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## REPORT TO COUNCIL

**DATE:** October 03, 2025

**REPORT:** DEV 25-077

**FROM:** Deepa Chandran, Planner  
Manager of Planning and Climate Readiness

**FILE:** 3360-20/R25-04

**SUBJECT: Development of the Proposed Long-Term Care Facility in Smithers**

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### RECOMMENDATIONS:

1. THAT Council give First Reading to Bylaw No. 2000 – Town of Smithers Official Community Plan Bylaw No. 1935 Amendment No. 25-01.
2. THAT Council give Second Reading to Bylaw No. 2000 – Town of Smithers Official Community Plan Bylaw No. 1935 Amendment No. 25-01.
3. THAT Council give First Reading to Bylaw No. 2001 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 25-01.
4. THAT Council give Second Reading to Bylaw No. 2001 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 25-01.

### BACKGROUND:

Application: As part of the provincial government's ongoing efforts to improving access to high-quality, compassionate care for seniors across British Columbia, the provincial government approved a new long-term care facility in Smithers in August 2024. The proposed project will contain a total of 216 long-term care beds, including the 56 long-term care beds that are currently part of the Bulkley Valley Lodge and will be replaced once the new facility is built.

The proposed facility will be built and operated by Providence Living in partnership with Northern Health under a project development agreement and will be located on the currently vacant Town-owned land between Alfred & First Avenue and Alberta & Vancouver St, covering 8.4 acres (see **Attachment 1**). In addition to the long-term care component, the proposed development will also include 24 beds for assisted living, a daycare centre, and adult day programming, making it a community service hub.

CAO <input type="checkbox"/>	Dir/FIN <input type="checkbox"/>	PCSO <input type="checkbox"/>	Agen Date: October 14, 2025 Closed Agen Date: Agenda Placement: Bylaws Other:
Dir/CS <input type="checkbox"/>	Dir/DS <input type="checkbox"/>	EC/DEV <input type="checkbox"/>	
EXEC. ASST <input type="checkbox"/>	Dir/OPS <input type="checkbox"/>	REC <input type="checkbox"/>	
HR <input type="checkbox"/>	Dir/COM <input type="checkbox"/>	BLDG INS <input type="checkbox"/>	
MAYOR <input type="checkbox"/>	AIRPORT <input type="checkbox"/>	PLANNER <input type="checkbox"/>	
COUNCIL <input type="checkbox"/>	FIRE <input type="checkbox"/>	WEBSITE <input type="checkbox"/>	

Like any major development project, realizing the proposed long-term care facility involves extensive site planning, design, and approval process. From a planning perspective, amending the Official Community Plan land use designation and zoning of the entire site is a key step in the development approval process. Consequently, as a project partner, on September 22, 2025, the Town of Smithers initiated the subject joint Official Community Plan-Zoning Bylaw amendment application (see **Attachment 2**).

OCP& Zoning: Currently, the land proposed for the Long-term Care Project (“Project”) is split designated as ‘Low Density Residential’ and ‘Parks, Open Spaces, and Trails’ in the Town’s Official Community Plan (OCP) Bylaw No. 1935 and zoned ‘LDR-1 Low Density Residential 1’ in the Town of Smithers Zoning Bylaw No. 1987. To accommodate the proposed facility, the Town’s proposal is to change the OCP Designation of the subject land to ‘Institutional’ and to rezone it to ‘P-2 Public Use Two Zone’ (see **Attachment 3**). As an institutional development, the proposal will not be required to obtain a Form and Character Development Permit prior to the construction phase; however, an Environmental Development Permit will be required – please refer to the Environmental Implications section below.

## DISCUSSION:

Proposal: Long-term care facilities offer a broad range of personal and health care services to individuals with complex care needs, functioning as per the *Community Care and Assisted Living Act* standards and regulations. Such facilities – despite being regulated by the Ministry of Health – are critical in fulfilling a community’s housing needs, especially in terms of providing the appropriate form of housing choices for seniors and thereby enabling them to age in place. Assisted living facilities complement the function of long-term care facilities, by serving individuals who have less complex health care needs. The adult day program, which aims to help seniors to age in place while helping them remain socially and physically active, is yet another senior-focused care service that will be available at the proposed facility.

The conceptual plans submitted to the Town (see **Attachment 4**) highlight the following:

- Out of the 216 spaces to be contained as part of the proposed development, 192 beds will be dedicated to individuals with long-term care needs while 24 beds will be allocated to assisted living.
- The proposed development will contain two buildings, both 3-storey in height; the first building will include long-term care service, a 37-space daycare centre, and a 32-space adult day programming centre, while the second building will contain the assisted living services.
- Within the site, various uses will be configured in a way maximizing functionality, efficiency, and safety.
- The site will accommodate off-street parking requirements for all the proposed uses.
- As a community service hub comprising a range of senior-oriented care services, the development will likely have internal access roads, ensuring safe and convenient access to various uses within the site.

- The proposed development will trigger extensive off-site works, including building the adjacent streets to full road standards established by the Town, while also requiring the permanent closure and disposition of existing road and lane right-of-ways that are located on the proposed site (see **Attachment 5**) – please refer to Next Steps below.

The intent is to complete the development approval process in early 2026, enabling the proponent to proceed with detailed design and site preparatory works in late 2026 / early 2027. The proposed timeline will allow the proponent to begin the construction of the facility on the 2028-timeline announced by the province.

OCP & Zoning Amendment: The subject site, which currently serves as the municipal snow dump, includes 96 lots. As per the Town's Zoning Bylaw No. 1987, the entire site forms part of the LDR-1 Low Density Residential Zone, which permits a wide range of low-density housing options. As all the proposed uses, as described above, are permitted principal uses in the P-2 Public Use Two Zone, the proposal is to rezone the entire site, including the existing right-of-way areas contained therein, from LDR-1 to P-2. In terms of the OCP land use designation, the subject area is split designated. While most of the area is designated 'low-density residential', a small portion at the north-east is designated 'Parks, open spaces, and Trails'. As the proposed use of the land demarcates a significant deviation from the community's vision for the subject area, the proposed development triggers amending the OCP land use designation of the entire site to 'institutional', which supports a wide range of community-oriented institutional uses.

Staff support the proposed OCP and Zoning amendments (see **Attachments 6 & 7**) for the following reasons:

- a) As per the BC Stats population projections for Smithers, the share of seniors in the community is expected to increase from 18% in 2021 to 25% in 2031. The existing shortage of seniors housing coupled with the expected steady rise in senior population, is likely to contribute to an increasing demand for senior care options offering various levels of support services. Once built, the proposed facility will provide the seniors in the Bulkley Valley region with quality care and support services that are currently lacking, due to facility capacity constraints, and are expected to expand in the future.
- b) The proposed site is one of the few areas in town that are sufficiently large to accommodate a development / health care service hub of this scale. While alternative locations, such as the Tatlow North large-scale commercial parcel and vacant lease lots on the Airport lands are in primarily industrial areas, away from the town centre, the subject site is located close to downtown, supporting the development of a compact town and hence sustainability principles.
- c) The proposed development intends to combine a wide range of community-oriented institutional uses in a single location, with varying levels of community impacts. The major benefits will include expanded care choice for seniors enabling them to age in place, the significant infrastructure improvements associated with the project, employment opportunities created (both as part of the development process as well as facility operation), and the resulting local

economic development. The project will reinforce Smithers' role as the regional service hub in Bulkley Valley.

