

TOWN OF SMITHERS

Minutes of the Committee of the Whole Meeting of Council held in Council Chambers, 1027 Aldous Street, Smithers, B.C., on Thursday, January 8, 2009, at 6:00 p.m.

Council Present:

Cress Farrow, Mayor
Norm Adomeit, Councillor
Mark Bandstra, Councillor
Lorne Benson, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Mark Allen, Director of Development Services
Alison Walker, Planner
Penny Goodacre, Recording Secretary.

Staff Excused:

Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Andrew Hillaby, Director of Recreation, Parks and Culture
Keith Stecko, Fire Chief
Kelly Zacharias, Airport Manager/Deputy Fire Chief
Wilf Taekema, Director of Works and Operations.

Media Present: None.

Public Present: None.

1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (6:00 p.m).

2. **CORRESPONDENCE/REPORTS**

- 2-1 Groves/
THAT Report DEV 08-139 dated December 2, 2008, from A. Walker, Planner, presenting an update on the Official Community Plan Review, be received (3900-01).

CARRIED UNANIMOUSLY.

Discussion:

Council reviewed and recommended edits to the Official Community Plan Draft 1.

SECTION 2. COMMUNITY VISION AND GOALS:

Groves/
THAT Council remove the word "compact" from paragraph 2.2.1. Land Use and Growth Management on page 4 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Council discussed the possibility of future boundary expansions and agreed that this topic would be a focus during the Priority Setting Workshop being held in April 2009.

Discussion occurred over page 4 item 2.2.2. Environment stating that the Town needs to be fiscally responsible while implementing any changes. Also concern was raised over the lack of balance between business investment and the climate change/green initiatives. It was stated that the Provincial Government is promoting green communities and that it is encouraged that municipalities participate.

Groves/

THAT Council replace the word “Ensure” with “Strive to” on the first sentence of paragraph 2.2.3. Housing on page 4 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT the Official Community Plan Document Draft #1 should provide a clearer direction and be less prescriptive in the tone; for example removing the words “shall”, “will”, and “ensure”.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council add the wording “with the support of all stakeholders” to the last sentence of paragraph 2.2.6. Transportation on page 5 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Benson/

THAT Council remove the wording “using the cleanest and most efficient technologies and services available” from the first sentence of paragraph 2.2.7. Infrastructure on page 5 of the Official Community Plan Document Draft #1;

AND THAT Council remove “and we will provide these opportunities to our citizens” on the last sentence of paragraph 2.2.7. Infrastructure on page 5 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council replace the word “provide” with “support and seek” to the first sentence of paragraph 2.2.8. Community Services and Facilities on page 5 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove the wording “We also acknowledge the connection that the Wet’suwet’en First Nation has to the lands on which Smithers lies” of the last sentence of paragraph 2.2.9. Heritage, Arts and Culture on page 5 of the Official Community Plan Document Draft #1.

OPPOSED: COUNCILLORS ADOMEIT, BENSON, GROVES AND MAYOR FARROW. DEFEATED.

Groves/

THAT Council replace the word “provide” with “encourage” to the second sentence of paragraph 2.2.9. Heritage, Arts and Culture on page 5 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Bandstra/

THAT Council remove from the second sentence “of socially supportive and ecologically considerate” of paragraph 2.2.10. Economic Development on page 6 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Benson/

THAT Council replace the word “revitalization” with “vitality” in the last sentence of paragraph 2.2.10. Economic Development on page 6 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Benson/

THAT Council remove the words “the Regional District” from the last sentence of paragraph 2.2.11. Governance on page 6 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

SECTION 3. OUR CLIMATE CHANGE COMMITMENT:

Council stated they would like to review the information regarding the Partners for Climate Protection Program and what is involved for the Town of Smithers.

Council discussed the idea of retrofitting existing municipal facilities once the current supplies have passed their lifespan, for example: replacing the current light bulbs with the eco light bulbs once they have burnt out and not beforehand. It was discussed at what length to retrofit and at what cost to the taxpayers.

Council wanted this section to state clearly that it is for educational purposes and for information.

Northrup/

Adomeit/
THAT Council add the word “may” before “include” to the last sentence of the first paragraph on page 7 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Adomeit/
THAT Council remove the word “Commitment” and replace it with “Considerations” in the title of Section 3 on page 7 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

SECTION 4. DEMOGRAPHIC INFORMATION AND PROJECTIONS:

Bandstra/
THAT Council add the words “and to conduct business” to the last sentence of the first paragraph on page 9 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

SECTION 5. BACKGROUND ON THE OFFICIAL COMMUNITY PLAN:

5.1. What is an OCP?

Northrup/
THAT Council remove the second sentence “Once the plan is adopted by Council, all decisions made by the Town Council must conform with the plan” from the second paragraph on page 12 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/
THAT Council remove the words “and First Nations” from the last sentence of the second paragraph on page 12 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Bandstra/
THAT Council remove the fifth paragraph that states, “This plan update departs from its predecessors in that it explicitly acknowledges and plans for community sustainability and the key issue of climate change. Climate change has emerged as a key global issue that has to be addressed at a local level in terms of both mitigation and adaptation.” from page 12 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

5.2. How has the Community Updated the Plan?

5.2.2 Public Survey

Concern was raised over the public survey being online and only the people who had the interest and the time participated. Concern was also raised over the survey being one-sided favouring green initiatives.

6. LAND USE AND GROWTH MANAGEMENT

6.1. Background

Wray/

THAT Council remove the last sentence under the section Importance as a Regional Centre "Tax rates in the Regional District are less than those for properties within the Town proper, creating an additional attraction for development properties outside the town boundaries in peripheral locations" from page 22 of the Official Community Plan Document Draft #1.

OPPOSED: COUNCILLORS BANDSTRA, BENSON, GROVES AND NORTHRUP. DEFEATED.

Benson/

THAT Council remove the word "eventual" from the last sentence of the third paragraph on page 21 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council emphasize that Section 6.1 on pages 21 to 24 is for background and it should be formatted differently from the rest of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

6.2 Land Use Plan and Designations

Groves/

THAT Council remove the words "and 60% of the principle dwelling unit if contained within a detached accessory building on the same lot as the principal dwelling with a minimum size of 400 sq ft for both attached and detached secondary suites" and the percentage size be reworded to be consistent with the rest of the document from the third bullet on page 25 of the Official Community Plan Document Draft #1;

AND THAT Administration report back to Council regarding the number of secondary suites in existence in the Town of Smithers; obtain a legal opinion on the issue; and research the issues and opportunities to arise from charging extra fees to the secondary suites for their water, sewer, and garbage usages.

CARRIED UNANIMOUSLY.

Downtown Residential (Flex Use):

Council expressed concern over micro managing the designation of the

downtown core. They thought it should be left up to the marketplace to determine where the best fit would be to develop an apartment building. It was emphasized that determining the designation assists to lay the framework for potential zone changes, to be used as a vision for the future. It was suggested that all the designations be added to the C1A zone.

Benson/

THAT Council agree that the concept is interesting but defining the Downtown Core into three land use designations: 1) Downtown Residential (Flex Use); 2) Main Street Commercial (Mixed Use); and 3) Downtown Commercial (Mixed Use) is too detailed. Council is open to all mixed uses in the Downtown Core, but not to specific places on the map. There should be one downtown land use designation, in which all mixed use concepts are considered for the Downtown.

CARRIED UNANIMOUSLY.

Wray/

THAT Council edit the building height to say “three” stories not “four” from the third bullet’s last sentence on page 26 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Bandstra/

THAT Council replace the word “should” with “may” from the first and second bullet on page 26 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Mixed Residential 1 and Mixed Residential 2:

Northrup/

THAT Council combine Mixed Residential 1 and Mixed Residential 2 into one Mixed Residential designation on pages 26 and 27 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Main Street Commercial (Mixed Use):

Northrup/

THAT Council remove the second to last sentence that states “As such, office uses are not permitted on the ground floor, but are permitted on upper floors, under this designation” on page 27 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Auto Oriented Commercial and Highway-Tourist Commercial:

Adomeit/

THAT Council remove the word “furniture” from the Auto Oriented Commercial

designation on page 27 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Wray/

THAT Council combine the Auto Oriented Commercial and Highway-Tourist Commercial into one Highway Commercial designation on page 27 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

6.2.2 Land Use, Infrastructure, and Resource Efficiency

Northrup/

THAT Council remove the first bullet under Objective “Minimize the causes of climate change by minimizing GHG emissions from transportation and buildings” on page 30 of the Official Community Plan Document Draft #1.

OPPOSED: COUNCILLORS BENSON AND WRAY.

CARRIED.

