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APR 12 2018

THE CORPORATION OF
THE CITY OF GRAND FORKS

City Council,

In reviewing the "Committee of the Whole" recording from April 9, 2018, we noted you are being presented with a request from the Grand Forks Wildlife Association to have you issue a "license to occupy" for the property currently in operation for their gun range. It was apparent from their presentation that the Association is currently operating without such a permit.

There are some significant considerations to be addressed prior to granting such a license:

- The location currently in use is zoned as "Value Added Industrial," as such the permitted uses of such lands are as follows:
 - 52.2 The following uses **and no others** are permitted:
 - (a) value added wood processing activities;
 - (b) storage yards and warehouses;
 - (c) building supply establishments;
 - (d) manufacturing facilities and retail sales of the products produced on-site;
 - (e) watchperson's quarters
 - (f) repairs, maintenance and storage of heavy equipment.
 - 52.3 Permitted accessory uses and buildings include:
 - (a) Buildings or structures accessory a permitted use.

When considering the application, we would implore you to give consideration, as well, to the current homeowners being impacted by the misuse of this property.

- The City Noise by-law states
 - No owner, tenant or occupier of real property shall allow that property to be used so that a noise or sound, which originates from that property, disturbs the quiet, peace, rest, enjoyment, comfort or convenience of neighborhood, or of persons in the vicinity.

This use clearly violates this by-law.

- History
 - The gun range has indeed been in operation for several decades. It was established when the slag piles were significantly larger and provided a physical barrier to the houses on Riverside Drive. Observation Mountain still provides a barrier for the rest of the City. As such, when it was established, the location was reasonable. Quite frankly, this application is not an issue for **most** of the citizens of Grand Forks. It is, however, an issue for a select few.
 - Subsequent to the establishment of this range is the development of the Riverside Meadows subdivision, which is significant. Over the past 5 years, this 19-lot subdivision has resulted in the establishment, thus far, of nine either existing or planned homes. The tax base being realized by the City from these homes and properties is significant. The irritation of the range is also significant.

Perhaps it is time for City to provide the Grand Forks Wildlife Association and the RCMP assistance in establishing a new facility elsewhere.

FILE CODE

WE3
C10- Noble, Brian
(misc...) re G F Wildlife
Assoc. Gun Range

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Riverside Hwy

Phone contact

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Sean Noble

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