

TOWN OF SMITHERS

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD AT THE TOWN OFFICE, 1027 ALDOUS STREET, SMITHERS, B.C. ON TUESDAY, OCTOBER 5, 2010, AT 12:00 PM.

Council Present:

Cress Farrow, Mayor
Lorne Benson, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor.

Council Excused:

Norm Adomeit, Councillor
Mark Bandstra, Councillor
Frank Wray, Councillor.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Mark Allen, Director of Development Services
Andrew Hillaby, Directory of Recreation, Parks and Culture
Wilf Taekema, Director of Work and Operations
Alison Walker, Planner
Jan McKay, Recording Secretary.

Staff Excused:

Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance.

Media Present: M. Dekkema, The Peak.

1. CALL TO ORDER

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

2. CORRESPONDENCE / REPORTS

2.1. Development Procedures Bylaw

2.1.1 Report DEV 10-097 dated September 30, 2010, from A. Walker, Planner, presenting proposed amendments to "Development Procedures Bylaw No. 1426".

A. Walker provided an overview of Report DEV 10-097 and the rationale for the proposed amendments contained in the Report. Staff recommendations included a number of minor housekeeping amendments to the bylaw for clarity and accuracy, as well as the following changes:

- a) redefining application criteria to include specific drawings and plans;
- b) revising fees to reflect current costs;
- c) adding a requirement to post a notice on the land; and
- d) adding a Section regarding Security procedures.

Topics discussed included:

- a) the need to update the website to make it accurate and more user-friendly, and to link 'development permit' and 'building permit' information and procedures;
- b) the importance, to the developer, of knowing all costs before the project is started;
- c) the reason for a Temporary Use Permit application costing less than a rezoning application;
- d) the need to amend the letter sent out to neighbouring properties that could be affected by the development, to state that they are welcome to speak directly to Council at a Council meeting, when an official Public Hearing is not required, and that they do not need to register to be a delegation;
- e) the question of whether staff should prepare a draft bylaw in advance;
- f) the possibility of altering the order of the agenda to move Staff Reports about development applications immediately after adoption of the Advisory Planning Committee minutes; and
- g) procedures regarding removal of trees on a vacant lot that is to be developed;
- h) the need to revisit fees on a regular basis, so that gradual, small increases can be made to them.

Northrup/

THAT Report DEV 10-097 dated September 30, 2010, from A. Walker, Planner, presenting proposed amendments to "Development Procedures Bylaw No. 1426", be received;

AND THAT all of the amendments to "Development Procedures Bylaw No. 1426", as proposed in Report DEV 10-097, be carried out, including the revised schedule of fees.

CARRIED UNANIMOUSLY.

2.2. Development Standards

- 2.2.1 Report DEV 10-098 dated September 29, 2010, from M. Allen, Director of Development Services, regarding Town of Smithers' development standards (6630-01).

It was noted that parking requirements would be discussed at the October 19, 2010, Committee of the Whole meeting.

Comments regarding current landscaping requirements centred around practicality versus aesthetics; affordability; flexibility (cluster

landscaping); irrigation difficulties for landscaped strips; snow clearing difficulties; limited visibility for drivers caused by landscaping; and benefits of trees other than aesthetics.

There was discussion regarding parking lot drainage and the effectiveness and costs associated with 'green' parking lots compared to paved lots. Regarding the second arena project, having a paved lot would mean less tracking in of sand, etc. into the arena building. M. Allen advised that he is researching technologies in biofiltration and recharging ground water, as it is important to keep our groundwater replenished and keep storm water out of the river.

3. OTHER BUSINESS / NEW BUSINESS

Mayor Farrow reminded Council about the Watson's Landing open house, advised that the RCMP overbilling has been corrected, and suggested the Town apply for grants to continue the Zobnick Road cross-country ski trail by adding sealcoating and widening it.

4. ADJOURNMENT

The meeting adjourned at 1:25 p.m.

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator (CAO)

Certified a True Copy and Correct Copy of the minutes of the Committee of the Whole meeting held Tuesday, October 5, 2010 at noon in the Town Office, 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator