

TOWN OF SMITHERS

FILE: 0360-20/APC
#10

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING HELD AT THE TOWN OFFICE, 1027 ALDOUS STREET, SMITHERS, B.C. ON MONDAY, NOVEMBER 22, 2010, AT NOON.

Commission Members Present:

Colin Bruintjes

Bill Garner

Anne Griffith

Dave Pellow

Bob Mitchell, Acting Chair

Sgt. Kirsten Marshall, RCMP

Council Liaison:

Councillor Charlie Northrup

Advisory Present:

Mark Allen, Director of Development Services

Alison Walker, Planner

Committee Members Absent:

Erik Lilles

Frank Farrell

Recording Secretary:

Dorothy Cardinal, Development Services Clerk

Delegations Present:

Emily Davidson, McElhanney Consulting Services Ltd.

1. CALL TO ORDER

B. Mitchell called the meeting to order at 12:10 p.m.

2. DELEGATIONS

2.1 E. Davidson from McElhanney Consulting Services Ltd., regarding Rezoning Amendment Application R10-04.

E. Davidson, consultant for West Fraser Mills - PIR, spoke regarding the proposed project. The applicant would like to rezone the property from A-1 Agriculture to M-2 Medium Industrial so that the property can be subdivided. Hy-Tech Drilling Ltd. would like to expand their operations once the property is subdivided by developing land to be used storage of equipment and materials as well as a fabrication shop. When asked if they planned to develop on the BC Hydro Right-of-Way, E. Davidson replied that it would remain undeveloped. She confirmed that the whole piece of property is to be rezoned, with only a portion of it being subdivided and utilized by Hy-Tech Drilling. A Walker indicated the location of the property on the Town of Smithers Zoning map and E. Davidson illustrated how the property would be developed by drawing on Figure 1 of the report.

B. Mitchell thanked E. Davidson for her delegation.

3. MINUTES

- 3.1 Minutes from the Advisory Planning Commission meeting on September 29, 2010.

BRUINTJES/

THAT the minutes of the Advisory Planning Commission meeting held on September 29, 2010 be approved as amended:

At the end of Item 2.1 add: They had made no efforts to date, to find a new location.

CARRIED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES / UNFINISHED BUSINESS

- 4.1 Discussion regarding the draft Town of Smithers Pedestrian Plan, Item 6.3 from the September 29th meeting.

B. Mitchell expressed a desire to have the draft Town of Smithers Pedestrian Plan become an official plan and stated that in order for this to happen, the plan must go to Council and for public review. One member asked about a bike plan also and A. Walker advised that some communities are developing an Active Transportation Plan that includes various modes of active transportation. She added that once a plan is official is cannot be easily updated and if it is not reviewed extensively, it may contain errors. M. Allen stated that one way to make the plan official is to amend the Official Community Plan (OCP) to include it, which automatically requires a public review hearing. He advised that to have this type of plan in the OCP would allow for more strategic planning and for consideration in the development of Local Area Service projects. Councillor Northrup said that the plan can go to Council and then Council can provide direction to staff although he was unsure about the level of priority.

MITCHELL/

THAT the Commission recommend that Council receive the draft Town of Smithers Pedestrian Plan and consider making it available to the public for review with the intent of it becoming an official Town plan.

CARRIED UNANIMOUSLY.

5. REPORTS/CORRESPONDENCE - A ITEMS

- 5.1 Report DEV10-116 from A. Walker, Planner, regarding Rezoning Amendment application R10-04 for 2715 Tatlow Road.

A. Walker provided some additional background information on the application. She advised that neighbouring properties are zoned M-2 Medium Industrial, the applicant has already submitted an application to subdivide and a building permit will follow once the subdivision is approved. There was discussion regarding the importance of keeping the land zoned for agriculture, how well suited the land is for agriculture and if the land has an arability ranking. M. Allen advised that the subject property is approximately 16 acres in size and is not within the Agriculture Land Reserve.

BRUINTJES/

THAT Council proceed with re-zoning the property legally described as the West 1/2 of the Southwest 1/4 of Section 19, Township4, Range 5, Coast District except the most Southerly 4 Chains thereof from A-1 Agricultural to M-2 Medium Industrial.

CARRIED UNANIMOUSLY.

6. REPORTS/CORRESPONDENCE - B ITEMS

BRUINTJES/

THAT the following 'B' Items be received for information.

CARRIED UNANIMOUSLY.

- 6.1 Report DEV10-106 from M. Allen, Director of Development Services, regarding Development Services Department Report for September, 2010.
- 6.2 Report DEV10-114 from M. Allen, Director of Development Services, regarding Development Services Department Report for October, 2010.
- 6.3 Letter dated October 21, 2010, from S. Bassett, Director of Corporate Services, thanking C. Thomas for her application to serve as a volunteer member to the Advisory Planning Commission.

M. Allen advised that the Advisory Planning Commission is composed of a maximum of eight (8) members of the public and all seats are currently filled. Councillor Northrup suggested that in 2011 the Terms of Reference be reviewed and the appointments be confirmed.

7. OTHER BUSINESS / NEW BUSINESS

8. UPDATE FROM COUNCIL

- 8.1 Excerpts of Minutes from the Regular Council Meeting on October 12th and October 24th, 2010.

Councillor Northrup provided the Commission with background information on how Council voted on the Development Permit application for Coast Mountain GM.

- 8.2 Upcoming Committee of the Whole meeting on December 1, 2010 at noon in the West Fraser Room to discuss downtown parking standards and the Subdivision Servicing Bylaw.

Councillor Northrup provided an update from the previous Committee of the Whole (COW) meeting regarding parking and the Subdivision Servicing Bylaw and invited the Commission to attend the COW meeting on December 1st. He added that Council appreciates the contributions made by the APC and find their input valuable.

9. UPDATE FROM STAFF

10. NEXT MEETING

The next meeting will be held when required.

11. ADJOURNMENT

B. Mitchell adjourned the meeting at 1:15 p.m.

Bob Mitchell
Co-Chairperson

Mark Allen
Director of Development Services

Minutes of the Advisory Planning Commission meeting
held on Monday, November 22, 2010 at noon.

Certified a True Copy and Correct Copy of the minutes of the Advisory Planning Commission meeting held Monday, November 22, 2010 at noon in the Town Office, 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator