**
- The City should develop and implement a **communications strategy**
- Effort should be expended to **foster business relationships with surrounding communities**
- Encouragement should be given to **"Shop Local"**
- The City should continue to explore **partnerships**
- Support should be afforded economic development activities and specifically to **business retention & expansion**
- Economic development initiatives should be **aligned** with the City's financial policies
- Effort should be afforded promoting **cross sector industries** (business & people) to leverage market opportunities
- **Asset implementation & management** (infrastructure risk & prioritization) should be promoted
- The City should promote, encourage and consider innovative **sustainable development concepts**
- The City should seek to foster **stronger community stakeholder relationships**

Finally, in respect to the context of the City's core principles:

Fiscal Accountability:

- we will not sell our natural assets and infrastructure
- we will continue to proactively identify and plan for infrastructure repair and replacement

Economic Growth

- we foster a vibrant economic environment
- we are open yet disciplined in land development decisions
- we recognize the importance of a healthy town “core”

Community Engagement

- we encourage residents to participate in decision-making processes
- we enhance our regional dialogue, advocacy and collaboration
- we recognize our natural recreational amenities are valuable regional assets

Community Livability

- we continue to mitigate the impact of deer in our community
- we advocate for appropriate funding for our most vulnerable residents
- we support community initiatives that align with our strategic objectives
- we will continue our investment in arts, culture, sport and heritage in Grand Forks



4.0 Market Analysis² & Assessment

The prerequisite to success of any development undertaking is that it be credible and relevant. For this assignment, the challenge of being relevant implies a proper understanding of the context and circumstances in which the Grand Forks properties will be introduced. In this regard we have endeavoured to provide a summary and analysis of some key economic points as they pertain to the City of Grand Forks and its specific efforts to evaluate and identify possible economic and investment opportunities for land development.

4.1 Provincial Economic Context – British Columbia

British Columbia's economic well-being has rebounded significantly since 2011. The Province has enjoyed an especially enviable record of economic stability and performance over the past 5-6 years. By way of example in terms of economic growth, in 2016 BC led all other Canadian provinces with a 3.7% real GDP growth

² *The term market analysis as it is utilized over the next few pages, is used to identify untapped opportunities, refine the definition of the target market, confirm the features that most appeal to the target market, and develop a marketing strategy.*

rate. Employment in BC rose by 73,300 jobs in 2016, reaching a total of 2.38 million. Approximately 85.0% of these new jobs were generated in the service sector. As a further positive sign the unemployment rate in BC declined to 5.6% in May 2017.

British Columbia's strong economic performance was fueled by several factors including robust in-migration. In 2016, provincial population expanded by 58,000 residents pushing the total to 4.75 million. Population growth added further stimulus to an already healthy construction industry and other real estate related industries. This better than average economic performance was further propelled by a strengthening in the value of BC's exports. In 2016, BC's exports increased by 8.5% to \$39 billion. Softwood lumber, coal, and natural gas alone witnessed export values up 19.5 per cent, 33.2 per cent, and 44.4 per cent, to reach \$6.9 billion, \$4.2 billion, and \$2.1 billion respectively in 2016. The US market accounted for three-quarters of this gain, and lumber made up half of it. BC also saw a hike in the export value of aluminum, coal, and natural gas exports. Domestically, consumer spending in BC continued to swell in response to job creation and the wealth effect associated with rising housing prices.

Despite this prosperity provincial GDP is forecasted to drop from a high of 3.7 per cent in 2016, to 2.9 per cent in 2017, and 2.0 per cent in 2018. Some economic indicators specify future challenges. Trade and investment instability will continue to broadly impact most areas of the Province as will uncertainties in provincial and national economic policy as it pertains to business development. Persistent global challenges exacerbated by national, provincial and regional circumstances also imply future difficulties in a number of BC's industry sectors.

For areas including the City of Grand Forks it is important to note that the recent benefits of economic growth have not been distributed evenly across B.C. Only two of B.C.'s eight development regions experienced substantive economic growth: Southwest B.C (Metro Vancouver and area) and Vancouver Island/Coast. The tech sector boom in both regions, particularly in Southwest B.C., has attracted skilled workers and has aided economic growth and diversification, increased productivity, and job creation.

The low Canadian dollar will continue to fuel increased demand for B.C.'s softwood lumber (despite the impacts of the softwood lumber duty), coal, and natural gas. Exports are expected to remain steady this year due to improving commodity prices and minimal appreciation of the Canadian dollar. By the end of July 2017, the value of B.C.'s exports exceeded almost 20 per cent of year-to-date value in 2016. Increased activity in these industries will help to create new jobs. But US trade policy does pose some risk to BC's export sector. In addition, a slow rebound of mineral and energy prices are evident, which should further encourage mining and oil and gas activity to pick up.

In migration will remain a significant trend and will continue to generate employment in housing-related industries, such as construction and finance, insurance and real estate. As of April 2017, retail trade was up 7.1% over the same period in 2016, a trend that is expected to continue. Sales by provincial retailers, wholesalers, manufacturers and restaurants continue to grow briskly— these still lead the country in annual growth or rankings close to the top. BC's pool of investors and qualified workers in high technology will fuel growth in the information, communication, and technology industries, while the persistently weak Canadian dollar will support tourism and film industry production. Continued employment growth is expected in construction, resources, tourism, high technology, and services related to the housing market.

The following provides context on B.C.'s major industries:

Manufacturing:

Manufacturing includes all establishments that are primarily engaged in the physical or chemical transformation of raw materials or substances into new products. These products may be ready for final consumption or used for further processing and includes activities such as assembly, blending or finishing. Manufacturing processes vary considerably among industries. Some are labour intensive involving limited changes to materials used in production and in others the process is highly complex requiring extensive research and development to bring the product from conception to final form.

Until recently, manufacturing in BC outpaced the growth of most other sectors. With over 7,200 manufacturing establishments, the manufacturing sector in British Columbia contributed \$14.7 billion to the province's economy representing nearly seven percent of GDP. BC's manufacturing sector holds fourth place, both in terms of manufacturing output in Canada, and as the fourth-largest industry in BC. Wood products manufacturing remains the dominant manufacturing activity at approximately 24% of the entire sector's contribution. Other significant manufactured products in BC include paper (8%), and food products which are exported primarily to the US, China, Japan, and Western Europe. The manufacturing sector is a primary generator for growing B.C. exports, comprising 67 per cent of goods shipped. In 2015, manufacturing supported 13,000 jobs. China is the second- largest export market for BC agrifood. Top exports to China include fruits, seafood, and pork products. Non-resource manufacturing is a growing area, accounting for nearly \$9 billion in exports across more than 14 different industry sectors in 2014. The manufacturing sector accounts for 161,000 jobs in BC across all sectors.

Importantly, emerging trends in manufacturing's evolution have begun to alter the competitive landscape as it relates to any number of concerns including site location decisions as they relate to access to raw materials, communications/transportation, other infrastructure, human resources and the like.

Construction:

The outlook for the British Columbia construction industry and specifically the housing market is for starts and sales to moderate in 2017 and 2018 after witnessing a 30% surge in activity in 2016. Existing home prices will continue to grow but at a slower pace. Total housing starts are forecast between 32,000 and 34,300 units in 2017 and 29,700 to 32,000 units in 2018, compared to a projected 37,700 to 39,300 units in 2016. The housing sector's time as B.C.'s main growth driver is coming to an end. While provincial economic fundamentals are strong relative to the past and to other provinces, there is evidence of overheating, price acceleration and overvaluation in the Vancouver housing market which could impact the provincial outlook and by implication the prospects for residential development beyond the mainland. The forecast for 2017 and 2018 reflects increased uncertainty.

High Tech:

The high-tech sector is BC's fastest-growing industrial sector. In the past decade, BC's high-tech sector has seen its GDP grow at a faster rate than the province's average industrial aggregate. BC has three high-tech hubs, which are located in Metro Vancouver, Victoria, and Kelowna. Metro Vancouver is the largest of these hubs, home to three of Canada's four tech "unicorns" (start-ups valued at more than \$1 billion): Slack, Hootsuite, and Avigilon.

Tourism:

The Tourism Sector involves economic activity related to providing goods and services to tourists. BC Stats defines tourists as people “who travel to, or stay at, a place outside his/her usual environment for a period of no more than a year”. Tourists can travel either for business or for pleasure.

Within tourism, transportation-related services and accommodation and food services account for the largest shares of GDP. Transportation accounts for 36% of tourism's total GDP, while accommodation and food services make up 35%. Approximately 10% of the sector's GDP stems from retail activities, the remaining share is comprised of various other industries, such as travel agents, vehicle rentals, vacation rentals, and performing arts. Approximately half (51%) of the workers in the Tourism Sector are employed in accommodation & food services. Transportation industries account for the second largest share of direct tourism employment (24%), followed by retail trade (14%) and other services (11%). In 2015 (most recent statistics), the tourism industry generated \$15.7 billion in revenue, contributing more to provincial GDP than any other primary resource industry including oil & gas extraction, mining, forestry & logging, and agriculture & fish. The industry represents 18,938 tourism-related businesses, 127,700 employees and \$4.5 billion in wages and salaries. The tourism, film and television industries, benefitting from the weak Canadian dollar, posted rising levels of activity over the past couple of years. British Columbia's tourism industry had an exceptional year in 2016, with a total of 5,532,065 overnight international visitor arrivals to the province, including 3,620,975 visitors from the US, 1,200,481 from Asia Pacific, and 535,238 visitors from Europe. International visitor arrivals were up 12.3% over 2015. This means an additional 605,918 visitors from international markets arrived in BC in 2016 over the previous year.

The tourism sector is a significant determinant of economic well-being within many of British Columbia's regions and communities. It is an important influencer of the business and investment climate, i.e. “Tourism is increasingly being viewed as a catalyst for broader business and social development.”

Aerospace:

BC Aerospace Sector

- Advanced Manufacturing
- Aviation Training
- In-Service Support/Maintenance Repair & Overhaul (ISS/MRO)
- Research & Development
- Space & Remote Sensing

The B.C. aerospace industry, representing more than 160 aerospace companies and Canada's third largest aerospace sector, employs more than 10,000 people and generates \$2.4 billion in revenues and \$1.3 billion in GDP. Nearly a quarter of all people working in air transportation in Canada are based in B.C.

Aerospace is a key component of the province's advanced manufacturing sector and has been highlighted as a key sector for growth. In BC there are over 160 companies active in the aerospace sector. Aircraft maintenance, repair and overhaul companies make up the majority of the local industry. B.C. also has leading companies in other sectors including: aircraft and component manufacturing; manufacture and repair of advanced metals and composite materials; research and development; defence electronics; satellite manufacture and ground tracking; space systems and remote sensing; environmental testing and certification services; logistics support to military forces; and, technical and flying training.

B.C. is well positioned as a major aerospace hub for the Pacific North West and is gaining global recognition. The province's proximity to growing Asian Pacific aerospace markets and to Boeing operations in Washington State are key advantages for B.C.'s aerospace companies.

Mining:

The mining industry in British Columbia recorded its highest net revenue since 2012. In 2016, net mining revenue was \$7.3 billion, up 16% from \$6.3 billion in 2015; the increase was due to both an increase in gross revenue and a decrease in costs for refining, freight and smelting. Gross mining revenue jumped almost 13% between 2015 and 2016, growing from \$7.7 billion to \$8.7 billion. Last year was still challenging because of volatility in global metal and mineral prices, but this seems to be changing. The number of jobs supported by B.C.'s mining sector grew in 2016, reaching 9,329 from 9,221 a year earlier. Commodity price volatility still remains a challenge for the sector, as does attracting more investment and keeping costs down. B.C.'s mining growth profile will strengthen over the next five years both in production and capital spending as the sector responds to strengthening prices.

Forestry:

The forest sector is still one of BC's most important economic engines. Critically, forest products are the largest source of export earnings for BC. And the industry is the economic backbone of dozens of communities all across the province. Accounting for nearly a quarter of all direct manufacturing employment in BC, the forestry industry supports 145,800 jobs, with annual revenue of \$15.7 billion. The industry consists of more than 7,000 businesses in BC – most of which are small businesses employing less than 20 employees – and is a major customer for BC's transportation industries. An estimated 14 million metric tonnes of forestry cargo is shipped through BC ports annually to more than 25 countries.

The forestry industry has been negatively affected by the mountain pine beetle, U.S. import duties, and forest fires. The ongoing softwood lumber trade negotiations are a risk for the sector and expected to cut growth after a strong 2016 performance. In 2016, exports of softwood lumber climbed more than 10 per cent, owing to 25 per cent more shipments to the U.S. and contributed to a four per cent increase - the highest level since 2007. While demand would normally rise with U.S. housing starts, the current softwood lumber dispute is negative for both capital investment and production.

Business and Investment Activity:

Capital investment in industrial, commercial, and institutional infrastructure generates long-term labour productivity, economic growth, and employment. Unfortunately one area that continued to underperform in British Columbia was business investment, which was reflected in a drop in non-residential building permits, and resource-oriented indicators such as mining exploration spending. Non-residential building investment in BC increased in the first two quarters of 2016 but then declined. Between the fourth quarter of 2015 (Q4 2015) and the fourth quarter of 2016 (Q4 2016), non-residential building investment decreased by 1.9% to \$1.41 billion. While BC's industrial and institutional investment decreased by 5.2% and 11.2% respectively, commercial investment grew by 2.9%. Challenging market conditions in several key economic sectors led to a number of closures and declines in investment and associated production.

Some final thoughts going forward:

1. The majority of provincial economic indicators point to positive economic growth in British Columbia which should translate to positive, local development in most regions. Such growth is typically not balanced throughout all communities within the province.
2. Employment growth will largely be driven by the construction industry, and service industries including business, building and support services, education, and healthcare. The influence of the housing sector will be less pronounced.
3. While BC's forecasted GDP growth rate is expected to slow down from its estimated 3.3% GDP growth rate in 2016, the province is expected to continue to be among the economic leaders in Canada for 2017.
4. Similar to recent years, household demand will underpin economic growth, driven by solid employment, labour income gains and population growth. Household demand remains the backbone of B.C.'s economy with consumer spending forecast to grow at a three per cent rate through 2019.
5. The mining and tourism sectors are expected to do well in the years ahead as well as aerospace and high-tech industries - the latter sectors though will have a locational bias (agglomeration and clustering pre-requisite) attributed to growth.

4.2 Regional and Local Context (Kootenay Region & The City of Grand Forks)

As above it is difficult to predict with any significant degree of accuracy the long-term economic outlook for British Columbia and its implications to the City of Grand Forks other than to say that the next three to five years are promising and as such lend some credibility to an outlook for positive growth and prosperity to the province as a whole with some spinoffs expected locally. Evidence of that is best illustrated in an assessment of regional economic prospects.

The Kootenay Region³ is home to British Columbia's largest coal fields. It has experienced mining exploration over the past few years and several coal mines are in the exploration and development phases in the region. This region is also home to the Trail lead-zinc smelter and refinery operations of Teck Cominco. The Kootenay area also has a large forestry industry. The manufacturing and technology sectors are being driven by the emerging metallurgical and recycling cluster. Silviculture activities also continue to grow in this region. The outdoor activities surrounding the growing tourism sector involve the local lakes and many provincial parks in the area. The Kootenay region also has several all-season resort facilities, some of which are currently undergoing expansion phases. Livestock and cattle raising, along with haymaking and fruit tree farming, comprise the agricultural activities in this area. The retirement community continues to grow, helping to expand the service sector. In aggregate the Kootenay Region has a relatively diverse economy comprised of activities in and/or associated with coal mining, primary metal manufacturing (lead and zinc), logging, forest products manufacturing, hydroelectricity generation, tourism, and agriculture.

³ Much of the regional data pertains to the broader Kootenay Economic Region encompassing the southeast corner of the province, between the Rocky Mountains to the east, the United States to the south and the Thompson-Okanagan region to the north and west. Cranbrook is the largest population centre in the region.

Over three percent of B.C.'s population lives in the region. According to the last census, the population was 146,264. The region had the highest median age of all the economic regions (46.9 years). Approximately 2.5 percent of B.C.'s service sector jobs and 4.4 percent of jobs in B.C.'s goods sector (agriculture, forestry, mining, oil and gas, fishing, hunting and trapping, utilities, construction and manufacturing) are present in the region. Around 32 percent of jobs in the region were in goods-producing sector industries, the second highest proportion of any of BC's economic regions.

The Kootenay Region faced economic challenges in 2016. Despite some relatively robust performance in forestry, mining, and tourism industries, employment declined overall by 2.3 per cent and drove total employment to a 12-year low of 67,400 jobs. As a result, unemployment increased for the third consecutive year, reaching 8.0 per cent, well above the provincial average of 6.0 per cent in 2016. Early indicators demonstrated a flattening out in 2017 indicative of a stronger regional economy with a more promising longer term upside. Aggregate employment is expected to grow by a very modest 7,000 jobs or 1.0% over the next 10 years.

Regional observations of note:

- 1.** Tourism activity in 2016 and 2017 within most Kootenay communities was up as a consequence a weak Canadian dollar and favourable weather conditions and increased numbers of border crossings.
- 2.** The region's coal mines, which account for most of Canada's coal production and exports, had a solid year in 2016 as a consequence of a rebound in prices. The near term outlook is also positive.
- 3.** The outlook for the forest sector is somewhat unclear. Kootenay forestry companies, who export almost exclusively to the U.S. market, will be more vulnerable as they may not have sufficient financial resources to sustain them over the course of the softwood lumber dispute.

Beyond the contextual framework of the Province and Kootenay Region, in respect to the City of Grand Forks and specifically in terms of commercial, industrial and economic development, there are a number of observations of note:

- 1.** The population has remained relatively static over the past 15 years, median incomes remain well below Provincial averages, and employment indicators (participation rates/unemployment rates) are less positive than provincial averages. While population stability is a promising sign versus a declining population, the past few years of provincial economic buoyancy have not translated proportionately to the City of Grand Forks despite the best efforts of the City to make things happen.
- 2.** Moving forward will be challenging. Positive growth will accrue from being more strategic and effective. Leveraging partnerships and collaborations are necessary to maximize reach.
- 3.** A focus on competitive and comparative⁴ advantage will also be critical and land development that seeks to build on economic advantage will be especially important.

⁴ A competitive advantage refers to an aspect a community has while a comparative advantage refers to an aspect that provides them with a benefit competitors in that same industry don't (or rarely) possess.

