

# **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, July 28, 2009, at 6:28 p.m.

---

## Council Present:

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

## Council Excused:

Cress Farrow, Mayor.

## Staff Present:

Deborah Sargent, Chief Administrative Officer  
Susan Bassett, Director of Corporate Services  
Alison Walker, Planner  
Penny Goodacre, Recording Secretary.

## Staff Excused:

Mark Allen, Director of Development 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:

### 1. **CALL TO ORDER**

Deputy Mayor Groves called the meeting to order (6:28 p.m).

### 2. **CORRESPONDENCE/REPORTS**

2-1

Northrup/  
THAT Council review the Development Permit Areas;

AND THAT Council consider designating areas for Temporary Commercial and Industrial Use Permits in the draft Official Community Plan;

AND THAT Council direct staff to begin editing and formatting the background sections of the draft Official Community Plan, as recommended in Report DEV 09-056 dated July 14, 2009, from A. Walker, Planner (3900-01).

**CARRIED UNANIMOUSLY.**

## Discussion:

Discussion occurred over section 3. Land Use and Growth Management 3.1 Background - Boundary Expansion. Concern was raised over if this section states that the boundary expansion would not be considered until all the available land is used. Staff clarified that this section is the newly revised background; it does not say that you can or cannot. The background section has been revised to remove all wording that would commit Council to specific policy. Council policy is in the Objectives and Policies section of the plan. This is the background not policy wording.

Council agreed that they liked the revised format, as it is very easy to read and understand.

Discussion occurred over temporary use permits. Can the Town allow businesses to occupy vacant lots to fill the vacant lots and make the downtown core look busy? There is a fee of \$600 for a temporary use permit and this permit is to a maximum of two years with one opportunity for renewal for an additional two years. Anything else would be an amendment to the Zoning Bylaw. Council approves temporary use permits and Council could specify the length of time for the permit. This is an application process.

Discussion occurred over the number of sandwich board signs along the highway, including the fruit truck and the U-Pick Strawberry business on 10<sup>th</sup> Avenue. Administration will look into this.

2-2

Wray/

THAT the letter dated April 17, 2009, from T. Young, President, Bulkley Valley Community Arts Council, requesting an additional sentence be included in the Arts and Culture section of the OCP, be received (3900-01).

**CARRIED UNANIMOUSLY.**

Discussion:

Council stated that Arts and Culture are covered in the overarching language to support them in the Official Community Plan and that an additional study is not required at this time. It is up to the people to take initiative to develop further Arts and Culture opportunities in the community.

D. Sargent, Chief Administrative Officer, informed Council that tonight's discussion concludes the Official Community Plan Draft 1 Review. She reminded them that on September 15, 2009, Council will be having a Committee of the Whole meeting with the OCP Steering Committee to discuss revisions and edits made by Council to the Official Community Plan Draft 1. An updated copy of the Official Community Plan will be made available for Council's review by the end of August.

Bandstra/

THAT Council approve the Development Permit Areas, and Temporary Use Permit Designations section edits into the Official Community Plan.

**CARRIED UNANIMOUSLY.**

3.

**OTHER BUSINESS/NEW BUSINESS**

None.

4. **ADJOURNMENT**

Adomeit/  
THAT the meeting be adjourned (6:47 p.m.).

**CARRIED UNANIMOUSLY.**

Certified Correct:

---

Jo Ann Groves  
Deputy Mayor

---

Deborah Sargent  
Corporate Administrator/CAO

SB/jm/plg

\\server1\pccommon\wordpro\min\min 2009 council\min cow #17 jul 28 ocp.doc

**Certified a True and Correct Copy** of the Minutes of the Committee of the Whole meeting held on Tuesday, July 28, 2009, at 6:28 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

---

Deborah Sargent  
Corporate Administrator/CAO