



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

Meeting #: C-2019-2
Date: Monday, February 11, 2019, 9:00 am
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Neil Krog
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer
Dolores Sheets - Manager of Development & Engineering Services
David Reid - Manager of Operations
Graham Watt - Recovery Manager

GALLERY

1. CALL TO ORDER

Mayor Taylor called the February 11, 2019, Committee of the Whole Meeting to order at 9:01 am.

2. COMMITTEE OF THE WHOLE AGENDA

- a. Adopt agenda

February 11, 2019, Committee of the Whole

Moved by: Korolek

THAT the Committee of the Whole adopts the February 11, 2019, agenda as presented.

Carried

3. MINUTES

- a. Adopt Minutes - Committee of the Whole

January 14, 2019, Committee of the Whole Meeting Minutes

Moved by: Thompson

THAT the Committee of the Whole adopts the January 14, 2019, Committee of the Whole Minutes as presented.

Carried

4. REGISTERED PETITIONS AND DELEGATIONS

- a. Request for support of the Grand Forks Fall Fair

Grand Forks and District Fall Fair Society

Dana O'Donnell gave a brief review regarding the Fall Fair and their request of support including:

- request for continued support of the event similar to previous years at Dick Bartlett Park
- request to allow a semi-permanent barrier to be installed on the property for the Demolition Derby until the property is needed by the City for other purposes
- possibility of the City purchasing fencing panels to be used for events such as the Fall Fair or Party in the Street, approximate cost estimated at \$15,000. The Fall Fair currently pays approximately \$7,500 per year for rentals.

Moved by: Thompson

THAT the Committee of the Whole ask staff to bring back a report and recommendation to the Regular Meeting of Council regarding the inquiries from the Fall Fair Society:

1. **for the City to purchase metal fencing panels for event fencing**
2. **to potentially allow the Fall Fair Society to construct semi-permanent barriers for the Demolition Derby on the empty property by Dick Bartlett Park**

Carried

- b. Concerns regarding the BC Housing 2nd Street and Central Housing project

Concerned Citizens within the Community of Grand Forks

Deputy Corporate Officer

Russ Wark and Pamela Kennedy gave a review of the petition and discussion ensued regarding:

- 19th Street development compared to 2nd Street development
- 2nd Street development and potential details of project
- proposed resolutions to Association of Kootenay & Boundary Local Governments (AKBLG) by Councillors Thompson and Moslin
- previous consultation process of BC Housing (BCH) and discussions with City Staff / Council
- perceived lack of local knowledge and information sharing
- concerns about transparency and accountability
- City Council discussions at Union of BC Municipalities (UBCM) with various Ministers and BCH
- potential annual one million dollar operating commitment for 35 years
- concerns regarding potential services limitations for support of the facility
- BCH wants to establish a community committee with representatives from various local stakeholders and organizations
- potential flooding concerns - the petitioners were advised that the development would have to be built to current standards, other buildings that were constructed to current standards did not flood in 2018
- Council has been invited by Minister Robinson to visit other facilities

- potential of long term support for the individuals

Kathleen Saylor, Grand Forks Gazette, inquired regarding:

- what the City could do at this point to stop this development? - She was advised that if it is a development and it fits the zoning, then the City can't do much to stop development or risk potential litigation
- parking variance - she was advised that a developer has the option to pay \$1,000 per parking stall in lieu of providing parking

Les Johnson, GFTV, asked about the type of addiction predominant for seniors in the area - he was advised that the focus seems to be prescription drugs

Marty Menzies, Barry Jarvis, Amber Esovoloff, and Nigel James from the gallery participated in the discussion.

Moved by: Thompson

THAT the Committee of the Whole receive the petition for information purposes.

Carried

5. REGIONAL TOPICS FOR DISCUSSION - WITH AREA D

6. PRESENTATIONS FROM STAFF

a. Memo - Remuneration Review

Corporate Services / Finance

Discussion ensued regarding:

- concerns about the percentages between the Mayors remuneration compared to Councillors remuneration
- possibility to amend bylaws through statutory process
- potential to refer discussion on this item until July 2019 after freshet and budget/tax season

Moved by: Zielinski

THAT the discussion on the topic of Council Remuneration be tabled until July 2019.

Carried

- b. Development Permit No. DP1905 Proposed 52 Unit Multi-Family Development on the 0.925 Hectare (2.29 Acre) Parcel at 6895-19th Street
Development & Engineering Services

Discussion ensued regarding:

- concerns regarding location and proposal
- potential operator selection
- Development Permit - only discussion before Council is form and character of the facility
- similar housing project as Parkview Manor and Gables with operating funding
- concerns regarding zoning bylaw
- proximity of the Transition House to project

Barry Jarvis and Nigel James from the gallery participated in the conversation.

Kathleen Saylor, Grand Forks Gazette, confirmed Council's role to approve Form and Character.

The recommended motion was amended to reflect that all drawings contained in the package are included.

