



The Corporation of the City of Grand Forks

Public Feedback Session

AGENDA

Meeting #: PF-2019-4
Date: Tuesday, November 12, 2019, 6:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

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 October 30, 2019 (date of notification) 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 Session. It should be noted, however, that for some items a final decision may not be able to be reached at that meeting.

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

(g) 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.

2. Notification of Meeting

3. Individual Application Submissions

- a. Development Variance Permit 1903 - 135B Market Avenue Cannabis Retail Development, Engineering & Planning

3 - 16

4. Adjournment

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:

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

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

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

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

Memo



To: **PUBLIC FEEDBACK SESSION**
From: **Development, Engineering & Planning**
Date: 2019-11-12
Subject: Development Variance Permit for Non-Medical Cannabis
Retail Application for 135B Market Avenue

Background

The applicant, 429291 BC Ltd, has applied to the City for a Development Variance Permit to vary subsection 58.3 of Zoning Bylaw 2039 which regulates the distance a Non-Medical Retail Cannabis Store can be relative to a Community Use zone, or a youth-centred facility.

The building proposed for the Non-Medical Cannabis store is located within 100m of at least one youth-centred facility, Dazzle Dance, located at 7375 2nd Street.

To date, this office is not in receipt of a notification from the Liquor and Cannabis Regulation Branch (LCRB) that the applicant has applied for a Non-Medical Cannabis Retail Store Licence.

The October 7, 2019 staff memo to council, complete with appendices, is attached as Appendix 1 and the ad in the Grand Forks Gazette is attached as Appendix 2.

Ownership

Owner(s):

429291 BC Ltd
PO Box 1016
Grand Forks, BC, V0H 1H0

Agent:

Warren Hamm (0903141 BC Ltd)
PO Box 510
Rossland, BC, V0G 1Y0

Zoning and Policy Context

The attached documents outline the zoning and policy context for this application.

Proposed Hours of Operation:

The applicant has not proposed hours of operation.

Policy/Legislation

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

Attachments

| | |
|-------------------------|---|
| Appendix 1: Pages 1 – 8 | October 7, 2019 Staff Memo and Appendices to Council |
| Appendix 2: Page 1 | October 30, 2019 Ad in Grand Forks Gazette; Note that 2 nd Ad ran in the November 6 th issue of the Grand Forks Gazette. |
| Appendix 3: Page 1-2 | February 7 and June 24, 2019 Letters from Interior Health commenting on proximity vs. harm reduction for previous Non-Medical Cannabis Retail applications. |

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 20191112 DVP1903 135B Market Avenue CANNABIS RETAIL PFS.docx |
| Attachments: | <ul style="list-style-type: none">- 20191112 DVP1903 Appendix 1 PFS 135B Market Cannabis Retail.pdf- 20191112 DVP1903 Appendix 2 135B Market Cannabis Retail Gazette AD.pdf- 20191112 DVP1903 Appendix 3 135B Market Cannabis Retail IHA.pdf |
| Final Approval Date: | Nov 4, 2019 |

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

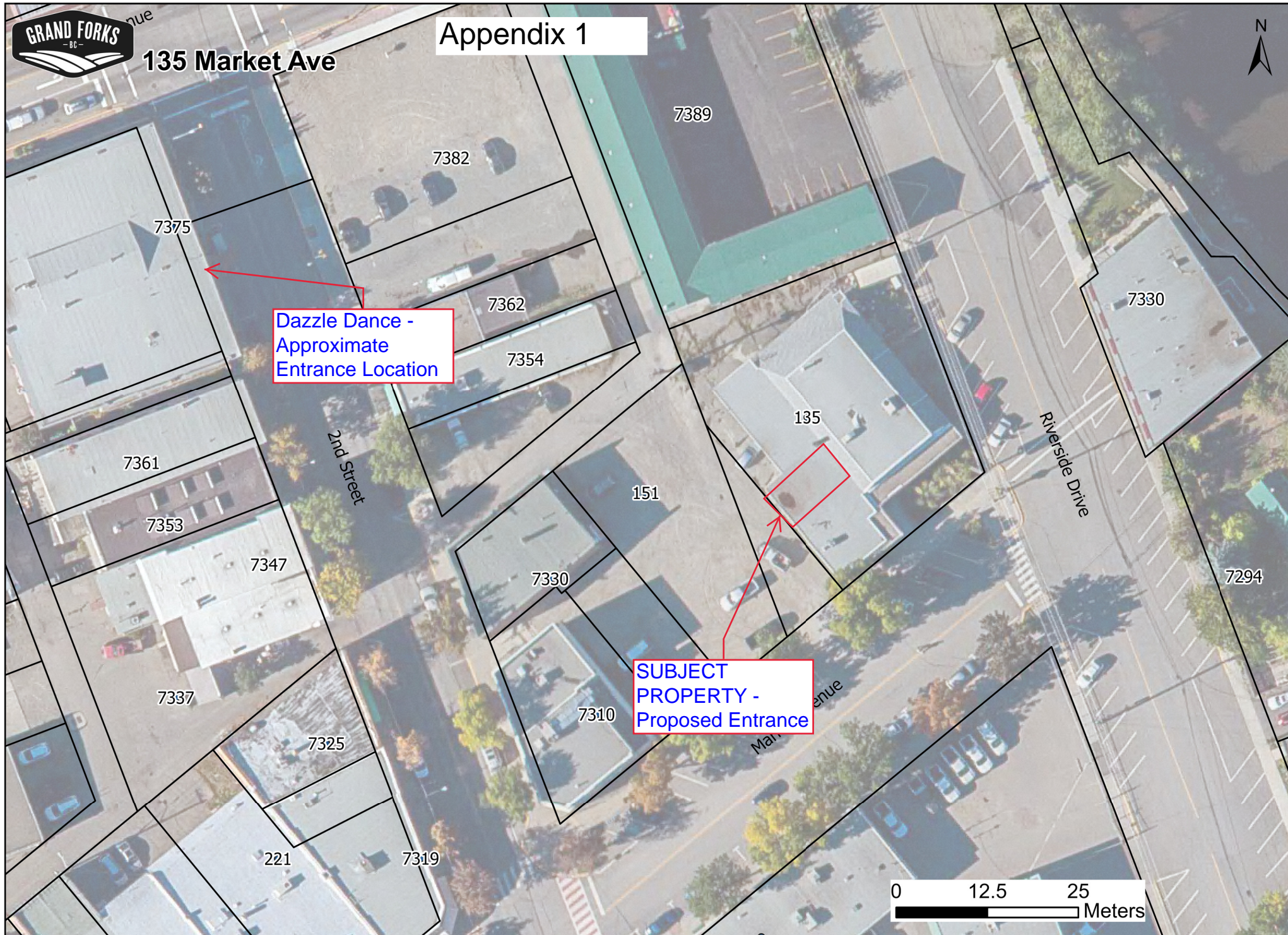
Dolores Sheets - Nov 1, 2019 - 3:51 PM

Ron Mattiussi - Nov 4, 2019 - 11:21 AM



135 Market Ave

Appendix 1





135 Market Ave

Legend

parcel_fabric_April2018

CC

CU

331

Central Avenue

Riverside Drive

Dazzle Dance

Subject Property

2nd Street

3rd Street

Market Avenue

4th Street

73rd Avenue

0 12.5 25 50 Meters

THE CORPORATION OF THE CITY OF GRAND FORKS

7217-4th STREET, BOX 220, GRAND FORKS, B.C. V0H 1H0 TELEPHONE: 250-442-8266 FAX: 250-442-8000



DEVELOPMENT VARIANCE PERMIT APPLICATION

412020
File # DVP 1903

APPLICATION FEE

\$350.00

Receipt No. _____

LOCAL GOVERNMENT ACT, SECTION 498

Registered Owner(s):

429291 BC LTD

Mailing Address:

454 WHITMAN WAY

TABUL, B.C. V1R 4T9

Telephone:

Home: 250-231-9513 Work: _____

Legal Description:

LOT 1, BLOCK 3, PLAN KAP 23, D.L. 108, SIMILKAMEN DIV.
' OF YALE LAND DISTRICT, EXCEPT PLAN 10641 15265
P.I.D. 012 547 441

Civic Address:

135B MARKET AVE GRAND FORKS BC

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, PETER SMIERUSLE, 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)

August 27, 2019

(date)

Website: www.grandforks.ca Email: info@grandforks.ca

THE CORPORATION OF THE CITY OF GRAND FORKS



7217-4th STREET, BOX 220, GRAND FORKS, B.C. V0H 1H0 TELEPHONE: 250-442-8266 FAX: 250-442-8000

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

REQUEST VARIANCE TO ALLOW NON-MEDICINAL
CANNABIS RETAIL SALES AT THIS LOCATION
(135B MARKET AVE GRAND FORKS)
CURRENTLY 92.34 METERS TO "DAZZLE DANCE"
STUDIO. BYLAW STATES 100.0 M SEPARATION

Submit the following information with the application:

1. A legible site plan showing the following:

- (a) The boundaries and dimensions of the subject property.
- (b) The location of permanent or proposed buildings and structures existing on the property.
- (c) The location of any proposed access roads, parking, screening, landscaping or fencing.
- (d) 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

August 27, 2019
Date



THE CORPORATION OF THE CITY OF GRAND FORKS

Application for Business Licence

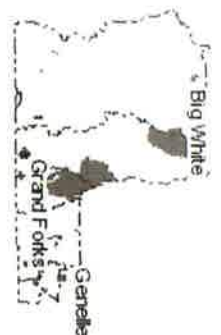
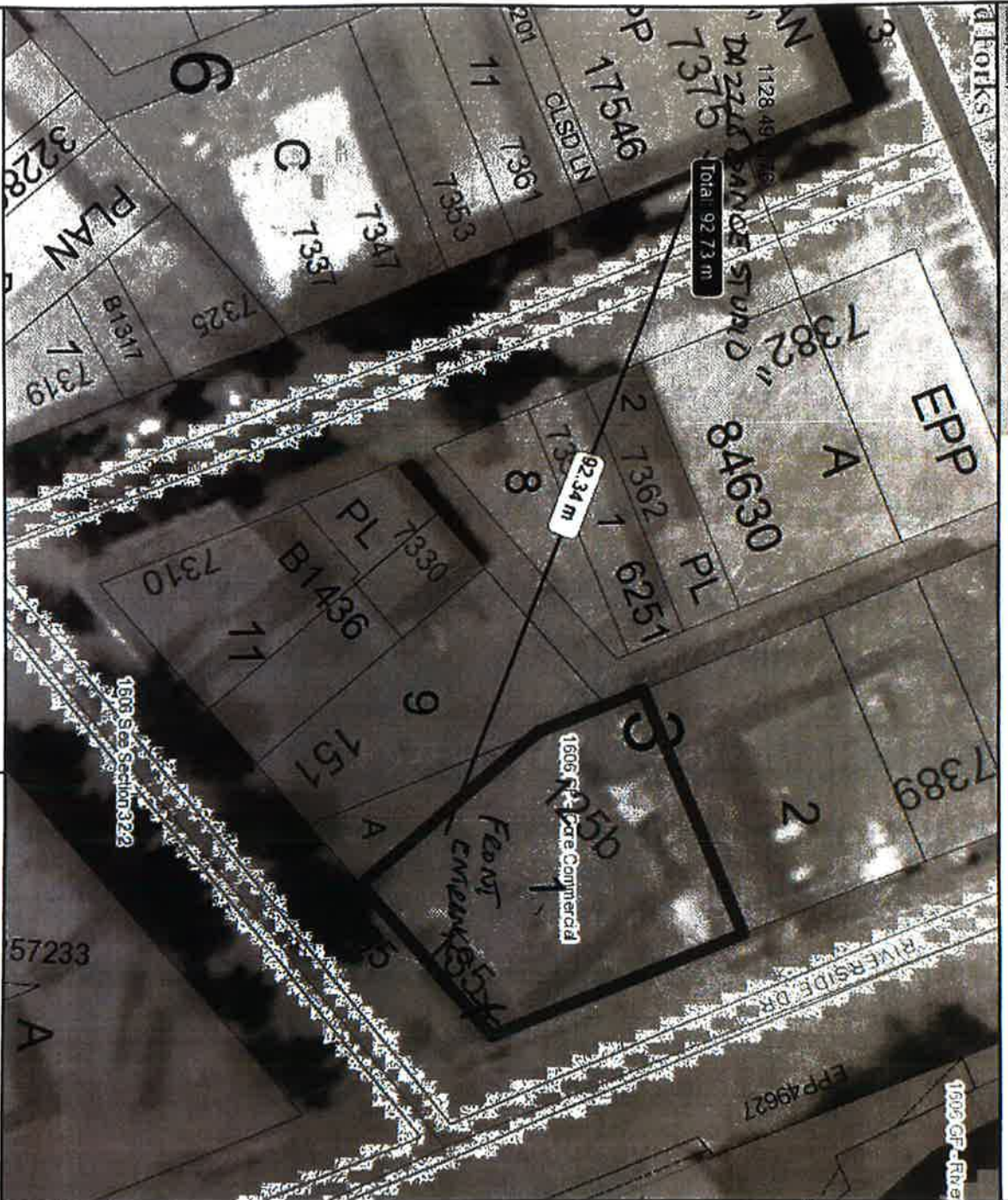
Please answer all applicable questions, sign in the space provided below and return this form, together with the appropriate licence fee to the Licence Department. **PLEASE BE AWARE THAT THE LICENCE FEE PAYMENT IS BASED ON THE CALENDAR YEAR (JANUARY TO DECEMBER, NO MATTER WHEN THE APPLICATION IS MADE).**

1. Trade name of business: 0903141 BC LTD
(DBA/TBD)
2. Business civic address: 135B MARKET STREET G.F.
3. Business mailing address: PO BOX 510 ROSSLAND BC
V0G 1Y0
(address, postal code and email address of the business)
4. Business phone number: 250 368 1452
5. Number of Employees: 6 Expected opening date: MAY 2020
6. Type of Business: NON-MEDICINAL CANNABIS RETAIL
7. Type of service/product sold/contract: SAME AS ABOVE
8. Owner of business: 0903141 BC LTD
(partnership/organizations/limited companies - please attach list of principle officers)
9. Address of Owner(s): PO BOX 510 ROSSLAND BC
10. Previously held licence in Grand Forks Yes ☐ No ☒ Year _____
(circle yes or no)
11. Has licence ever been revoked Yes ☐ No ☒ Year _____
(circle yes or no)
12. Agents last sales area: _____
13. Name of applicant: WARREN WARREN
PO BOX 510 ROSSLAND BC V0G 1Y0
(full name, address and phone number of the applicant)

(cont'd on reverse)

*City of Grand Forks Business Licence Bylaw #1384 and all amendments

RDKB Internet Mapping



Legend



Adminin

Cadastral Lines

CAD_DISTRICT_LOT

— CAD-GAS

CAD HIGHWAY

CAD_HYDRO

CAD_INTER_BODY

CAD OUTLINE

CAD LOTLINE LICENSE

CAD_LOTLINE_WATER

— CAD RAILWAY

1 CAD_RAILWAY_ABBAN

— CAD_ROAD

CAD TELEPHONE

CAD TOWNSHIP

Miscellaneous Cadastral Lines

CADDY AIRSTRIP

— CALDWELL ARROW

CADMIUM BRIDGE

CADDY_DENVONNEY__TRAIL

CADDY_EASEMENT

— CALDWELL HOOK

CADU LEASE LICENSE

Acknowledgements

le: 1:931

m represents 9.3 m

Scale: 1:931

1 cm represents 9.3 m

Notes:

Datum: WGS 84 Projection: Web Mercator

Printed on 25-Jul-2019

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

Selkirk College

14. Provincial Certificate of Proficiency

(Applies to Trades qualification or Professional Services Number or Certificate)

Full name of certified: _____

Area of proficiency: _____

CROSS CONNECTION CONTROL PROGRAM

A Cross Connection Control Survey may need to be conducted if your business is deemed to be a High Cross Connection Risk. There may be costs associated with eliminating any cross connections found by officials of the City's Water Department. Should you have any concerns regarding this process, please contact the Water & Sewer System Coordinator at 250-442-8266, Extension 60244.

Initials _____

I/We hereby make application for a licence in accordance with particulars as stated above and declare that the above statement is true and correct. I/We undertake that, if granted, the licence applied for, I/We will comply with each and every obligation contained in all laws and bylaws now in force, and amendments thereto, in the City of Grand Forks, Province of British Columbia.

We consent that the information contained herein may be made available to the B.C. Assessment Authority, Revenue Canada Taxation and the City's website at www.grandforks.ca.

Signature of applicant: _____

Date of application: _____

25 JULY 2019

FOR OFFICE USE ONLY

Classification: _____ Zoning: _____

Licence fee: _____ Receipt # _____ Date Paid: _____

Licensed as: _____

Department approvals Scan To Economic Development: ☒

Building Inspection: _____ Manager of Operations: _____

Cross Connection: YES ☐ NO ☐ If yes, send copy to Water Foreman

Fire Chief: _____ Public Health Certificate: _____

Licence Inspector: _____ Date of Final Approval: _____

Notes: _____

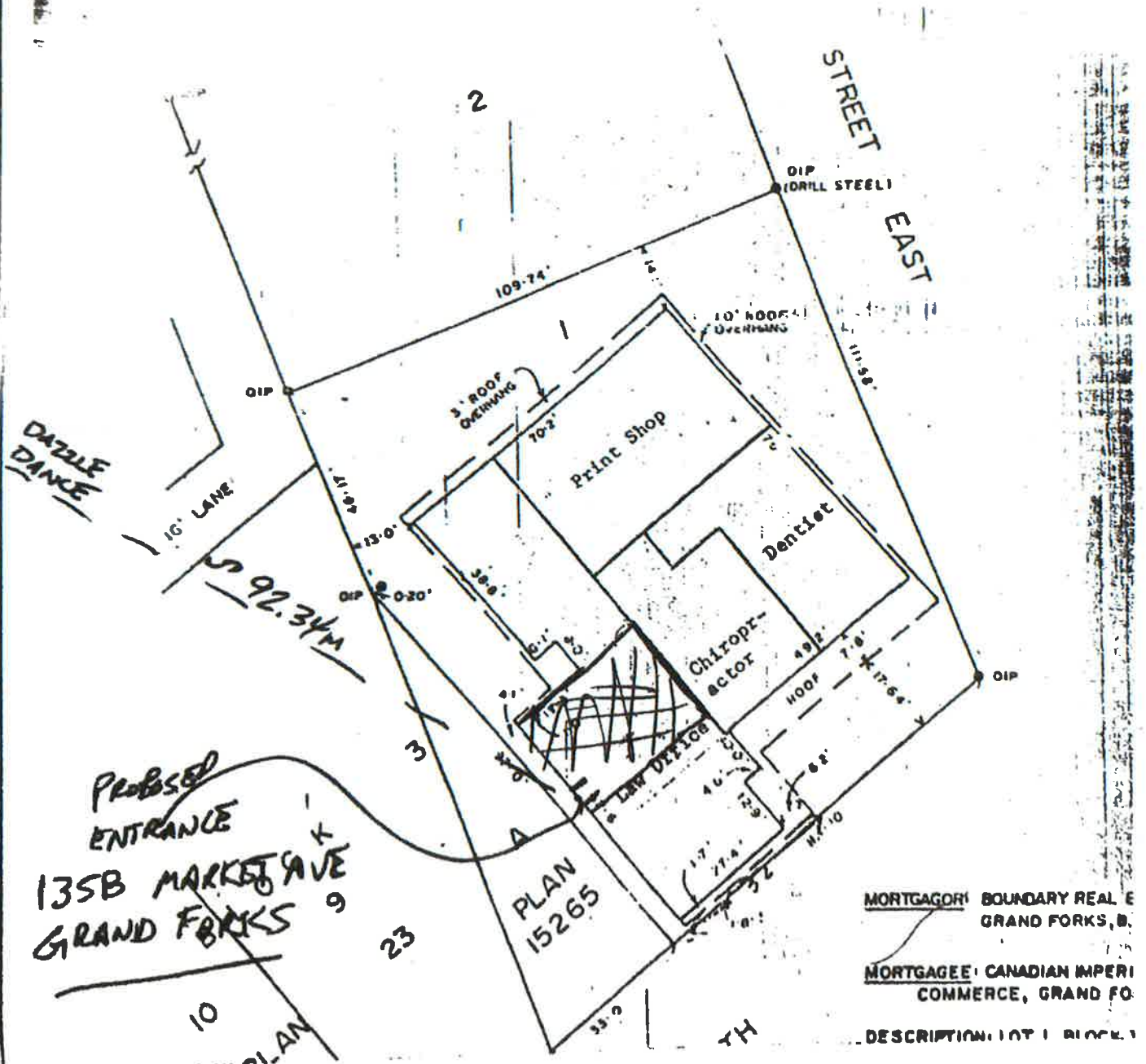
"The information on this form is collected under the authority of the Community Charter Act in order to process your payment agreement application. Personal information collected is protected pursuant to the Freedom of Information and Protection of Privacy Act. ENQUIRIES: Corporate Officer, the Corporation of the City of Grand Forks, 7217 4th Street, Grand Forks, BC V0H 1H0 Tel: 250.442.8266".

Version: Oct 21/15

N:\forms-lists\business licences\business licence application form

Description of the Improvement

Layout



Misc. for Sale

2006 17 ft. Bantam Flyer Lite travel trailer. Great shape \$6,700 250-442-1466

Naturally Raised Grass Fed Beef For Sale
Available early November, 4 sides left. Also individual packages. Call for info and pricing. 250-442-3049

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

Misc. Wanted

\$\$\$ COIN COLLECTOR
BUYING Coins, Collections, Olympic Gold & Silver Coins Canadian, US, World Coins, RCM Mint Sets, Loose Coins Any Size Collection! Chad, The Coin Expert 1-250-499-0251

\$\$\$ Coin Collector
Buying Royal Canadian Mint coins, coin collections, old coins, paper money, pre 1968 silver coins, bullion, bars, world money collections. + ANYTHING GOLD & SILVER **Todd The Coin Guy** (250)-864-3521

Small 2 burner wood stove approx 12" H x 16" W x 14" D 250-584-4032

Real Estate

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

Cottages / Cabins

Grand Forks 2 Bedroom, 1 Bathroom, Riverside Woodland Cottage
5 appliances, fully furnished, \$1250/mo utilities included. N/S, N/P, RR. Available October 15th - June 1st

Legal Notices



THE CORPORATION OF THE CITY OF GRAND FORKS


DEVELOPMENT VARIANCE PERMIT APPLICATION

TAKE NOTICE THAT Council for the City of Grand Forks will be considering a Development Variance Permit application to reduce the setback distance between a building or structure for a Non-Medical Cannabis Retail store and the nearest parcel boundary of a youth-centred facility.

TAKE FURTHER NOTICE THAT Council for the City of Grand Forks will hear any public input with respect to the above-mentioned application at a **Public Feedback Session** on November 12, 2019 at 6:00pm upstairs in the Council Chamber of City Hall located at 7217-4th Street, Grand Forks, B.C.

A package containing details of this application and supporting documentation may be inspected between the hours of 9:00 am and 3:30 pm, Monday through Friday (excluding holidays) until November 12, 2019.

PROPERTY LOCATION: 135B Market Avenue, PID: 012-547-441, Lot 1, Block 3, Plan KAP23, DL 108, SDYD, Except Plan 10641 and 15265.



| Zoning Bylaw Section Reference | Variance Requested |
|---|------------------------------|
| 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, or a youth-centred facility | Reduce the distance to 92.3m |

The deadline for submission of written views is "3:30 pm, November 12, 2019." **PETITIONS WILL NOT BE ACCEPTED.** Your full legal name and address must be included in your written submission.

Residents, tenants and owners of businesses may deliver written submissions to:
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 government officials where disclosure is necessary to administer the licensing process.

Suites, Lower

2 Bedroom Suite
Available November 1st
Newly renovated

Transportation

Auto Accessories/Parts

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
255 72nd Ave

ALTERNATIVE HEALTH



Boundary Acupuncture & Pain Clinic
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Acupuncture and So Much More!
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Book online via Facebook or visit www.Jane.app

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Income Tax Service Agent
Phone 250-442-6781

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info@boundarycountryautobody.com

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• Commercial
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Cell: 250-442-9437
stevedanshin@shaw.ca
mscenterprises.ca



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– Excavators, large and small
– Compaction equipment, skid steer, trenchless tools, grading – Site prep
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ext. 1
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20 years experience
Boarding • Taping • Painting
Renovations • Insurance Work
FREE ESTIMATES
250-442-7471

June 24, 2019

Leford Lafayette
Development and Engineering
City of Grand Forks
llafayette@grandforks.ca

Dear Mr. Lafayette:

Re: Development Variance Permit No. DVP1901 Proposed Non-Medical Cannabis Retail Store Licence at 7500 Donaldson Drive

Thank you for the opportunity to provide comments from a healthy communities perspective regarding the above referenced application. It is my understanding that this referral is for a variance to subsection [58.3 of Zoning Bylaw 2039](#) that regulates the distance a Non-Medical Retail Cannabis Store can be relative to a community use zone.

In order to reduce harmful cannabis patterns of consumption in the general population, Interior Health recommends you consider supporting a public health approach to the retail sale of non-medical cannabis. Locations that reduce exposure to cannabis marketing to youth and discourage harmful patterns of consumption in the general population are the desired option. Aligned with *subsection 58.3 of Zoning Bylaw 2039*, this includes distancing retail locations from youth- centred facilities and outdoor spaces. As indicated in the referral package, this retail location is within 36m of James Donaldson Park which may be used for youth baseball and other recreational opportunities. Though outside the 100m buffer listed in the Bylaw, this proposed retail location is also within 350m of the arena and Aquatic Centre which may be used by youth.

The proposed hours of operation of this retail location are to be 9:00am -11:00 pm. Interior Health also recommends further restricting the hours of operation of this proposed retail location to prevent excessive consumption and related harms.

Additionally, considering a standalone smoke free bylaw to include tobacco, vapour, and cannabis smoke 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 if you have any further questions or comments.

Sincerely,



Kady Hunter
Healthy Communities – Population Health

Bus: (250) 505-7239
hbe@interiorhealth.ca
www.interiorhealth.ca

Population Health
333 Victoria Street
Nelson, BC, V1L 4K3



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