Population	2001	1,456	2,169	3,241	666	638	4,054	3,907,738
	2006	1,435	2,234	3,176	625	621	4,036	4,113,487
	2011	1,391	1,970	3,187	708	674	3,985	4,400,057
	2016	1,337	2,155	3,225	665	649	4,049	4,648,055
Yearly Avr Change in population 2001 - 2016		-0.5%	0.0%	-0.0%	0.0%	0.1%	0.0%	1.3%
Median Age 2016		58.6	53.3	55.4	60.5	60.2	55.1	43
Demographic profile	0 - 14 yrs	135	290	375	60	65	520	691,390
		10.1%	13.5%	11.6%	9.0%	10.0%	12.9%	14.9%
	15–44 yrs	270	560	710	105	115	1,520	1,751,920
		20.2%	26.0%	22.0%	15.8%	17.7%	37.5%	37.7%
	45 -65 yrs	470	785	1,180	245	210	665	1,355,760
		35.2%	36.4%	36.6%	36.8%	32.4%	16.4%	29.2%
	65 yrs +	465	520	960	260	260	1,345	848,985
		34.8%	24.1%	29.8%	39.1%	40.0%	33.3%	18.3%
Lone parent families 2016		55	60	95	30	30	225	197,940
Households 2016		635	640	1,435	345	295	1,865	1,881,970
Median Household Income 2011								
Median Household Income 2015		\$55,501	\$39,369	\$55,322	\$36,693	\$45,440	\$44,570	\$61,280
Incidence of low income (2016) and 5 yr % change from 2011		4.2%	13.9%	18.4%	6.8%	7.4%	7.2%	11.0%
Changes in median incomes – 5yrs								
Sources of Income:	Employment	51.7%	55.9%	58.9%	47.0%	50.3%	57.6%	70.8%
	Government Transfer	18.2%	22.2%	20.6%	35.0%	25.8%	23.0%	11.1%
	Other sources	30.1%	21.9%	20.5%	18.0%	24.9%	19.4%	18.1%
Labour Participation rate 2016		50.2%	60.9%	50.2%	37.5%	32.2%	50.5%	63.9%
Employment Rate 2016		45.1%	57.0%	47.5%	32.5%	29.6%	45.9%	59.6%
Unemployment rates 2016		10.2%	6.9%	4.9%	11.1%	8.1%	9.0%	6.7%

* includes Rock Creek, Bridesville, Westbridge, Christian Valley, Beaverdell, Carmi, Kettle Valley,

** includes Anaconda

*** includes Christina Lake and Cascade

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4.2.1 City of Grand Forks - Sector Analysis Housing, Industrial and Commercial Property Development

Based on a range of statistics and analyses including activity levels within the region (trade area) the outlook for residential property as it pertains to analyzing the possibilities within the City of Grand Forks is considered moderate to positive.

Demand for housing is generated by households, families and individuals seeking to secure suitable accommodation. In the case of non-residential development, industrial and commercial lands wishing to relocate or expand business and new investments generate demand level. Both categories of land demand are typically represented by an aggregate measure of the value, quantity and/or type of housing which households wish to and are able to buy or rent at a single point in time. Housing choice (the nature of demand) is a response to an extremely complex set of economic, social, and psychological impulses. The nature of the demand for housing is largely a reflection of the demand for those distinct benefits conveyed by the accommodation. These include: (1) the physical attributes of the house such as number of rooms and size; (2) the attributes of the community in which the house is located including its demography and socio-economic circumstance; (3) the proximity of the house to amenities, work, and services; and (4) the price.

In order to conduct an objective analysis of the housing real-estate market the consulting team reviewed month-to-month and annual totals for the past five (5) years (2013 to October 2017) of historical MLS data (see Appendix).

4.2.1.1 Residential Demand Considerations

In arriving at a robust, comprehensive and credible estimate of the demand for residential housing and how that demand might play out or relate specifically to the City of Grand Forks properties, a number of factors must be considered. All of these factors are broadly focused on: defining who the initial investor and ultimately who the end customer might be; determining how many customers there are, and where they are located; and what specific needs, desires and appetite they have to purchase any of a range of different typologies of housing. Then with this as a base, it is important to establish and set out a balanced market assessment in respect to the following housing typologies: 1) ¾ plexes, 2) apartments, 3) townhouses, 4) multi-family dwellings, 5) detached houses, and 6) raw lots. This information and analysis will serve to confirm demand levels of the residential component(s) of the proposed project.

The realities of the City-owned properties suggest that there will be a lag between the analyses thru to land development, construction and having product on the market for sale. The time between these development aspects is uncertain. Nonetheless, it is important for the analysis to recognize that while current market activity is important it needs to be recognized that the City of Grand Forks as the land owner will not be the developer and at present that while there are some interests in the market, there is not an investor in the position to place product on the market. Unlike industrial/commercial land development where demand and supply variations are less spontaneous the analysis of residential demand and supply is best approached by considering trending indicators.

The trade area (through MLS) encompasses three markets 1) City of Grand Forks, 2) Grand Forks Rural and 3) Grand Forks Rural West. Summary tables for each geographic market by housing product category are located in **APPENDIX 1**.

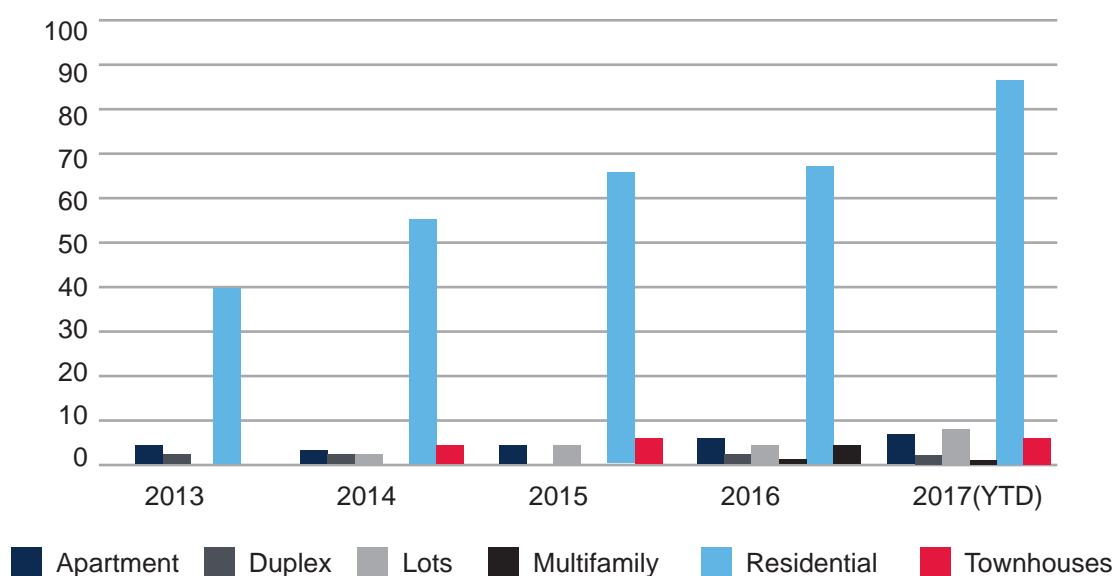
Market activity observations of note:

Over the past five years, the total residential (all products) totaled of 545 units of which 450 were detached housing units. 2017 was the strongest year of the past five years with 125 sales well over the annual average of 91 units. Over the past three years there is a trend towards the demand and acceptance of high density residential, such as apartments, townhouses, or duplexes

Within the City of Grand Forks, the trends of particular interest are:

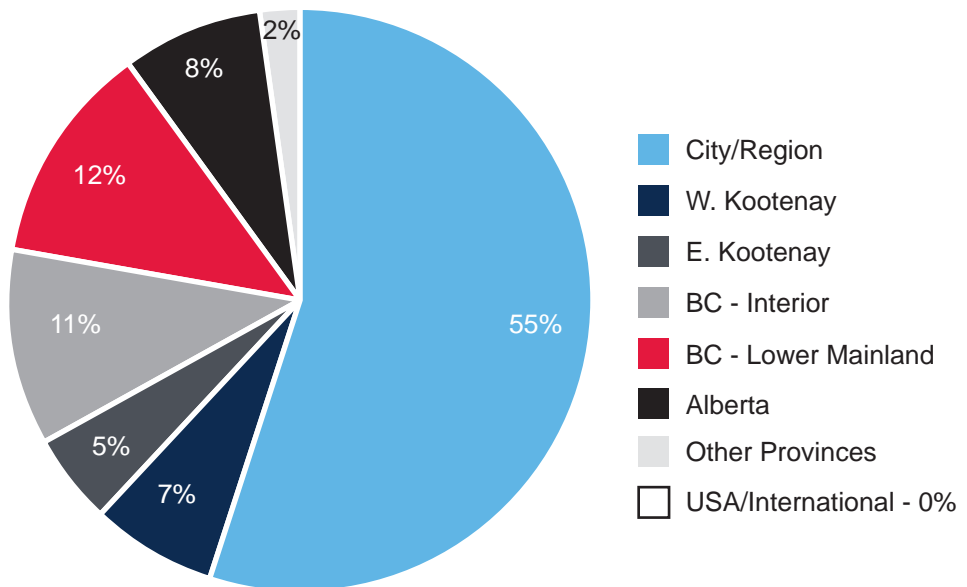
- The City market represents 69.5% of total residential sales over the past five years .
- Inventory within the City spends less DOM (Days on Market) than other regions of the trade area reflecting a more active market and attractive investment market.
- While the DOM is shorter (by and large) in the City of Grand Forks it is considered to be a semi active market.
- DOM impacts the sales price on products with inventory experiencing long durations on the market it becomes a 'buyers market'. In which the buyer has the negotiating power.
- The most active product is detached residential dwarfing the next product category of lots.
- Townhouses and apartments have shown an increase in sales.

Product Sale by Year



- While the most significant source of buyers are from within the Boundary Region at 55% there is still strong influence on the market demands from outside of the region at 45%.
- Of the 45% of buyers from outside the region the most significant sources were BC Lower Mainland (12%), BC Interior (11%) and Alberta (8%). See the below graph for full representation of list of buyer origins.

Grand Forks Buyer Origin 2014



- It must be taken into consideration that the above data is based on MLS activity and while this is considered to represent the largest portion of activity there would have been transitions that were not facilitated through MLS and therefore data would not have been available.
- Market information by itself is imperfect. It successfully speaks to some aspects of demand and supply but not all. It measures activity (sales and supply levels), which is reflective of a matching of supply and demand, however it often lacks the ability to fully provide insight to the full range consumer demands. Often there is inventory that is placed onto a market that is either mispriced (often too high) or lacking in desirable quality. There is inventory within the City trade area that suggests sufficient supply but lacks the characteristics demanded by consumers.

4.2.1.2 Commercial Demand Considerations

On a broad generalized basis the outlook for commercial property in the City of Grand Forks and in its larger trade area is considered optimistic. The broad economic picture for the region is encouraging and the City's downtown core has experienced a spike in absorption of retail space.

The trade area (through MLS) is divided into three markets City of Grand Forks, Grand Forks Rural and Grand Forks Rural West. There are two product categories that determine the level of demands 1) business sales and 2) commercial sales.

Summary tables for each geographic market as well as product category are included in **APPENDIX 2**.

Market activity observations of note:

- Over the past five years the total activity levels via MLS have been a total of 8 businesses averaging at 2 businesses per year and a total of 20 transactions of commercial premises for an annual average of 4 units.
- While there were active inventory available in the Grand Forks Rural West market there were no sales.

- It must be taken into consideration that the above data is based on MLS activity and there would have been transitions of both businesses and leases that were not facilitated through MLS.
- Market information by itself is imperfect. It successfully speaks to some aspects of demand and supply but not all. It measures activity (sales and supply levels), which is reflective of a matching of supply and demands however it often lacks the ability to fully provide insight to the full range consumer demands. Said another way often there is inventory that is placed onto a market that is either mispriced (often too high) or lacked in desirable quality and makeup. There is inventory within the City of Grand Forks trade area that suggest there is sufficient supply but lacks the characteristics that are demanded by consumers.



5.0 Site Analyses

Site analysis is much more than simply mapping the land parcel characteristics, it is an essential input that guides a development concept.

Site analysis is context sensitive focussing on conditions, capacity, compatibility and costs, as defined as follows:

Conditions

Physiographic constraints are particularly important considerations in site selection. Depending on the desired uses of the site, these constraints can affect the project's social and environmental impacts, and its functional or land use feasibility in addition to the costs for construction, maintenance, and operation. Depending on the investor's needs, physiographic constraints may significantly add to or detract from competitive advantage.

Capacity

Significant site and contextual conditions are design determinants that shape, or inform, the development of sustainable site plans. Design determinants include on-site (intrinsic) and off-site (extrinsic) factors. A thorough site and contextual analysis identifies important design or form determinants for any given project. Design determinants provide the basis for organizing and articulating the development concept.

Compatibility (context-sensitivity)

Understanding of the site contextual attributes determine suitability and feasibility considering proposed uses, existing on-site and off-site conditions, requirements for permitting and approvals, and so forth.

Costs

The financing of a project involves the arrangement of adequate funds to pay for the development and operation of a clearly defined project. The structure and timing of financial provisions may impose certain constraints on the project, and by implication its relative attractiveness to individual investors.

An important outcome within the context of this assignment is to establish within an individualized “inventory” of the three respective land parcels their unique opportunities and constraints specific to land use opportunities supported by community need and market conditions. To this end it is important to have a thorough understanding of each site’s physical form, surrounding character, and context. This is a critical task as across the urban-rural continuum, land parcels vary by character and opportunity.

The following considerations were especially important in preparing individual land inventories: (1) spatial and socio-economic integration; (2) development flexibility as it pertains to urbanity and variety; (3) opportunity maximization as it pertains to location and topography; and, (4) linkages and land use integration in support of the urban framework.

5.1 Site 1 Highway Commercial

5.1.1 Site Attributes

Site 1 is bounded by Hwy 3 and 25th Street with southerly frontage on 72nd Ave. Sanitary sewer currently runs along the southern boundary of the site. The sewer is not on 72nd Ave. but in a ROW within the property. The sanitary sewer is labelled CT (vitrified clay tile). Clay tile pipe has not been used for over 30 years because of the short lengths and numerous joints. These joints tend to result in high infiltration. If the site is to be developed, it is suggested that the clay tile pipe be replaced with PVC pipe.

Domestic water is available from a 150 mm diameter main on 25th Street. The watermain is Asbestos Cement pipe (used extensively in the 1970s) and is sufficient for domestic demands. Prior to development, the water system hydraulic model should be checked to determine the available fire flow on 25th Street.

5.1.2 Municipal Regulations

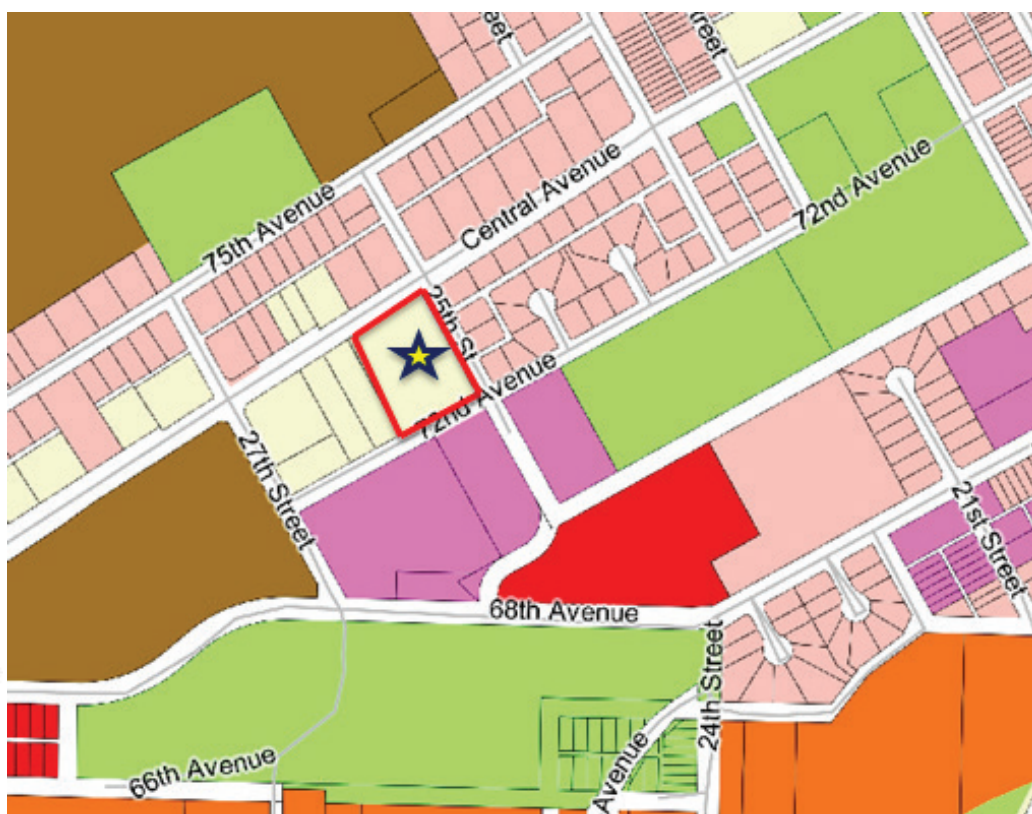
5.1.2.1 Zoning Bylaw No. 1606

The subject lands are zoned the Highway Commercial (HC) zone, with frontage on Central Avenue, 25th Street, and 72nd Avenue. The zoning of surrounding parcels is as follows:

- North: Single & Two Family Residential 1 (R1) and Highway Commercial (HC)
- South: Multi-Family Residential (R3)
- East: Single & Two Family Residential (R1)
- West: Highway Commercial (HC)

The lands are 1.1 hectares in size and are currently vacant.

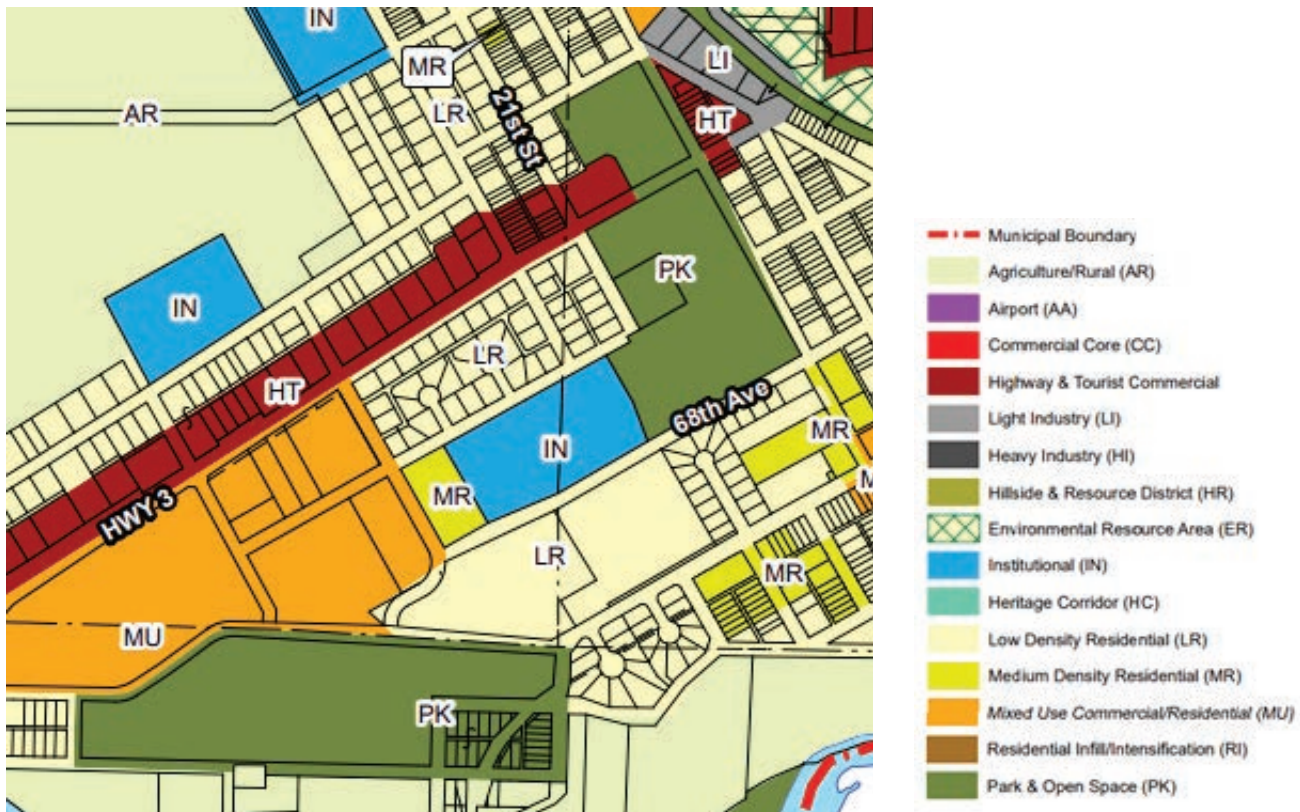
- R1 - Single & Two Family Residential 1
- R1A - Single Family Residential 1A
- R2 - Small Lot Residential 2
- R3 - Multi-Family Residential 3
- R3A - Multi-Family Residential 3A
- R4 - Rural Residential 4
- R4A - Rural Residential 4A
- R5 - Mobile Home Park Residential 5
- CC - Core Commercial
- NC - Neighbourhood Commercial
- HC - Highway Commercial
- TC - Tourist Commercial
- AUC - Adaptive Use Commercial
- AP - Airport Industrial
- I1 - Light Industrial 1
- I2 - General Industrial 2
- I3 - Value Added Industrial 3
- I4 - Gravel/Mineral Processing Industrial 4
- Landfill
- CU - Community Use
- Foreshore
- Utility



Parcel	L A DL 520 Similkameen Division Yale District PL KAP83258
Parcel Size	1.1 ha (2.7 ac)
Current Zoning	Highway Commercial (HC)
Permitted Uses	<ul style="list-style-type: none"> Hotels or motels Restaurants Automobile sales and parts supply, service stations Convenience stores including gas bars Car wash establishments Retail sales establishments Liquor licensed premises Animal hospitals Building supply establishments Offices Tool and equipment rental establishments <p>Accessory uses:</p> <ul style="list-style-type: none"> A dwelling unit contained within the permitted uses
Min. Parcel Size	n/a, parcels must be connected to a community sewage and water system
Max. Lot Area Coverage	Principal building with all accessory buildings and structure – 50%
Max. Height	12 m

5.1.2.2 Sustainable Community Plan Bylaw No. 1919

The subject lands are designated as Mixed Use Commercial/Residential and are included within the Commercial Development Permit Area. Upon any development of the parcel, a development permit will be required to ensure the compatibility of proposed uses within the existing neighbourhood and surrounding uses. The Mixed Use Commercial/Residential designation anticipates higher and better uses than what the existing zoning of Highway Commercial can provide.



Site 1 - Highway Commercial Sustainable Community Plan Overview.

Land Use Designation	Mixed Use Commercial/Residential (s. 3.1)
Purpose	Includes a variety of residential, commercial and institutional developments. Results in a range of mixed-use neighbourhoods as well as single-use neighbourhoods.
Development Permit Area	General Commercial (s. 14.4)
Purpose	For commercial development in the Highway area, special considerations are required to present the visual image of the community in a positive way and ensure compatibility between residential areas and commercial development.

5.1.3 Build Out Possibilities

5.1.3.1 Zoning Recommendation

A rezoning from the existing Highway Commercial (HC) to Core Commercial (CC) would be ideal. The subject lands are within the Mixed Use Commercial/Residential land use designation and are surrounded by lands designated as Low Density Residential to the east, Highway & Tourist Commercial to the north, and Mixed Use Commercial/Residential to the west and south. The existing Highway Commercial zoning promotes more auto-oriented uses that are less desirable for Mixed Use centres. A rezoning to the Core Commercial zone would allow for the provision of more retail- and service-oriented uses, which are more compatible with adjacent residential uses and those provided on upper floors of new development.

The regulations of the Core Commercial (CC) Zone are as follows:

Core Commercial Zoning Regulations

Permitted Uses	<ul style="list-style-type: none">• Wholesale establishments• Retail establishments• Restaurants and/or liquor licensed premises• Professional offices and offices• Medical and dental clinics• Personal service establishments• Clubs, lodges and similar fraternal organizations• Indoor entertainment facilities• Bus depots• Taxi stands• Financial institutions• Hotels and motels• Post office• Theatres• Animal hospitals <p>Accessory uses:</p> <ul style="list-style-type: none">• Dwelling units contained within the above permitted uses
Min. Parcel Size	n/a, parcels must be connected to community sewer and water
Max. Lot Area Coverage	<ul style="list-style-type: none">• Principal building with all accessory buildings and structures, with approved fire retardant walls: 100%• Without approved fire retardant walls: 80%
No. of Dwelling Units	Not more than 30% shall be used for apartments
Max. Height	12 m (40 ft)

5.1.3.2 Potential Build Out

There are two potential build out scenarios for the subject lands which depend on whether the existing zoning remains in place or is amended. If the property is rezoned, there is higher potential for increased density and a wider range of uses as residential development can be incorporated into the site.

Scenario 1 - Existing Zoning

Parcel Size (sq. ft.)	118,403
Lot Coverage	50%
Area – Permitted Coverage (sq. ft.)	59,202
Estimated Developable Area (sq. ft.)	50,321
Height (m)	12
Estimated No. of Storeys	2.5
Estimated GFA (sq. ft.)	125,803
Notes	Based on solely commercial uses

Scenario 2 - Recommended Zoning

Parcel Size (sq. ft.)	118,403
Lot Coverage	80%
Area – Permitted Coverage (sq. ft.)	94,722
Estimated Developable Area (sq. ft.)	80,514
Height (m)	12
Estimated No. of Storeys	3
Estimated GFA (sq. ft.)	241,542
Notes	Max. 30% of entire development to be allocated to residential uses. Anticipated that first two floors to be used for commercial space and remaining floor for residential space if full build out.

5.1.4 Market Assessment at a Glance

The market attractiveness of municipal owned lands and in particular the site identified designated for Highway Commercial purposes is considered **moderate for the next 3-5 years**. This assessment of risk is based on the following assessment of key factors that drive development:

Market

Population	The City of Grand Forks has a relatively static, older population. Resident biased activities will be limited though those enterprises capitalizing on both resident and tourism traffic (location along the highway) and/or unique service/product offerings will be better positioned for success.	Moderate
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Personal Incomes	Median household incomes are significantly less than the provincial average (\$44,570 versus \$61,280). Disposable incomes are also significantly less. A resident market orientation will be limited in service/product offerings unless products are also unique or cheaper substitutes. Export or tourism markets offer possibilities. With a lower Canadian dollar, cross border traffic will continue to fuel visitation.	Low to Moderate
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Cost

Market Activity	Absorption rates within the area over the past seven years have averaged at 13.4%.	Moderate to High
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Mortgage Rates	Mortgage rates are expected to remain low in comparison to historical rates. Recent evidence suggests some moderate increases in interest rates will accrue within the next 12 months.	Moderate to High
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Sales Price	Sales prices for comparable properties appear to be somewhere in the neighbourhood of \$700k's to \$800k's . There is a significant price differential from other "competing" markets suggesting a significant price advantage..	High
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Infrastructure Framework

KEY FACTORS TO EVALUATE AN INVESTMENT ATTRACTIVENESS

Supply existing and forecasted	While some properties are available these sites are located in a very attractive/desirable area close to the downtown and recreational/ green space along the river.	High
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Zoning	The City of Grand Fork's has clear and a willingness to develop zoning and policies that would foster investment that enhances the community.	Moderate to High
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Business Promotion & Support

Promotion	The City has an Economic Development function and a team that provides assistance to potential investors.	Moderate
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Business Support	There are commercial lenders in town and the presence of a Community Futures which services business needs (lending and capacity).	Moderate
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People (Access to Labour)

Employment	The City of Grand Forks has a relatively low labour force participation rate of 50.5% and relatively high unemployment rates – approximately 9.0%. Skills and Education are somewhat less than provincial averages. Employment costs for new enterprises requiring unskilled or semiskilled workers would suggest a competitive advantage.	Moderate to High
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Industry Size and Agglomeration (Concentration of Like Industries)

Commercial Mix	There is a diverse array of commercial enterprises and product/service offerings. The downtown is showing some revitalization and has some available vacant space which will take away from a resident biased competitor along the highway, again depending on offering.	Moderate
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Evaluation Considerations/Comments:

- The City of Grand Forks is a resilient community. Population has remained static through economically-difficult periods as much as through the recent era of provincial prosperity. The City faces the challenge of whether it can grow and prosper sufficiently to support a growing commercial base or if expansions will come at the cost of existing enterprises. Many of the preconditions to success are in place: strong leadership, focussed economic development effort, business friendly

approach, a commitment to development partnerships and so forth. Commercial development as proposed is a well positioned step forward, especially where the impetus is to broaden commercial offerings rather than replace.

- Within the broader landscape of in-migration to the Province and other regions it is only a matter of time before the ripple effects from in-migration elsewhere begin to evidence themselves within the City of Grand Forks. These changes will positively impact commercial enterprise development and viability.
- Clearly the City of Grand Forks has endured some challenging economic times. That these challenges have persisted as long or as deeply as they have is at best unfortunate. That said, substantive positive change, including growth that builds on Provincial and regional well-being, will not come without some well thought out, focussed and long-term committed effort. Long term commitment, especially as it relates to investment attraction, is an onerous responsibility and all too often subject to the short term whims of election cycles and budgetary realignments. Commercial development is a mid-term to long-term play that requires some expectations of certainty and optimism to be fully realized.

5.2 Site 2 Airport Industrial

5.2.1 Site Attributes

The airport has terminal facilities, as well as offering aircraft fuel (Jet A and Avgas) for sale. There is a part time attendant to assist your needs, with just a quick phone call. Airport facilities include a 4,300 foot runway, with two taxiways and aprons. A non-directional beacon (NDB) is located east of Taxiway B. In 1998, the City of Grand Forks undertook an airport upgrading project that equipped the airport with 24 airport landing lights, providing 24 hour access for MEDIVAC emergency night flights making it the only one of its category (Transport Canada Registered Aerodrome) between Kelowna and Cranbrook. The City owns and operates an airport located on 2nd Street at the most south-easterly corner of the municipality.

There are presently numerous private aircraft hangars located on City-owned property under lease agreements. There is available space for more hangars and the City will entertain new construction while space remains available.

This site does not have sewer service available and the distance to the wastewater treatment plant makes it prohibitive to install a sewer main. The potential uses on this site would therefore be limited to industries that have low sewage generation where sewage would be handled by an on-site system with ground disposal. Any planned development must allow sufficient room for a septic tank system and a subsurface disposal field. Soils and permeability testing would be required prior to preparation of the development concept.

A 100mm diameter water service extends to the main airport building. The line originates as a 200 mm diameter on 2nd St, but changes to 100 mm diameter part way. The size of this service is not adequate for fire protection. A previous analysis shows that the 200 mm diameter main must be replaced with a 300 mm diameter main from Richmond Ave., along 2nd Street and through the airport access road up to the boundary of the industrial lot in order to provide fire flow for industrial uses in accordance with the City Bylaw.

5.2.2 Municipal Regulations

5.2.2.1 Zoning Bylaw No. 1606

The subject lands are zoned the Airport Industrial (AP) zone, each with frontage onto Birch Road, which falls within the jurisdiction of the Regional District of Kootenay Boundary. The zoning of all surrounding parcels is Airport Industrial (AP). The lands are currently vacant and are 1.77 hectares in size.

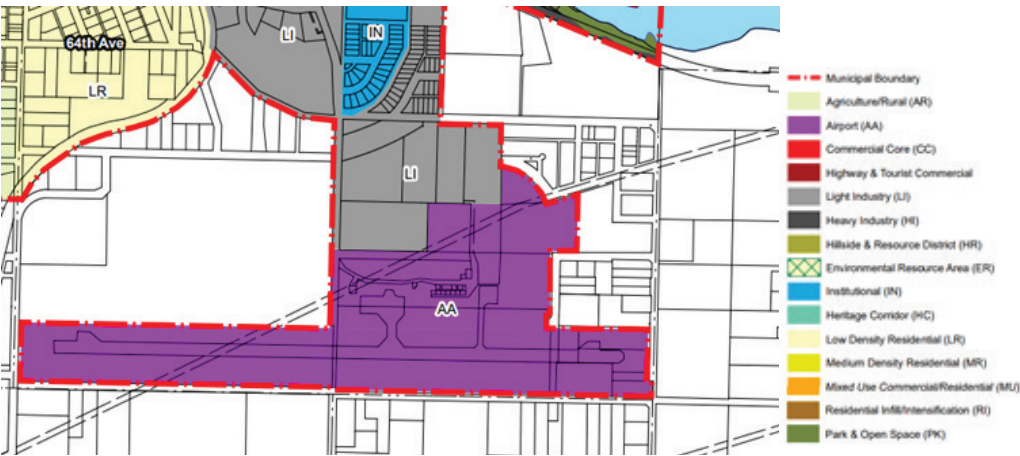


Site 2 Zoning Regulations

Parcel	Lot A, DL 534, Similkameen Division Yale District Plan EPP46274
Parcel Size	1.79 ha (4.4 ac)
Current Zoning	Airport Industrial (AP)
Permitted Uses	<ul style="list-style-type: none"> • Warehousing, cartage, express, and freight • Aircraft maintenance and repair facilities • Bulk aviation gas operations • Air terminal buildings, car rental agencies and aircraft runways • Manufacturing facilities • Machine shops • Restaurants • Watchman's quarters • Retail sales, secondary to the airport use • Fire suppression base
Min. Parcel Size	n/a
Max. Lot Area Coverage	Principal building with all accessory buildings and structures – 60%
Max. Height	10 m (30 ft)

5.2.2.2 Sustainable Community Plan Bylaw No. 1919

The subject lands are designated as Airport and are not located within any development permit areas. The Airport designation is compatible with the existing zoning of Airport Industrial as both permit supplementary commercial airport uses.



SCP Designation Regulations

Land Use Designation	Airport (s. 3.1)
Purpose	Includes the airport, airport runway and adjacent limited agricultural lands. Development may include airport commercial uses and residential dwellings in conjunction with airport commercial uses.

5.2.3 Build Out Possibilities

The current zoning does not permit residential uses beyond one unit, however residential dwellings are encouraged within the existing land use designation. A site-specific text amendment to permit the provision of residential units above commercial uses such as in the Core Commercial (CC) zone may be considered to better maximize build out of the site.

Site 2 - Development Potential.

Parcel Size (sq. ft.)	192,674
Lot Coverage	60%
Area – Permitted Coverage (sq. ft.)	115,604
Estimated Developable Area (sq. ft.)	98,264

Height (m)	10
Estimated No. of Storeys	2
Estimated GFA (sq. ft.)	294,791
Notes	Based on two storey commercial development (could fit more than one building on the site)

5.2.4 Market Assessment at a Glance

The market attractiveness of Airport Industrial site is considered **moderate to high for the next 3-5 years**. This assessment of risk is based on the following assessment of key factors that drive development:

KEY FACTORS TO EVALUATE AN INVESTMENT ATTRACTIVENESS		
Market		
Population	The City of Grand Forks has a relatively static, older population. Resident biased activities will be limited and likely export markets (out of region) offer the greatest potential for products produced.	Moderate
Cost		
Market Activity	Absorption rates within the area over the past seven years have averaged at 13.4%.	Moderate to High
Mortgage Rates	Mortgage rates are expected to remain low in comparison to historical rates. Recent evidence suggests some moderate increases in interest rates will accrue within the next 12 months.	Moderate
Sales Price	There are no directly sustainable products in which a fair market value assessment can be conducted an. Therefore there is a high degree of uncertainty with pricing.	Low to Moderate
Infrastructure Framework		

KEY FACTORS TO EVALUATE AN INVESTMENT ATTRACTIVENESS

Supply existing and forecasted	Some comparable properties are available and there are good upside possibilities for development given the size of the property, servicing, and location (proximity of the site to external markets including US border). Existing services in terms of airport runway, though limited, provide a competitive advantage where small flights/charters are a requirement)	Moderate
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Policy Framework

Zoning	The City of Grand Fork's has clear and a willingness to develop zoning and policies that would foster investment that enhances the community.	Moderate to high
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Business Promotion & Support

Promotion	The City has an Economic Development function and a team that provides assistance to potential investors.	Moderate
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Business Support	There are commercial lenders in town and the presence of a Community Futures which services business needs (lending and capacity).	Moderate
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People (Access to Labour)

Personal Incomes	Median household incomes are significantly less than the provincial average (\$44,570 versus \$61,280), resulting in an affordable labour market.	Moderate to High
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KEY FACTORS TO EVALUATE AN INVESTMENT ATTRACTIVENESS

Employment	The City of Grand Forks has a relatively low labour force participation rate of 50.5% and relatively high unemployment rates – approximately 9.0%. Skills and Education levels are somewhat less than provincial averages. Employment costs for new enterprises requiring unskilled or semiskilled workers would suggest a competitive advantage.	High
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Industry Size and Agglomeration (Concentration of Like Industries)

Industrial Mix	There is a limited range of industrial development enterprises within the City and Region. As such the range of necessary agglomeration and cluster advantages is limited.	Low to Moderate
Mix of Similar Businesses	There are limited number of industrial business within the area that are either directly or indirectly players within the aviation industry.	Low to Moderate

Evaluation Considerations/Comments:

- The City of Grand Forks is a resilient community. Population has remained static through economically difficult periods as much as through the recent era of provincial prosperity. Many of the preconditions to success are in place: strong leadership, focussed economic development effort, business friendly approach, a commitment to development partnerships and so forth. Incremental industrial development as proposed is a reasonable and well positioned step forward.
- Within the broader landscape of in-migration to the Province and other regions it is only a matter of time before some proportion of this in-migration evidences itself within the Grand Forks market. These changes, if properly accommodated, will positively impact enterprise and development viability.
- The City of Grand Forks has endured some challenging economic times over the past 15 to 20 years. Positive change, including growth that builds on Provincial and regional well-being, will not come without some well thought out, focussed and long-term committed effort. Long term commitment, especially as it relates to investment attraction, is an onerous responsibility and all too often subject to the short term whims of election cycles and budgetary realignments. Industrial development is a long-term play that requires expectations of certainty and optimism to be fully maximized.

6.0 Recommendations

The following recommendations are strong in that we believe the majority of economic development professionals would choose similar activities in consideration of Grand Forks's context. In these cases, we feel that it is very clear the benefits clearly outweigh the costs of either doing nothing, doing something else, or simply doing the wrong thing. That said, some of the recommendations are relevant to specific development methodologies and best practices and as such may require further discussion. In this regard we would suggest reference to the text within the report. Alternatively, we propose to make ourselves available to the City for further discussions where required.

6.1 Process to Recommendations

We have used a series of “best fit” considerations to evaluate the various possibilities for development on each of the designated properties. These have included, but not been limited to, those relevant within the following:

- compatibility with existing site characteristics ;
- compatibility with community strategic priorities;
- market attractiveness affirms potential as being positive;
- municipal capital investment required is the best value for money;
- timing of proposed development (immediate versus long-term) is compatible with goals of the OCP ;
- employment opportunities are created;
- social & lifestyle benefits are provided by the development;
- development diversifies the local economic base;
- development retains/strengthens the local economic base;
- development increases/preserves the local tax base;
- development complements existing businesses;
- development has minimal impacts on community resources (capacity and human resources);
- development builds on and supports the importance of a healthy town “core”;
- considers and affirms that natural recreational amenities are a valuable regional asset;
- aligns with the City’s strategic objectives for enhanced livability and quality of life; and
- provides social & lifestyle benefits.

In all cases our recommendations are premised on the following foundations:

- we have individually toured and assessed each of the development sites;
- we have undertaken substantive primary and secondary research as it pertains to development on the respective sites specifically and Grand Forks generally;
- we are familiar with the community and its economic development efforts to date; and
- we have assessed the local, regional and provincial economic context and circumstances

in which the proposed developments are presented.

While ultimately meeting the City's desired outcome of undergoing such an exercise:

The purpose of the Local Economic Development Initiative is to determine the best utilization of three municipal owned land parcels in an effort to act as a catalyst to further local economic development efforts in the community through creation of more employment opportunities, drive more tourists, and sustain residential growth.

6.1.1 Highway Commercial Property

Development Recommendations and Actions

The highway commercial property proposed for development is a highly visible, attractive parcel of land with multiple development possibilities. Investors are showing interest in this property with intentions of purchasing and developing.

In order for the City of Grand Fork to meet the desired outcome of the development of this land parcel to act as a catalyst for economic development it is recommended that:

- 1.** Subdivide the 1.1 ha (2.7 ac) parcel into a minimum of two, preferably three, sites that allows the City of Grand Forks to control the type and pace of development.
- 2.** Introduce the site for concurrent multiple uses to ensure maximum market exposure and absorption. In essence allowing for multiple of investor to maximize the usage of the land for greatest community reward.
- 3.** Create a site plan that ensures the future development will:
 - a.** Complement existing areas and future development/uses.
 - b.** Increase the attractiveness of the land parcels by communicating the future growth aspiration of the area, which allows an investor to see the full potential and plan accordingly.
 - c.** Ensure commercial development of this property works in synergies with other commercial districts within the City (i.e. city centre).
- 4.** Develop a site servicing plan for both utilities and transportation networks.
- 5.** While it is a reality within small markets that a land parcel of this size will need to accommodate multiple uses, it is recommended to consider as a priority the following uses for the adjustment site along Central Avenue:
 - a.** Tourism and Hospitality
 - ii.** Hotels or motels
 - iii.** Restaurants
 - iv.** Tourist Attractions & Services
 - b.** Retail

- i. Building supply establishments
 - ii. Tool and equipment rental establishments
 - iii. Automobile sales and parts supply, service stations
- c. Personal/Professional Service
 - i. Animal hospitals
 - ii. Medical Services

6.1.2 Airport Industrial Property

Development Recommendation:

Development of the Airport industrial property is a long-term play tied significantly to the success of the broader economic development effort. The effort to seek external investors will need to be especially targeted.

The existing permitted uses and zoning for the site are in line with the needs of aerospace related activities and other “light” industrial uses.

In an effort to assist the City of Grand Forks in developing actions that will assist in realizing the full potential of the land, the following is recommended:

1. Subdivide property into 4-1 acre parcels that individually can be offered for sale. This will maximize returns to the City, make the aggregate property sale easier to achieve and the property more attractive to potential developers.
2. Given the competition amongst other cities and centers for industrial investors, undertake a more aggressive investment attraction/retention effort including the introduction of an economic incentive zone or BIA for the properties.
3. Conduct a cluster/agglomeration analysis to support development and maximize impact on the sites. (A cluster is a group of similar businesses positioned closely together. They benefit by sharing common technologies, operational inputs and the like. Agglomeration occurs when different companies, services, and industries benefit from the cost reductions and gains in efficiency that result from proximity).
4. Ensure the properties are “ready” for investment by conducting an infrastructure gap analysis and servicing plan.

6.1.3 Investment Promotion Recommendations

Productive private sector investment is an important component of competitiveness and growth for many communities. For municipalities such as Grand Forks, it is an especially important play.

Realizing investment attraction benefits requires clear and effective implementation of investment strategies that respond to the realities and aspirations of that municipality. As a critical part of this, municipalities need to define their value proposition as an attractive investment location and proactively market investment opportunities to investors in sectors and subsectors, highlighting their comparative advantages relative

to other locations. Clear strategies and effective marketing are particularly important for those municipalities with little track record of attracting investment, or a reputation as difficult places to invest.

Effective investment promotion highlights profitable investment opportunities. Success in promoting investment requires careful calculation of how to employ resources most effectively and how to organize investment promotion activities so that the overriding goal of economic development through improvements in the investment climate remains the priority.

Typically in order to introduce an investment promotion effort, the process requires attention to the following considerations:

1. Strategy and organization - considerations of the municipal policy context (vision, mission and priorities as well as principles, organization and governance); setting investment objectives as compliments to the broader economic development agenda; structure of investment promotion efforts/activities; competitive positioning of the municipality; and the highlighting of sectors and articulating a targeting strategy(ies).
2. Lead generation - considerations of community (place) marketing and marketing efforts, investor targeting.
3. Facilitation - considerations of project support, advocacy, liaison, handling.
4. Investment services - considerations of after-care and product/program improvement, as well as monitoring and evaluation.

Recommended Actions City of Grand Forks - Investment Promotion:

- Undertake an “investment readiness” exercise to highlight development opportunities and challenges.
- Define, articulate and assess the range and merits of the different types of investment activities from the perspective of possible benefits/costs and possibilities and approaches required to maximize the potential benefits of each kind of investment.
- Through the development of an investment attraction strategy: (1) seek to align investment attraction efforts with the municipality’s broader economic development agenda; (2) design a coherent and concrete investment policy and promotion agenda at both economy-wide and sector levels; helping attract, facilitate, retain, and maximize positive spillovers of investment into the local economy.
- Promote good practices in improving the effectiveness of investment promotion by: (1) considering ways in which to reduce sectoral restrictions that inhibit local/external investor participation; (2) enhancing the municipality’s competitive proposition for facilitating investment in priority sectors; (3) building greater local capacity to undertake effective investor outreach and facilitation; (4) strengthening investor confidence and retaining and expanding their investment decisions; (5) designing and implementing investor aftercare programs that facilitate company retention, expansion, and diversification; (6) promoting good policies and practices in maximizing linkages and positive spillover effects of new and retained investment within the local economy.



7.0 Concluding Thoughts

Today in the economic development arena few would argue that it is a time of dramatic change. That includes dramatic changes not simply in the larger urban areas, but as importantly within many rural communities. While change as a consequence of globalization including changing trade patterns pose some obvious threats to the prosperity of many rural communities, other changes such as those pertaining to enhanced communications systems, new technologies, and innovation in the way we do work, suggest that with change there is also opportunities.

Land of course is the most basic of all economic resources, and is fundamental to the form that economic development takes, since how we use land to build on and support community viability defines our future. Its use in an urban context is crucial in shaping how effectively municipalities function and defining what benefits might accrue from development.

Against this background of dynamic change and the important role of land in fostering development, traditional sectoral policies need to be upgraded and, in some cases, phased out and substituted with more appropriate development instruments and efforts given the changing dynamics within the development environment.

The City of Grand Forks is well positioned to move its economic development efforts forward to the benefit of its residents and enterprises. The process should, however, be conscientious, well planned, focused and realistic in terms of today's realities. The lands proposed for development are an important component of that overall program and effort. So too is the matter of redefining development based on the new economic realities.

For these lands to be developed properly, a number of matters need to be considered. This includes "best fit" as the development pertains to community principles, vision, goals, objectives and priorities. It should also include due attention to the myriad principles and prospects related to investment attraction and investment retention as a longer term commitment - not only as essential inputs to the site development effort but within the broader context of the municipality's economic development effort (including the activities of all stakeholders). Finally, the land development effort should ensure careful attention is paid to development that not only serves to satisfy immediate needs but is sustainable over time, including the stream of benefits accruing therefrom.

Our development recommendations are based on our assessments of the designated properties, considerations of local context and circumstances, and interpretation of best fit and use criteria. Most importantly, we have introduced and followed a path that not only seeks to align with the needs and interests of the City, but a process that is long-term focused and replicable. The process is well articulated and various tools have been created for subsequent use by the City and its economic development professionals.

APPENDIX 1 - Residential Demand Data

City of Grand Forks:

Residential Housing Real-Estate Market Data									
	5 Year	Sales \$'s	Sales Units	Lists \$	Lists Units	Average Sales \$	Median \$	\$S/L %	Avg DOM
3/4 Plex	Total	\$0	0	\$4,599,500	1	\$0	\$0	N/A	0
	Avg.	\$0	0	\$1,149,875	0	\$0	\$0	0.0%	0
Apartment	Total	\$2,595,896	20	\$4,528,400	34	\$626,940	\$631,998	N/A	N/A
	Avg.	\$519,179	4	\$905,680	7	\$125,388	\$126,400	94.7%	297
Duplex	Total	\$1,158,100	5	\$2,121,500	9	\$874,600	\$874,600	N/A	N/A
	Avg.	\$231,620	1	\$424,300	2	\$218,650	\$218,650	98.9%	155
Lots	Total	\$897,150	17	\$9,663,050	137	\$223,538	\$637,500	N/A	N/A
	Avg.	\$179,430	3	\$1,932,610	27	\$44,708	\$127,500	67.2%	301
Multifamily	Total	\$1,520,000	2	\$4,230,000	8	\$1,520,000	\$1,520,000	N/A	N/A
	Avg.	\$304,000	0	\$846,000	2	\$380,000	\$380,000	46.8%	48
Residential	Total	\$69,162,527	316	\$152,901,499	626	\$1,078,684	\$1,052,000	N/A	N/A
	Avg.	\$13,832,505	63	\$30,580,300	125	\$215,737	\$210,400	94.4%	163
Townhouses	Total	\$3,219,000	19	\$8,993,600	29	\$669,333	\$1,582,750	N/A	N/A
	Avg.	\$643,800	4	\$1,798,720	6	\$167,333	\$395,688	94.7%	150

City of Grand Fork Rural:

3/4 Plex	Total	\$365,000	1	\$1,129,900	2	\$365,000	\$365,000	N/A	N/A
	Avg.	\$365,000	1	\$1,129,900	2	\$365,000	\$365,000	93.6%	77
Apartment	Total	\$0	0	\$300,000	1	\$0	\$0	N/A	N/A
	Avg.	\$0	0	\$150,000	1				

Residential Housing Real-Estate Market Data									
	5 Year	Sales \$'s	Sales Units	Lists \$	Lists Units	Average Sales \$	Median \$	\$S/L %	Avg DOM
Duplex	Total	\$2,278,650	29	\$12,532,090	136	\$391,763	\$330,075	N/A	N/A
	Avg.	\$486,850	6	\$2,545,873	28	\$77,238	\$69,113	89.1%	243
Lots	Total	\$105,760,840	132	\$85,902,338	282	\$1,416,139	\$1,366,500	N/A	N/A
	Avg.	\$24,923,248	28	\$16,656,760	55	\$281,799	\$274,875	94.7%	179
Multifamily	Total	\$100,000	1	\$109,000	1	\$100,000	\$100,000	N/A	N/A
	Avg.	\$25,000	0	\$27,250	0	\$100,000	\$100,000	91.7%	42
Residential	Total	\$69,162,527	316	\$152,901,499	626	\$1,078,684	\$1,052,000	N/A	N/A
	Avg.	\$13,832,505	63	\$30,580,300	125	\$215,737	\$210,400	94.4%	163
Townhouses	Total	\$3,219,000	19	\$8,993,600	29	\$669,333	\$1,582,750	N/A	N/A
	Avg.	\$643,800	4	\$1,798,720	6	\$167,333	\$395,688	94.7%	150

City of Grand Fork Rural West:

Lots	Total	\$21,000	1	\$93,800	4	\$21,000	\$21,000	N/A	N/A
	Avg.	\$4,200	0	\$18,760	1	\$21,000	\$21,000	84.0%	199
Residential	Total	\$172,000	2	\$1,032,500	4	\$86,000	\$86,000	N/A	N/A
	Avg.	\$34,400	0	\$206,500	1	\$86,000	\$86,000	87.4%	196

The following table is a summary of the activity for the entire region

3/4 Plex	Total	\$365,000	1	\$5,729,400	3	\$365,000	\$365,000	N/A	N/A
	Avg.	\$365,000	1	\$2,279,775	2	\$365,000	\$365,000	93.6%	77
Apartment	Total	\$2,595,896	20	\$4,528,400	34	\$626,940	\$631,998	N/A	N/A
	Avg.	\$519,179	4	\$905,680	7	\$125,388	\$126,400	94.7%	297
Duplex	Total	\$1,158,100	5	\$2,421,500	10	\$874,600	\$874,600	N/A	N/A
	Avg.	\$231,620	1	\$574,300	2	\$218,650	\$218,650	98.9%	155
Lots	Total	\$3,196,800	47	\$22,288,940	277	\$636,301	\$988,575	N/A	N/A
	Avg.	\$670,480	10	\$4,497,243	56	\$142,945	\$217,613	240.3%	743
Multifamily	Total	\$1,520,000	2	\$4,230,000	8	\$1,520,000	\$1,520,000	N/A	N/A
	Avg.	\$304,000	0	\$846,000	2	\$380,000	\$380,000	46.8%	48
Residential	Total	\$175,095,367	450	\$239,836,337	912	\$2,580,823	\$2,504,500		N/A
	Avg.	\$38,790,153	91	\$47,443,559	181	\$583,535	\$571,275	276.5%	538
Townhouses	Total	\$3,319,000	20	\$9,102,600	30	\$769,333	\$1,682,750		N/A
	Avg.	\$668,800	4	\$1,825,970	6	\$267,333	\$495,688	186.4%	192

APPENDIX 2 - Commerical Demand Data

Business – this product category relates to the selling of either ongoing operations of a business or the sales of a business assets.

Commercial – This product is considered the physical space of either retail or office space that does not include the inclusion of a business nor its assets.

Business	Total	\$2,252,500	6	\$24,595,100	33	\$1,765,000	\$1,765,000	N/A	N/A
	Avg.	\$450,500	1	\$4,919,020	7	\$353,000	\$353,000	88.6%	89
Commercial	Total	\$3,966,000	18	\$59,911,600	49	\$1,153,400	\$3,412,000	N/A	N/A
	Avg.	\$793,200	4	\$11,982,320	10	\$230,680	\$682,400	89.7%	192

City of Grand Fork Rural:

	5 Year	Sales \$'s	Sales Units	Lists \$	Lists Units	Average Sales \$	Median \$	\$S/L %	Avg DOM
Business	Total	\$1,198,000	2	\$13,083,900	15	\$1,198,000	\$1,198,000	N/A	N/A
	Avg.	\$239,600	0	\$2,616,780	3	\$599,000	\$599,000	65.8%	89
Commercial	Total	\$0	63	\$30,580,300	125	\$215,737	\$210,400	N/A	N/A
	Avg.	\$0	0	\$0	0	\$0	\$0	0.0%	192

City of Grand Fork Rural West:

	5 Year	Sales \$'s	Sales Units	Lists \$	Lists Units	Average Sales \$	Median \$	\$S/L %	Avg DOM
Business	Total	\$0	0	\$4,878,000	7	N/A	N/A	N/A	N/A
	Avg.	\$0	0	\$1,219,500	2	N/A	N/A	N/A	N/A
Commercial	Total	\$0	0	\$1,975,000	2	N/A	N/A	N/A	N/A
	Avg.	\$0	0	\$395,000	0	N/A	N/A	N/A	N/A

Memo



To: Regular Meeting
From: Chief Financial Officer
Date: 2019-03-25
Subject: Quarter 4 2018 Financial Reports

The 2018 year-end financial reports, including statements of revenues, expenditures, capital expenditures, balance sheet summary and reserve continuity, are enclosed here for your review. Please note that these reports have been prepared as unaudited financial summaries and the final results for the year are still pending audit review and approval.

The following is a brief overview of the results for the year:

Financial Assets

Unrestricted cash has increased by \$1,329,161 from December 2017, while restricted cash in reserve accounts has decreased \$311,439.

Taxes and utilities receivable have increased by approximately 2.5% from 2017, to a combined total of \$2,274,683.

The other accounts receivable balance consists mainly of insurance, Disaster Financial Assistance, and Emergency Management BC receivables. Approximately \$750,000 of this has been received since the end of the year.

Financial assets overall have increased by approximately \$2.35 million from last year.

Liabilities

Trade accounts payable and accrued liabilities have increased by approximately \$964,000 due primarily to flood repair and capital project invoices outstanding at year end.

Long-term debt has declined by \$285,153, while short-term debt has increased by \$571,486 due to loan drawdowns received to fund the 22nd Street and West Side Fire Protection projects.

Of the \$25,925 increase in development cost charges, \$15,708 is from contributions while the remaining \$10,217 is interest earned.

Non-Financial Assets

Prepaid expenses comprise insurance premiums, software licences and support agreements, and payroll benefit premiums. The approximately \$70,000 increase from 2017 is representative of early invoicing by vendors.

\$2,956,053 was spent during the year on capital additions, while \$170,127 of disposals were recorded. \$3,648,971 of assets under construction were recorded as completed, and the net book value of tangible capital assets increased by \$1,061,145.

Revenues

Overall revenues are almost \$3.6 million below the amended budget amount, primarily due to capital project and other grant related expenditures not made during the year. The waste water treatment plant projects represent approximately \$2 million in capital grants carried over into 2019.