- d) The Town's Housing Needs Report (2024) identifies seniors housing as a top housing priority in Smithers and suggests the need for its expansion, especially for seniors falling in the 80 years and above category. Therefore, although the proposed uses fall under the broad umbrella of community care facilities, the proposed development responds to a high-priority local housing need identified and will positively contribute to improving the local housing scenario.
- e) As the site is currently used for the Town's snow storage, the site must be remediated prior to building the proposed facilities; this is included in the developer's responsibility. Relocating the municipal snow dump to a portion of the parcel containing the Works and Operations Yard as necessary to free up the subject land for the proposed service hub development supports higher operation and land use efficiency.
- f) The proposed uses are unlikely to contribute to land use conflicts with neighbouring properties or the surrounding area in general. Factors such as building siting & configuration, emergency access, traffic safety, and accessibility will be addressed in depth at the design phase, instead of as part of the Zoning-OCP amendment discussions.

#### **POLICY CONSIDERATIONS:**

Sections 5.2 Land Use (policies 1 and 2), 6.1 Land Use and Infrastructure (policy 1), 7.2 Housing Diversity and Flexibility (policy 4), 7.3 Housing Affordability and Availability (policies 4 and 6), and 13.4 Social Wellness, Health and Safety (Policies 1 and 5) of the OCP support the proposed development (see **Attachment 8**).

The proposal supports the Town's Housing Needs Report's recommendation to prioritize seniors' housing. Similarly, by facilitating land use development that promotes compact urban structure, the proposal aligns with the 'Shift Beyond Car' strategy recommended by the Town's Community Energy Emissions Plan (CEEP).

#### **ENVIRONMENTAL / ACCESSIBILITY IMPLICATIONS:**

The proposed development is unlikely to cause adverse accessibility and environmental implications on the site and the surrounding developments. As the site is currently used for snow storage, environmental assessment and the necessary remediation measures will be undertaken prior to proceeding to the construction phase. Given that the site forms part of the 'high fire hazard area', as identified in the OCP, the proponent will have to obtain an Environmental Development Permit (EDP) prior to obtaining a building permit.

The proposal supports sustainable land use and smart growth principles by offering a rare opportunity to expand the municipal street network and services in the subject area, contributing to better connectivity and accessibility of the entire area. As a community care service hub, the site will be developed in accordance with the highest levels of building standards including those pertaining to accessibility.

**APC DISCUSSION:**

At its October 2<sup>nd</sup> meeting, the Advisory Planning Commission (APC) considered staff report DEV 25-072 and passed two separate motions in favor of the staff recommendation to proceed with the adoption of the proposed OCP Amendment Bylaw No. 2000 and Zoning Amendment Bylaw No. 2001. Please refer to item number 8.3 of the APC Meeting Minutes, provided under Councillor Raven's Reports as item 11.5.2 of the agenda for Council's October 14<sup>th</sup> Regular meeting.

**CONCLUSION:**

The proposed community care facility hub, which will encompass a range of senior-oriented care services, will be one-of-its-kind in Smithers and will serve as a regional facility in the Bulkley Valley. The proposed site can accommodate a community service hub of the proposed scale while remaining easily accessible from the surrounding areas. Expanding the proposed care options for seniors will enable seniors to age in place and is expected to ease stress on the local housing market. As the current OCP land use and zoning designations do not support the proposed development, staff support amending the OCP land use designation of the entire site to 'institutional' and rezoning it to 'P-2 Public Use Two'.

**NEXT STEPS & COMMUNICATIONS:**

Communication will be completed in compliance with the requirements of *Local Government Act*, Town of Smithers Development Procedures Bylaw, and Town of Smithers Public Notice Bylaw.

The proposed zoning amendment bylaw can be adopted only after obtaining formal approval from the Ministry of Transportation and Transit (MOTT). Given the multitude of ways in which the proposed development can impact traffic flow around the site and on Highway 16, obtaining the rezoning approval from the Ministry may require the completion of a Traffic Impact Assessment study and traffic-safety upgrades. If so, these would be the developer's responsibility to provide.

As previously noted, proceeding to the site planning stage requires permanent closure of the existing road (a portion of Broadway Avenue) and lane right-of-ways contained within. To this end, Town staff will be presenting Road Closing Bylaw No. 1994, to Council, at its October 14, 2025, Regular meeting, for consideration of its first, second, and third readings.

**ALTERNATIVES:**

1. Recommend changes to the application.
2. Recommend that Council deny the application.

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**ATTACHMENTS:**

1. Subject Property Map
2. Application R25-04
3. OCP and Zoning Maps
4. Conceptual Plans showing Options A and B
5. Ortho-images of the Site
6. Draft OCP Amendment Bylaw No. 2000
7. Draft Zoning Amendment Bylaw No. 2001
8. Relevant sections OCP Bylaw No. 1935

Respectfully submitted:



Deepa Chandran  
Manager of Planning & Climate Readiness

Reviewed by:

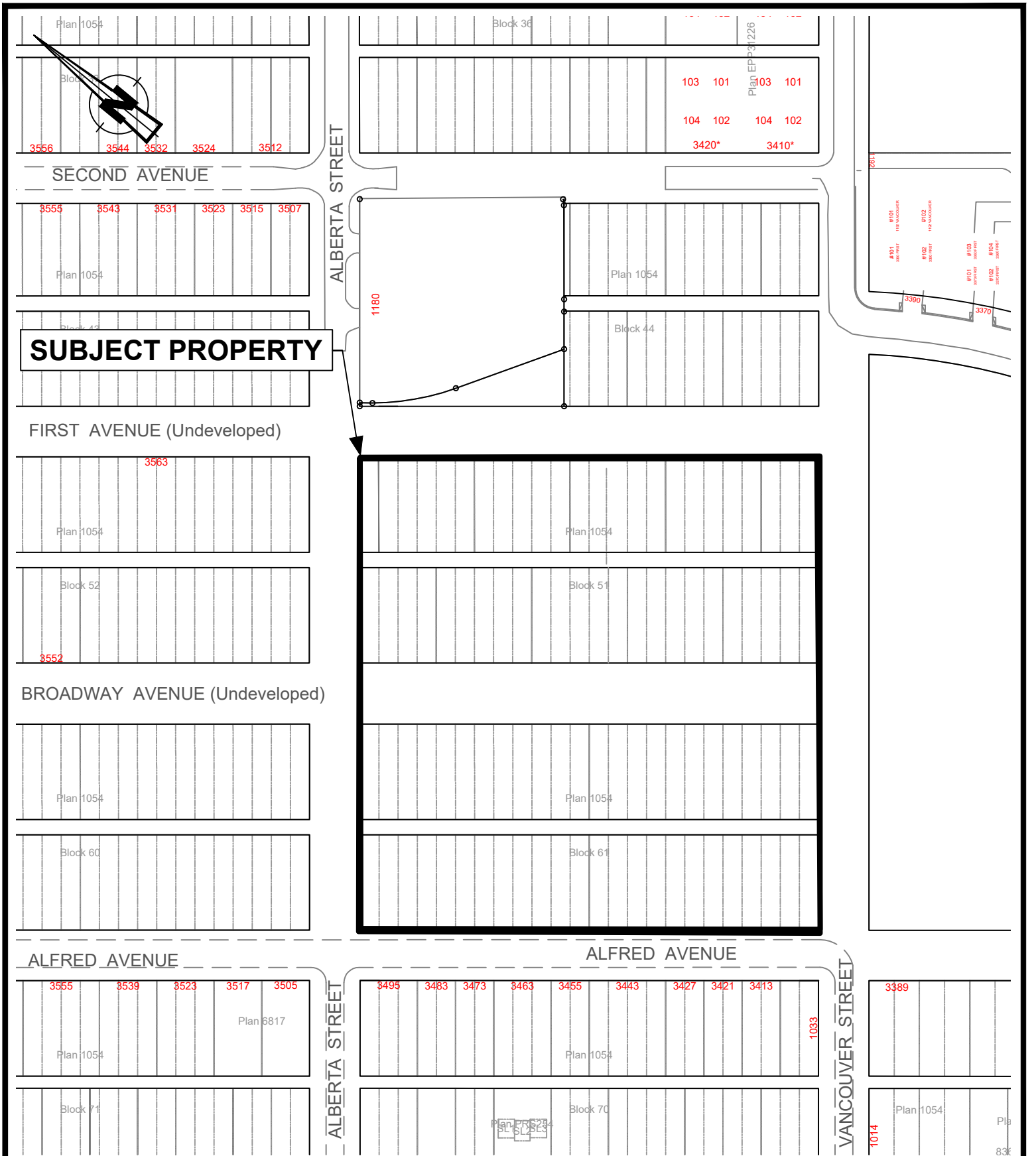


Mark Allen,  
Director of Development Services

Approved by:



Michael Dewar  
Chief Administrative Officer



TITLE:  
**OCP ZONING AMENDMENT APPLICATION  
BROADWAY AVENUE R25-04  
SUBJECT PROPERTY MAP**

SCALE: 1:2000

DRAWN BY: AS

DATE: 2025/10/07

APPROVED BY: MFA

DATE: 2025/10/07

DRAWING PATH:

N:\3000-3699 LAND ADMINISTRATION\3360  
ZONING AND REZONING\3360-20 - APPLICATIONS  
BY YEAR\2025\R25-04 Long-Term Care



PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0  
Telephone (250) 847-1600 Fax (250) 847-1601  
www.smithers.ca

## DEVELOPMENT PROPOSAL APPLICATION

**APPLICATION TYPE:** Enter all applications under miscellaneous (MS) category development (DEV)

- ☐ Joint Official Community Plan & Zoning Amendment (\$2,000) DEV001 ☐ Board of Variance (\$750) DEV003  
☒ Official Community Plan Amendment (\$1,500) DEV001 ☐ Development Variance Permit (\$750) DEV003  
☒ Zoning Bylaw Amendment (\$1,500) DEV001 ☐ Development Variance Permit (minor)\* (\$300)  
☐ Development Permit with minor variance\* (\$800) DEV003 ☐ Development Permit with no variance (\$750) DEV003  
☐ Development Permit with variance (\$1,100) DEV003 ☐ Development Permit Amendment (\$600) DEV003  
☐ Temporary Use Permit (\$1,000) DEV003 ☐ Temporary Use Permit Extension (\$1,000) DEV003

### APPLICANT INFORMATION

#### APPLICANT

Name(s): Town of Smithers  
Mailing address: 1027 Aldous Street PO Box 879  
Phone: 250-847-1600  
Fax/Email: devserv@smithers.ca

#### REGISTERED OWNER(S)

Name(s): Town of Smithers  
Mailing address: 1027 Aldous Street PO Box 879  
Phone: 250-847-1600  
Fax/Email: devserv@smithers.ca

### SUBJECT PROPERTY INFORMATION

Civic address: Vacant Lots Broadway Avenue Smithers BC V0J 2N0  
Legal description: see subject property map attached to view all the lots in the application  
Description of the present use of the property: Town of Smithers snow dump / vacant land  
  
  
Existing OCP designation: Low Density Residential Existing zoning designation: Parks, Open Space & Trails  
Proposed OCP designation: Institutional Proposed zoning designation: Institutional

### PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged):

Amend OCP Land Use designation for the above mentioned Lots from Low Density Residential /  
Parks, Open Space and Trails to Institutional in order to construct a Long Term Care Facility. \_  
  
Likewise the above mentioned Lots must be rezoned from Low Density Residential (LDR-1) to Public Use  
Zone 2 (P-2) in order for the proposed development to comply with OCP Zoning.

\* Minor variance means a request to vary a provision of a Town bylaw as permitted under sections 7.2 - 7.5 of the Town of Smithers Development Procedures Bylaw No. 1908.



## ATTACHMENT CHECKLIST

### A) PLEASE ATTACH THE FOLLOWING FOR ALL APPLICATIONS:

- ☐ Letter of authorization if the applicant is other than the registered owner(s).
- ☐ Site Disclosure Statement in accordance with the *Environmental Management Act* and *Contaminated Sites Regulation*.
- ☒ Site plan (including 1 set of reduced 8.5x11 plans) showing:
  - ☐ Location of existing and proposed buildings and structures, lot dimensions & setbacks.
  - ☐ Parking areas, loading space, access/egress, garbage areas & landscaping.
  - ☐ North arrow & scale.
  - ☐ Measurements in metric (imperial measurements may also be included).
- ☐ Supplemental letter of intent & rationale is strongly encouraged but not required.
- ☒ Other information as necessary to assess the development proposal.

### B) OCP &/OR ZONING AMENDMENT APPLICATIONS ONLY:

- ☒ Acknowledge sign notification posting requirements as specified by the Town of Smithers.

### C) ENVIRONMENTAL DEVELOPMENT PERMIT APPLICATIONS ONLY:

- ☐ Plans showing:
  - ☐ Toe of slope and top of bank;
  - ☐ Location of watercourses and any watercourse setback areas that are located on or that abut the site;
  - ☐ Existing and proposed grades, including details on proposed retaining walls;
  - ☐ Floodplain areas;
  - ☐ Areas to be cleared, areas of cut and fill and proposed sequencing/timing.

### D) FORM & CHARACTER DEVELOPMENT PERMIT APPLICATIONS ONLY:

- ☐ Elevation drawings illustrating all sides of the building(s) & including proposed signage details.
- ☐ Exterior samples and materials.

### E) TEMPORARY USE PERMIT APPLICATIONS ONLY:

- ☐ Rationale & long term plan outlining when & how temporary use will be ended, buildings/area to be used, hours of use & site rehabilitation.
- ☐ Permit length requested (max. 3 years): \_\_\_\_\_

## AUTHORIZATION

As the applicant or approved agent, I hereby make application in accordance with the above-stated information and declare that the statements are true and correct.

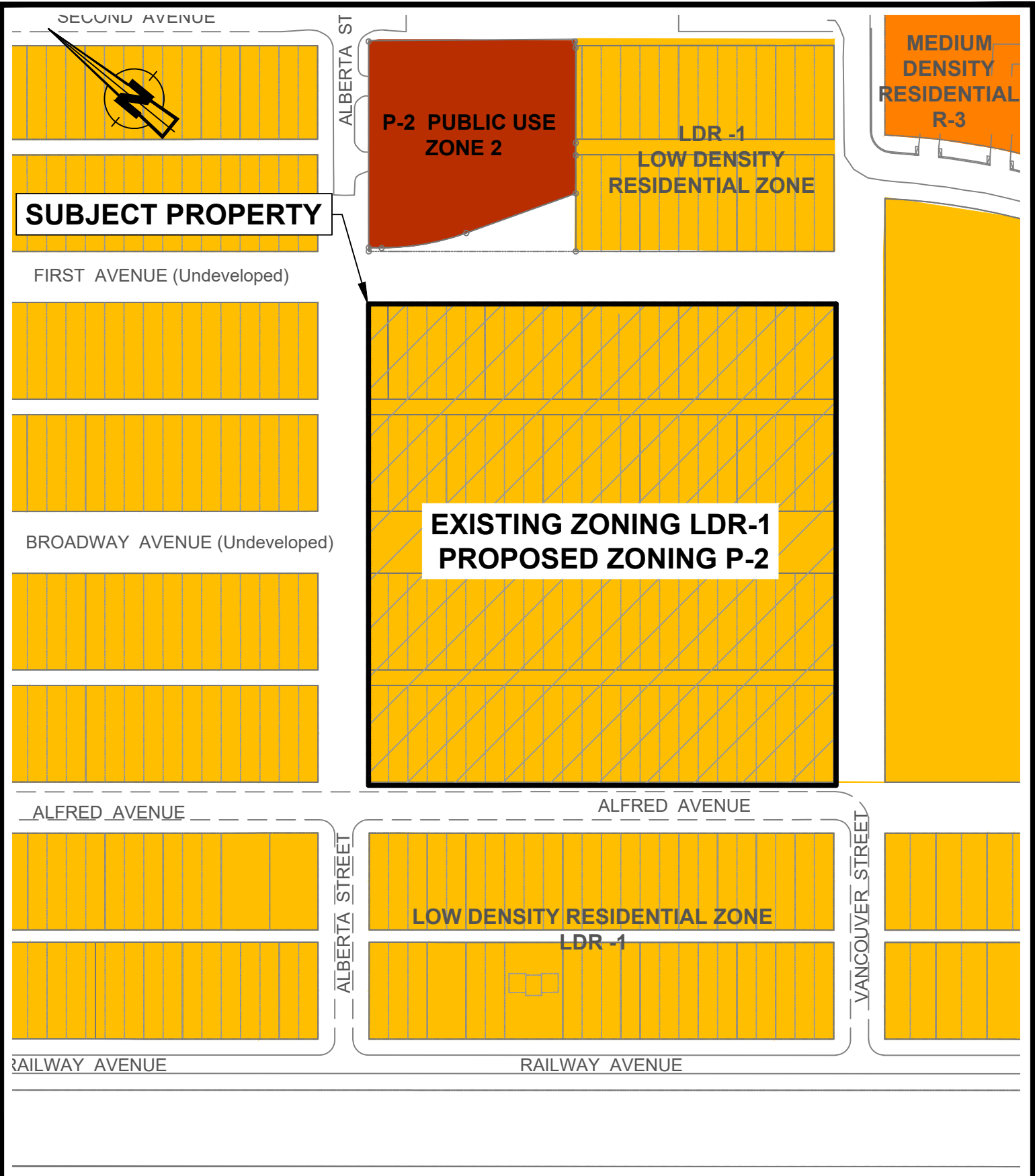
I understand that this application form is a public document and that any and all information contained in it, including personal information as defined in the *Freedom of Information and Protection of Privacy Act* of BC, is open for inspection by the public and may be reproduced and distributed to the public as part of a report(s) to Council or for purposes of a public hearing.

I acknowledge that fees as per the Town of Smithers Development Procedures Bylaw No. 1807 do not imply or guarantee application approval.

Applicant Signature: Adrian Smith

Date: September 23rd 2025

Your personal information is maintained in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the use of your personal information, please call the Director of Corporate Services for the Town of Smithers at 250-847-1600.



TITLE:  
**OCP ZONING AMENDMENT APPLICATION  
BROADWAY AVENUE R25-04  
ZONING MAP**

SCALE: 1 :2000

DRAWN BY: AS

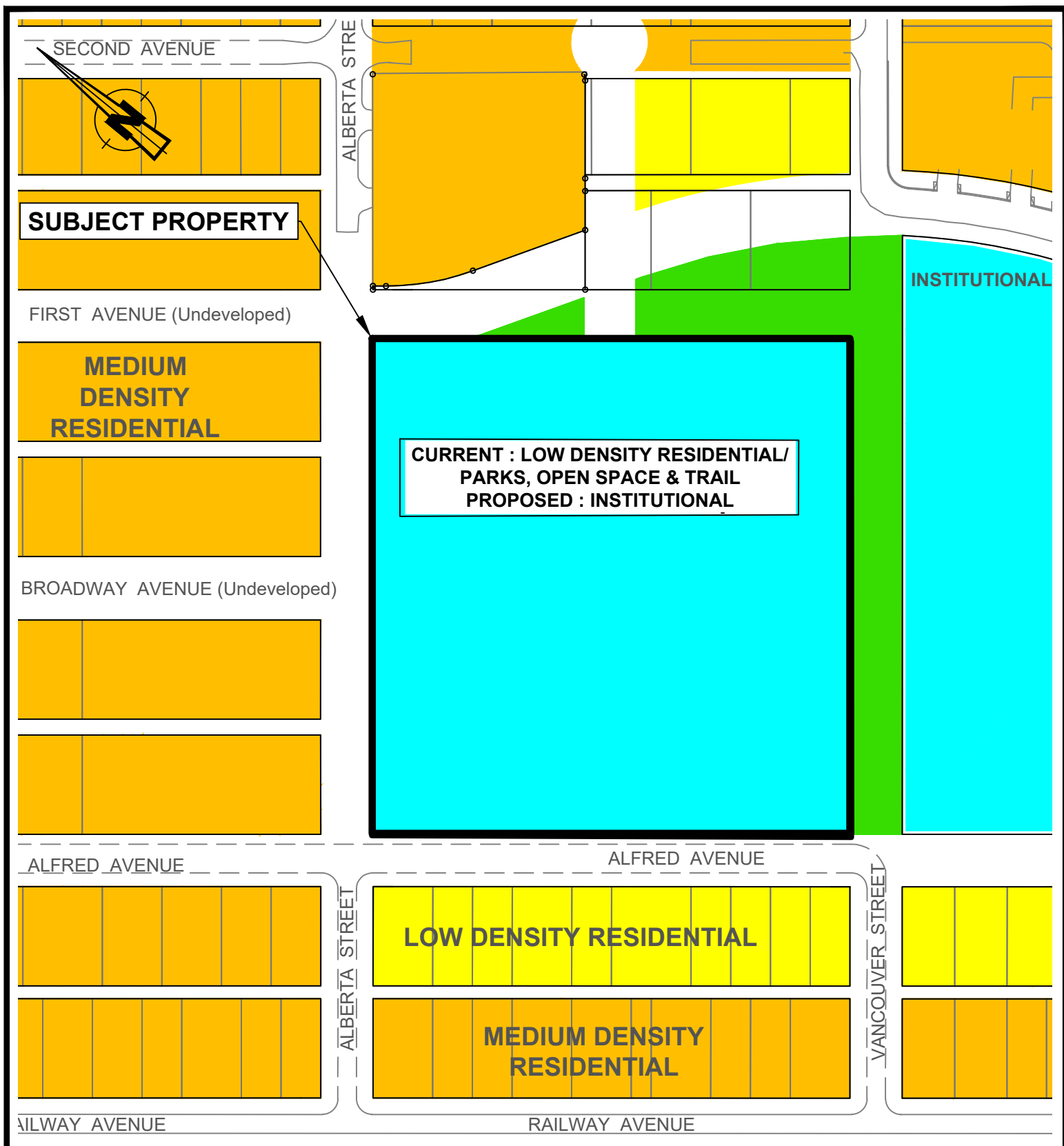
DATE: 2025/10/07

APPROVED BY: MFA

DATE: 2025/10/07

DRAWING PATH:

N:\3000-3699 LAND ADMINISTRATION\3360  
ZONING AND REZONING\3360-20 - APPLICATIONS  
BY YEAR\2025\R25-04 Long-Term Care



TITLE:

**OCP ZONING AMENDMENT APPLICATION  
BROADWAY AVENUE R25-04  
OCP MAP**

SCALE: 1:2000

DRAWN BY: AS

DATE: 2025/10/07

APPROVED BY: MFA

DATE: 2025/10/07

DRAWING PATH:

N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND  
REZONING\3360-20 - APPLICATIONS BY YEAR\2025\R25-04  
Long-Term Care Facility\PROJ\CAD\Subject Property Map  
1225-2025-10-07.dwg



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THEY ARE NOT TO BE USED WITHOUT THE ARCHITECT'S CONSENT

PROJECT TITLE:

**PL - SMITHERS LTC & AL**

CLIENT: PROVIDENCE LIVING

DRAWING TITLE:

**SITE PLAN - OPTION A**

PROJECT NUMBER: **25509**

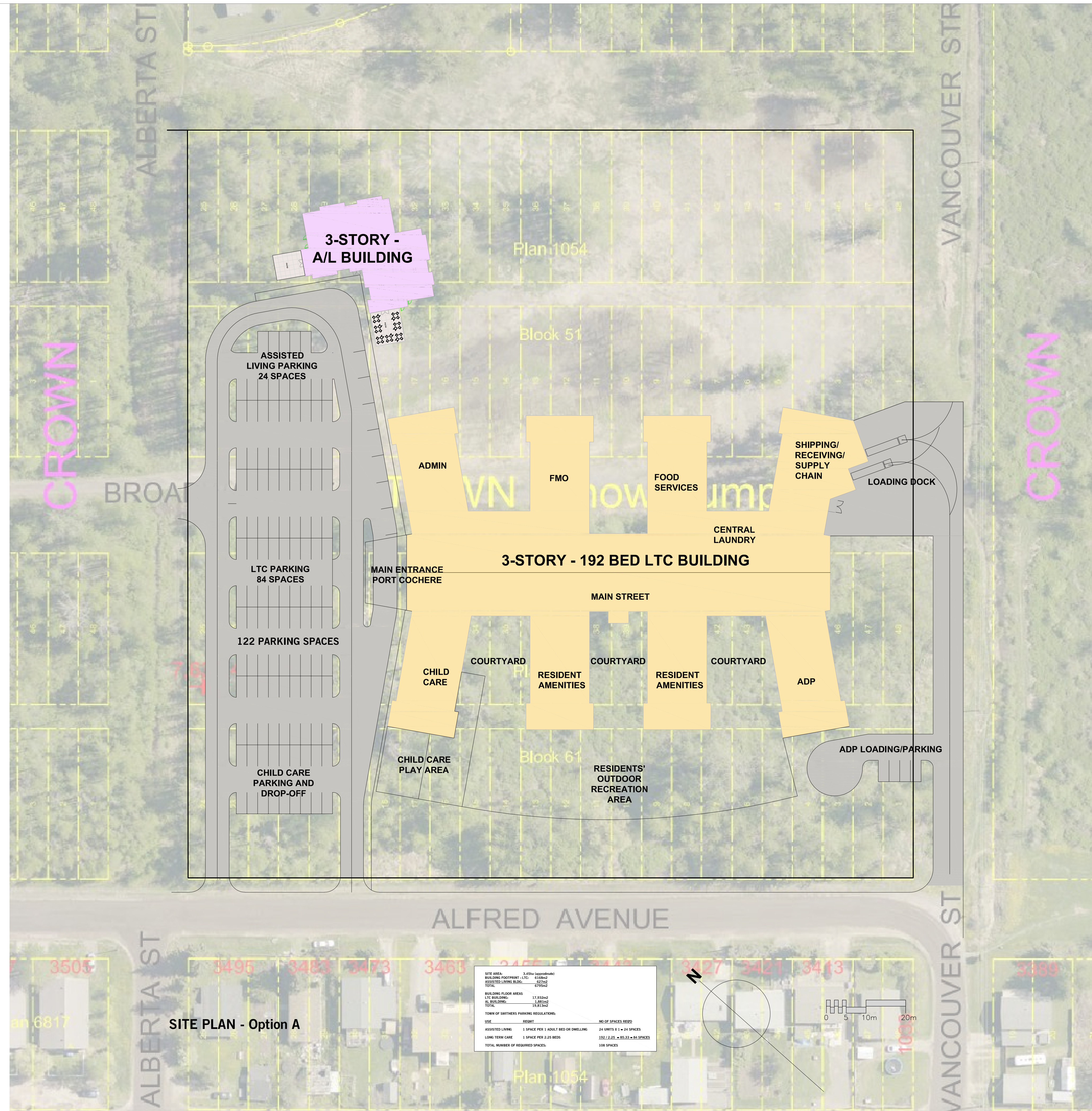
DRAWN: **WA** SCALE:

DATE: 2025-04-14

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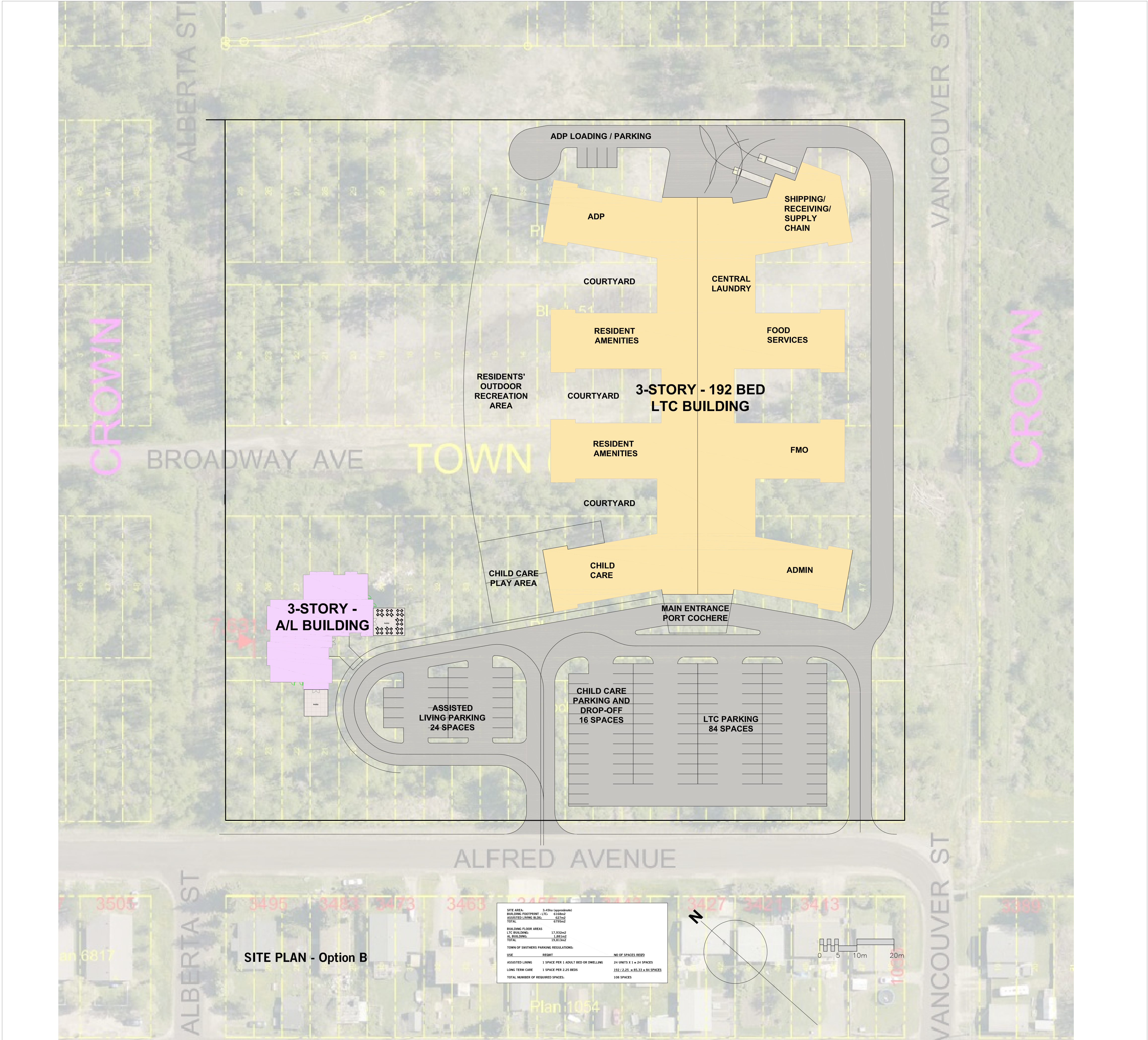
DRAWING NUMBER:

SD-A1





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REVISION - RECORD		
No.	DATE	DESCRIPTION
COPYRIGHT RESERVED		
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PROJECT TITLE:  
**PL - SMITHERS LTC & AL**

CLIENT:  
**PROVIDENCE LIVING**

DRAWING TITLE:  
**SITE PLAN - OPTION B**

PROJECT NUMBER:  
**25509**

DRAWN: **WA** SCALE:

DATE: **2025-04-14**

DRAWING NUMBER:

**SD-A2**



## Attachment 5: Ortho-images of the Site

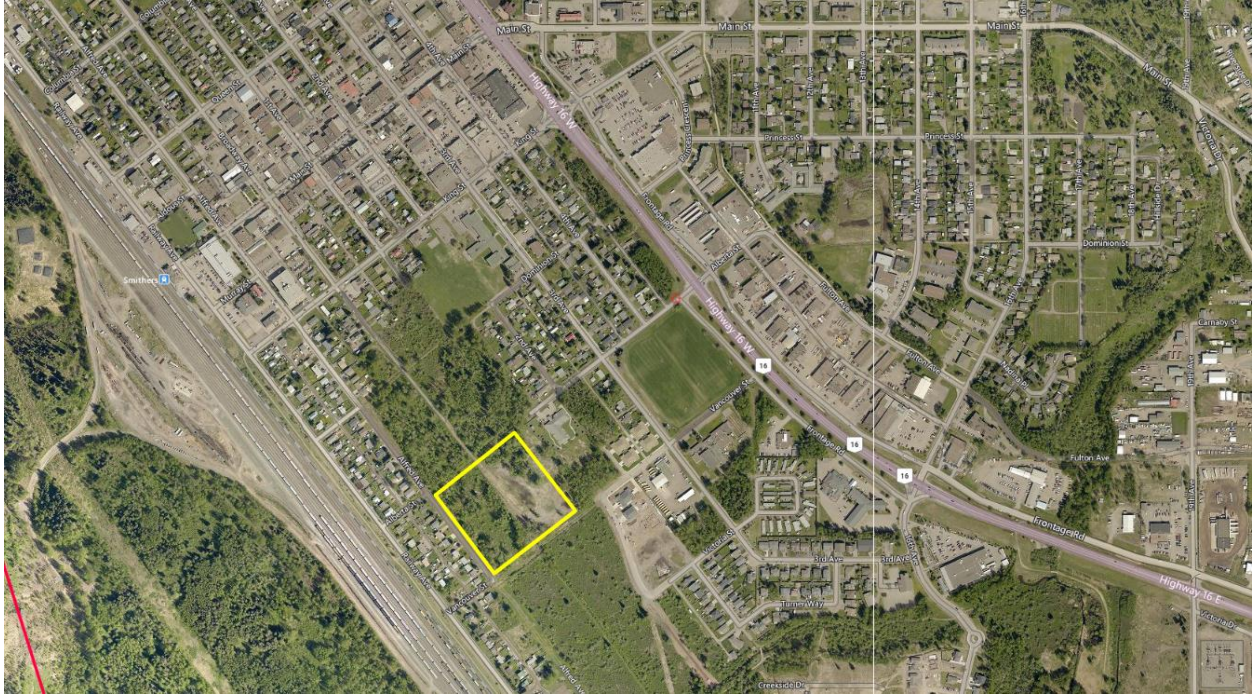


Image.1 The proposed long-term care / assisted living facility will be built on the 8.4-acre site owned by the Town of Smithers (highlighted), which currently serves as the municipal snow dump.



Image 2: Realizing the proposed development will require permanent closure of the existing road / lane of right-of-ways contained in the subject site, and consolidating the existing parcels into a single lot.





Image 3: The development will require constructing the abutting streets to full road standards and extension of existing municipal services.



## **BYLAW NO. 2000**

### ***TOWN OF SMITHERS OFFICIAL COMMUNITY PLAN BYLAW NO. 1935 AMENDMENT NO. 25-01***

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**WHEREAS** the Council may, under the authority of Section 472 of the *Local Government Act*, may adopt one or more Official Community Plans;

**NOW THEREFORE** the Council of the Town of Smithers, in open meeting assembled, hereby enacts as follows:

#### **1 CITATION:**

- 1.1 This bylaw may be cited as "Bylaw No. 2000 – Town of Smithers Official Community Plan Bylaw No. 1935 Amendment No. 25-01" and takes effect as of the date of adoption.

#### **2 ADMINISTRATIVE PROVISION:**

- 2.1 If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

#### **3. MAP AMENDMENTS:**

- 3.1 The Land Use map of the Town of Smithers' Official Community Plan Bylaw No. 1935 (shown on "Map 1") is amended by changing the land use designation of the area located between Alfred Avenue in the south, First Avenue in the north, Alberta Street in the west, and Vancouver Street in the east (highlighted in the map), and forming part of this Bylaw:

**From: Low Density Residential / Parks, Open Spaces, and Trails  
To: Institutional**



# TOWN OF SMITHERS

BYLAW NO. 2000

Page 2

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READ A FIRST TIME THIS	DAY OF	2025.
READ A SECOND TIME THIS	DAY OF	2025.
PUBLIC HEARING HELD THIS	DAY OF	2025.
READ A THIRD TIME THIS	DAY OF	2025.
ADOPTED THIS	DAY OF	2025.

The Corporate Seal of the Town of Smithers  
was hereto affixed in the presence of:

---

Gladys Atrill  
Mayor

---

Michael Dewar  
Chief Administrative Officer

**CERTIFIED A TRUE AND CORRECT  
COPY** of "Bylaw No. 2000 – Town of  
Smithers Official Community Plan Bylaw  
No. 1935 Amendment No. 25-01".

---

David Schroeter  
Corporate Officer

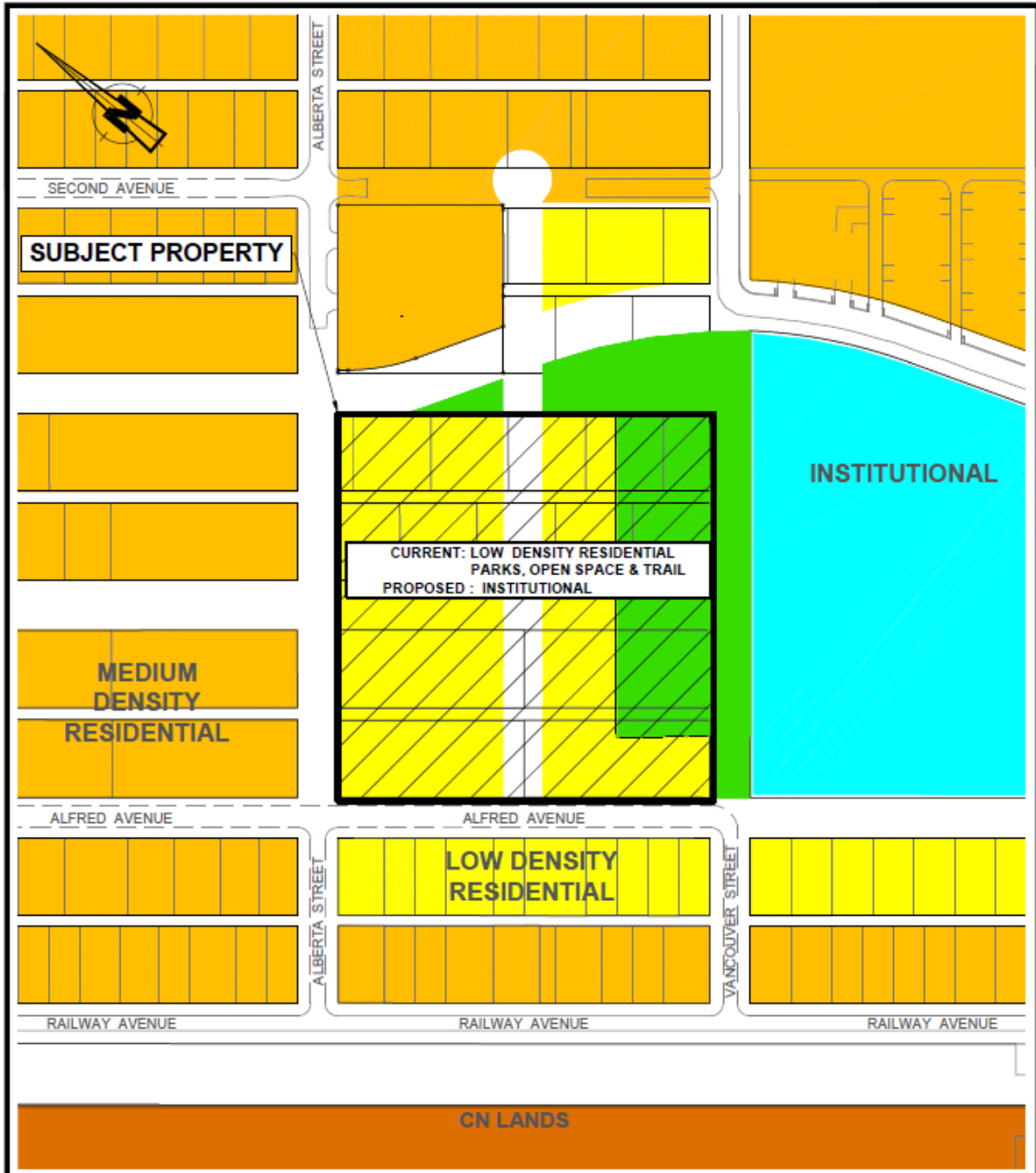
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# TOWN OF SMITHERS

BYLAW NO. 2000

Page 3

## MAP 1: LAND USE





**BYLAW NO. 2001**

***TOWN OF SMITHERS ZONING BYLAW NO. 1987  
AMENDMENT NO. 25-01***

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**WHEREAS** the Council may, under the authority of Section 479 of the *Local Government Act*, create different zones and regulate uses, density, and siting within each zone;

**NOW THEREFORE** the Council of the Town of Smithers, in open meeting assembled, hereby enacts as follows:

**1. CITATION:**

- 1.1 This bylaw may be cited as "Bylaw No. 2001– Town of Smithers Zoning Bylaw No. 1987 Amendment No. 25-01" and takes effect as of the date of adoption.

**2. ADMINISTRATIVE PROVISION:**

- 2.1 If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

**3. MAP AMENDMENTS:**

- 3.1. The Zoning map of the Town of Smithers Zoning Bylaw No. 1987 (shown on Schedule A) is amended by changing the zoning designation of the area located between Alfred Avenue in the south, First Avenue in the north, Alberta Street in the west, and Vancouver Street in the east (highlighted in the map), and forming part of this Bylaw:

**From: LDR-1 Low Density Residential Zone**

**To: P-2 Public Use Two Zone**

# TOWN OF SMITHERS

BYLAW NO. 2001

Page 2

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READ A FIRST TIME THIS	DAY OF	2025.
READ A SECOND TIME THIS	DAY OF	2025.
PUBLIC HEARING HELD THIS	DAY OF	2025.
READ A THIRD TIME THIS	DAY OF	2025.
RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND TRANSIT ON THIS	DAY OF	2025.
ADOPTED THIS	DAY OF	2025.

The Corporate Seal of the Town of Smithers  
was hereto affixed in the presence of:

---

Gladys Atrill  
Mayor

---

Michael Dewar  
Chief Administrative Officer

**CERTIFIED A TRUE AND CORRECT  
COPY** of "Bylaw No. 2001 – Town of  
Smithers Zoning Bylaw No. 1987  
Amendment No. 25-01".

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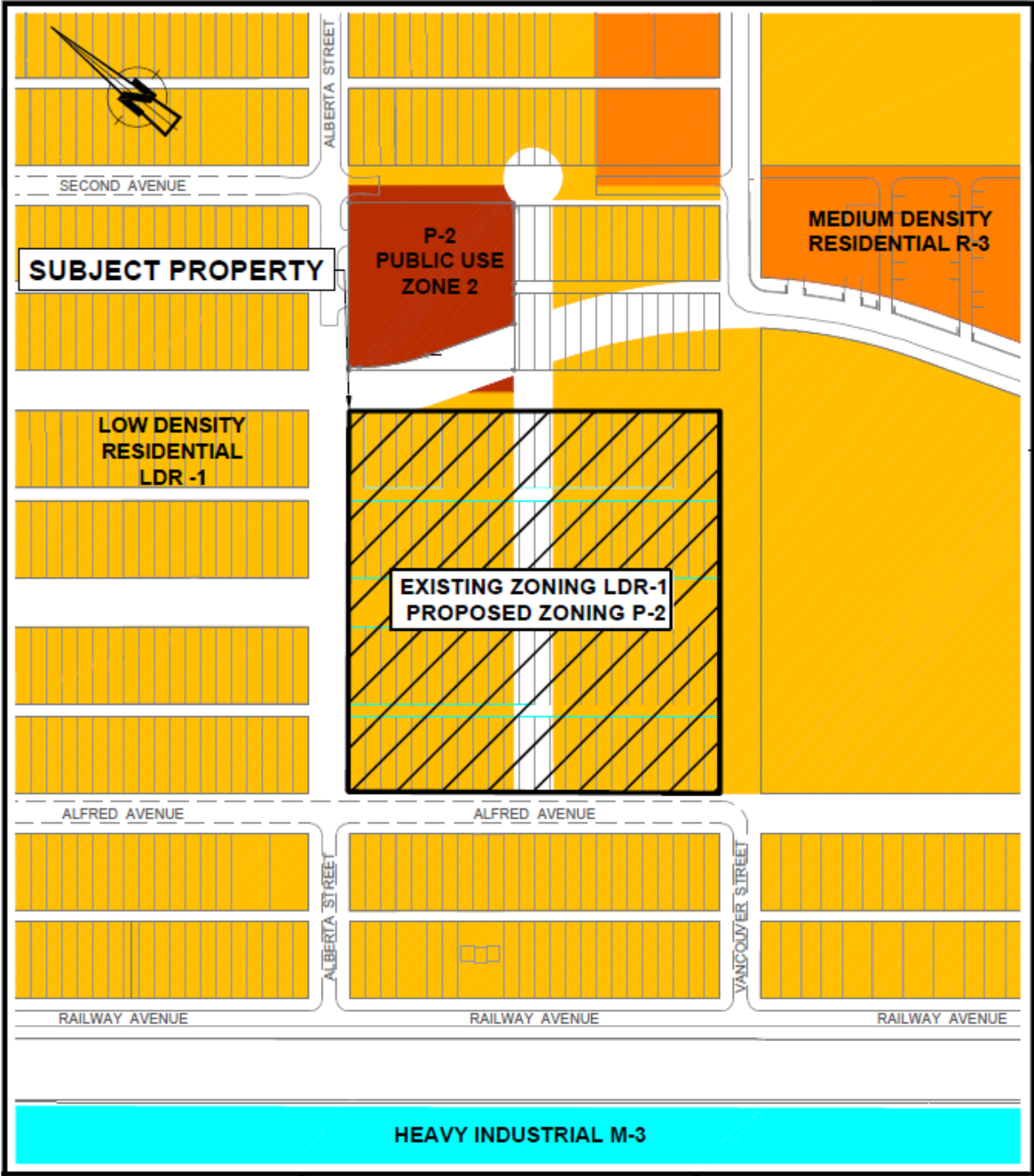
David Schroeter  
Corporate Officer

DC

**TOWN OF SMITHERS**  
BYLAW NO. 2001

Page 3

**SCHEDULE A**



#### Objective:

- The Town will reduce our greenhouse gas emissions by 40% below the 2007 levels by 2030, and net-zero by 2050.

#### Policies:

1. Reduce GHG emission through a focus on land use patterns and energy efficient transportation options.
2. Reduce GHG emissions through innovative and progressive solid waste management including a circular economy approach.
3. Reduce GHG emissions by adopting step code and encouraging energy efficiency in existing housing.
4. Seek out available funding to finance the development of strategies that continue to identify and work towards achieving greenhouse gas reduction targets.

## 5.2. Land Use

---

#### Objective:

- To reduce GHG emissions through compact growth and walkable neighbourhoods.

#### Policies:

1. The Town will identify and prioritize key infill and multi-dwelling uses within walking distance of key amenities such as grocery stores, Main Street, and along key active transportation corridors.
2. The Town will encourage developments that encourage walking and biking, and support reduce reliance of fossil fueled modes of transportation.

## 5.3. Transportation

---

#### Objective:

- To promote low or zero emission modes of transportation.

#### Policies:

1. Develop Electric Vehicle (EV) charging stall requirement for key categories of commercial and multi-unit development.
2. Develop bike parking and storage requirements for new multi-dwelling development. This could be considered in lieu of required vehicle parking.

growth management within the Regional District have a significant impact on growth management strategies within Smithers related specifically to housing supply, demand and uptake. Therefore, it is important that growth management decisions are coordinated to ensure they address objectives of each of these two entities.

Boundary expansion may be needed in the future as the economy of Smithers continues to diversify. In the past, the area between Lake Kathlyn and the Town was the subject of a municipal boundary extension study, which concluded that utility-servicing constraints did not support extension into this area at that time. It was also recognized that rural residents live there as a lifestyle choice and may not wish to become incorporated into municipal boundaries. The Tatlow Road area may be suitable for industrial use in the future.

## 6.1 Land Use and Infrastructure

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### Objective:

- To encourage compact settlement patterns that:
  - Ensure efficient use of the land base to preserve natural open space areas and conserve natural resources.
  - Ensure the efficient, cost effective and contiguous provision of municipal infrastructure, public facilities, and transportation systems.
  - Ensure the development of complete neighbourhoods that encourage active transportation options and reduce reliance on fossil fuel powered vehicles.

### Policies:

1. New medium to high density growth and development will be accommodated through sensitive infill and intensification (redevelopment) of existing built and serviced areas. These forms of development will be given priority over development proposals on previously undeveloped (greenfield) sites within the Town boundaries.
2. The majority of new medium to high density residential growth should occur within the medium and high-density infill areas as shown on Map 1: Land Use. Growth outside of these areas should be near active transportation routes, trails and pathways.
3. Commercial, mixed-use, and multi-unit development proposals shall demonstrate how they meet the Development Permit Area design guidelines.

## 6.2 Land Use Plan and Designations

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The following land use designations are intended to guide future development in Smithers. The areas to which these designations apply are shown on Map 1: Land Use.

## 7.2. Housing Diversity and Flexibility

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### Objective:

- To increase the mix of housing types, tenures, and densities to meet the diverse community housing needs of existing and future residents.

### Policies:

1. Reference the Smithers Housing Needs Report (updated every 5 years) for the most current information regarding local housing need.
2. Support residential intensification on areas designated as low density residential by permitting greater flexibility for constructing rental suites & creative residential intensification. This includes supporting the construction of both a carriage house and secondary suite on one lot in a range of housing types, provided off-street parking is available (*Bylaw 1973*).
3. Encourage medium and high-density residential development that allow residents to downsize their home and remain in the community as they age, including various forms of supportive housing and multi-level care facilities.
4. Support proposals for a wide range of supportive housing, including the co-location for on-site supports.
5. Use incentives for rental housing development, such as density bonussing, reducing required parking, tax incentives and participating in external incentive programs.
6. Encourage innovative proposals for residential developments, such as small lot subdivisions and micro suites.
7. Housing types, sizes, and tenures should be mixed wherever possible to encourage a social mix within individual neighbourhoods.
8. Support the development of residential rental suites as an auxiliary use in commercial, civic use, and light/medium industrial designations.
9. Appropriate temporary residential uses are supported on lands within the Town of Smithers.
10. Support non-profits, educational institutions, and senior levels of government to create new housing developments in Smithers, including senior/elder housing, Indigenous housing, housing for those experiencing homeless or at risk, and supportive housing. Encourage new housing to be in walking distance to downtown, amenities and transit.
11. Encourage residential design to meet Universal Design standards and best practices.
12. Support Indigenous led approaches to Indigenous housing.



## 7.3. Housing Affordability and Availability

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### Objective:

- To encourage a range of safe and affordable housing options which meet the needs of individuals and families of varying income levels, age groups, and needs.

### Policies:

1. Give priority to development proposals for small and compact forms of housing such as small-lot single detached homes, town homes, and low-rise apartments.
2. Monitor participation in the Town of Smithers Rental Housing Incentive Program, and update, as required.
3. Encourage alternative housing tenures within residential areas such as co-housing, cooperative housing, and fee-simple town homes, especially where these meet an affordable housing need.
4. Integrate seniors and supported housing into the community where there is good access to public transit and basic support services.
5. Support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership.
6. Support the location of supportive or transitional housing within the Town (the provisions of the *Community Care and Assisted Living Act* govern many aspects of these homes).
7. Encourage the retention and creation of mobile home parks, in appropriate locations, as a viable and important source of affordable home ownership in Smithers.
8. The Town will continue its role in developing Town land by inviting private developers to bid on developing the land. Lot prices will, generally at a minimum, recover the actual costs of development, but will also be used to shape and focus housing in particular areas of Town.
9. Consider density bonusing provisions for residential projects that help achieve specific housing goals such as the creation of additional senior/elder housing, affordable rental housing, and supportive housing.
10. Encourage large-scale hotel and resort developments to ensure there is an affordable supply of rental housing for employees, and where required, include the provision to provide employee housing.

5. Continue to work with local organizations and community groups on new civic facilities, as required, and upgrades to existing facilities.

## 13.4. Social Wellness, Health and Safety

### Objective:

- Ensure social, health, and safety services meet the needs of residents, including those who are most vulnerable.

### Policies:

1. Work collaboratively with service providers and community groups to maintain and coordinate the provision of high-quality services.
2. Implement the Smithers Poverty Reduction Plan by identifying priority action items in collaboration with local service providers.
3. Advocate for and support funding to strengthen and enhance local social services.
4. Support Indigenous led approaches to social health and wellness by supporting initiatives by the Dze L K'ant Friendship Centre and Office of the Wet'suwet'en.
5. Work with the local health authority, School District, RCMP, local service providers, and community organizations, to help identify and address the community's health and safety needs and concerns.



Royal Canadian Legion Smithers, 2022