

**THE CORPORATION OF THE CITY OF GRAND FORKS**  
**PUBLIC HEARING OF COUNCIL**

**Monday, November 27, 2017, 6:00 pm**  
**7217 - 4th Street, City Hall Council Chambers**

**PRESENT:** Mayor Frank Konrad  
Councillor Julia Butler  
Councillor Chris Hammett  
Councillor Colleen Ross  
Councillor Christine Thompson  
Councillor Beverley Tripp

Councillor Neil Krog

**ADMINISTRATION:** Diane Heinrich - Chief Administrative Officer - interim /  
Corporate Officer  
Daniel Drexler - Deputy Corporate Officer  
Dolores Sheets - Manager of Development & Engineering  
Services  
Cavan Gates - Deputy Manager of Operations & Sustainability  
Graham Watt – Senior Planner

**GALLERY**

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**1. CALL TO ORDER**

Mayor Konrad called the Public Hearing to order at 6:00 pm, and declared the Public Hearing open. He advised that this Public Hearing is being convened pursuant to Sections 464-470 of the Local Government Act to consider three bylaws: "Amendment to the City of Grand Forks Official Community Plan Bylaw No. 1919-A2, 2017", "City of Grand Forks Zoning Bylaw No. 2039, 2017", and "Repeal of the City of Grand Forks Zoning Bylaw 1606."

At this Hearing, any person present who believes that his or her interest in properties within the boundaries of the City is affected by the proposed bylaws shall be given the opportunity to be heard on matters contained in the bylaws.

However, it is important that all who speak at this Hearing restrict their remarks to matters contained in the bylaws and it is my responsibility as Chair of this meeting to ensure that all remarks are so restricted.

Those of you who wish to speak concerning these proposed bylaws should, at the appropriate time, commence your address to the Council and the meeting by clearly stating your name and address. Then you may give us the benefit of your views concerning the proposed bylaws.

Members of Council may, if they so wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this Hearing to debate the merits of the proposed bylaw with individual citizens or with each other.

Everyone who deems his or her interest in the property to be affected by these bylaws shall be given the opportunity to be heard at this Hearing. No one will be or should feel discouraged or prevented from making their views known.

After this Hearing is concluded, the Council may, without further notice, give whatever effect Council deems proper to the representations made at this Hearing.

During a Public Hearing, 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.

Thank you for your patience and cooperation, now let us proceed with the Hearing.

## **2. RECOMMENDATIONS FROM STAFF FOR DECISIONS**

- a. Public Hearing for Bylaws 1919-A2, 2039 and 1606-R1  
Development and Engineering Services

The Mayor asked if anyone wishes to speak at 6:03pm.

Jock Mackay - 7304 Riverside Drive - asked for an update regarding the process and content of the plans. The City's Senior Planner gave a brief update regarding the Zoning Bylaw and Official Community plan to the public.

Dave Skelten 7491 11th street - spoke to his submitted written input regarding the proposed bylaw amendments:

- process regarding updates and input
- Development Permit possible requirements to go through Council to have Council oversight to ensure conformity
- decision to be in the best interest for everyone
- decision will impact his area due to empty lots in neighbourhood
- possible signage in area when development is being planned

Harry Mason 7522 11th Street - inquired regarding general information and maximum sizing for tiny homes and garden suites - all development on a property to be a maximum 50% of the total lot coverage including parking

Ray Hansen 1841 78th Ave - good start and right direction for affordable housing

Rob Vere - 1484 72nd Ave - inquired regarding criteria for carriage houses and other options

Muriel Neale - South Ruckle - spoke regarding:

- concerned regarding aesthetics being at least as good as primary dwelling
- inquiring about which zones tiny homes and mobile tiny homes allowed zones
- as only septic systems in Ruckle for waste water – would this impact placement in such locations

Michelle Mallett - 220 8th Street - inquired about Cluster homes/ pocket neighbourhoods. She approves of the ideas presented.

Les Johnson - 8164 Northfork Road - inquired regarding:

- the history in other communities without pre-approved designs
- potential issues between neighbours
- shared water and electrical meters or individual meters - depends on ownership of the property or if Strata
- possible dispute resolutions between users

Lorraine Dick - 922 66th Ave - briefly spoke if all questions from others had been answered

- response requested some more clarification and reliance on planning department; department provided assurance that at least development permit & building permit signs would be place

Betty Mackay - 7304 Riverside Drive - inquired regarding processes regarding potential objections on developments

- response from department that it would depend on whether it was rezoning (requiring more notice) or development permit (requiring only on-site notice)

Muriel Neale – Noted there did not seem to be a lot of alarm – that we need to densify the community and can't expand outwards, identified 'Strong Towns' information as relevant to discussion

Gene & Gloria Koch - 5955 Kenmore Road - spoke regarding:

- some people want large homes and large lots and concerned over possible reduction in property value
- does not like the change for all areas
- staff responded identifying designated areas for the proposed changes or areas where the bylaw amendments would be prohibited - Valley Heights or other subdivisions that already have a form and character development process would be

Two written submissions were received and both attached as part of these minutes: Sharon and Dave Skelton; and Peter Matheson.

The Mayor asked at 6:52pm if there was anyone else that wished to speak.

MOVED BY: THOMPSON

SECONDED BY: HAMMETT

**RESOLVED THAT Council holds a Public Hearing for the Official Community Plan Bylaw Amendment 1919-A2, Zoning Bylaw 2039, and Zoning Bylaw Repeal 1606-R1 as advertised, allowing any**

person present, who believes that his or her interest is affected by the proposed bylaw, be given the opportunity to be heard on matters contained in the bylaw, and ensuring that, as a Council, hearing from the public is required to take all submissions and to base a decision on the facts relevant to the planning bylaw changes.

CARRIED

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

4. **ADJOURNMENT**

The Public Hearing was adjourned at 6:53 pm.

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Mayor Frank Konrad

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Deputy Corporate Officer - Daniel  
Drexler