

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, November 4, 2009, at 6:00 p.m.

Council Present:

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

Council Excused:

Norm Adomeit, Councillor
Charlie Northrup, Councillor.

OCP Steering Committee:

Pete Stroet
Joanne Woroniuk.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Alison Walker, Planner
Penny Goodacre, Recording Secretary.

Staff Excused:

Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Mark Allen, Director of Development Services
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: L. Lubbers.

1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (6:01 p.m).

2. **CORRESPONDENCE/REPORTS**

2-1 **Official Community Plan Draft 2 Review:**

Bandstra/

THAT Report DEV 09-077 dated October 27, 2009, from A. Walker, Planner, providing a copy of the revised Official Community Plan Draft 2 and proposed changes to the Downtown Commercial designation and to Schedule A: Land Use Map, be received (3900-01).

CARRIED UNANIMOUSLY.

Discussion:

A. Walker, Planner, summarized the changes to the Official Community Plan Draft #2.

Council agreed to the following edits to the Official Community Plan Draft #2:

- Page 5 Section 1.4 What are the rules and guidelines for the plan? The second line in the first paragraph to state “robust”.
- Page 10 Section 2.2 Goals Item 11, the word “collaborative” is used three times in this paragraph, wordsmith to avoid duplication of words.

Boundary Expansion:

The topic of “Boundary Expansion” is covered in the Official Community Plan Draft #2 on pages 15 and 16 Section 5. Land Use and Growth Management. This allows Council to review potential growth opportunities that would be in the best interest for the community.

Bandstra/

THAT Council edit the page 16 Section 5.1 Boundary Expansion of the Official Community Plan Draft #2, by removing the words “and the existing land is used.” from the first sentence.

CARRIED UNANIMOUSLY.

Benson/

THAT Council edit page 20 Section 5.3.2 Land Use, Infrastructure and Resource Efficiency Policy 5 of the Official Community Plan Draft #2 be deleting the word “major” from the second sentence;

AND THAT a “.” be added after the words “governance issues”;

AND THAT “The Town will conduct consultation with affected local governments, residents and businesses.” to be a separate sentence.

CARRIED UNANIMOUSLY.

Review Future of Airport Lands:

The “Airport Lands” topic is covered in the Official Community Plan Draft #2 Section 9 Food, Agriculture and Rural Lands, pages 34 and 35. The future of the airport is quite open and makes reference to the “Airport Land Use Business Plan”.

Page 55 Section 14.2.3. Industrial of the Official Community Plan Draft #2, acknowledges the potential for industrial development in the future land use plan for the airport.

Downtown Commercial Designation:

Groves/

THAT Council amend the existing Downtown Commercial designation (Section 5.2 Land Use Plan and Designations) on page 16 of the Official Community Plan Draft #2 to read (changes shown in bold):

Downtown Commercial (Flex Use): The intent of the Downtown Commercial designation is to encourage a greater intensity and mix of uses (commercial and residential) with pedestrian oriented streets to provide adaptability and flexibility in use over time. Service based businesses, such as retail, restaurants, cafes, as well as professional services, **civic facilities, parks, public gathering spaces**, appropriate light manufacturing, and a variety of residential uses are supported.

As recommended in Report DEV 09-077 dated October 27, 2009, from A. Walker, Planner.

CARRIED UNANIMOUSLY.

2-2

Review Land Use Designation Maps:

Groves/

THAT Council expand the Downtown Commercial (Flex Use) designation for all land in the downtown as per the Downtown Development Permit Area (Schedule C), as recommended in Report DEV 09-077 dated October 27, 2009, from A. Walker, Planner.

CARRIED UNANIMOUSLY.

Discussion:

Council discussed the possibility of extending the highway commercial zone along Highway 16 corridor east to Tatlow Road North. No changes were made to the Land Use Designation Maps.

Benson/

THAT Council replace the word "is" with "are" on page 67 Section 18.1.3. Exemptions Item #3 of the Official Community Plan Draft #2.

CARRIED UNANIMOUSLY.

Water Fluoridation:

Recently, a member of the public has brought up the issue of placing fluoride back into the water system in Smithers. It was suggested that Council add into the Official Community Plan that ten years ago, the residents of the Town of Smithers, voted in a referendum to remove fluoride from the water system. Council agreed that is not necessary to mention this in the Official Community Plan.

2-3 Review Boundary Expansion:

See page 2.

2-4 Review Future of Airport Lands:

See page 2.

Next steps:

A. Walker summarized that the new Official Community Plan is easy to understand, the intent is clear, concise, and captures the vision of the community. This document is not going to date itself next year, it is something Council and the community can be proud of.

The next steps in the Official Community Plan process:

- Prepare final draft.
- Introduce bylaws and rescind existing Official Community Plan, November 24, 2009.
- Hold a public hearing in January 2010 (an open house is not necessary as the public has been consulted over the past 1.5 years on this topic).

Council summarized the Official Community Plan review process as:

- Great educational process.
- Great team building process with both Council and the OCP Steering Committee.
- Great work by Staff, the final document is well presented and clear.

(A. Walker, J. Woroniuk, and L. Lubbers left the meeting at 7:13 p.m.).

3. **OTHER BUSINESS/NEW BUSINESS**

3.a) Future of the 2% Hotel Tax:

Benson/

THAT the Report TOU 09-00 dated November 3, 2009, from G. Atrill, Tourism Coordinator, regarding the future of the 2% Hotel Tax, be received.

CARRIED UNANIMOUSLY.

Discussion:

Council discussed the Ministry of Tourism, Culture and Arts, proposal for the future of the Community Destination Marketing Organization funding structures after the 2% Additional Hotel Room Tax (AHRT) program is completed on July 1, 2011, and the impacts of the Harmonized Sales Tax. The Town of Smithers is a Community Destination Marketing Organization that receives close to \$100,000 per year from the 2% AHRT. This funding is used towards the tourism marketing program.

D. Sargent to contact the following individuals/organizations for more information:

- Jim Yardley, Assistant Deputy Minister, Ministry Tourism, Culture and Arts.
- John Willow, Executive Director, Tourism Development Branch.
- Union of British Columbia Municipalities
- Janine North, Northern Development Initiative.
- Tim McEwan, Initiatives Prince George.

Council agreed to hold a Committee of the Whole meeting on Tuesday, November 10, 2009, at 12 noon to discuss this topic further.

3.b) Olympic Torch Relay:

Mayor Farrow, Councillors Benson and Groves are to meet with D. Sargent and S. Bassett, Director of Corporate Services, on Tuesday, November 10, 2009, at 10:00 a.m. regarding the Olympic Torch Relay.

4. **ADJOURNMENT**

Groves /
THAT the meeting be adjourned (7:28 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

Certified a True and Correct Copy of the Minutes of the Committee of the Whole meeting held on Tuesday, November 4, 2009, at 6:00 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO