



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 Strohmam - 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

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.

Mayor Everett Baker

Corporate Administrative Assistant -
Kirsty Faramin