

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, January 12, 2010, at 6:40 p.m.

Council Present:

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

Staff Present:

Deborah Sargent, Chief Administrative Officer
Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Mark Allen, Director of Development Services
Alison Walker, Planner
Penny Goodacre, Recording Secretary.

Council Excused:

Cress Farrow, Mayor.

Staff Excused:

Andrew Hillaby, Director of Recreation, Parks and Culture
Keith Stecko, Fire Chief
Patricia Berg, Airport Manager
Wilf Taekema, Director of Works and Operations.

1. **CALL TO ORDER**

Deputy Mayor Groves called the meeting to order (6:40 p.m).

APPROVAL OF AGENDA (including Supplemental Items)

- 1A. Benson/Wray
THAT Council approves the agenda, and the following supplemental item for discussion later in the meeting:
- 2-3 Letter dated January 11, 2010, from L. Borgal, President and Chief Executive Officer, Hudson Bay Mountain, commenting on the draft Official Community Plan (0230-20, 6410-01).

CARRIED UNANIMOUSLY.

2. **CORRESPONDENCE/REPORTS**

- 2-1 Adomeit/Bandstra
THAT the comment sheets from the December 8, 2009 Official Community Plan Open House, be received.
- 2-2 Bandstra/Northrup
THAT the Official Community Plan Land Use, OCP, and Zoning maps, be received.

CARRIED UNANIMOUSLY.

CARRIED UNANIMOUSLY.

Discussion:

Council discussed the designations in the proposed Official Community Plan Land Use map. It was discussed whether or not to change the designation of the Tatlow North property from Large Scale Commercial to Light Industrial. Council agreed to leave it alone at this time. Large Scale Commercial examples are Canadian Tire and BV Wholesale. If a big box store was interested in relocation to Smithers and found an area to build on, at that time they could apply to Council to have the land rezoned.

Council discussed the designation for the old Highways Yard and decided to leave it as is at this time.

Council discussed why the area facing Railway Avenue is zoned Multi-Family and the Official Community Plan designates the area as Single Family. A. Walker, Planner, replied that the Official Community Plan Steering Committee did not focus on trying to make the Zoning Maps and Land Designation Maps identical. Council agreed that in order to follow suit with policy, Mixed Residential designations should happen closer to the Downtown Core.

Northrup/Adomeit

THAT Council change the property lots fronting Railway Avenue between Alberta Street to Pacific Street from Single Family Residential to Mixed Residential, in the draft Official Community Plan Land Use Map.

OPPOSED: COUNCILLORS BENSON and WRAY.

CARRIED.

Northrup/Bandstra

THAT Council change the designation of the Alpine Village Estates on Montreal Street from Single Family Residential to Mixed Residential similar to Bulkley Drive housing, in the draft Official Community Plan Land Use Map.

OPPOSED: COUNCILLOR WRAY.

CARRIED.

Benson/Northrup

THAT Council change the designation on Fourth Avenue for the Bargain Store, BV Printers and U-Brew from Mixed Residential to Downtown Commercial, in the draft Official Community Plan Land Use Map.

OPPOSED: COUNCILLOR WRAY.

CARRIED.

Discussion:

Discussion occurred over the Downtown Commercial designation of the Central Park area and the definitions of Civic Community Use, Public Use, Other Recreational, and Downtown Commercial. It was decided to leave the designation as is, since the text includes all the uses.

Other issues were brought forward and answered by A. Walker, as follows:

- Why is the Hilltop designated Highway Commercial and not Mixed Residential?
This is a carry over item from the existing Official Community Plan designation.
- The area of Tatlow Road between Fulton Avenue and 16th Avenue is designated Highway Commercial. Should some portion of this area remain Light Industrial, to protect the Downtown Core and the Light Industrial zones?
The Light Industrial designation limits the amount of retail space that is allowed. Highway Commercial allows for flexibility. At the end of the day, it all depends on the specifics of an application.

Northrup/Adomeit

THAT Council change the designation for the back portion of Fulton Avenue to Highway 16 to Light Industrial, in the draft Official Community Plan Land Use Map.

OPPOSED: COUNCILLORS BANDSTRA, BENSON, and WRAY. DEFEATED.

2-3

Bandstra/Wray

THAT the letter dated January 11, 2010, from L. Borgal, President and Chief Executive Officer, Hudson Bay Mountain, commenting on the draft Official Community Plan, be received (0230-20, 6410-01).

CARRIED UNANIMOUSLY.

Discussion:

D. Sargent, Chief Administrative Officer, informed Council that she and A. Walker, Planner, met with L. Borgal and D. van der Horst, Hudson Bay Mountain (HBM), to explore the context of their letter. HBM would like to have a broader discussion with Council before the draft Official Community Plan proceeds to the bylaw stage. HBM has offered to host a Committee of the Whole meeting on the mountain. HBM would like to see more text on the ski hill and how the resort provides economic stimulus to the community.

Council made the following comments:

- HBM is a business and Council does not want to show preference to any one business in the Official Community Plan.
- A gondola might resolve HBM's concern about guests not staying at the resort.
- The Official Community Plan is ambiguous with regards to the mountain.
- HBM makes a valid point about how the Town and the mountain are connected. This might be something to address in the Official Community Plan.
- The economic health of the mountain affects us as a community. We need to have more in the Official Community Plan.
- The letter is dated January 11, 2010. HBM had more than a year to come forward with their concerns.
- We have an excellent document. The Official Community Plan should move forward to the bylaw stage.
- The Official Community Plan makes reference to inclusiveness to the trails developed on the mountain. The intent of the Official Community Plan was to have the text confined to the Town boundaries instead of going beyond.

Bandstra/Northrup

THAT Council instruct Staff to review the content of the Hudson Bay Mountain letter and review the Official Community Plan text and report to Council on any changes that would reflect the importance of the ski hill and how the Town and the Hudson Bay Mountain interacts.

OPPOSED: COUNCILLOR WRAY.

CARRIED.

Council agreed to have a Committee of the Whole meeting with Hudson Bay Mountain and tour the ski facility prior to discussing the report.

3. **OTHER BUSINESS/NEW BUSINESS**

M. Allen, Director of Development Services, informed Council of two housekeeping items on the draft Official Community Plan Land Use Map: 1) the outer edges of the Downtown Commercial designation on King Street and Queen Street should cover the first three lots in; and 2) the perimeter trail by Canadian Tire was missed and will be added.

4. **ADJOURNMENT**

Bandstra/Adomeit
THAT the meeting be adjourned (7:38 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

SB/jm/plg

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Certified a True and Correct Copy of the Minutes of the Committee of the Whole meeting held on Tuesday, January 12, 2010, at 6:15 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO