

# **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, September 15, 2009, at 6:00 p.m.

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## Council Present:

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

## Council Excused:

Jo Ann Groves, Councillor.

## OCP Steering Committee:

Allan Cormier  
Lawrie McArthur  
Joanne Woroniuk  
Casda Thomas  
Tisha Witt.

## 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.

## OCP Steering Committee Excused:

Jane Boulton  
Ed Hinchcliffe  
Craig Paulson  
Harry Kruisselbrink  
Richard Jenne  
Warn Devries  
Pete Stroet.

Media Present: None.

## 1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (6:01 p.m). Introductions were made around the room. Mayor Farrow presented the Official Community Plan Steering Committee members with a token of appreciation for their time and effort put into the Official Community Plan review.

## 2. **CORRESPONDENCE/REPORTS**

### 2-1. **Official Community Plan - Draft 2:**

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THAT the memorandum dated August 26, 2009, from A. Walker, Planner, presenting Draft 2 of the Official Community Plan, be received (3900-01).

**CARRIED UNANIMOUSLY.**

Discussion:

A. Walker, Planner, gave an overview of the Official Community Plan Draft #2. She has incorporated Council's feedback into the Official Community Plan Draft 2. Tonight's meeting is to review these changes with the Official Community Plan Steering Committee and Council.

A. Walker stated that the format of the page layout has been changed for easier reference. The goal of the document is to be user friendly, definitions and references have been placed on the side panels. The Working Group agreed that the Official Community Plan Draft 2 is now easier to read and understand.

**SECTION 1 - INTRODUCTION**

**Section 1.3. How has the Plan Been Updated?**

Discussion occurred over Section 1.3. How has the Plan Been Updated Item 6 Footnote #3 on page 9 of the Official Community Plan Draft #2, as to why the wording "reduce our dependence on low occupancy vehicles."

Council replied that they were addressing regional transportation. The community is already designed for foot traffic and encourages walking. Council cannot control how people commute into Smithers from Telkwa and other areas.

Discussion occurred over Section 1.3. How has the Plan Been Updated Item 7 on page 9 of the Official Community Plan Draft #2, as to why the wording "using the cleanest and most efficient technologies and services available" was removed? Council replied that it has to be a proven technology and affordable; cost is a factor that could send a developer to another community.

Council agreed to the following amendment:

1. Amend the Section 1.3. How has the Plan Been Updated Item 7 on page 9 of the Official Community Plan Draft #2 by reinstating the wording from Footnote #4 "Encourage using the cleanest and most efficient technologies and services available."

**SECTION 3 - CLIMATE CHANGE CONSIDERATIONS**

The Official Community Plan Steering Committee members expressed disappointment over the edits to this section.

## **SECTION 4 - DEMOGRAPHIC INFORMATION & PROJECTIONS**

Council agreed to the following amendments:

1. Amend the Section 4 Demographic Information and Projections the table on page 12 of the Official Community Plan Draft #2 by changing the age at the bottom of the table to reflect "greater than 65".
2. Amend the Section 4 Demographic Information and Projections first paragraph on page 13 of the Official Community Plan Draft #2 by removing the repeated word "retail" in the first sentence.
3. Amend the Section 4 Demographic Information and Projections first paragraph on page 13 of the Official Community Plan Draft #2 by removing the last sentence that states "This means that while Smithers is economically dependant on resource industries such as forestry, they do not make up an overwhelming proportion of jobs in the community." and A. Walker to reword the sentence for better clarity.
4. Amend the Section 4 Demographic Information and Projections second paragraph on page 13 of the Official Community Plan Draft #2 by removing the words "Boston Pizza, provincial agencies, CN Rail" and replacing them with the words "service sector".
5. Amend the Section 4 Demographic Information and Projections second paragraph on page 13 of the Official Community Plan Draft #2 by removing the numbers of employees listed.

## **SECTION 5 – LAND USE & GROWTH MANAGEMENT**

### **Section 5.2 - Land Use Plan & Designation:**

Discussion occurred over Section 5.2 Land Use Plan and Designations on pages 16 to 18 of the Official Community Plan Draft #2. Topics of discussion included: 1) Downtown land use designation and flex use; 2) highway commercial land use designation; 3) changes to home based business; 4) preference to have retail over office space in the Downtown core; and 5) light industrial zones.

### **Section 5.3 Objectives & Policies:**

Council agreed to the following amendment:

1. Amend the Section 5.3 Objectives and Policies on page 20 of the Official Community Plan Draft #2 by renumbering the bullets.

**Section 5.3.3 Downtown:**

Council agreed to the following amendment:

1. Amend the Section 5.3.3 Downtown Policy 4 on page 21 of the Official Community Plan Draft #2 by deleting it entirely; which states “Daily services and activities should be provided within walking distance of housing to offer independence to those who do not drive such as the elderly and the young, and to those who choose not to drive. “

**SECTION 6 – ENVIRONMENT**

Council agreed to the following amendments:

1. Amend the Section 6 Environment paragraph 3 on page 23 of the Official Community Plan Draft #2 by rewording as it uses the word “rare” three times.
2. Amend the Section 6 Environment paragraph 3 on page 23 of the Official Community Plan Draft #2 by adding the words “Refer to the “southwest facing slope complexes” areas on Schedule B.”
3. A. Walker to ensure that words on the Schedule B map and text in the Official Community Plan Draft #2 document are the same.

**Section 6.2.1 Protect the Environment:**

Council agreed to the following amendment:

1. Amend the Section 6.2.1. Protect the Environment Policy 2 and Policy 3 on page 24 of the Official Community Plan Draft #2 by replacing “Schedule E” with the wording “Schedule B”.

**SECTION 7 – HOUSING**

**Section 7.2.3. Housing Quality:**

Council agreed to the following amendment:

1. Amend the Section 7.2.3. Housing Quality Policy 4 on page 31 of the Official Community Plan Draft #2 by deleting the word “New”.

## **SECTION 9 - FOOD, AGRICULTURE & RURAL LANDS**

### **Section 9.2.2. Support Agriculture:**

Council agreed to the following amendment:

1. Amend the Section 9.2.2. Support Agriculture Policy 6 on page 37 of the Official Community Plan Draft #2 by deleting the word “regular”.

## **SECTION 11 - INFRASTRUCTURE, UTILITIES & GREEN BUILDINGS**

### **Section 11.1. Background:**

Council agreed to the following amendments:

1. Amend the Section 11.1. Background bullets on pages 46 and 47 of the Official Community Plan Draft #2 by removing the bullets that state what items that are accepted at the Bulkley Valley Bottle Depot, the Smithers and Area Recycling Society, and the Smithers-Telkwa Transfer Station, as these items may change; and create a sidebar that lists the operators providing recycling and reference to the Regional District of Bulkley Nechako’s recycling brochure.
2. Amend the Section 11.1. Background on pages 48 of the Official Community Plan Draft #2 by removing the entire Policy 8 which states “Develop and implement a performance-based approvals process of incentive program to encourage energy efficient measures. Examples include: - Expedited development/building permit application processing for developer/builder commitment to third party building labeling programs such as LEED™ or BuiltGreen™. – Density Bonusing for developments that demonstrate a high standard of energy efficiency. – Energy efficient checklist to be completed as part of any Official Community Plan amendment application. – Support incentive programs, through organizations and/or businesses that encourage energy efficiency.
3. Amend the Section 11.1. Background Policy 9 on pages 48 of the Official Community Plan Draft #2 by removing the word “LED”.

Councillor Northrup reminded Council that a Committee of the Whole meeting is to be scheduled to discuss Policy 7 on pages 48 of the Official Community Plan Draft #2 which states “Ensure the treatment of all storm water (for example through biofiltration) before discharge into water bodies as required by Federal and Provincial regulations. The meeting will examine costs as well as exploring the costs associated with water metering in residential homes.

The Working Group agreed to adjourn at page 48 of the Official Community Plan Draft #2. They will continue the review at the Committee of the Whole meeting scheduled for Monday, September 21, 2009, at 6:00 p.m. in the West Fraser Room.

3. **OTHER BUSINESS/NEW BUSINESS**

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THAT Council appoint Councillor Benson to be the Acting Mayor from September 16, 2009 until September 20, 2009.

**CARRIED UNANIMOUSLY.**

4. **ADJOURNMENT**

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THAT the meeting be adjourned (9:09 p.m.).

**CARRIED UNANIMOUSLY.**

Certified Correct:

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Cress Farrow  
Mayor

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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 Tuesday, September 15, 2009, at 6:00 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

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Deborah Sargent  
Corporate Administrator/CAO