



**The Corporation of the City of Grand Forks**  
**Committee of the Whole**  
**MINUTES**

**Meeting #:** C-2023-07  
**Date:** Monday, August 14, 2023, 10:00 am  
**Location:** 7217 - 4th Street, City Hall Council Chambers

**Present:** Mayor Everett Baker  
Councillor Zak Eburne-Stoodley  
Councillor Neil Krog  
Councillor Deborah Lafleur  
Councillor David Mark  
Councillor Christine Thompson  
Councillor Rod Zielinski

**Staff:** Duncan Redfearn - Chief Administrative Officer  
Daniel Drexler - Corporate Officer  
Morgan Strohmman - Corp./IT Services Assistant  
Kirsty Faramin - Corp./IT Services Assistant  
Juliette Rhodes - Chief Financial Officer  
Marcus Lebler - Chief Financial Officer  
Dolores Sheets - Manager of Development & Planning Services  
Adriana Cameron - Planning Technician 2  
Graham Watt - Manager of Strategic Initiatives  
Alex Adams - Public Works Manager  
Jon Wilson - Community Safety Bylaw Officer  
Justin Dinsdale - Manager of Capital Projects & Utilities  
Ben Stevens - Project Manager  
James Runciman - Fire Chief  
Kelly Deinstadt - Corp./IT Services Assistant

**Guests:** Linda Kay Wiese - RDKB Area D Director

## GALLERY

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### 1. LAND ACKNOWLEDGEMENT

Mayor Baker delivered the land acknowledgement.

### 2. CALL TO ORDER

Mayor Baker called the August 14, 2023, Committee of the Whole Meeting to order at 10:00 a.m.

### 3. INTRODUCTION OF LATE ITEMS

### 4. COMMITTEE OF THE WHOLE AGENDA

a. Adopt agenda

*August 14, 2023, Committee of the Whole*

MOVED

**THAT the Committee of the Whole adopts the August 14, 2023, agenda as presented.**

**Carried**

### 5. MINUTES

a. Adopt Minutes - Committee of the Whole

*June 12, 2023, Committee of the Whole Meeting Minutes*

MOVED

**THAT the Committee of the Whole adopts the June 12, 2023, Committee of the Whole Minutes as presented.**

**Carried**

### 6. PUBLIC PARTICIPATION

**7. REGISTERED PETITIONS AND DELEGATIONS****a. Lumberjack Brewing Company Development Permit**

*Dr. Mark Syznkaruk*

Owners Dr. Mark Syznkaruk and Daniel Syznkaruk, along with Brewmaster Sam Noble presented a PowerPoint as submitted, and discussion ensued regarding:

- will remove the concrete planter and a section of the law office that is not part of the original beam structure
- restaurant will provide pub food or finer dining
  - main floor restaurant
  - overflow and event centre to host various events to accommodate up to 200 people
  - approachable food for all with the finer dining available if needed
  - hours of operation will be 11 am -10 pm on weekdays and 12 am on weekends to start and may adjust as warranted
- twelve taps of in-housed brew beer on a rotation (four beers will be seasonal)
  - guest tap offering ciders and potential for a seltzer
- timeline for the opening 24-36 months

**b. Development Variance Permit - 567 72nd Avenue**

*Darlene Dautel*

Darlene Dautel presented a request for a development variance permit to Council, and discussion ensued regarding:

- seeking variance development permit to make significant changes to accommodate life challenges and lifestyle
- changes included building a garage, breezeway, shed, and greenhouse equipped with solar panels
- these enhancements would drastically improve her ability to care for her husband and improve his quality of life
  - her husband, Michael, has Muscular Dystrophy and is multi-aid dependent on the day
  - need their home to be wheelchair accessible
- have neighbours full support

## c. Request for Shared Use of Fiber Optic Infrastructure

*Bell Canada - James Driedger*

James Driedger, a representative of Bell Canada, presented the item to Council, and discussion ensued regarding:

- Bell Canada requested access to an aerial strand of fibre to connect their fiber onto
- win-win to both Grand Forks and Bell Canada
- has been working on providing connectivity to the eastern portion of Grand Forks to Trail, and this request is the western section of that connectivity
- infrastructure is one inch thick in black and would tie onto and not disrupt what is already there
- Bell Canada typically services commercial, not residential
- partnership would benefit Grand Forks connectivity for emergency scenarios
- some revenue to the City

Council shared concerns with the proposed routing along the tree-lined highway and river crossing

- the strand crossing south is currently full and at capacity, which is why the proposal is based on the Northern run
- this project is considered a long-haul project
  - the ability to provide Bell Canada connectivity from both sides of the river in case of flooding
- Bell Canada would be open to utilizing another available strand if available at a more suitable location for Council

## d. Pickle Ball Court Request at Barbara Ann Park

*Dan Harlow*

Dan Harlow presented a PowerPoint to Council, and discussion ensued regarding:

- fastest growing sport in Canada for all ages and levels of athletes
- pickleball season is generally spring to fall, and hours flex to accommodate changing weather throughout a season
- The city has pickleball courts located at Barbara Ann Park and at Grand Forks Secondary High School (GFSS):

