

TOWN OF SMITHERS

Minutes of the Committee of the Whole Meeting of Council held in Council Chambers, 1027 Aldous Street, Smithers, B.C., on Tuesday, June 2, 2009, at 615 p.m.

Council Present:

Cress Farrow, Mayor
Mark Bandstra, Councillor
Lorne Benson, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor (6:40 p.m.)

Council Excused:

Norm Adomeit, 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.

1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (6:06 p.m.).

2. **CORRESPONDENCE/REPORTS**

2-1 Official Community Plan Draft 1 Review continued from the Committee of the Whole meeting held May 26, 2009 - beginning at Page 102, Section 16 - Governance.

16. GOVERNANCE

Section 16.1 Background:

Northrup/

THAT Council Remove first paragraph from section 16.1 background on page 102 of the Official Community Plan Draft 1, which states "There is a desire to c+omments from the public show that confidence and trust needs to be built between Town Council and voters. As shown by this feedback, Smithers wants an open and democratic decision making process that is inclusive and comprehensive to ensure that everyone has a voice".

CARRIED UNANIMOUSLY.

Discussion:

Council discussed the value of public consultation and the importance of listening to the people of the community regarding various issues.

16.2 Objectives & Policies

Section 16.2.1 Collaboration With Other Jurisdictions:

Correct the spelling of “jurisdiction” in the title of 16.2.1 on page 104.

Benson/

THAT Council add the words “Office of the Wet’suwet’en” under section 16.2.1. Objective on page 104 of the Official Community Plan Draft 1 to state “To develop collaborative relationships with other jurisdictions such as the Regional District, Provincial Government, Federal Government, and Office of the Wet’suwet’en, as well as local community interest groups to meet the goals of the community.”

CARRIED UNANIMOUSLY.

Groves/

THAT Council delete section 16.2.1 policy 2 on page 104 the Official Community Plan Draft 1, which states “Adopt the *First Nations Protocol Agreement* as a reference document for policy development and community planning.”

CARRIED UNANIMOUSLY.

Section 16.2.2. Public Engagement & Consultation:

Bandstra/

THAT Council replace the word “employ” with the words “consider” in section 16.2.2. policy 3 on page 105 of the Official Community Plan Draft 1;

AND THAT Council delete the words “including youth and First Nations people” from section 16.2.2 policy 3 on page 105, to now state “In addition to existing community engagement mechanisms, Council will consider new public engagement tools such as online and social networking software to target a wider range of community members.”

CARRIED UNANIMOUSLY.

Discussion:

Council discussed the different methods of communicating with the community. To engage the youth Council may have to investigate using new technology communication methods such as electronic social networking.

Northrup/

THAT Council add at the end of section 16.2.2. policy 1 on page 105 of the Official Community Plan Draft 1 the words “While remembering our responsibility to the taxpayer”.

CARRIED UNANIMOUSLY.

Section 16.2.3. Community Health, Climate Change, and Sustainability

Benson/

THAT Council remove words “and climate change” from section 16.2.3. policy 1 on page 105 of the Official Community Plan Draft 1, which states “Recognize that the community health, sustainability, ~~and climate change~~ require an interdisciplinary approach and that Town departments must collaborate in developing strategies, budgets, and plans for addressing these issues.”

CARRIED UNANIMOUSLY.

Bandstra/

THAT Council delete the words “climate change” from section 16.2.3. policy 2 on page 105 of the Official Community Plan Draft 1, which states “Seek out available funding to finance the development of a ~~climate change~~ strategies that identifies and works towards achieving green house gas emissions reduction targets”.

CARRIED UNANIMOUSLY.

PART III: DEVELOPMENT PERMIT AREAS

17. SENSITIVE TERRESTRIAL ECOSYSTEMS DEVELOPMENT PERMIT AREA

Section 17.1.3. General Objectives:

Northrup/

THAT Council remove the word “restore” from the second bullet of section 17.1.3. on page 108 of the Official Community Plan Draft 1, which states “To protect, ~~restore~~ and enhance Sensitive Terrestrial Ecosystems in a relatively natural state while supporting adjacent land uses”.

CARRIED UNANIMOUSLY.

Section 17.1.4. Application:

Northrup/

THAT Council delete the word “all” and add the words “in designated zones” in first sentence of section 17.1.4. page 109 of the Official Community Plan Draft 1, which states “The Development Permit Area applies to ~~all~~ Town lands in designated zones and includes portions of the Saskatoon-Slender Wheatgrass and Black Cottonwood-Red Osier Dogwood sensitive ecosystems identified in a Rare Plant Communities and Plant Species inventory of the Bulkley Valley in 1998”.

CARRIED UNANIMOUSLY.

Groves/

THAT Council direct Staff to summarize, condense and submit a new draft for review by Council of Section 17 Sensitive Terrestrial Ecosystems Development Permit Area from pages 108 to 135 of the Official Community Plan Draft 1, and keep the map schedules the same;

AND THAT all the environmental sensitive areas be placed together and all the form and character guidelines be placed together;

CARRIED UNANIMOUSLY.

Section 17.1.6. General Guidelines:

Discussion:

Councillor Northrup read aloud section 17.1.6. bullet “n” on page 113 of the Official Community Plan Draft 1, which states “Septic fields should be located in such a manner to avoid the possibility of polluting sensitive ecosystems or habitat”. He stated that he did not think that septic fields were allowed in the Town of Smithers. A. Walker, Planner, replied that indeed they are permitted in the R6 zone.

19. WILDFIRE INTERFACE DEVELOPMENT PERMIT AREA

Section 19.1.4. Guideline Guidelines:

Discussion:

Councillor Northrup read aloud section 19.1.4. the fourth bullet on page 129 of the Official Community Plan Draft 1, which states “Fire resistant exterior walls materials such as stucco, metal, brick, rock, and concrete should be used on all buildings and structures. Logs and heavy timbers, although less effective, are also permitted”. He asked if this meant that the builders are not permitted to use vinyl siding on their buildings? A. Walker replied that for a Development Permit Area, that are highly dense to reduce the risk of fire, vinyl siding is not permitted.

Land Use Designation Area Map:

Council stated they liked the “land use designation area” map, as it is a good visionary tool. Council requested that an updated map be distributed to them for review.

Discussion occurred over Glacier Toyota being existing non-conforming in a light industrial zone, should this Council now change the zone, since that business will be there for a long time? D. Sargent, Chief Administrative Officer, replied that the land use designation indicates future vision, whereas zoning indicates what the land use rights are. If you want to change the zoning, it would need to go through the public hearing process. The land use designation allows Council to cluster like uses together, for example: Council could cluster all auto-oriented business together to create an auto mall. She stated that zoning reflects what is on the ground today; and the Official Community Plan provides direction to a developer or business owner to look at possibilities for the future.

Mayor Farrow stated he would like to remove the restrictions of rezoning, Official Community Plan amendments, and public hearings, to allow developers to come into our town and be able to establish and build a business right away. D. Sargent cautioned that a good development proposal involves discussion with Council to explore the expectations from all parties. She stressed that having the community pre-zoned does not allow for any flexibility or discussion.

Council expressed their concern over allowing the light industrial zone along the highway. They stated that the highway corridor should not be allowed to be an industrial park, as the highway is the gateway to our community. They requested that a buffer be placed between the highway corridor and any light industrial developments, such as a log mill.

Council stated they would like to incorporate the development that is already along the highway corridor into the land use designation map. They expressed great interest in seeing the map in relation to the three parcels of land along the highway corridor and Tatlow Road North.

2-2

FORM AND CHARACTER DEVELOPMENT PERMIT AREAS

A. Walker reviewed the updated Form and Character Development Permit Areas of the Official Community Plan Draft 1.

Section 1.1.3 Exemptions:

Northrup/

THAT Council add a bullet "single duplex unit" and another bullet "semi-detached" to section 1.1.3. on page 2 of the Official Community Plan Draft 1.

CARRIED UNANIMOUSLY.

Bandstra/

THAT Council increase the amount in bullet three from \$25,000 to \$50,000 in section 1.1.3. on page 1 of the Official Community Plan Draft 1, which states "The value of proposed construction is less than ~~\$25,000~~ \$50,000 as long as it adheres to the design guidelines. Only one of these exemptions will be granted to one property in a two-year period."

CARRIED UNANIMOUSLY.

Discussion:

Councillor Northrup drew Council's attention to the photographs on page 3 of the Official Community Plan Draft 1. He stated that the curved rooflines create ice and snow buildup on the sidewalks as a result of no eaves installed to collect the run-off water. D. Sargent advised that these guidelines are now in place to deal with those types of issues.

3. **OTHER BUSINESS/NEW BUSINESS**

None.

4. **ADJOURNMENT**

Benson/

THAT the meeting be adjourned (7:33 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

DS/MA/aw/plg

\\server1\pccommon\wordpro\min\min 2009 council\min cow #13 jun 2 ocp.doc

Certified a True and Correct Copy of the
Minutes of the Committee of the Whole
meeting held on Tuesday, June 2, 2009, at
6:15 p.m. in Council Chambers at 1027
Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO