

# TOWN OF SMITHERS

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD IN COUNCIL CHAMBERS, 1027 ALDOUS STREET, SMITHERS, B.C. ON TUESDAY, NOVEMBER 23, 2010, AT 12:00 PM.

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Council Present:

Jo Ann Groves, Acting Mayor  
Mark Bandstra, Councillor  
Lorne Benson, Councillor  
Charlie Northrup, Councillor.

Council Excused:

Cress Farrow, Mayor  
Norm Adomeit, Councillor  
Frank Wray, Councillor.

Invited Guests:

L. Borgal, Hudson Bay Mountain Adventures  
G. Mathiesen, Hudson Bay Mountain Adventures  
A. Stroet, Economic Development Officer  
P. Wellington, Director, BV Economic Development Association  
T. Bobb, Chair of the former Economic Development Committee.

Staff Present:

Deborah Sargent, Chief Administrative Officer  
Susan Bassett, Director of Corporate Services  
Leslie Ford, Director of Finance  
Mark Allen, Director of Development Services  
Jan McKay, Recording Secretary.

Staff Excused:

Andrew Hillaby, Directory of Recreation, Parks and Culture  
Keith Stecko, Fire Chief  
Wilf Taekema, Director of Work and Operations.

Media Present: M. Dekkema, The Peak; and R. Schierer, The Interior News.

## 1. CALL TO ORDER/INTRODUCTIONS

Acting Mayor Groves called the meeting to order (12:10 p.m.).

Paul Wellington introduced Allan Stroet, Economic Development Officer.

## 2. CORRESPONDENCE / REPORTS

2.1 and Benson/  
2.2

THAT the following correspondence, be received:

2.1 Letter dated November 2, 2010, and Briefing Note, from L. Borgal, Hudson Bay Mountain Adventures Inc., requesting consideration of a boundary expansion to include the Controlled Recreation Area on Hudson Bay Mountain, or an OCP amendment to permit water and sanitary sewer servicing outside of Town boundaries (0230-20).

2.2 Minutes of the Committee of the Whole Meeting held on Hudson Bay Mountain on February 3, 2010.

**CARRIED UNANIMOUSLY.**

Presentation by Hudson Bay Mountain Adventures:

L. Borgal, Crescent Point Capital Inc., entrepreneur and partner in Hudson Bay Mountain Adventures (HBMA) and G. Mathiesen, Quay Property Management Corporation, Chartered Accountant, entrepreneur and partner in Hudson Bay Mountain Adventures, gave a PowerPoint presentation. The purpose of the presentation was to elaborate on L. Borgal's letter dated November 2, 2010, and to request that Council consider: a) supplying water and sewer up as far as Skyline Lodge; and b) expanding the Town Boundary to include the Controlled Recreation Area (CRA), or amending the Town's Official Community Plan to allow servicing outside the Town Boundary.

Highlights of the presentation included:

- a) The 60-year Master Development Agreement with the Province, for development in relation to recreation assets, allows HBMA to provide fee simple land, subject to local zoning.
- b) Included in the Controlled Recreation Area (CRA) is the Trail to Town. The Cabin Colony and mountain road are not included.
- c) The road leading to the 16 lots has been engineered and approved, with surveying still to be completed.
- d) The environmental assessment has been completed for sewage disposal on the mountain.
- e) Four wells were drilled above the site. Drilling of well(s) will now begin below the site. Pump tests and hydrology have been very expensive, however, they have a good hydrologist who has identified 3 sites. Finding water is the biggest hurdle. It costs \$120,000 for each drill hole/flow test.
- f) The Town and the mountain have a natural and economic link.
- g) The project stands at third reading for rezoning, by the Regional District, of the last part of Phase 1 development, which would allow construction of townhouses.
- h) Phase 1 and 2 represent all of Lot 1. Lot 1 exists in the Registry.
- i) Benefits to the Town would include an expanded tax base, utilization of current water and sewer capacity, increased influence on long-term development on the mountain, construction and resort jobs, opportunities for local suppliers, and growth potential.
- j) HBMA would re-invest money from the sale of lots, to upgrade equipment.
- k) Other items for consideration include existing zoning, Master Development Agreement, Master Plan (available online), design guidelines and standards, alpine development, firefighting (sprinkling requirement at first), having some sort of Resort Association, 2% hotel tax, and Wet'suwet'en interests.
- l) A connection to Town sewer and water would provide a measure of buyer comfort and would be an environmentally-superior solution.
- m) Regarding water services, HBMA foresees having four stations (every 400 vertical feet), 6" piping, and cisterns rather than in-line pumps.
- n) Regarding sewer services, HBMA foresees collecting solids and piping liquids down the mountain.
- o) Roads would be gravel with open ditches along the roads.
- p) Residents will pay a strata fee, in addition to taxes.

- q) A t-bar above the area to the north of 'Reality Check' would provide amazing skiing and change the dynamic for skiers. The mountain needs more vertical and more trails.

In response to Council's questions, Mr. Borgal advised that: a) the project will still be successful, if the area is not incorporated into the Town boundaries; b) HBMA would consider purchasing water from the Town; c) developing lower on the mountain takes away the appeal and would require snow-making which is noisy; d) the development is being marketed from Prince George to Prince Rupert; and e) HBMA would like to be servicing lots in 2011.

### **3. OTHER BUSINESS / NEW BUSINESS**

#### **3.1 AltaGas**

Acting Mayor Groves advised that she will be meeting with AltaGas in Vancouver between December 3 and 9, regarding a northern office. She advised Council that a letter has been sent to AltaGas which is included on the Supplemental Agenda for the Regular Meeting.

#### **3.2 NTL**

Councillor Bandstra suggested that BC Hydro be requested to hold an open house for contractors in our area, as they did in Terrace, to present information regarding the Northwest Transmission Line.

#### **3.3 Flag**

A Smithers' flag will be provided to the Smithers' novice hockey team to take to Vancouver. The team won the chance to play in a scrimmage during the intermission of the Vancouver Canucks/San Jose hockey game.

### **4. ADJOURNMENT**

Bandstra/

THAT the meeting be adjourned (1:20 p.m.).

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Jo Ann Groves  
Acting Mayor

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Deborah Sargent  
Corporate Administrator (CAO)

Minutes of the Committee of the Whole meeting  
held on Tuesday, November 23, 2010 at noon.

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**Certified a True and Correct Copy** of the minutes of  
the Committee of the Whole meeting held Tuesday,  
November 23, 2010, at noon in the Council  
Chambers, 1027 Aldous Street, Smithers, B.C.

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Deborah Sargent  
Corporate Administrator (CAO)

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