

# **TOWN OF SMITHERS**

Minutes of the Committee of the Whole Meeting of Council held in Council Chambers, 1027 Aldous Street, Smithers, B.C., on Wednesday, February 10, 2010, at Noon.

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## Council Present:

Jo Ann Groves, Councillor  
Norm Adomeit, Councillor  
Mark Bandstra, Councillor  
Lorne Benson, Councillor.

## Staff Present:

Deborah Sargent, Chief Administrative Officer  
Mark Allen, Director of Development Services  
Alison Walker, Planner  
Penny Goodacre, Recording Secretary.

## Council Excused:

Cress Farrow, Mayor  
Charlie Northrup, Councillor  
Frank Wray, Councillor.

## 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  
Patricia Berg, Airport Manager  
Wilf Taekema, Director of Works and Operations.

## Invited Guests:

Earnie Harding  
Lorna Butz.

Media Present: C. Orr, Interior News.

## 1. **CALL TO ORDER**

Deputy Mayor Groves called the meeting to order (12:12 p.m).

## 2. **CORRESPONDENCE/REPORTS**

Benson/

THAT Council receive the following:

2-1 Letter dated January 26, 2010, from A. Walker, Planner, to E. Harding, regarding the zoning for 3439 Fulton Avenue (3220-20).

2-2 Report DEV 10-101 dated January 18, 2010, from A. Walker, Planner, regarding Business Licence for Innovation Foods located at 3488 Highway 16 (4320-20).

**CARRIED UNANIMOUSLY.**

Adomeit/

THAT the circulated sketch of the proposed Innovation Foods floor plan located at 3439 Fulton Avenue, be received.

**CARRIED UNANIMOUSLY.**

## Discussion:

High Road Services Society and the Smithers and Area Recycling Society have partnered to establish a social enterprise called Innovation Foods. Innovation Foods is a membership only food outlet for low income individuals and families. The Societies would like to amalgamate the entire operation to be located at 3439 Fulton Avenue and have come to Council for review of the Zoning Bylaw to ensure they will be in compliance with the M-1 Light Industrial Zone prior to purchasing the building.

The proposed uses of the building located at 3439 Fulton Avenue include:

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1) foods and warehouse storage; 2) food processing and packaging; 3) wholesale; 4) display and sale of processed foods and other production from the training centre; 5) training and development facility; 6) car detail shop; 7) Innovation Foods sales outlet; 8) nursery sales; 9) office and administration; and 10) Bulkley Valley Bottle Depot. Part of the building is being occupied by Apex Cleaning Services who currently have a three year lease. It was noted that each business that is located within the building would require a separate business licence.

Discussion occurred over the square footage of the building and proposed use. Permitted uses in the M-1 Light Industrial Zone include: warehousing, wholesaling, car detail shop, nursery sales, and manufacturing as a primary use (which includes processing and packaging of food and a bottle depot). Permitted auxiliary uses in the M-1 Light Industrial Zone include an employee training facility and offices.

It was noted that the space allowed for display and sales of processed food and other products from the training centre is limited in the M-1 Light Industrial Zone as the definition states that: a) no manufacturing plant shall include more than fifty (50) square metres or ten percent (10%) of the gross floor area, whichever is less, devoted to retail sales or display of goods manufactured, assembled, disassembled or repaired on site; and b) no wholesale or warehouse use shall include more than fifty (50) square metres or ten percent (10%) of the gross floor area, whichever is less, devoted to display of goods.

E. Harding requested 2,000 square feet for display and sales space in the building located at 3439 Fulton Avenue, as well as an additional 500 square feet for nursery sales use (permitted in M-1 Light Industrial Zone with no limitations to size).

Bandstra/

THAT Council request Administration to research the following issues separately:

- 1) "Social Enterprise" concept and definition with regards to a proposed zoning use; and
- 2) Review the M-1 Light Industrial Zone definition of allowed retail space regarding allowable percentage of the building; as well as what the definition would look like for a retail space of 2,500 square feet in the building.

**CARRIED UNANIMOUSLY.**

3. **OTHER BUSINESS/NEW BUSINESS**

None.

4. **ADJOURNMENT**

Adomeit/  
THAT the meeting be adjourned (1:02 p.m.).

**CARRIED UNANIMOUSLY.**

Certified Correct:

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Jo Ann Groves  
Deputy Mayor

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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 Wednesday, February 10, 2010, at Noon in Council Chambers at 1027 Aldous Street, Smithers, B.C.

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Deborah Sargent  
Corporate Administrator/CAO