The electrical utility generated revenues of approximately half a million dollars over budget, with an associated additional expense of \$281,000.

As reported previously, campground revenues were significantly lower than anticipated at \$6,717. The City has, however, received \$42,868 in business loss insurance for the campground which is included in other recoveries.

Slag sales recovered back to pre-flood volumes during the third quarter, with revenues close to \$200,000 for the year.

Other recoveries include \$1,129,288 for flood damage covered by insurance and \$664,629 for flood response and recovery expenses reimbursable from the provincial government. The additional \$587,000 over budget offsets the majority of additional expenses incurred due to the flood.

Other proceeds of \$224,986 represents the gain on the sale of industrial land adjacent to the airport during the second quarter.

Expenses

Overall expenses were approximately \$940,000 below the amended budget amount, with the decrease due to most of the budgeted \$1,000,000 cost of dike repairs not being incurred.

With exceptions due to flood related emergency repairs and response, most reporting segments were under budget.

Report Approval Details

Document Title:	Quarter 4 2018 Financial Report.docx
Attachments:	- 2018 Q4 Report.pdf
Final Approval Date:	Mar 15, 2019

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

Diane Heinrich - Mar 15, 2019 - 2:41 PM

**CITY OF GRAND FORKS
BALANCE SHEET SUMMARY
December 31, 2018
(Unaudited)**

	2018	2017
Financial Assets		
Cash - operating account	\$ 5,402,456	\$ 4,073,295
Cash - reserve accounts	6,848,200	7,159,639
Taxes receivable	736,149	844,956
Utilities receivable	1,538,534	1,373,347
Grants receivable	294,030	172,242
Other accounts receivable	1,345,539	191,429
Municipal Finance Authority deposit	31,949	31,269
Inventories for resale	41,321	16,127
Land held for resale	211,036	211,036
Lease receivable	70,175	92,858
	16,519,389	14,166,198
Liabilities		
Trade accounts payable	1,433,713	898,191
Payroll liabilities	845,720	761,601
School taxes payable	133,054	140,927
Accrued interest payable	10,946	12,580
Accrued liabilities and other payables	618,244	189,373
Deferred revenues - prepaid taxes and utilities	362,414	321,640
Deferred revenues - grants and other	323,604	146,396
Municipal Finance Authority short-term loans	1,944,280	1,372,794
Development cost charges	552,362	526,437
Long-term debt	1,873,380	2,158,533
	8,097,717	6,528,472
Net financial assets	8,421,672	7,637,726
Non-financial assets		
Prepaid expenses	264,586	193,428
Supplies inventory	131,294	112,164
Tangible capital assets	26,802,859	25,048,797
Assets under construction	2,768,950	3,461,867
	29,967,689	28,816,256
Accumulated surplus, beginning of year	\$ 36,453,982	\$ 33,998,720
Annual surplus	1,935,379	2,455,262
Accumulated surplus, end of year	38,389,361	36,453,982



**CITY OF GRAND FORKS
REVENUES**
For the Year Ending December 31, 2018

	FULL YEAR 2017	AMENDED BUDGET 2018	UNAUDITED FULL YEAR 2018	% OF BUDGET 2018
General Fund Revenues				
Property taxes	\$3,693,713	\$3,804,524	\$3,805,740	100%
Parcel & frontage taxes	155,443	155,185	155,006	100%
Grants and Payments in Lieu				
Grants in Lieu	16,649	17,147	16,626	97%
1% Utility	102,534	99,895	99,895	100%
Fees and Charges				
Franchise Fees	54,049	63,958	63,958	100%
Slag Sales	215,208	150,000	199,426	133%
Solid Waste Collection	233,845	237,500	230,116	97%
Airport	61,042	61,035	108,888	178%
Cemetery	36,196	27,000	23,461	87%
Campground	59,106	25,000	6,717	27%
Business Licences & Municipal Ticketing	30,675	30,000	30,800	103%
Land Development	32,224	27,000	42,299	157%
Building Rentals & Leases	105,919	111,689	104,907	94%
Miscellaneous Fees & Charges	1,578		9,576	
Operating Grants & Donations				
Small Communities Operating Grant	494,682	503,246	503,246	100%
Other Operating Grants	185,174	1,031,345	30,117	3%
Rural Fire Recovery	226,179	290,224	282,875	97%
Donations	58,464	40,000	57,165	143%
Capital Grants				
Community Works Gas Tax	222,942	231,206	231,206	100%
Other Capital Grants	138,976	2,073,924	107,951	5%
Other Revenues				
Other Recoveries	161,102	1,262,000	1,849,017	147%
Investment Income	62,831	85,000	121,765	143%
Penalties & interest	171,982	153,800	185,976	121%
Gain on Sale of Assets	7,200	-	224,986	
Total General Fund Revenues	6,527,713	10,480,678	8,491,719	81%
Water Utility Revenues				
Fees and Charges	910,387	906,157	907,037	100%
Other Recoveries	12,386		35,160	
Capital Grants	-	128,000	-	0%
Other Revenues	4,839	4,500	4,667	104%
Total Water Utility Revenues	927,612	1,038,657	946,864	91%
Electrical Utility Revenues				
Fees and Charges	5,139,859	5,084,757	5,589,547	110%
Other Recoveries	1,486		16,563	
Capital Grants	159,000	9,000		0%
Other Revenues	30,647	27,000	26,110	97%
Total Electrical Utility Revenues	5,330,992	5,120,757	5,632,220	110%
Wastewater Utility Revenues				
Parcel & frontage taxes	6,041	6,041	6,041	100%
Fees and Charges	886,883	897,770	897,740	100%
Other Recoveries	1,274			
Capital Grants	1,082,247	2,638,573	608,017	23%
Other Revenues	20,818	5,000	23,950	479%
Total Wastewater Utility Revenues	1,997,263	3,547,384	1,535,748	43%
TOTAL REVENUES	\$14,783,580	\$20,187,476	\$16,606,551	82%



CITY OF GRAND FORKS
EXPENDITURES
For the Year Ending December 31, 2018

	FULL YEAR 2017	AMENDED BUDGET 2018	UNAUDITED FULL YEAR 2018	% OF BUDGET 2018
GENERAL FUND				
General Government				
Legislative Committees	267		150	
Legislative	249,055	278,614	232,463	83%
Administrative	552,005	653,057	592,644	91%
Finance	293,074	329,200	273,447	83%
Information Technology		-	65	
Elections	20,000	15,000	28,923	193%
Communications	23,774	59,000	9,378	16%
Protective Services				
Fire & Emergency	525,884	679,982	657,622	97%
Emergency Response	116,247	268,100	565,060	211%
Bylaw Enforcement & Protective Services	184,350	106,750	94,653	89%
Building Inspection Services	84,956	125,050	122,428	98%
Wildlife Management	19,026	25,000	659	3%
Transportation Services				
Airport	126,038	160,614	181,902	113%
Roads	791,623	1,891,305	932,526	49%
Public Works Admin	192,603	237,396	257,288	108%
Net fleet revenue	(61,176)	-	(10,899)	
Development Services				
Zoning & Planning	114,774	176,650	160,933	91%
Engineering	169,104	183,250	148,531	81%
Economic Development	22,029	26,500	18,183	69%
Property Management	77,315	30,500	-	0%
Slag Remediation	5,047	5,000	-	0%
Contaminated Sites	-	5,000	-	0%
Environmental Health Services				
Solid Waste	218,292	236,145	245,383	104%
Public Health Services				
Cemetery	79,663	84,823	45,435	54%
Parks, Recreation and Cultural Services				
Parks	464,128	667,665	516,999	77%
Campground	40,328	37,720	26,448	70%
Fee For Service	300,787	359,165	348,405	97%
City Events	24,110	16,050	14,727	92%
Public Real Estate	-			
Facilities	231,359	288,705	212,635	74%
Emergency Repairs	16,394	1,000,000	1,318,491	132%
Parcel taxes for City property	26,047	27,000	25,778	95%
Total Operations	4,907,103	7,973,241	7,020,257	88%
Loss on disposal of assets			145,682	
Debt interest	41,869	46,456	47,603	102%
Amortization	1,210,440	1,156,908	1,150,252	99%
TOTAL GENERAL FUND	6,159,412	9,176,605	8,363,794	91%



CITY OF GRAND FORKS
EXPENDITURES
For the Year Ending December 31, 2018

	FULL YEAR 2017	AMENDED BUDGET 2018	UNAUDITED FULL YEAR 2018	% OF BUDGET 2018
WATER UTILITY				
Operations	720,476	822,067	663,709	81%
Debt interest	7,497	10,937	11,226	103%
Amortization	339,495	374,602	344,000	92%
TOTAL WATER	1,067,468	1,207,606	1,018,935	84%
ELECTRICAL UTILITY				
Operations	646,955	674,674	521,200	77%
Electrical Purchases	3,438,061	3,457,408	3,738,303	108%
Loss on disposal of assets	-	-	10,388	
Debt interest	-	-	-	
Amortization	45,906	78,754	54,964	70%
TOTAL ELECTRICAL	4,130,922	4,210,836	4,324,855	103%
WASTE WATER UTILITY				
Operations	717,674	700,468	702,992	100%
Loss on disposal of assets	-	-	9,600	
Debt interest	73,528	75,334	75,431	100%
Amortization	179,314	238,957	175,565	73%
TOTAL WASTE WATER	970,516	1,014,759	963,588	95%
TOTAL EXPENSES	12,328,318	15,609,806	14,671,172	94%
DEBT PRINCIPAL PAYMENTS	313,959	324,105	357,405	110%



CITY OF GRAND FORKS
CAPITAL EXPENDITURES
For the Year Ending December 31, 2018

	AMENDED BUDGET 2018	UNAUDITED FULL YEAR 2018	% BUDGET 2018	CARRIED FORWARD 2019	FUNDING SOURCE
GENERAL OPERATIONS					
Silver Kettle Sidewalk	181,141	154,687	85%	26,454	Capital reserve
Public Works Fuel Tanks	53,826	11,072	21%	42,754	Capital reserve
Public Works Upgrades	20,000	19,486	97%	-	Capital reserve
Public Works - 22nd Street	606,070	573,349	95%	32,721	Debt
Wayfaring Signs	65,000	11,250	17%	53,750	Slag Reserve
Airport AWOS Upgrade	42,298	33,921	80%	8,377	Capital reserve/grant
Expo Sign changes	35,000	11,996	34%	23,000	Slag Reserve
Library HRV	12,000	-	0%	12,000	Other
Emergency Repair Fund	10,914	-	0%	-	Capital reserve
Flood Plain Mapping & Risk Assessment	117,500	27,340	23%	90,160	Capital reserve/grant
Flood Plain Risk Management & Protection	225,700	53,072	24%	172,628	Grant
5 Tonne Dump Truck	250,000	220,062	88%	-	Equipment reserve
Service Truck Replacement	15,305	-	0%	15,300	Capital reserve
T-Tech trailer	11,325	-	0%	-	Equipment reserve
Holder Replacement	40,541	6,948	17%	-	Equipment reserve
CCTV Sewer Camera ***	-	45,457	-	-	Equipment reserve
City Park Campground Upgrade	70,000	-	0%	70,000	Capital reserve
Data Collection Equipment	30,000	5,339	18%	24,661	Capital reserve
Ball Diamond Rebuild to baseball specs	10,000	9,789	98%	-	Capital reserve
LED Street Lighting	400,000	10,300	3%	139,700	Gas tax reserve
Public Works Upgrades	45,000	38,591	86%	6,409	Capital reserve
Facilities Review	10,000	-	0%	10,000	Capital reserve
Annual Facility upgrades and replacement plan	15,000	-	0%	15,000	Capital reserve
Annual Emergency Facility Fund	30,000	-	0%	30,000	Capital reserve
City Hall HVAC	7,500	-	0%	7,500	Capital reserve
Renewable energy program	25,000	-	0%	25,000	Capital reserve
Replace Crosswalks in City Core	50,000	47,472	95%	-	Gas tax reserve
Central Ave Sidewalk Replacement	40,000	28,447	71%	11,550	Gas tax reserve
Bridge Approach Paving	20,000	18,789	94%	-	Gas tax reserve
Annual Water and Sewer Emergency Repair Fund	100,000	102,874	103%	-	Capital reserve
7th Street Storm Sewer	10,000	-	0%	10,000	Capital reserve
Dike Reconstruction	2,406,000	-	0%	2,406,000	Capital reserve/grant
SolarNow Solar Panel Installation	65,000	32,500	50%	32,500	Climate Action reserve/grant
Fleet Replacement	300,000	19,314	6%	285,900	Capital reserve
Electric Mower	20,000	-	0%	20,000	Equipment reserve
Annual Low Impact Storm water Program	25,000	-	0%	25,000	Capital reserve
Capitalized IT and Copier - over threshold	-	13,899	-	-	Operations
ELECTRICAL					
Electrical Engineering	30,367	-	0%	30,367	Capital reserve
Electrical Voltage Conversion	545,767	545,615	100%	-	Capital reserve
Annual Electrical System Upgrade Programs	100,000	-	0%	100,000	Capital reserve
Fuse Coordination Study and implementation	15,000	-	0%	15,000	Capital reserve
Electrical Master Plan	35,000	-	0%	35,000	Electrical capital reserve
WASTEWATER					
Wastewater Treatment Plant UV	437,932	10,637	2%	427,295	Land sales reserve/grant
Headworks Grinder	38,679	36,844	95%	-	Land sales reserve
3rd Street Sewer Main Repair	35,309	-	0%	35,300	Capital reserve
Wastewater Treatment Plant Upgrades	3,202,751	645,508	20%	2,557,242	Capital reserve/grant
Bio-Solids Land Application Plan	25,000	-	0%	25,000	Capital reserve
Sewer Phasing Plan	78,500	78,500	100%	-	Capital reserve/grant
Sewer Main Relining	60,000	1,215	2%	58,785	Capital reserve
Lift Station Pumps	25,000	17,344	69%	-	Capital reserve
Granby River Force Main Crossing	10,000	2,840	28%	7,160	Capital reserve
MWR Discharge Requirements	100,000	-	0%	100,000	Capital reserve



CITY OF GRAND FORKS
CAPITAL EXPENDITURES
For the Year Ending December 31, 2018

	AMENDED BUDGET 2018	UNAUDITED FULL YEAR 2018	% BUDGET 2018	CARRIED FORWARD 2019	FUNDING SOURCE
WATER					
Water/Sewer Scada	6,073	-	0%	-	Land sales reserve
5th Street Watermain Replacement	41,152	15,551	38%	25,600	Gas tax reserve
West Side Fire Protection	923,932	65,538	7%	858,395	Debt
Water Supply & Conservation	10,000	-	0%	10,000	Water capital reserve
Granby Water Crossing / Yale Bridge water main	10,000	-	0%	10,000	Water capital reserve
Interfor Property Isolation	150,000	-	0%	150,000	Capital reserve
Well 5 VFD	50,000	-	0%	40,000	Capital reserve
Shared Property (strata, trailers) Water Meters	50,000	21,869	44%	28,130	Gas tax reserve
Water service upgrade - City Park, 7th St., etc...	125,000	4,097	3%	120,903	Capital reserve
136 Sagamore/Airport Water Line Extension	25,000	-	0%	25,000	Water capital reserve
Airport Water Main Looping	75,000	14,541	19%	60,459	Capital reserve
Water Main Airport	128,000	-	0%	128,000	Grant
TOTAL CAPITAL	11,698,582	2,956,053	25%	8,444,000	

*** Council approved purchase of CCTV Sewer Camera from Holder/service truck/dump truck/T-tech trailer budget



CITY OF GRAND FORKS
RESERVE INCOME AND TRANSFERS
For the Year Ending December 31, 2018

	Climate Action	Capital Reserve	Water Capital	Electrical Capital	Sewer Capital	Equipment	Land Sales	Parking	Slag	Gas Tax	Total
Balance - Jan 1, 2018	38,959	4,221,839	97,645	50,010	16,248	326,439	250,698	4,192	529,716	606,204	6,141,950
Interest income	826	81,046	1,891	980	314	6,181	4,944	80	12,688	12,815	121,765
Revenue transfers to reserves											
Slag revenues									199,426		199,426
CARIP grant	9,142										9,142
Gas Tax grant										231,206	231,206
Land sale proceeds							254,489				254,489
Surplus Transfers per Financial Plan											
2017 Surplus		200,000	170,000	1,000,000	30,000						1,400,000
2018 Surplus		538,461									538,461
Capital Project Funding	(18,768)	(1,067,010)				(272,467)	(40,391)		(23,246)	(113,981)	(1,535,863)
Balance - Dec 31, 2018	30,159	3,974,336	269,536	1,050,990	46,562	60,153	469,740	4,272	718,584	736,244	7,360,576

Request for Decision



To: Regular Meeting
From: Chief Financial Officer
Date: March 25, 2019
Subject: Fees and Charges Amendment - Solid Waste Collection
Recommendation: **That Council gives first three readings of the City of Grand Forks Fees and Charges Amendment Bylaw No. 1958-A5, 2019.**

Background

Solid waste collection services for the City are provided through a contract with the Regional District of Kootenay Boundary at a set price per household which is adjusted annually on July 1 by the percentage change in the CPI BC Transportation Index. In mid-2018, the contract price increased by 5% and is anticipated to increase similarly in July 2019.

In addition to the service contract, the City is also required to pay landfill charges based on the tonnage of solid waste delivered to the landfill. Because the frequency of pickups changed last year from bi-weekly to weekly, the City experienced a significant increase in the volume of material going to the landfill, and thus an increase in the cost associated with waste disposal.

Solid Waste Collection fees were last adjusted in early 2017 and, due to the aforementioned cost increases, will need to be adjusted again to achieve sufficient revenue to cover the cost of providing this service.

Staff has calculated that the monthly collection charge will need to increase from \$11.50 to \$13.50 in order to meet its revenue requirements for 2019. The proposed increase was included in the Five Year Financial Plan revenue calculations.

The proposed Fees & Charges Amendment Bylaw No. 1958-A5 was introduced to Council on March 11, 2019 and is presented here for first three readings.

Benefits or Impacts

General

Revision of fees and charges is necessary to ensure that the City generates sufficient revenues to meet capital and operating financial requirements.

Strategic Impact



Community Livability

- This increase in solid waste collection fees and charges is necessary to maintain the level of service currently being provided to residents.



Fiscal Responsibility

- 2019 revenue for this service was budgeted at \$262,660, and expenses at \$259,160. Actual expenses for 2018 were \$245,383.

Policy/Legislation

Attachments

Draft Fees and Charges Amendment Bylaw 1958-A5
Fees and Charges Amendment Bylaw No. 1958-A2, 2017 (with current effective rates)

Recommendation

That Council gives first three readings of the City of Grand Forks Fees and Charges Amendment Bylaw No. 1958-A5, 2019.

Options

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

Report Approval Details

Document Title:	By1958-A5 Fees and Charges 3 readings.docx
Attachments:	- By1958-A5 - Fees and Charges Amendment 2019.pdf - By1958-A2 - amend Fees and Charges Bylaw No. 1958.pdf
Final Approval Date:	Mar 13, 2019

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

Diane Heinrich - Mar 13, 2019 - 2:57 PM

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1958-A5

A BYLAW TO AMEND THE CITY OF GRAND FORKS FEES AND CHARGES BYLAW NO. 1958

The Council of the Corporation of the City of Grand Forks, enacts as follows:

1. This bylaw may be cited as the “City of Grand Forks Fees and Charges Amendment Bylaw No. 1958-A5, 2019”.
2. That “Fees and Charges Bylaw No. 1958, 2014” be amended as follows:
Replace “Schedule H – Residential Garbage Collection Fees and Charges” with the attached “Schedule H – Residential Solid Waste Collection Fees and Charges” in Appendix 1 of this bylaw.
3. The effective date of this amending bylaw shall be May 1, 2019.

Read a first, second and third time this 25th day of March, 2019.

Finally adopted this 8th day of April, 2019.

Mayor Brian Taylor

Corporate Officer Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 1958-A5, as passed by the Municipal Council of the City of Grand Forks on this 8th day of April, 2019.

Corporate Officer of the Municipal Council
of the City of Grand Forks

APPENDIX 1

Updated Schedule

SCHEDULE “H”
RESIDENTIAL SOLID WASTE COLLECTION
FEES AND CHARGES

1. *Residential Solid Waste Collection Service*

Monthly Charge per Residential Unit	\$13.50
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2. *"Tag-A-Bag" tags*

For bags of solid waste in excess of the limit (per tag)	\$3.00
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THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1958-A2

A BYLAW TO AMEND THE CITY OF GRAND FORKS FEES AND CHARGES BYLAW NO. 1958

WHEREAS the Community Charter empowers Council to acquire, accept and hold any property in the Municipality for pleasure, recreation or Community uses of the public and to make regulations governing the management, maintenance, improvement, operation, control and use of such property;

AND WHEREAS Council deems it necessary and expedient to amend fees & charges;

NOW THEREFORE the Council of the Corporation of the City of Grand Forks, in open meeting assembled, **HEREBY ENACTS** as follows:

1. This bylaw may be cited as the “**City of Grand Forks Fees and Charges Amendment Bylaw No. 1958-A2, 2017**”.
2. That Bylaw No. 1958, cited as “Fees and Charges Bylaw No. 1958, 2014” be amended by:
 - a. Adding under Section 3.1 “Schedule G – Electrical Utility Fees and Charges” and adding “Schedule G” to the Bylaw
 - b. Adding under Section 3.1 “Schedule H – Garbage Collection Fees and Charges” and adding “Schedule H” to the Bylaw
 - c. replacing “Schedule F – Campground Fees and Charges” with a new “Schedule F”.
3. All new and updated schedules are identified as “Appendix 1” and attached to this bylaw.
4. This bylaw shall come into force and effect on its adoption, with all consumption billed for periods ended on or after April 10, 2017.


INTRODUCED this 13th day of March, 2017.


READ A FIRST time this 27th day of March, 2017.

READ A SECOND time this 27th day of March, 2017.

READ A THIRD time this 27th day of March, 2017.

FINALLY ADOPTED this 10th day of April, 2017.



Mayor Frank Konrad

Corporate Officer – Diane Heinrich

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 1958-A2, as passed by the
Municipal Council of the City of Grand Forks on this 10th day of April, 2017.

Corporate Officer of the Municipal Council
of the City of Grand Forks

Date Signed

APPENDIX 1

Updated Schedules

SCHEDULE "F"
CAMPGROUND FEES AND CHARGES

	<u>2017</u>
Tenting	\$20.00
RV Parking – No Hook-ups	\$26.00
RV Parking – Water, Sewer & 50 AMP service	\$36.00
Cancellation - Prior to 48 hours	one night camping rate as per the site reserved and the type of camping requested
Cancellation - Within 48 hours	two night camping rate as per the site reserved and the type of camping requested
<ul style="list-style-type: none"> · Rates are "peak" season and are subject to change as deemed necessary by the Chief Administrative Officer · All rates include applicable taxes 	

SCHEDULE "G"
ELECTRICAL UTILITY
FEES AND CHARGES

	<u>Fees / Charges</u>	
Residential Service		
Basic minimum service charge	\$19.14	/month, plus
Electrical rate based on the actual consumption	\$0.12029	per KWH
Commercial/Industrial/Institutional Service		
Basic minimum service charge	\$20.71	/month, plus
Electrical rate per consumption for the first 200,000 KWH or less in a two-month billing period	\$0.12873	per KWH
Electrical rate per consumption for all usage above 200,000 KWH in a two-month billing period	\$0.09553	per KWH
Seasonal Loads (minimum period of service is three months)		
Basic minimum service charge	\$19.82	/month, plus
Electrical rate based on the actual consumption	\$0.12873	per KWH
Unmetered Service	Rate based on estimated consumption by written agreement	
Service Charges		
Existing Service Connection and Reconnection Charges	\$51.50	flat rate
New Service Installations or Upgrading of Existing Service:		
Basic Single Phase Overhead Connection		
200 amp service	\$721.00	flat rate
400 amp service	\$1,751.00	flat rate
Basic Single Phase Underground Connection (includes dip service)		
200 amp service	\$1,266.90	flat rate
400 amp service	\$2,296.90	flat rate
All other services greater than 400 amps	At Cost	At Cost
Three Phase - Overhead/Underground	At Cost	At Cost
Temporary Construction Service		
Temporary service - 100 amps or less	\$257.50	flat rate
Meter Checking		
Meter removal charge and “in-house” inspection		

Canada Department of Consumer and Corporate Affairs
or a certified meter inspection facility, should it become
necessary, shall be paid as determined by that Agency
along with a \$75.00 administration charge

Digital Non-Radio Meter (if applicable)

Setup Charge	\$167.84	flat rate
Manual Read Charge	\$15.43	flat rate

SCHEDULE "H"
RESIDENTIAL GARBAGE COLLECTION
FEES AND CHARGES

	<u>Fee/Charge</u>
Residential Garbage Collection Service	\$11.50 per month Per residential dwelling
"Tag-A-Bag" tags for bags of garbage in excess Of the limit	1 tag for \$3.00

Request for Decision



To: Regular Meeting
From: Chief Financial Officer
Date: March 25, 2019
Subject: Five Year Financial Plan Bylaw No. 2055
Recommendation: **THAT Council gives first three readings of the City of Grand Forks 2019-2023 Five Year Financial Plan Bylaw No. 2055.**

Background

Sections 165 and 166 of the Community Charter require a municipality to adopt a five-year financial plan annually, before the annual property tax bylaw is adopted, and to include public consultation as part of the financial planning process. The Financial Plan Bylaw needs to be adopted on April 8, 2019 in order to meet the regulatory deadline of May 15, 2019 for the adoption of the annual tax rates bylaw.

Four public budget workshops were conducted on January 28th and February 4th, 11th, and 19th, with presentations by staff on the capital and operating budgets for 2019. A draft 2019-2023 financial plan was presented at the February 19th workshop for review and discussion.

The 2019-2023 Financial Plan Bylaw was introduced to the COTW on March 11, 2019, at which time it was agreed to include the following changes:

- an increase of \$13,135 in community support expense for the City's operating contribution to the Boundary area regional transit services.
- an increase of \$16,000 in capital expenditures for the library preliminary engineering feasibility study, to be funded from reserves.

As discussed at the budget workshops, this financial plan includes no increase in property tax revenues from 2018 actuals.

The proposed bylaw is presented here for first three readings.

Benefits or Impacts

General

Adoption of a five-year financial plan is an annual requirement of the Community Charter. The 2019-2023 Financial Plan sets out the proposed funding sources, expenditures, and transfers to and from reserve funds for the current and additional four fiscal years.

The Financial Plan has been developed by applying the objectives and policies of Asset Management Financial Policy 808 towards achieving a goal of financial sustainability.

Strategic Impact



Fiscal Responsibility

Preparation of an annual budget and financial plan allows the City to ensure that adequate provision is made to meet its short and long-term operational and capital financial needs.

Policy/Legislation

Community Charter Section 165

Attachments

Draft Five Year Financial Plan Bylaw No. 2055

Recommendation

THAT Council gives first three readings of the City of Grand Forks 2019-2023 Five Year Financial Plan Bylaw No. 2055.

Options

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

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 2055

A Bylaw to Establish the Five Year Financial Plan For the Years 2019 - 2023

The Council for the Corporation of the City of Grand Forks, in open meeting assembled, enacts as follows:

1. This bylaw may be cited, for all purposes, as the “Five Year Financial Plan Bylaw, 2019-2023, No. 2055”.
2. Schedule “A” attached hereto and forming part of this bylaw is hereby adopted as the Statement of Objectives and Policies for the Five Year Financial Plan for the years 2019 to 2023.
3. Schedules “B” and “C” attached hereto and forming part of this bylaw are hereby adopted as the Financial Plan schedules of proposed funding sources, expenditures, and transfers between funds for the years 2019 to 2023.

Read a first, second and third time by the Municipal Council this 25th day of March, 2019.

Finally adopted on this 8th day of April, 2019.

Mayor Brian Taylor

Corporate Officer Daniel Drexler

C E R T I F I C A T E

I hereby certify the foregoing to be a true and correct copy of the “Five Year Financial Plan Bylaw, 2019-2023, No. 2055”, as adopted by the Municipal Council of the City of Grand Forks on this 8th day of April, 2019.

Corporate Officer of the Municipal Council of the
City of Grand Forks

**CORPORATION OF THE CITY OF GRAND FORKS
5 Year Financial Plan Bylaw 2055
Schedule “A” Statement of Objectives and Policies**

In accordance with Section 165 (3.1) of the Community Charter, The City of Grand Forks is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

Funding Sources

Objective:

- For operations, to maintain annual increases to a level that approximates the annual increase in inflation unless a specific program or project is identified that requires tax revenue funding.
- For capital and fiscal, to review and address annually the long term needs for capital infrastructure.

Policies

- After an initial correction period, ensure that property tax increases remain as stable as possible over time and within 2 percent above inflation.
- Increase utility rates consistently over time, between 3 and 4 percent, to fund the asset management capital reserves.
- Evaluate and set user fees and charges fairly for the services received.
- Set taxes, fees and charges to achieve full cost recovery, where appropriate, for operating costs.
- Periodically review fees and charges to ensure that they account for inflation and changes in the level of service provided.
- Encourage the use of alternate revenue resources instead of property taxes.

Revenue Source	Amount	% of Total Revenue
Property Value Taxes	\$ 3,928,690	9.4%
Parcel Taxes	161,041	0.4%
Fees and Charges	7,804,998	18.7%
Other Sources	22,726,753	54.7%
Proceeds from Borrowing	891,116	2.1%
Reserve Funding	6,130,537	14.7%
TOTAL	\$ 41,643,135	100.0%

Distribution of Property Taxes

Objective:

- To ensure property taxes and rates are sufficient to meet the City’s short and long-term needs.
- To ensure equity among the property classes by reviewing the ratios of property class allocations annually.

Policies:

- Conduct periodic reviews of taxes paid by individual classes.
- Consider tax shifts or redistributions only where a full comprehensive analysis and impact is undertaken.
- Where a tax shift is required, consider a gradual phase-in to allow the properties in the class to adjust their budgets accordingly.
- In establishing property tax rates, take into consideration:
 - The amount of property taxes levied as compared to other municipalities.
 - The property class conversion ratio as compared to other municipalities.
 - The tax share borne by each property class.
 - The tax ratios of each property classification.

The 2019 distribution of property taxes rates among the different classes has not yet been determined. The following distribution is based on rate multiples consistent with prior years:

Property Class	Rate Multiple	% of Property Value Tax
01 Residential	1.00	56.86%
02 Utilities	8.62	1.42%
03 Supportive Housing	1.00	0.00%
04 Major Industry	9.11	21.08%
05 Light Industry	2.93	1.33%
06 Business	2.39	19.27%
07 Managed Forest	3.00	0.00%
08 Recreation/Non Profit	0.80	0.03%
09 Farm	1.08	0.01%
TOTAL		100.00%

Permissive Tax Exemptions**Objective**

- Optimize the provision of charitable and not for profit services for the benefit of Grand Forks residents.
- Provide property tax exemptions as permitted under the Community Charter in a consistent and fair manner.
- Restrict the provision of exemption to those providing an extension to City services and minimize the impact on City revenues.
- Consider the development of a revitalization tax exemption program as a means of encouraging commercial investment and increasing the availability of housing in the community.

Policies

- Grand Forks residents must be primary beneficiaries of the organization's services and the services provided must be accessible to all members of the public.
- In guiding and approving permissive tax exemptions, Council will take into consideration:
 - Not-for-profit occupiers of City property for the duration of their occupancy.
 - Land and improvements surrounding a statutorily exempt building for public worship.

CORPORATION OF THE CITY OF GRAND FORKS
Five Year Financial Plan Bylaw No. 2055
Schedule "B" Five Year Financial Plan 2019-2023

	2019	2020	2021	2022	2023
	Budget	Budget	Budget	Budget	Budget
Revenues					
Property Taxes	\$ 3,805,740	\$ 3,919,912	\$ 4,037,509	\$ 4,158,634	\$ 4,283,393
Parcel and Frontage Taxes	161,041	161,226	5,826	5,826	-
Grants in Lieu of Taxes	16,627	17,126	17,640	18,169	18,714
Percentage of Revenue Tax	106,323	106,323	106,323	106,323	106,323
Sales of Services and User Fees	7,804,998	8,032,202	8,260,885	8,496,431	8,737,015
Grants	21,867,510	12,676,856	8,454,421	9,562,049	7,637,348
Other Revenues	859,243	410,243	367,743	367,743	367,743
Total Revenues	34,621,482	25,323,888	21,250,347	22,715,175	21,150,536
Expenses					
Purchases for resale	3,419,715	3,488,109	3,557,871	3,629,028	3,701,608
General Government	1,409,487	1,294,217	1,319,441	1,345,169	1,431,412
Protective Services	921,416	894,560	912,251	930,296	948,702
Flood Response & Recovery	128,500	65,535	-	-	-
Transportation Services	2,628,684	1,350,157	1,377,160	1,404,704	1,432,798
Environmental & Health Services	259,160	264,343	269,630	275,023	280,523
Public Health Services	73,230	74,695	76,189	77,713	79,267
Planning and Development	726,900	697,968	507,217	517,161	527,304
Parks, Recreation and Cultural Services	1,251,824	1,380,914	1,381,612	1,408,844	1,436,621
Water Services	779,430	825,619	842,131	858,974	876,153
Electrical Services	664,700	728,994	743,574	758,445	773,614
Wastewater Services	701,960	726,199	740,723	755,537	770,648
Amortization	1,975,420	2,250,511	2,272,720	2,283,379	2,309,455
Debt Interest	162,491	156,956	154,093	153,971	153,971
Total Expenses	15,102,917	14,198,777	14,154,612	14,398,244	14,722,076
Surplus (Deficit) for the year	\$ 19,518,565	\$ 11,125,111	\$ 7,095,735	\$ 8,316,931	\$ 6,428,460
Adjusted for non-cash items					
Amortization	1,975,420	2,250,511	2,272,720	2,283,379	2,309,455
Total Cash from Operations	\$ 21,493,985	\$ 13,375,622	\$ 9,368,455	\$ 10,600,310	\$ 8,737,915
Adjusted for Cash Items					
Proceeds from Borrowing	891,116	-	-	-	-
Capital Expenditures	(26,967,471)	(14,001,374)	(9,298,852)	(10,991,253)	(8,551,183)
Inventory Expenditures	(50,000)				
Debt Principal Repayments	(352,847)	(310,848)	(199,299)	(164,316)	(164,316)
Transfer from Reserves	6,130,537	2,559,000	1,914,000	2,514,000	2,014,000
Transfer to Capital Reserves	(1,100,000)	(1,600,000)	(1,700,000)	(1,900,000)	(2,000,000)
Transfer to/from Operating Reserves	(4,096)	(15,000)	(15,000)	(15,000)	(15,000)
Transfer to Surplus	(41,224)	(7,400)	(69,304)	(43,741)	(21,416)
	\$ (21,493,985)	\$ (13,375,622)	\$ (9,368,455)	\$ (10,600,310)	\$ (8,737,915)
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

CORPORATION OF THE CITY OF GRAND FORKS
5 Year Financial Plan Bylaw No. 2055
Schedule "C" - Five Year Financial Plan 2019-2023

CAPITAL EXPENDITURES - 2019			FUNDED FROM				
Description	Fund	Amount	Land Sales		Debt	Grants	Other
			Reserves	Reserve			
2018 Carry Forward Projects							
Silver Kettle Sidewalk	General	26,454	26,454				
Public Works Fuel Tanks	General	92,754	92,754				
Public Works - 22nd Street	General	32,721	-		32,721		
Wayfaring Signs	General	53,750	53,750				
Airport AWOS Upgrade	General	8,377	2,095			6,282	
Expo Sign changes	General	23,000	23,000				
Library HRV	General	12,000	-				12,000
Flood Plain Mapping & Risk Assessment	General	90,160	38,366			51,794	
City Park Campground Upgrade	General	70,000	70,000				
Data Collection Equipment	General	24,661	24,661				
LED Street Lighting	General	139,700	139,700				
Public Works Upgrades	General	6,409	6,409				
Facilities Review	General	10,000	10,000				
Annual Facility upgrades and replacement plan	General	15,000	15,000				
Renewable energy program	General	25,000	25,000				
Central Ave Sidewalk Replacement	General	11,550	11,550				
7th Street Storm Sewer	General	10,000	10,000				
SolarNow Solar Panel Installation	General	38,500	22,232			16,268	
City Hall HVAC	General	7,500	7,500				
Flood Plain Risk Management & Protection	General	172,628	-			172,628	
Dike Reconstruction	General	2,406,000	682,000			1,724,000	
Annual Low Impact Storm water Program	General	25,000	25,000				
Annual Emergency Facility Fund	General	30,000	30,000				
Fleet replacement	Fleet	285,900	285,900				
Electric Mower	Fleet	20,000	20,000				
Service Truck Replacement	Fleet	15,300	15,300				
Electrical Engineering	Electrical	30,367	30,367				
Annual Electrical System Upgrade Programs	Electrical	100,000	100,000				
Fuse Coordination Study and implementation	Electrical	15,000	15,000				
Electrical Master Plan	Electrical	35,000	35,000				
5th Street Watermain Replacement	Water	25,600	25,600				
West Side Fire Protection	Water	858,395	-		858,395		
Water Supply & Conservation	Water	10,000	10,000				
Granby Water Crossing / Yale Bridge water main	Water	10,000	10,000				
Interfor Property Isolation	Water	150,000	150,000				
Well 5 VFD	Water	40,000	40,000				
Shared Property (strata, trailers) Water Meters	Water	28,130	28,130				
Water service upgrade - City Park, 7th St., etc...	Water	120,903	120,903				
136 Sagamore/Airport Water Line Extension	Water	25,000	25,000				
Airport Water Main Looping	Water	60,459	60,459				
Water Main Airport	Water	128,000	-			128,000	
Sewer Main Relining	Sewer	58,785	58,785				
Granby River Force Main Crossing	Sewer	7,160	7,160				
MWR Discharge Requirements	Sewer	100,000	100,000				
Wastewater Treatment Plant UV	Sewer	427,295	-	142,432		284,863	
3rd Street Sewer Main Repair	Sewer	35,300	35,300				
Wastewater Treatment Plant Upgrades	Sewer	2,557,242	434,730			2,122,512	
Bio-Solids Land Application Plan	Sewer	25,000	25,000				
Subtotal 2018 Carry Forward Projects		8,500,000	2,948,105	142,432	891,116	4,506,347	12,000

CORPORATION OF THE CITY OF GRAND FORKS
5 Year Financial Plan Bylaw No. 2055
Schedule "C" - Five Year Financial Plan 2019-2023

CAPITAL EXPENDITURES - 2019			FUNDED FROM				
			Land Sales		Debt	Grants	Other
Description	Fund	Amount	Reserves	Reserve			
2019 New Projects							
Library Roof Repairs	General	250,000	250,000				
Library Feasibility Study	General	16,000	16,000				
Facility Security Systems	General	50,000	50,000				
Printers and IT Equipment	General	70,000	70,000				
Construction Fencing	General	15,000	15,000				
Downtown Sidewalk Drops	General	15,000	15,000				
Storm Water Management Plan	General	60,000	60,000				
Bridge Repairs	General	50,000	50,000				
Command Vehicle 2 Replacement	Fleet	80,000	80,000				
Recloser for FDR 5	Electrical	30,000	30,000				
Electrical System Upgrades	Electrical	50,000	50,000				
Valley Heights - Transformers	Electrical	60,000	60,000				
Pole Changes - FDR 3 & 5	Electrical	20,000	20,000				
Three Phase Meter Change	Electrical	40,000	40,000				
Galvanized Main Replacement	Water	50,000	50,000				
Inflow & Infiltration Study	Sewer	50,000	50,000				
Industrial Lift Station Rebuild	Sewer	300,000	300,000				
Inspection Chamber Installations	Sewer	10,000	10,000				
City Park Pump Replacement	Sewer	90,000	90,000				
Flood Alert Sewer Monitoring	Sewer	24,000	24,000				
Emergency Repair Funds	Sewer	160,000	160,000				
Emergency Gaps Funding	General	250,000	250,000				
SIIP Capital and Planning	General	1,100,000	800,000				300,000
National Disaster Mitigation Plan	General	300,000	300,000				
Disaster Mitigation & Adaptation	General	15,327,471	200,000			15,127,471	
Subtotal 2019 New Projects		18,467,471	3,040,000	-	-	15,127,471	300,000
TOTAL CAPITAL EXPENDITURES		26,967,471	5,988,105	142,432	891,116	19,633,818	312,000

Request for Decision



To: Regular Meeting
From: **Corporate Services**
Date: March 25, 2019
Subject: Parks and Public Spaces Access Bylaw
Recommendation: **THAT Council gives first three readings to the Parks and Public Spaces Access Bylaw No. 2057.**

THAT Council gives first three readings to the Off-Highways Vehicle Regulation Repeal Bylaw No. 1682-R.

THAT Council gives first three readings to the Parks Access Repeal Bylaw No. 1959-R.

Background

As part of the preparation for Bylaw 2056, the existing Park Access Bylaw needed some small adjustments.

Prior amendments have been consolidated, certain archaic language and formatting has been cleaned up, and exemptions for Emergency Services and City employees in the course of their duties are more clearly spelled out in the new revision.

Bylaw 1682 (Off-Highways Vehicle Regulation) was made redundant with the addition of a few words to the Park Access Bylaw, and was therefore merged into the new Park and Public Spaces Access Bylaw, and subsequently linked to the Municipal Ticket Information Bylaw as well.

The attached bylaw 2057 replaces the existing Park Access Bylaw No. 1959.
The attached bylaw 1959-R repeals the Park Access Bylaw No. 1959 and amendments.
The attached bylaw 1682-R repeals the Off-Highways Vehicle Regulation Bylaw No. 1682.

Update:

On March 11, 2019, the Bylaws were introduced at the Committee of the Whole Meeting.

The Bylaws are now presented for first three readings.

Benefits or Impacts

General

Strategic Impact

Policy/Legislation

Removes archaic language in the preceding Bylaw, merges bylaws reducing the number of active but redundant bylaws being maintained, and brings more bylaws under the Municipal Ticket Information bylaw.

Attachments

Bylaw 2057 – Parks and Public Spaces Access Bylaw, 2019

Bylaw 1959-R – Park Access Repeal Bylaw

Bylaw 1682-R – Off-Highways Vehicle Regulation Repeal Bylaw

Current Bylaws 1959, 1959-A1, and 1682

Recommendation

THAT Council gives first three readings to the Parks and Public Spaces Access Bylaw No. 2057.

THAT Council gives first three readings to the Off-Highways Vehicle Regulation Repeal Bylaw No. 1682-R.

THAT Council gives first three readings to the Parks Access Repeal Bylaw No. 1959-R.

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 Approval Details

Document Title:	2019 RFD - Bylaw 2057 - 3 Readings.docx
Attachments:	<ul style="list-style-type: none">- By2057 - Parks Access Bylaw - 2019.doc- By1682-R - Off Highways Vehicle Regulation Repeal Bylaw - 2019.doc- By1959-R - Parks Access Repeal Bylaw - 2019.doc- By1682 - Recreation and Off Highway Vehicle Regulation.pdf- By1959 - Parks Access Bylaw.doc- By1959-A1 - Parks Access Amendment 2017.docx
Final Approval Date:	Mar 18, 2019

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

Diane Heinrich - Mar 18, 2019 - 4:07 PM

THE CORPORATION OF THE CITY OF GRAND FORKS
PARK AND PUBLIC SPACES ACCESS BYLAW NO. 2057
A BYLAW TO REGULATE THE USE OF PARKS, TRAILS,
BEACHES AND BOULEVARDS

The Municipal Council of the Corporation of the City of Grand Forks, in open meeting lawfully assembled, **ENACTS** as follows:

Citation

1. This bylaw may be cited as "**Park and Public Spaces Access Bylaw No. 2057**".

Definitions

2. In this bylaw, unless the context otherwise requires:
 - 2.1 **"At Large"** means any animal in a Park or Public Space, or on private property other than the Owner's property, and not securely leashed and under control of the Owner;
 - 2.2 **"Bylaw Enforcement Officer"** means every person(s) designated by Council as a Bylaw Enforcement Officer for the City or otherwise authorized under the Offence Act, and every Peace Officer;
 - 2.3 **"City"** means the Corporation of the City of Grand Forks;
 - 2.4 **"Council"** means the Council of the City of Grand Forks;
 - 2.5 **"Dog Off-Leash Park"** means any Park within which dogs are permitted to run at large subject to the restrictions established in this bylaw;
 - 2.6 **"Fire and Life Safety Bylaw"** means the Grand Forks Fire and Life Safety Bylaw No. 1965 as amended or replaced from time to time;
 - 2.7 **"Firearm"** means a barrelled weapon of any description from which any shot, bullet or other missile can be discharged. It includes any prohibited weapon, whether a lethal weapon or not.
 - 2.8 **"Highway"** includes a street, road, lane, bridge, viaduct and any other way open for the use of the public but does not include a private right-of-way on private property;
 - 2.9 **"Homeless Person"** means a Person who has neither a fixed address or a predictable residence to return to on a daily basis;

Park and Public Spaces Access Bylaw No. 2057

- 2.10 **“Motorized Vehicle”** means any type of vehicle capable of propulsion by an internal combustion or electric motor, but excluding wheelchairs and scooters used as a mobility aid for the disabled;
- 2.11 **“Municipal Ticket Information Bylaw”** means the *City of Grand Forks Municipal Ticket Information Bylaw* No. 1957 as amended or replaced from time to time;
- 2.12 **“Municipality”** means the area within the City boundaries of the City;
- 2.13 **“Owner”**, in respect of any animal, means a person who keeps, harbours, or has temporary or permanent possession of an animal;
- 2.14 **“Park”** means any real property owned or subject to a right of occupation by the City for the purposes of pleasure, recreation, or community uses of the public, including all dedicated public parks, Municipal Hall grounds, or other lands used for public parks, or any playground, public square, beach, boulevard or cemetery within the corporate limits of the City of Grand Forks;
- 2.15 **“Peace Officer”** shall have the same meaning as in the Interpretation Act;
- 2.16 **“Person(s)”** includes any company, corporation, owner, partnership, firm, association, society or party;
- 2.17 **“Property”** means land, with or without improvements, so affixed to the land as to make them in fact and in law, a part of it;
- 2.18 **“Public Space”** means any real property or portions of real property owned or leased by the City to which the public is ordinarily invited or permitted to be in or on, and includes, but is not necessarily limited to, the grounds of public facilities or buildings, the Kettle and Granby Rivers’ foreshore, and public parking lots;
- 2.19 **“Temporary Shelter”** means a tent, lean-to, or other form of shelter that is temporary and portable in nature that is constructed from nylon, plastic, cardboard, or other similar non-rigid material, and that covers an area of less than ten (10) square meters.
- 2.20 **“Trail”** means any pathway or trail, including all public sections of the Trans-Canada Trail, within the corporate limits of the City of Grand Forks but does not include the travelled portion of a Highway;
- 2.21 **“Vehicle”** means all conveyances for the carriage or transport of persons, passengers, goods, or materials whether self-propelled or drawn or pulled by animals or any mechanical, muscular device, or other motive power whatsoever, and shall include but not limited to Motorized Vehicles, trailers, skateboards, long-boards, bicycles, and tricycles.

Regulations

3. A person shall not enter or be upon or within any Park between the hours of 11:00 p.m. and 6:00 a.m.
4. Notwithstanding Section 3, where there is no accessible shelter accommodation available in the City or in reasonable proximity thereto, a Homeless Person may, without prior written permission of the City, reside in a Park, including erecting and occupying a Temporary Shelter, except in designated Parks listed in Schedule "A" of this bylaw, between the hours of 7:00pm on one day and 9:00am of the following day, provided that the Homeless Person:
 - 4.1 does not erect the Temporary Shelter until after 7:00pm on one day;
 - 4.2 takes down and removes the Temporary Shelter from the Park prior to 9:00am on the following day;
 - 4.3 complies with other provisions of this bylaw;
 - 4.4 does not reside or erect the Temporary Shelter in, on, under, or within:
 - 4.4.1 playgrounds, spray parks or pools;
 - 4.4.2 skateboard parks, tennis courts or other sports courts;
 - 4.4.3 sports fields, stadiums or dugouts;
 - 4.4.4 stages or bleachers;
 - 4.4.5 washroom facilities, picnic shelters, or gazebos;
 - 4.4.6 cemeteries;
 - 4.4.7 pathways or bridges;
 - 4.4.8 Trails, Highways, sidewalks or parking areas;
 - 4.4.9 all other Public Improvements.
 - 4.5 A Temporary Shelter found to be placed, secured, erected, used or maintained between the hours of 9:00 am and 7:00 pm on any Public Space or Park within the City shall be unlawful and subject to enforcement and removal, including any possessions, wastes and other incidental materials.
 - 4.6 Temporary shelters found in any areas described in Section 4.4 shall be subject to immediate removal.
5. A person shall not carry or discharge any Firearms, bow, crossbow, sling-shot, boomerang or other weapon of any description within a Park, school ground or other Public Space under the jurisdiction of the City of Grand Forks.
6. A person shall not take away any gravel, sand, or earth from any part of any Park.

Park and Public Spaces Access Bylaw No. 2057

7. A person shall not throw, deposit, drop, leave or dump any garbage, glass, bottles, cans, litter, ashes, cigarette or cigar butts, refuse, trash, rubbish, or other materials, in any Park, Public Space, or waters adjacent thereto.
8. A person shall not light any fire on or within any Park or Public Space within the Municipality, except in a fireplace or area provided for that purpose and only as permitted by the current Fire and Life Safety Bylaw.
9. A person shall not be on the roof of any building in any Park or Public Space unless that person is an employee or agent of the City of Grand Forks carrying out his or her regular duties.
10. A person shall not be in any building, swimming pool, tennis court, or other enclosure, structure, or facility in any Park except during the hours the said building, swimming pool, tennis court, or other enclosure, structure, or facility is authorized to be used or to be open by the Council.
11. A person shall not break, injure or damage the locks, gates, bolts, fences, seats, benches, buildings, structures, or other property placed in Public Spaces, on boulevards, or in Parks.
12. A person shall not wilfully destroy, mutilate, efface, deface, or remove any sign posted within a Park under this or any other bylaw.
13. A person shall not climb, debark, break, peel, cut, deface, remove, injure, root up, dig or otherwise destroy or damage any tree, box, stake, or guard placed around any tree for the protection of the same, shrubs, flowers, roots, sod or grass planted and/or growing on boulevards, or in Parks or Public Spaces.
14. A person shall not play or practice the game of golf or similar games played with golf clubs and balls in any park, except in areas of a Park that have been designated for the playing and practicing of golf or similar games by the Council.
15. A person shall not cause, allow, or permit pets or other animals to be At Large on any beach, Park, or Public Space within the Municipality.
 - 15.1 A person shall be permitted to allow a dog to be At Large in a Park or Public Space, or portion of a Park or Public Space, which has been designated as a Dog Off-Leash Park.
 - 15.2 An Owner must immediately remove and dispose of, in a sanitary manner, feces left by pets or animals in a Park or Public Space, or on a Trail.

Park and Public Spaces Access Bylaw No. 2057

16. A person shall not ride or drive any horse, in, upon, or through any Park.
 - 16.1 Horses shall be permitted on the Trans-Canada Trail within the corporate limits of the City, with the provision that the Owner of such animal shall comply with section 15.2.
17. A person shall not ride or drive any Vehicle or other mode of conveyance, except for conveyances for the handicapped, children's carriages and strollers, outside of designated access roads, lanes or parking lots.
 - 17.1 Self-propelled vehicles limited to bicycles, trailers pulled by bicycles, roller blades and skateboards shall be permitted provided they are used on designated pathways or roads, are operated in a safe manner, and within any posted speed limits.
18. A person shall not possess or consume alcohol in a Park or Public Space except for special events where Council has approved a liquor license permit.

Offences and Penalties

19. A person who contravenes any of the provisions of this Bylaw shall be subject to a fine as described in the current Municipal Ticket Information Bylaw. A copy of the current schedule pertaining to the Parks Access Bylaw No. 2057 is attached to this bylaw for convenience.
 - 19.1 Where a Bylaw Enforcement Officer or any other officer of the City has reasonable grounds to believe that a person, while in a Park or Public Space, is in contravention of any provision of this bylaw, the Bylaw Enforcement Officer may:
 - 19.1.1 Direct the person to comply with the bylaw; or
 - 19.1.2 Direct the person to leave the Park or Public Space.
 - 19.2 A person who is directed to leave the Park or Public Space shall immediately leave the Park or Public Space and refrain from re-entering for a period of 24 hours or until 7pm the following day whichever is longer."

Exceptions

20. This bylaw shall not apply to officers or employees of the City of Grand Forks or any Emergency Services while exercising their duties.
21. Community Associations/Groups or members of the public may approach the Council of the City of Grand Forks for relaxation of the rules and regulations as listed in this bylaw for a specific special event.
22. The Chief Administrative Officer or designate may at any time permit exceptions to any provision of this bylaw.

Park and Public Spaces Access Bylaw No. 2057

General

23. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.
24. If any portion of this bylaw is for any reason held to be invalid by a Court of competent jurisdiction, the invalid portion shall be severed without affecting the remainder of the bylaw.

Repeal

25. The "City of Grand Forks Parks Access Repeal Bylaw No. 1959-R" shall repeal:
 - 25.1 The "City of Grand Forks Parks Access Bylaw No. 1959"
 - 25.2 The "City of Grand Forks Parks Access Amendment Bylaw No. 1959-A1"
26. The "Off-Highways Vehicles Regulation Repeal Bylaw No. 1682-R" shall repeal:
 - 26.1 The "Off-Highways Vehicles Regulation Bylaw No. 1682"

Read a first, second, and third time by the Municipal Council this _ day of ____, 2019.

Finally adopted on this ____ day of ____, 2019.

Mayor -Brian Taylor

Corporate Officer-Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2057, cited as the "City of Grand Forks Park Access Bylaw 2057", as passed by the Municipal Council on the __ day of ____, 2019.

Corporate Officer of the Municipal Council of the
City of Grand Forks

SCHEDULE “A”

Parks and Public Space where Temporary Shelters are Prohibited

1. City Park
2. Lois Hagen Park
3. Gyro Park

SCHEDULE 5

COLUMN 1	COLUMN 2	COLUMN 3
Offence	Section	Fine
- In Park between 11:00 p.m. and 6:00 a.m.	3	\$ 50.00
- Camping in Park or Public Area / Temporary shelters	4	\$ 50.00
- Use of firearms/bow/cross-bow/sling-shot/boomerang/ weapon in park	5	\$ 100.00
- Unauthorized removal of gravel/sand/soil	6	\$ 100.00
- Littering	7	\$ 50.00
- Unauthorized fire on beach or in Park or Public Space	8	\$ 50.00
- Vandalism	11	\$ 100.00
- Vandalism of sign	12	\$ 100.00
- Vandalism of tree	13	\$ 100.00
- Unauthorized playing golf in park	14	\$ 100.00
- Animal At Large on beach, Park, or Public Space	15	\$ 50.00
- Horse in Park green space	16	\$ 50.00
- Vehicle in Park or Public Space	17	\$100.00
- Possession or consumption of alcohol in a Park or Public Area	18	\$ 50.00

THE CORPORATION OF THE CITY OF GRAND FORKS

OFF-HIGHWAYS VEHICLES REGULATION REPEAL BYLAW NO. 1682-R

A BYLAW TO REPEAL BYLAW 1682 AND ALL AMENDMENTS THERETO

The Municipal Council of the Corporation of the City of Grand Forks in open meeting assembled, **ENACTS** as follows:

CITATION

1. This bylaw may be cited as the “**Off-Highways Vehicles Regulation Repeal Bylaw No. 1682-R**”.

REPEAL

2. That Bylaw No. 1682 cited, for all purposes, as the “Off-Highways Vehicles Bylaw No. 1682, 2001” and any amendments thereto, be hereby repealed.

Read a first, second, and third time by the Municipal Council this _ day of ____, 2019.

Finally adopted on this ____ day of ____, 2019.

Mayor -Brian Taylor

Corporate Officer-Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1682-R, cited as the “Off-Highways Vehicles Regulation Repeal Bylaw 1682-R”, as passed by the Municipal Council on the __ day of __, 2019.

Corporate Officer of the Municipal Council of the
City of Grand Forks

THE CORPORATION OF THE CITY OF GRAND FORKS

PARK ACCESS REPEAL BYLAW NO. 1959-R

A BYLAW TO REPEAL BYLAW 1959, AND ALL AMENDMENTS THERETO

The Municipal Council of the Corporation of the City of Grand Forks in open meeting assembled, **ENACTS** as follows:

CITATION

1. This bylaw may be cited as the “**The City of Grand Forks Park Access Repeal Bylaw No. 1959-R**”.

REPEAL

2. That Bylaw No. 1959 cited, for all purposes, as the “City of Grand Forks Park Access Bylaw No. 1959, 2013” and any amendments thereto, be hereby repealed.

Read a first, second, and third time by the Municipal Council this _ day of ____, 2019.

Finally adopted on this ____ day of ____, 2019.

Mayor -Brian Taylor

Corporate Officer-Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1959-R, cited as the “City of Grand Forks Park Access Repeal Bylaw 1959-R”, as adopted by the Municipal Council on the __ day of __, 2019.

Corporate Officer of the Municipal Council of the
City of Grand Forks

THE CORPORATION OF THE CITY OF GRAND FORKS

RECREATIONAL AND OFF HIGHWAY VEHICLE REGULATION BYLAW NO. 1682

A BYLAW TO PROVIDE FOR THE REGULATION OF THE USE OF MOTORIZED RECREATIONAL AND OFF-HIGHWAY VEHICLES WITHIN THE CITY OF GRAND FORKS

WHEREAS the Local Government Act allows Council, by bylaw, to regulate all highways and public places within the City of Grand Forks; and

WHEREAS the operation of motorized recreational and off-highway vehicles on certain lands within the City of Grand Forks is creating a hazard to both the vehicle operators and other users of the lands; and

WHEREAS the noise generated by motorized recreational and off-highway vehicles is causing a nuisance to the citizens of the City of Grand Forks;

NOW THEREFORE the Municipal Council of the City of Grand Forks, in open meeting assembled, **ENACTS** as follows:

Citation

1. This bylaw may be cited, for all purposes, as the “**Off-Highways Vehicles Bylaw No. 1682, 2001.**”

Definition

2. In this bylaw, unless the context requires otherwise:
 - (a) “**City**” means the Corporation of the City of Grand Forks.
 - (b) “**Motorized vehicle**” means any type of vehicle capable of propulsion by a gas or electric motor, including a diesel motor, but excluding wheelchairs and scooters used as a mobility aid for the disabled.

3. No person shall operate or authorize or permit any other person to operate any **motorized vehicle**:
 - (a) On all sections of the TransCanada Trail within the City of Grand Forks, including that portion of the trail that constitutes the former Canadian Pacific Railway rail grade;
 - (b) In any parks owned and/or maintained on behalf of the City.
4. Any person who violates any provision of this bylaw shall be guilty of an infraction of this bylaw and liable to a fine or penalty not exceeding \$500.00 (Five hundred dollars) for each offence and in default of payment thereof forthwith or within such a time as the presiding Magistrate or Justice of the Peace shall direct, the fine imposed shall be recoverable under the provisions of the Offence Act R.S.B.C. 1996, Chapter 338 and all amendments thereto.

Severability

5. If any portion of this bylaw is held to be invalid by a Court of competent jurisdiction, such invalidity shall not affect the remaining portions of the bylaw.

READ a first time this 1st day of October, 2001.

READ a second time this 1st day of October, 2001.

READ a third time this 5th day of November, 2001.

RECONSIDERED, finally passed and adopted this 19th day of November, 2001.

MAYOR

CLERK

C E R T I F I C A T E

I hereby certify the foregoing to be a true copy of the Grand Forks Off-Highways Vehicles Bylaw No. 1682, 2001, as passed by the Municipal Council of the City of Grand Forks on the 19th day of November, 2001.

Clerk of the Municipal Council of the
City of Grand Forks

THE CORPORATION OF THE CITY OF GRAND FORKS

PARK ACCESS BYLAW NO. 1959

**THE PARK ACCESS BYLAW OF THE CORPORATION OF THE CITY OF
GRAND FORKS TO REGULATE THE USE OF PARKS, TRAILS,
BEACHES AND BOULEVARDS**

WHEREAS the Municipal Council of the Corporation of the City of Grand Forks, in open meeting assembled, **ENACTS** as follows:

1. This bylaw may be cited as "**The City of Grand Forks Parks Access Bylaw No. 1959, 2013**".
2. In this bylaw, unless the context otherwise requires:

Definitions

- (a) **"Bylaw Enforcement Officer"** means every person(s) designated by Council as a Bylaw Enforcement Officer for the City or otherwise authorized under the Offence Act, and every Peace Officer;
- (b) **"City"** means the Corporation of the City of Grand Forks;
- (c) **"Council"** means the Council of the City of Grand Forks;
- (d) **"Highway"** includes a street, road, lane, bridge, viaduct and any other way open for the use of the public but does not include a private right-of-way on private property;
- (e) **"Municipality"** means the area within the City boundaries of the City;
- (f) **"Park"** includes all dedicated Public Parks, Municipal Hall grounds, or other lands used for Public Parks, or any public trail, beach or boulevard within the corporate limits of the City of Grand Forks
- (g) **"Peace Officer"** shall have the same meaning as in the Interpretation Act and shall also include the person or persons who are appointed to enforce and administer this bylaw;

- (h) **“Person(s)”** includes any company, corporation, owner, partnership, firm, association, society or party;
 - (i) **“Property”** means land, with or without improvements, so affixed to the land as to make them in fact and in law, a part of it;
 - (j) **“Public Place”** means streets, highways, parks, public squares, beaches, foreshore and all other land and building that not private premises.
3. No person shall enter or be upon or within any park between the hours of 11:00 p.m. and 6:00 a.m., provided, however, that nothing in this section shall prevent any officers or employees of City of Grand Forks from entering or being upon or within any park in the exercise of their duties.
 4. No person shall set up or occupy any camper, trailer, or other form of temporary shelter, on or within any park.
 5. No person shall use any bow and arrow, sling-shot, boomerang or other weapon within a park, school ground or other public ground under the jurisdiction of the City of Grand Forks.
 6. No person shall take away any gravel, sand, or earth from any part of any park.
 7. No person shall throw, dump, deposit or leave any glass, bottles, cans, litter, or other materials whether likely to injure any person, animal, vehicle or not, in any park, or water adjacent to such parks.
 8. No person shall light up any fire on any public beach or park within the corporate limits of the City of Grand Forks, except in a fireplace or area provided for that purpose.
 9. No person shall be on the roof of any building in any park unless that person is an employee or agent of the City of Grand Forks carrying out his or her regular duties.
 10. No person shall be in any building, swimming pool, tennis court, or other enclosure or structure in any park except during the hours the said building, swimming pool, tennis court, or other structure is authorized to be used or to be open by the Council. This section does not apply to any employee or agent of the City of Grand Forks carrying out his or her regular duties.

11. No person shall break, injure or damage the locks, gates, bolts, fences, seats, benches, buildings, structures, or other property placed in the public squares, on boulevards, or in parks or grounds.
12. No person shall wilfully destroy, mutilate, efface, deface, or remove any sign posted within a park under this or any other bylaw.
13. No person shall climb, bark, break, peel, cut, deface, remove, injure, root up or otherwise destroy or damage the trees shrubs, flowers, roots, or grass planted and/or growing on boulevards, or in parks or grounds.
14. No person shall play or practice the game of golf or similar games played with golf clubs and balls in any park, except in areas of a public park that have been designated for the playing and practicing of golf or similar games by the Council.
15. No person shall cause, allow, or permit pets or other animals to be on any beach or park within the corporate limits of the City of Grand Forks, except pets on leashes.
16. No person shall ride or drive any horse, in, upon, or through the public squares, parks, or grounds, where specifically prohibited to do so.
17. No owner or keeper of any horse, cattle or swine shall suffer the same to go at large or to feed upon the public squares or parks and any horse, cattle, or swine found at large therein shall be impounded.
18. No person shall ride, drive or lead any animal, or any carriage, wagon, bicycle, motorcycle, scooter, automobile, sleigh, snowmobile or other vehicle or conveyance in or upon any of the public squares, parks or boulevards within the boundaries of the City of Grand Forks, except in areas specifically provided for such purpose; provided, however, that nothing in this section contained shall prevent any bicyclist, having first dismounted from his bicycle, from taking the same upon the turf or sward, or upon or along any sidewalk, pathway or footpath in any park. This section does not apply to any employee or agent of the Municipality carrying out his or her regular duties.
19. No person shall break, injure, dig or destroy any trees lawfully planted, or the sod grass of any boulevard, or any box, stake or guard which is placed around any tree for the protection of the same.

20. No person shall possess or consume alcohol in a public park or municipal space with the exception of special events which include an approved liquor license permit.
21. Community Associations/Groups or members of the public may approach the Council of the City of Grand Forks for relaxation of the rules and regulations as listed in this bylaw for a special event. This relaxation is for the specific event only and, should such event re-occur, permission by Council must be requested again.
22. Schedule "5" forms part of the Municipal Ticketing Information Bylaw No. 1957.
23. The City of Grand Forks Parks Access Bylaw No. 1065 and all amendments thereto, are hereby repealed.

READ A FIRST TIME this 24th day of June, 2013.

READ A SECOND TIME this 24th day of June, 2013.

READ A THIRD TIME this 24th day of June, 2013.

FINALLY ADOPTED this 22nd day of July, 2013.

Mayor -Brian Taylor

Corporate Officer-Diane Heinrich

CERFIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1959, cited as the "City of Grand Forks Park Access Bylaw 1959, 2013", as passed by the Municipal Council on the 22nd day of July, 2013.

Corporate Officer of the Municipal Council of the
City of Grand Forks

SCHEDULE 5

COLUMN 1	COLUMN 2	COLUMN 3
Offence	Section	Fine
- In park between 11:00 p.m. and 6:00 a.m.	3	\$ 50.00
- Camping in park	4	\$ 50.00
- Use of bow and arrow/sling-shot/boomerang/ weapon in park	5	\$ 100.00
- Unauthorized removal of gravel/sand/soil	6	\$ 100.00
- Littering	7	\$ 50.00
- Unauthorized fire on beach	8	\$ 50.00
- Vandalism	11	\$ 100.00
- Vandalism of sign	12	\$ 100.00
- Vandalism of tree	13	\$ 100.00
- Unauthorized playing golf in park	14	\$ 100.00
- Animal on beach	15	\$ 50.00
- Vehicle in park	18	\$ 50.00
-Possession or consumption of alcohol in a park or public area	20	\$ 50.00

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1959-A1

A BYLAW TO AMEND THE CITY OF GRAND FORKS Parks Access Bylaw No. 1959, 2013

=====

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

1. This bylaw may be cited for all purposes as the “**City of Grand Forks Parks Access Amendment Bylaw No. 1959-A1, 2017**”;
2. Amend Bylaw No. 1959 as follows:

Delete Section 4 and **replace** it with the following:

- “4. No person shall place, secure, erect, use or maintain a temporary shelter on any public place or park within the City:
- (a) between 9:00 am and 7:00 pm.
 - (b) Temporary shelter found to be placed, secured, erected, used or maintained between the hours of 9:00 am and 7:00 pm on any public place or park within the City shall be unlawful and subject to enforcement and removal, including any possessions, wastes and other incidental materials.
 - (c) Notwithstanding Section 4 (a), no person shall place, secure, erect, use or maintain a temporary shelter at any time in, on, under or within: playgrounds, spray parks; skateboard parks, tennis courts or other sports courts; sports fields, stadiums or dugouts; stages or bleachers; washroom facilities, picnic shelters, or gazebos; cemeteries; or bridges within the City.
 - (d) Temporary shelters found in any areas described in 4 (c) will be removed immediately.”

Delete Section 13 and **replace** it with the following:

“No person shall climb, debark, break, peel, cut, deface, remove, injure, root up, dig or otherwise destroy or damage any tree, box, stake, or guard placed around any tree for the protection of the same, shrubs, flowers, roots, sod or grass planted and/or growing on boulevards, or in parks or grounds.”

Delete Section 19.

Insert section 22.1 as follows:

“22.1 Where a Bylaw Enforcement Officer any other officer of the City has reasonable grounds to believe that a person, while in a park or public space, is in contravention of any provision of this bylaw the Bylaw Enforcement Officer may:

- (a) Direct the person to comply with the bylaw; or
- (b) Direct the person to leave the park or public place.
 - i. A person who is directed to leave the Park or Recreation Facility must immediately leave the park or public place and refrain from re-entering for a period of 24 hours or until 7pm the following day whichever is longer.”

3. This bylaw shall come into force and effect upon adoption.

INTRODUCED this 5th day of September, 2017.

Read a **FIRST** time 16th day of October, 2017.

Read a **SECOND** time 16th day of October, 2017.

Read a **THIRD** time 16th day of October, 2017.

FINALLY ADOPTED this day of , 2017.

Mayor Frank Konrad

Corporate Officer Diane Heinrich

CERTIFICATE

I hereby certify the foregoing to be a true copy of Bylaw No. 1959-A1 as passed by the
Municipal Council of the City of Grand Forks
on _____, 2017.

Corporate Officer of the Municipal Council of the
City of Grand Forks

Request for Decision



To: Regular Meeting
From: **Corporate Services**
Date: March 25, 2019
Subject: Events Delegation Bylaw
Recommendation: **THAT Council gives first three readings to the Events Delegation Bylaw No. 2056.**

Background

Council currently reviews all applications for events within the City requiring permission to sell alcohol ("beer gardens") or operate outside of the guidelines of the noise control bylaw. Staff already provide approval for other event-related requests including road closures and use of facilities.

In the proposed Events Delegation Bylaw, approval for small, single-day events is delegated to Staff for approval. This has the benefit that requests for such approval do not need to be received 30 days prior to the event, otherwise required to ensure it makes the agenda for the preceding Council meeting, and Council does not have to spend time considering routine approvals.

Approval for large-scale events (ie: Cannafest, Grand Forks International) which span multiple-days and/or would expect to draw crowds in excess of 500 persons would not be delegated and would still be required to receive approval from Council.

Update:

On March 11, 2019, the Bylaw was introduced at the Committee of the Whole Meeting. During discussion, Council instructed staff to change the proposed Bylaw to allow for staff approval of smaller, multi-day events.

The updated Bylaw is now presented for first three readings.

Benefits or Impacts

General

Delegates approval of routine event requests to staff.

Policy/Legislation

Noise Control Bylaw No. 1681

Park and Public Space Access Bylaw No. 2057

Attachments

Bylaw 2056 – Event Delegation Bylaw

Recommendation

THAT Council gives first three readings to the Events Delegation Bylaw No. 2056.

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 Approval Details

Document Title:	2019 RFD - Bylaw 2056 - 3 Readings.docx
Attachments:	- By2056 - Events Delegation Bylaw.docx
Final Approval Date:	Mar 18, 2019

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

Diane Heinrich - Mar 18, 2019 - 4:06 PM

THE CORPORATION OF THE CITY OF GRAND FORKS

EVENTS DELEGATION BYLAW NO. 2056

A BYLAW TO DELEGATE DEFINED AUTHORITIES TO OFFICERS OF THE CITY

The Municipal Council for the Corporation of the City of Grand Forks, in open meeting lawfully assembled, **ENACTS** as follows:

Citation

1. This bylaw may be cited as the “**Events Delegation Bylaw No. 2056**”

Definitions

2. In this bylaw, unless the context otherwise requires:
 - 2.1 “**Corporate Officer**” means the Corporate Officer for the City of Grand Forks or designate;
 - 2.2 “**Council Procedure Bylaw**” means the Grand Forks Council Procedure Bylaw No. 1946, as amended or replaced from time to time;
 - 2.3 “**Events Coordinator**” means the Events Coordinator for the City of Grand Forks or designate;
 - 2.4 “**Noise Control Bylaw**” means the Grand Forks Noise Control Bylaw No. 1681, as amended or replaced from time to time;
 - 2.5 “**Parks and Public Spaces Access Bylaw**” means the Grand Forks Parks and Public Spaces Access Bylaw No. 2057, as amended or replaced from time to time.

Delegation of Powers and Duties

3. Council delegates to the Events Coordinator and Corporate Officer, the power and duty of Council to approve variances to the *Parks and Public Spaces Access Bylaw* in conjunction with events within the City expected to draw crowds of less than 500 persons.
4. Council delegates to the Events Coordinator and Corporate Officer, the power and duty of Council to approve variances, in conjunction with events, to the *Noise Control Bylaw* not to extend past midnight.
5. Events expected to draw crowds of greater than 500 persons or where *Noise Control Bylaw* variances extend past midnight shall be required to apply to Council for permits or variances.

Policy and Procedure

6. The delegates shall follow the City's current Event Request policy and procedure.

Reconsideration by Council

7. All of the following shall apply to any decision by the delegates:
 - 7.1 The organizer of any event subject to a decision by the delegates who is dissatisfied with the decision shall be entitled to have the decision reconsidered by Council in accordance with this section;
 - 7.2 An organizer who wishes to have a decision reconsidered by Council must apply for the reconsideration by delivering to the Corporate Officer, within 30 days after the decision is communicated in writing to the organizer, a reconsideration application in writing which must set out all of the following:
 - 7.2.1 the name of the delegates who made the decision, the date of the decision and the nature of the decision;
 - 7.2.2 reasons why the organizer wishes the decision to be reconsidered by Council;
 - 7.2.3 the decision the organizer requests be made by Council, with brief reasons in support of the requested decision; and
 - 7.2.4 a copy of any materials considered by the organizer to be relevant to the reconsideration by Council.
 - 7.3 Council shall consider any application for reconsideration at the next available Regular meeting of Council after the date on which the reconsideration application is delivered to the Corporate Officer, subject to notice requirements as specified in the *Council Procedure Bylaw*.
 - 7.4 In reconsidering a decision, the Council must consider the material that was considered by the delegates in making the decision;
 - 7.5 At a reconsideration of a decision, the organizer and any other person with interested in the decision are entitled to be heard by Council; and
 - 7.6 After having reconsidered a decision, Council may either confirm the decision or may set aside the decision and substitute the decision of Council.

General

8. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

Events Delegation Bylaw No. 2056

9. If any section, paragraph or phrase of this bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

Read a first, second, and third time by the Municipal Council this ___ day of ___, 2019.

Adopted this ___ day of ___, 2019.

Mayor – Brian Taylor

Corporate Officer – Daniel Drexler

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2056, cited as the “Events Delegation Bylaw No. 2056”, as passed by the Municipal Council on the ___ day of ___, 2019.

Corporate Officer of the Municipal Council of the
City of Grand Forks