- GFSS courts are not built to the correct dimensions or surface material
  - Barbara Ann Courts are preferred and in need of maintenance
    - cottonwood trees in the area of Barbara Ann Park could be to blame for the uneven court and continue to cause damage
    - these cracks and discrepancies affect the pickleball ball (waffle balls) compared to tennis
  - updates to the current courts would encourage more participants and attract people from surrounding areas
  - Christina Lake Pickleball Club and the local "Pickles" have 119 members
  - Christina Lake club hosts two tournaments per year, which is a boost to the local economy
  - potential cost of the proposal is approximately \$160,000
- e. Temporary Use / Rezoning Request for the use of a Crusher

Gene / Wayne Koch

Wayne Koch (via zoom) and Gene Koch of Southfield Real Estate, and Mike Barisoff of MAC presented their proposal to Council, and discussion ensued regarding:

- request has to do with remediation of the proposed 15 acres parcel of land
- refer to the submission to the Ministry of the Environment, which received approval and provided to the City of Grand Forks
  - result of an extensive process that took 2.5 years of testing to review the specific site characteristics
  - analysis and review submitted to the Ministry of the Environment for approval
- the current light industrial zoning does not suit the desired use of the property owners
- create a large hole to locate the clinker, crush it, cover the area with clean material and rezone it for residential purposes
- this process will provide the opportunity to develop the land for residential and multi-family residential use
- existing zoning allows for gravel extraction but doesn't provide for crushing materials
  - excess material could be hauled and sold off-site

- processes will be in place to reduce the impact of noise and dust created by the remediation process
- the request for the temporary use permit is for a maximum of thirty-five days
- Council requested more detailed information on the proposed construction and placement of machinery

**8. REGIONAL TOPICS FOR DISCUSSION - WITH AREA D**

Director Wiese presented her report and mentioned:

- flags are at half mast to honour fallen firefighters
- wildfire awareness
- water usage and drought awareness

**9. PRESENTATIONS FROM STAFF**

a. Monthly Highlight Reports

*Department Managers*

- The Chief Administrative Officer (CAO) introduced the Monthly Highlight Reports, and discussion ensued regarding:
  - the amount of hours that customers experienced power outages rather than the amount of outages
    - Staff will gather information and report back at a later meeting
  - Grand Forks does not monitor COVID in our water system
  - the asphalt recycler delivery has been delayed due to supply chain issues and expected to arrive by end of October 2023
  - the 'vac' truck has been ordered and has a lead time of ten to twelve months
    - can not be used to seal and restore the pickleball courts

MOVED

**THAT the Committee of the Whole receives the monthly highlight reports from department managers.**

**Carried**

- b. 230814 - DMAF Update August

*Flood Mitigation Team*

Staff presented the DMAF Update Presentation as submitted, and Council required no further information.

**10. PROPOSED BYLAWS FOR DISCUSSION**

- a. Annual Permissive Tax Exemption Bylaw No. 2102

*Financial Services*

The Mayor introduced the item and the Chief Financial Officer clarified the exemption amount and no further information was required by Council.

MOVED

**THAT the Committee of the Whole recommends to Council to give first 3 readings to the 2024 Permissive Tax Exemption Bylaw No. 2102 when presented at the Regular Meeting on September 11, 2023.**

**Carried**

**11. RECOMMENDATIONS FROM STAFF FOR DISCUSSION**

- a. 230814 - Campground Bylaw and Policy Update

*Public Works / Corporate Services*

Council took a comfort recess 11:45 a.m. - 11:52 a.m.

The Chief Administrative Officer (CAO) introduced the item and discussion ensued regarding:

- potential bylaw and policy changes
- potential to have a year-round campground attendant to protect City assets, deter vandalism and monitor the area
- support the campground attendant to enforce that the washrooms and picnic tables are for campground users only
- Staff and Council to review potential changes to the policy and bylaw

**12. INFORMATION ITEMS**

- a. 230814 - Boundary Expansion - Anticipated Project Timeline

*Corporate Services*

The CAO introduced the item and discussion ensued:

- Council inquired of the amount of Staff time that had been charged to the developer
  - Staff advised Council that the boundary extension application process had started, and will follow standard procedure when processing the application
  - common practice will be followed
- b. 230814 Memo OMNII - Development Applications Procedures Bylaw What We Heard Summary

*Development and Planning*

The CAO introduced the item and discussion ensued:

- public hearings would remain status quo
- development signage would be mandatory
- technical permits would be delegated to staff and reflected in highlight reports

**13. LATE ITEMS**

None.

**14. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF THE COUNCIL (VERBAL)**

**15. STRATEGIC PLAN 2023**

The CAO introduced the Strategic Plan will now be included on all City Council Committee of the Whole Agenda. Staff will update Council as information becomes available.

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

None.



**17. ADJOURNMENT**

The August 14, 2023, Committee of the Whole Meeting was adjourned at 12:06 p.m.

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Mayor Everett Baker

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Corporate Administrative Assistant -  
Kirsty Faramin