Moved by: Thompson

THAT the Committee of the Whole recommends that Council approves Development Permit No. DP1905 for a 52 Unit Multi-Family Development to be located on 19th Street on the lot legally described as Lot 1, District Lot 380, Similkameen Division Yale District, Plan KAP85777, generally in accordance with the site layout and development drawings contained in Appendix A.

Amended

Moved by: Zielinski

THAT the Committee of the Whole recommends that Council approves Development Permit No. DP1905 for a 52 Unit Multi-Family Development to be located on 19th Street on the lot legally described as Lot 1, District Lot 380, Similkameen Division Yale District, Plan KAP85777, generally in accordance with the site layout and development drawings as presented for consideration at the February 11, 2019 Regular Meeting of Council.

Opposed (1): Krog

Carried

- c. Development Permit No. DP1903 Proposed Non-Medical Cannabis Retail Store Licence at 426 Central Ave.

Development and Engineering Services

Discussion ensued regarding:

- variances and public notification process
- Community use zone - proximity to Gyro Park and Library
- youth center facility - proximity to Walker Development Center
- 50m to the highway - may be amended by the zoning bylaw amendment at the Regular Meeting of February 11, 2019.
- potential of locating the store into the downtown core

Russ Wark and Amber Esovoloff from the gallery participated in the discussion.

Moved by: Thompson

THAT the Committee of the Whole recommends to Council to direct staff to proceed with the statutory requirements for public notice respecting a Non-Medical Cannabis Retail Store Licence application proposed for 426 Central Ave, legally described as Lot 1, District Lot 108, SDYD, Plan KAP46322, PID 017-570-221.

Opposed (1): Zielinski

Carried

- d. Memo - Discussion on Cannabis Businesses
Corporate Services / Development, Planning & Engineering

Discussion ensued with Jim Leslie of the Kootenay Medicine Tree regarding:

- concerns about medical cannabis businesses and transitioning to non-medical cannabis stores
- stringent application process - strictly medical licence currently
- direct referrals from physicians in town to medical cannabis store
- perceived access crisis to cannabis
- Nelson store is close to becoming a non-medical cannabis store
- medical stores are supposed to go to non-medical at the moment, but two court cases could be precedence soon
- potential of Temporary Use Permits
- concerns if no licence is granted by the province
- maintaining access to cannabis for chronic illness users

Moved by: Zielinski

THAT the Committee of the Whole ask staff to provide a report and recommendation at the Regular Meeting of Council on February 25, 2019 regarding the use of Temporary Use Permits to allow medical cannabis businesses to continue operating in the interim.

Carried

e. Monthly Highlight Reports

Department Managers

Discussion ensued regarding:

- power outage last week and process of notification of front counter staff regarding electrical outages
- snow clearing and sanding of roads - the COTW was advised that sanding is based on conditions and locations
- propane leak and evacuations
- potential of a Highway 3 corridor emergency evacuation plan

Moved by: Eburne-Stoodley

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

Carried

7. INFORMATION ITEMS

a. Boundary Drive Development

Dan Harlow from the gallery spoke regarding the proposed Mobile Home Park at the end of Boundary Drive:

- concerned about Boundary Drive development
- differences regarding various types of manufactured homes
- concerned about potential variances to bylaw including fencing and setbacks
- opposed to location due to proximity and potential esthetics and noise
- would like to see 1.8m tight board fence as per bylaw to acts as a barrier for noise

b. International Institute of Municipal Clerks and the LGMA

Letter of congratulations to Corporate Officer

The Committee of the Whole congratulated the Corporate Officer for achieving the CMC designation.

8. REPORTS AND DISCUSSION

a. Councillor Thompson's Report

AKBLG proposed resolution

Brief discussion ensued regarding the proposed motion and the need to reduce the whereas clauses to two only. Final crafting of the motion will follow via the Council email group.

Councillor Thompson's and Councillor Moslin's final motions will be presented at the Regular Meeting of Council on February 25, 2019.

b. Councillor Moslin's Report

AKBLG proposed resolution

Discussion ensued regarding:

- potential pushback via the political forums through the AKBLG and UBCM
- community charter - council to build the community
- potential to include approval and working with community before land is purchased
- potential to include the need to have support services in place before decisions are made

9. PROPOSED BYLAWS FOR DISCUSSION

10. CORRESPONDENCE ITEMS

11. LATE ITEMS

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

13. QUESTION PERIOD FROM THE PUBLIC

Nigel James spoke regarding a potential addition to Council Chambers in the form of a portrait of our head of state as well as national flags.

Les Johnson, Dan Harlow, and Nigel James had suggestions for locations that may need some extra sanding and plowing services.

14. ADJOURNMENT

The February 11, 2019, Committee of the Whole Meeting was adjourned at 11:29 am.

Moved by: Thompson

THAT the February 11, 2019, Committee of the Whole Meeting be adjourned at 11:29 am.

Carried

Mayor Brian Taylor

Deputy Corporate Officer – Kevin McKinnon