

# **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, June 23, 2010, at Noon.

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**Council Present:**

Cress Farrow, Mayor  
Norm Adomeit, Councillor  
Mark Bandstra, Councillor  
Charlie Northrup, Councillor.

**Staff Present:**

Deborah Sargent, Chief Administrative Officer  
Susan Bassett, Director of Corporate Services  
Leslie Ford, Director of Finance  
Penny Goodacre, Recording Secretary.

**Council Excused:**

Lorne Benson, Councillor  
Jo Ann Groves, Councillor  
Frank Wray, Councillor.

**Staff Excused:**

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

**Media Present:** None.

1. **CALL TO ORDER**

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

2. **CORRESPONDENCE/REPORTS**

2-1. **Permissive Tax Exemptions:**

Bandstra/

THAT Report FIN 10-12 dated May 14, 2010, from L. Ford, Director of Finance, regarding Permissive Tax Exemptions and the request from Branch 63, Royal Canadian Legion, be received (1610-01).

**CARRIED UNANIMOUSLY.**

**Discussion:**

Council reviewed Bylaw No. 1553, cited as "2008, 2009, and 2010 Permissive Tax Exemptions" and Bylaw No. 1587, cited as "2009 and 2010 Permissive Tax Exemptions Amendment 08-01".

In accordance with Section 224 of the *Community Charter*, Council approves its own tax exempt properties, over and above statutory and legislative exemptions. The municipality can approve permissive tax exemptions for up to a ten year period, per bylaw. In the past, the Town has approve permissive tax exemptions for a three year period, in order to allow each new Council to review and approve a new permissive tax exemption bylaw.

Bylaw No. 1553, cited as "2008, 2009, and 2010 Permissive Tax Exemptions"

provides exemptions for the following properties:

Seniors Homes: a) Bulkley Lodge, 3668 Eleventh Avenue (Roll No. 0003-010); b) Pioneer Place, 3985 Pioneer Place (Roll No. 0932-000); c) Bulkley Valley Christian Senior Care Society, 4210 Astlais Place (Roll No. 1225-380); d) Pioneer Place Extension, Mountainview Drive (Roll No. 1300-500); and e) Pioneer Place Extension (Roll No. 1300-600).

Public Worship: a) Anglican Church, 1636 Princess Street (Roll No. 5-000); b) Seventh Day Adventists, 3696 Fourth Avenue (Roll No. 19-000); c) Catholic Church, 4054 Broadway Avenue (Roll No. 477-004); d) Christian Reformed, 1471 Columbia Drive (Roll No. 685-700); e) Baptist Church, 3919 Seventh Avenue (Roll No. 692-200); f) United Church, 3889 Eighth Avenue (Roll No. 747-010); g) Evangelical Free Church, 1833 Main Street (Roll No. 789-000); h) Jehovah Witness, 4414 Highway 16 (Roll No. 1220-000); i) Church of Jesus Christ of Latter Day Saints, 3974 Tenth Avenue (Roll No. 1225-690); j) Bethel Reformed Church of Smithers, 3115 Gould Place (Roll No. 1717-765); k) Christian Reformed Church of Smithers (Roll No. 1228-045).

Private Schools: a) St. Joseph's School, 4054 Broadway Avenue (Roll No. 477-004); b) Smithers Christian School, 4035 Walnut Drive (Roll No. 860-720); and c) B.V. Christian High School, 3575 Fourteenth Avenue (Roll No. 1717-200).

Hospital: a) B.V. District Hospital, 3950 Eighth Avenue (Roll No. 694-075)

Non-Profit Organizations - Cultural: a) CN Station Heritage Building, 3815 Railway Avenue (Roll No. 1501-010); b) Central Park Building, 1425 Main Street (Roll No. 1223-900); c) Old St. James Church, 3704 First Avenue (Roll No. 0154-020); d) Ranger Park Building, 3736 Sixteenth Avenue (Roll No. 1223-870); and e) L.B. Warner Centre, 1621 Main Street (Roll No. 708-050).

Non-Profit Organizations - Charitable: a) Salvation Army Building, 1065 Main Street (Roll No. 0274-020).

Recreational: a) Smithers Golf and Country Club, Scotia Street (Roll No. 1224-000); and b) Smithers Curling Club, Third Street (Roll No. 0602-075).

Bylaw No. 1587, cited as "2009 and 2010 Permissive Tax Exemptions Amendment 08-01" provides exemptions for the following property:

Non-Profit Organizations - Cultural: a) Wet'suwet'en Treaty Office, 3873 First Avenue (Roll No. 0238-200).

Northrup/

THAT Council recommend the new Permissive Tax Exemption Bylaw be drawn up for a three year period, beginning in 2011.

**CARRIED UNANIMOUSLY.**

Discussion:

Council reviewed the permissive tax exemption for each individual property, possible property exemptions, and discussed the following:

- Old St. James Church: should it remain exempt, as the building is used as a revenue generator for the Bulkley Valley Historical Museum Society.
- Branch No. 63, Royal Canadian Legion: at the May 25, 2010, Regular Meeting of Council, the Legion's request to be included as a permissive tax exemption was denied.
- Sparrows Christian Housing: allow another year of tax exemption and then place them on the tax roll.

Northrup/

THAT Council take no further action or property tax exemptions for Branch No. 63, Royal Canadian Legion.

**CARRIED UNANIMOUSLY.**

- Navy League of Canada: in 2010 the Navy League received a \$500 honorarium for their assistance with the Olympic Torch Relay. It was decided not to grant them exemption status.
- Bulkley Valley Christian Senior Care Society: it was discussed that with the phasing out of the Senior's Water and Sewer Grant, starting in 2011, that the additional charges may pose a hardship to the residents. It was suggested that a letter be sent to the Bulkley Valley Christian Senior Care Society regarding the possible installation of water meters at the facility.
- CN Station Heritage Building: the Smithers Community Services Association is provided an exemption for the building, except for 7,300 square feet, which is used as a Class 6 Business.

Northrup/

THAT Council consider revising the permissive tax exemption given to the Smithers Community Services Association for use of the CN Station Heritage Building;

AND THAT the permissive tax exemption be granted for the Smithers Community Services Association's office space and parking spaces, not including the board rooms that are rented out by Smithers Community Services Association, or any part of the property used for business purposes (ie. restaurant, etc.)

**CARRIED UNANIMOUSLY.**

- Church of Jesus Christ of Latter Day Saints: this is a large parcel of land, most

of which is undeveloped.

Bandstra/

THAT Council send the Church of Jesus Christ of Latter Day Saints a letter informing them that the Town of Smithers is looking for residential lots and enquire as to the future plans for the land and if they are willing to subdivide their land into residential lots;

AND THAT Council is willing to meet with the Church of Jesus Christ of Latter Day Saints' representatives to discuss further options.

**CARRIED UNANIMOUSLY.**

- Old St. James Church: It was suggested that a letter be sent to the Bulkley Valley Historical Museum Society advising them that Council would like to meet with them in the fall to discuss that the Museum could be in contravention of their lease agreement, in terms of permitted use, payment of taxes, and provision to sublet. The letter to include that the Town is open to discussions regarding amending the lease agreement.

3. **OTHER BUSINESS/NEW BUSINESS**

BVEDA  
BOARD  
MEMBERS

Bandstra/

THAT Council authorize the appointment of Paul Wellington, Harvey Tremblay, and Ian Grieve, as the Town of Smithers' Board Members to the Bulkley Valley Economic Development Association.

**CARRIED UNANIMOUSLY.**

4. **ADJOURNMENT**

Adomeit/

THAT the meeting be adjourned (1:09 p.m.).

**CARRIED UNANIMOUSLY.**

Certified Correct:

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Cress Farrow  
Mayor

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Deborah Sargent  
Corporate Administrator/CAO

SB/jm/plg

**Certified a True and Correct Copy** of the Minutes of the Committee of the Whole meeting held on Wednesday, June 23, 2010, at Noon in Council Chambers at 1027 Aldous Street, Smithers, B.C.

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Deborah Sargent  
Corporate Administrator/CAO