Northrup/

THAT Council remove the last sentence in Policy 3 that states “The Town may require the development of a set of standards and guidelines for any proposals to create housing and building forms that are new to the community” on page 31 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Bandstra/

THAT Council remove Policy 4 that states “Development of residential lands in existing neighbourhoods will be substantially complete before development of currently unserviced and undeveloped sites, specifically the Willowvale Subdivision” on page 31 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

6.2.3 Downtown

Northrup/

THAT Council add the words “and retail” to the end of Policy 1 on page 32 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove Policy 6 that states “New development in the downtown shall be oriented towards a public street” on page 32 of the Official Community Plan Document Draft #1 and instead put this in the Downtown Development Permit Area Guidelines.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove Policy 7 that states “In order to focus new development on the Downtown area, no additional lands shall be designated for ‘Auto-oriented Commercial’ uses or ‘Tourist Commercial’ uses. Rather, the intensification of existing uses on these lands with these designations is encouraged” on pages 32 and 33 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove Policy 8 that states “Over the medium to long term it is intended that the section of Highway 16 adjacent to Downtown (from approximately Columbia Street to Dominion Street) shall transform from a utilitarian transportation corridor to a more ‘urban street’ that provides an appropriate gateway to the Downtown. This would include street oriented land uses and building forms, parking that is located at the rear or side of buildings and landscaping treatments” on page 33 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove Policy 9 that states “Develop a new zone that reflects the Main Street Commercial Designation” on page 33 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

6.2.4 Integrated and Accessible Land Use

Northrup/

THAT Council remove Policy 1 that states “Proposals for significant development projects shall demonstrate how their proposal will encourage alternative transportation through connections to pedestrian and bicycle networks and public transit services. Examples include the provision of bicycle facilities, parking reductions, car-share programs, and other appropriate Transportation Demand Management (TDM) strategies (cross-reference transportation section)” on page 33 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Wray/

THAT Council replace the word “Explore” with “Support” in the first sentence of Policy 2 on page 33 from the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Wray/

THAT Council remove the words “locally based” from the first sentence of Policy 2 on page 33 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Wray/

THAT Council remove the words “such as alternative energy providers, information technology, knowledge-based industry, and medical facilities” from the first bullet on page 34 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

7. ENVIRONMENT

7.1 Background

Wray/

THAT Council reference the Wetzin’kwa Community Forest in the fourth paragraph of Section 7.1 on page 35 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Wray/

THAT it be emphasized that Section 7.1 on pages 35 to 37 is for background and should be reworded and formatted differently from the rest of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

7.2.1 Protect the Environment

Northrup/

THAT Council add the words “as per schedule...” to both Policy 2 and 3 on page 38 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove the words in Policy 4 “and b) Considering property tax exemptions or discounts for those portions of a property subject to a conservation covenant” on page 38 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove Policy 6 that states “Limit the introduction of harmful chemicals into the urban and wild environments by developing and implementing a pesticide bylaw that, at minimum, prohibits the use of pesticides and fertilizers on public, residential, commercial, and industrial properties” on page 38 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

7.2.2. Regulate Development

Northrup/

THAT Council remove Policy 2 that states "Establish a tree protection bylaw to support the retention of existing trees and other significant vegetation on both private and public lands" on page 39 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Northrup/

THAT Council remove Policy 3 that states "Require, where circumstances merit, an environmental impact assessment prior to consideration of applications for subdivision or rezoning. The terms of reference for such an assessment will be developed by the Town. The costs of any impact assessment are to be borne by the applicant" on page 39 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Benson/

THAT Council replace the word "Regulate" with "Support" in the title and in the *objective* of Section 7.2.2. on page 39 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Benson/

THAT Council add the words to Section 7.2.2. Policy 1 "to encourage development and support" on page 39 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

Bandstra/

THAT Council remove Policy 4 that states "Rezoning and development proposals will not be approved if the development could adversely affect the natural environment to an unacceptable level" on page 39 of the Official Community Plan Document Draft #1.

CARRIED UNANIMOUSLY.

NEXT MEETING DATE

The next meeting date to review the Official Community Plan Draft #1 will be held in April 2009.

3. **REVIEW OF OUTSTANDING ITEMS**

No review.

4. **OTHER BUSINESS/NEW BUSINESS**

None.

5. **ADJOURNMENT**

Adomeit/
THAT the meeting be adjourned (10:02 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

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Certified a True and Correct Copy of the Minutes of the Committee of the Whole meeting held on Thursday, January 8, 2009, at 6:00 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO