

TOWN OF SMITHERS

Minutes of the Committee of the Whole Meeting of Council held in Council Chambers, 1027 Aldous Street, Smithers, B.C., on Monday, September 21, 2009, at 6:00 p.m.

Council Present:

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

Council Excused:

Norm Adomeit, Councillor

OCP Steering Committee:

Allan Cormier
Craig Paulson
Lawrie McArthur
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
Harry Kruisselbrink
Richard Jenne
Warn Devries
Pete Stroet
Joanne Woroniuk.

Media Present: None.

1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (6:05 p.m). Introductions were made around the room.

2. **CORRESPONDENCE/REPORTS**

2-1. **Official Community Plan - Draft 2 – Resuming on page 48:**

Discussion:

SECTION 11 - INFRASTRUCTURE, UTILITIES & GREEN BUILDINGS

11.2.1. Efficient Infrastructure & Buildings:

Council discussed possible ways to ensure water conservation. One suggestion was to install water meters in all residential homes throughout the community. Staff will prepare a report for Council to review in the fall regarding water metering.

SECTION 12 - HERITAGE, ARTS, CULTURE & EDUCATION

12.2.2 Heritage:

Council agreed to the following amendments:

1. Amend the sidebar fourth bullet on page 52 of the Official Community Plan Document Draft #2 by removing the word “four”.

SECTION 13 - COMMUNITY SERVICES & FACILITIES

Section 13.2.1. Schools:

Council agreed to the following amendment:

1. Amend Section 13.2.1 Schools Policy 1 on page 55 of the Official Community Plan Document Draft #2 by replacing the word “facilities” with the word “Administrators”.

SECTION 14 - ECONOMIC, INDUSTRIAL & COMMERCIAL DEVELOPMENT

Section 14.1 Background:

Council agreed to the following amendments:

1. Amend Section 14.1 Background first paragraph on page 57 of the Official Community Plan Document Draft #2 by stating only “industries” so as to not leave any out by accident.
2. Amend Section 14.1 Background second paragraph on page 57 of the Official Community Plan Document Draft #2 by changing the words “mitigating out migration” to “mitigate out-migration”.

Section 14.2.1 Strengthen and Diversify the Economic Base:

Council agreed to the following amendment:

1. Amend Section 14.2.1 Strengthen and Diversify the Economic Base Policy 1 on page 58 of the Official Community Plan Document Draft #2 by replacing the word “by” with the words “prepared for”.

Concern was raised over Policy 7 on page 59 of the Official Community Plan Document Draft #2. Is the wording strong enough to keep casinos from coming to Smithers?

Concern was raised over the footnote #65 in Policy 12 on page 59 of the Official Community Plan Document Draft #2 that removed the wording “and tourist

attraction". The Provincial Government is currently improving Driftwood Canyon Provincial Park by installing new signage, fencing and a staircase to access the top. The Provincial Government's Land Management Plan for the Park is to encourage tourism. A. Walker, Planner, informed the Working Group that wording was removed to support the protection but not necessarily increasing tourism, as it is a sensitive site and a valuable community resource.

Discussion took place over Policy 13 on page 59 of the Official Community Plan Document Draft #2 regarding Temporary Commercial Uses. Temporary commercial use permits can be issued on industrial and/or commercial zone land. The permit can be issued up to two (2) years with the option of being renewed once. This Policy has to be designated in Official Community Plan, in order for local governments to use it.

Concerns arose over the possibility of having a temporary commercial use permit being granted for up to four (4) years and having the business owner not wanting to relocate after the permit expires because of all the investment that has gone into the property over the past four (4) years. As well as the fact that a business located in a wrong zone could undermine the market and other businesses located in the zone.

Section 14.2.2. The Downtown Core:

Discussion took place over Policy 1 on page 59 of the Official Community Plan Document Draft #2 regarding the revision of parking regulations tailored to the specific building use rather than based on the square footage.

SECTION 15 – GOVERNANCE

Section 15.1 Background:

It was suggested that more wording for Public Consultations be placed in Section 15.1 Background on page 61 of the Official Community Plan Document Draft #2. Public Consultation is addressed in Section 15.2.2 Policies 1 and 2 on page 62 of the Official Community Plan Document Draft #2.

Council may hold Open Houses prior to Public Hearings to discuss issues with the public. The Public Hearing process is Council's opportunity to listen to the public.

Section 15.2.1 Collaboration with Other Jurisdictions:

The Working Group wanted to know what was happening with the First Nations relations and the Town of Smithers. Mayor Farrow replied that a Protocol Agreement understanding is being worked on with the Office of the Wet'suwet'en and the Town of Smithers.

Council will be taking D. Pierre, Executive Director, Office of the Wet'suwet'en, to the Union of British Columbia Municipalities convention. Council is continuing to build dialogue with our First Nations neighbours.

D. Sargent, Chief Administrative Officer, added the Office of the Wet'suwet'en is a partner in the Wetzin'kwa Community Forest and the Bulkley Valley Economic Development Initiative.

Section 15.2.3. Community Health and Sustainability:

Council agreed to the following amendments:

1. Amend Section 15.2.3. Community Health and Sustainability Objective on page 63 of the Official Community Plan Document Draft #2 by editing the word "creating" with the word "create".
2. Amend Section 15.2.3. Community Health and Sustainability Title on page 63 of the Official Community Plan Document Draft #2 by removing the word "climate change" for consistency purposes.

SECTION 16 - OVERVIEW OF DEVELOPMENT PERMIT AREAS

A. Walker explained that Section 16.1 Background on page 65 of the Official Community Plan Document Draft #2 was condensed for easier interpretation of what and where the Development Permit Areas are located. The maps have been condensed from six maps into two comprehensive maps.

Section 16.1.3. General Exemptions:

Council agreed to the following amendment:

1. Amend Section 16.1.3. General Exemptions item 4 on page 66 of the Official Community Plan Document Draft #2 by removing the words "or replanting".

SECTION 17 – ENVIRONMENTAL DEVELOPMENT PERMIT AREAS

Section 17.2 General Guidelines:

Council agreed to the following amendment:

1. Amend Section 17.2. General Guidelines item “d” on page 69 of the Official Community Plan Document Draft #2 by replacing the words “to assist in” with the words “may be required to determine”.

SECTION 18 - FORM & CHARACTER DEVELOPMENT PERMIT AREAS

A. Walker informed the Official Community Plan Steering Committee members that they had not reviewed Section 18 Form and Character Development Permit Areas of the Official Community Plan Document Draft #2, as this is a new section that was added after the Steering Committee had completed their review. She stated that the highway and downtown form and character sections are different and that it provides the Town of Smithers with more material to work with in addition to the Alpine Theme Guidelines.

Section 18.1.3. Exemptions:

A. Walker explained the Development Permit exemptions. She stated that currently any improvements or changes to an existing building along Highway 16 corridor or Main Street require a Development Permit. The Official Community Plan Document Draft #2 now states that if the improvements or changes to an existing building along Highway 16 corridor or Main Street adhere to the Alpine Theme Design Guidelines, then they would be exempt from having to obtain a Development Permit. This is an incentive for property owners to make minor to medium façade improvements, including: parking, landscaping, sidewalks, etc.

Northrup/

THAT Council amend Section 18.1.3. Exemptions item 1 on page 71 of the Official Community Plan Document Draft #2 by increasing the figure “\$50,000” to the figure “\$75,000”.

OPPOSED: COUNCILLOR WRAY.

CARRIED.

Council agreed to the following amendment:

1. Amend Section 18.1.3. Exemptions item 2 on page 71 of the Official Community Plan Document Draft #2 by adding the number “3.” in front of the sentence “Construction that amounts to less than 20% increase... “.

Section 18.1.5. Justification:

Council agreed to the following amendment:

1. Amend Section 18.1.5. Justification, last paragraph on page 72 of the Official Community Plan Document Draft #2 by replacing the word "update" with the word "process".

Section 18.2.2. Environmental Considerations:

Concerns were expressed over Section 18.2.2. Environmental Considerations paragraph "snow" on page 74 of the Official Community Plan Document Draft #2, including: 1) snow falling onto the sidewalks and into the pedestrian traffic from the buildings. 2) water run off the buildings onto the sidewalks causing ice buildup. It was suggested that all buildings be required to incorporate their water removal into the storm drains.

Section 18.2.4. Building Orientation and Form:

Council agreed to the following amendment:

1. Amend Section 18.2.4. Building Orientation and Form item "b" on page 75 of the Official Community Plan Document Draft #2 by removing the last sentence "Where possible, orient new development projects to maximize direct sunlight."
2. Amend Section 18.2.4. Building Orientation and Form on page 76 of the Official Community Plan Document Draft #2 by replacing the photo of "Save On Foods" with a local building if appropriate.

Section 18.2.7. Signage:

Council agreed to the following amendment:

1. Amend Section 18.2.7. Signage item 2 on page 77 of the Official Community Plan Document Draft #2 by removing the last sentence "Signage should be in proportion to the look of the entire building."

SECTION 18.3 SPECIFIC GUIDELINES: DOWNTOWN COMMERCIAL

Council agreed to the following amendment:

1. Amend Section 18.3 Specific Guidelines: Downtown Commercial on page 79 of the Official Community Plan Document Draft #2 by adding a caption under the Thrifty Foods photo.

SECTION 18.5 – SPECIFIC GUIDELINES: MULTI FAMILY RESIDENTIAL

Council agreed to the following amendment:

1. Amend Section 18.5 Specific Guidelines: Multi Family Residential item "a" first bullet on page 80 of the Official Community Plan Document Draft #2 by replacing the word "incorporate" with the word "encourage".

D. Sargent stated the purpose of these Committee of the Whole meetings with the Official Community Plan Steering Committee was a venue for Council to discuss their edits with the Committee and to thank them for their efforts. She stated that any further discussion would occur at the Council level.

D. Sargent stated that the Official Community Plan Steering Committee has completed its task and is now officially disbanded.

Mayor Farrow thanked everyone for their valuable input.

3. **OTHER BUSINESS/NEW BUSINESS**

None.

4. **ADJOURNMENT**

Northrup/
THAT the meeting be adjourned (8:06 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

DS/ma/aw/plg

Certified a True and Correct Copy of the Minutes of the Committee of the Whole meeting held on Monday, September 21, 2009, at 6:00 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO