



BYLAW NO. 2015

TOWN OF SMITHERS ZONING BYLAW NO. 1987 AMENDMENT NO. 26-02

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. 2015 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-02" 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. **TEXT AMENDMENTS:**

- 3.1 Section 1.2 Definitions is amended by **deleting** the following:

***"rescue mission"** means a building (or portion thereof) that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals, devotional activities or any combination thereof. Ancillary commercial retail uses may also be permitted provided they are run by a non-profit agency. For the purposes of this section, a 'homeless individual' includes an individual who lacks a fixed, regular and adequate night-time residence;*

- 3.2 Section 1.2 Definitions of the Town of Smithers Zoning Bylaw No. 1987 is amended by **adding** the bolded words to the 'institutional use' definition:

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“institutional Use” means use of land and buildings for providing civic and other public functions and amenities, including but not limited to, government offices. schools, colleges, courts of law, community centres, hospitals, libraries, and museums, but excluding both year-round and temporary winter shelters.

- 3.3 Section 1.2 Definitions of the Town of Smithers Zoning Bylaw No. 1987 is amended by **adding** the following definitions:

“emergency response centre” or “emergency operations centre” means a central command, control, and strategic management facility used to coordinate disaster response, manage resource allocation, and analyze information during high-impact events -- including but not limited to natural disasters, public health emergencies, and human-caused incidents – operating as per the Emergency and Disaster Management Act.

“extreme weather response shelter” means temporary accommodation free of charge to persons to meet their immediate basic shelter needs for a period during which an extreme weather alert has been issued in accordance with the Assistance to Shelter Act.

“temporary winter shelter” means a seasonal, community-based facility designed to protect people experiencing homelessness from the harsh elements during the colder months, as early as from October 1st to April 30th, providing access to a warm place to sleep, meals, basic nutrition and hygiene, and essential supports.

“year-round shelter” means a facility or establishment that is open year-round and provides non-disaster / non-emergency related temporary accommodation – including meals and support services -- for individuals without stable, permanent, or appropriate housing, typically operated by non-profit societies or government agencies.

- 3.4 Section 1.5.7 is amended by **adding** the following to the list of uses permitted in all zones.

“(g) Extreme Weather Response Shelters;

(h) Emergency Response Centres and related services”

- 3.5 Section 1.5 Basic Provisions is amended by **adding** the following:

1.5.8 Temporary Winter Shelters shall only be permitted through a Temporary Use Permit.

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- 3.6 Section 5.2.1 Permitted Principal Uses, C-1A Downtown Commercial Zone is amended by **deleting** the following:
- “(v) rescue mission”*
- 3.7 Section 9.1.1 Permitted Principal Uses, CD-1 Comprehensive Development Zone 1 is amended as follows:
- Delete** *“(a) supportive housing including complex care units and emergency shelter”*
- Add** *“(a) supportive housing, which may include complex care units
(b) year-round shelter”*
- 3.8 Section 9.1 CD-1 Comprehensive Development Zone 1 is amended by **adding** the following:
- “Additional regulations
- 9.1.3 Despite the temporary nature of the accommodation provided, if needed, a year-round shelter may allow an individual to stay in the facility for more than 30 days at a time.”*
- 3.9 Table 8.1 AP-1 Airport One Zone is amended by **modifying** the parcel area to *“No minimum”* and the parcel width to *“No minimum”*.
- 3.10 Table 8.2 AP-2 Airport Industrial Zone is amended by **modifying** the parcel width to *“15 metres minimum”*.

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READ A FIRST TIME THIS DAY OF 2026.

READ A SECOND TIME THIS DAY OF 2026.

PUBLIC HEARING HELD THIS DAY OF 2026.

READ A THIRD TIME THIS DAY OF 2026.

RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND
TRANSIT ON THIS DAY OF 2026.

ADOPTED THIS DAY OF 2026.

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. 2015 – Town of
Smithers Zoning Bylaw No. 1987
Amendment No. 26-02".

David Schroeter
Corporate Officer

DC