Town of Smithers

STAFF REPORT

DATE: Regular Meeting of Council - 10 Nov 2026 **REPORT:** DEV 26-080

FROM: Deepa Chandran, Manager of Planning and Climate Readiness **FILE:** 3360-20/R26-03

SUBJECT: Zoning Bylaw Amendment for a portion of 2882 Railway Avenue (West Fraser Mills)

RECOMMENDATION:

1. THAT Council give First Reading to Bylaw No.2016 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-03; and
2. THAT Council give Second Reading to Bylaw No.2016 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-03.

PURPOSE:

To rezone the vacant portion of 2882 Railway Avenue lying west of Dahlie Road, from A-1 Agricultural Zone to M-1 Light Industrial Zone, as required to complete the subdivision process initiated by the property owner.

BACKGROUND:

Application: On September 9, 2026, the Town received a Preliminary Subdivision application from West Fraser Mills, for 2882 Railway Avenue, legally described as Lot A, Section 19, Township 4, Range 5, Coast Range 5 Land District, Plan PRP7195, Except Plans PRP14792 and EPP874 (see **Attachments 1 and 2**). Dahlie Road splits the subject 9.63-hectare parcel into two – a 4.24 hectare portion located east of the street, used as part of the mill's existing operations, and an undeveloped 5.39 hectare portion that remains mostly forested. The applicant's proposal is to create two new parcels – Lot 1 and 2 -- by subdividing the split parcel. Completing the subdivision processes will allow the applicant to retain the industrially-zoned east portion for its operation while selling the undeveloped west portion to interested parties.

The vacant west portion does not meet the 16 hectare-minimum parcel size requirement established by the Town of Smithers Zoning Bylaw for A-1 zone. Therefore, the Preliminary Subdivision Review (PSR) letter issued to the applicant requires the completion of Zoning Bylaw amendment prior to initiating the Final Subdivision Application process. Consequently, on September 23, 2026, the applicant submitted the subject Zoning Bylaw amendment application, R26-03, proposing to rezone the A-1 zoned portion of the existing parcel to M-1 Light Industrial (see **Attachment 3**). Completing the zoning amendment, subdivision process, and the land sale as proposed will enable a future landowner to further subdivide the subject land to accommodate one or more light industrial uses permitted under the Town's Zoning Bylaw.

OCP & Zoning: The subject property presents one of the rare instances of split zoning and OCP designation in town, with Dahlie Road forming the boundaries between the split designations. Eastern portion of the property, currently used for mill operations, is zoned M-3 in the Zoning Bylaw

No.1987 and designated 'Heavy Industrial' in the OCP Bylaw No. 1935, while the vacant portion of the property, lying west of Dalhie Road is zoned A-1 and has a 'light industrial' land use designation (see **Attachment 4**). The land located north of the subject property is zoned LDR-1 Low Density Residential and is currently undeveloped (see **Attachment 5**).

DISCUSSION:

The Town of Smithers Zoning Bylaw No. 1987 has established three major and one site-specific industrial zones, with the distinction between the zones rooted in a combination of the nature of operations, degree of nuisance, environmental impact, and compatibility with sensitive land uses. The general characteristics of the three main categories can be summarized as follows:

- **Light Industrial:** Focuses on low-impact, clean operations (e.g., warehousing, wholesale, enclosed assembly, light manufacturing, trade contractor shops). Operations are conducted almost entirely indoors, generate minimal noise, vibration, dust, or odor, and can comfortably interface near commercial or transitional residential areas.
- **Medium Industrial:** Bridges light and heavy manufacturing; accommodates activities that require substantial outdoor yards (e.g., equipment yards, open storage, trucking depots, works yards) or involve moderate noise and processing, requiring screening and moderate separation buffers.
- **Heavy Industrial**: Accommodates land-intensive, high-impact activities (e.g., resource processing, foundries, sawmills, chemical processing, wrecking/salvage, asphalt/concrete production, stockyards). The uses generate substantial off-site emissions, noise, heavy vehicle traffic, or visual impacts, requiring large lot sizes, deep setbacks, and significant buffer distances from residential areas.

The Applicant's proposal to rezone the vacant portion of the land from A-1 to M-1 is informed by a combination of factors such as subdivision standards established by the Zoning Bylaw, industrial land market analysis, and the site characteristics. Staff support the requested rezoning, and hence, the progress of the proposed Zoning Bylaw Amendment No. 2016 (see **Attachment 6**) for the following reasons:

- The 'Light industrial' land use designation in the OCP includes 'M-1 Light Industrial' and 'M-2 Medium Industrial' zones. As such, the proposed zoning amendment request aligns with the OCP designation, and no land use designation change is required. This means that the proposal aligns with the community's shared OCP vision and public interest.
- In the given context, land north of Pacific Street is zoned LDR-1, which permits a range of small-scale multi-unit residential uses, while the land lying south of the street is zoned A-1 Agricultural, M-2 Medium Industrial and M-3 Heavy Industrial. Although rezoning the A-1 land to M-2 would have offered a gradual transition between the M-2 and M-3 lands, rezoning the land to M-1 is a more compatible alternative considering the residential use located on the other side of the street. Rezoning to light industrial is not expected to have adverse impacts on the adjacent medium and heavy industrial uses.
- Community engagement activities conducted as part of various Town-initiated planning studies, such as OCP-Zoning update, Economic Development Plan, and Strategy Land Needs Assessment have confirmed the shortage of industrial lands in Town. Industrial land scarcity has been identified as a barrier that limits both industrial expansion and new industrial investment opportunities within Smithers. Completing the rezoning will expand the industrial

land inventory, helping to dispose the rezoned land for much-needed industrial uses, eventually contributing to local economic development, including increased tax revenue and employment creation.

- The subject land is served by municipal road network and is connected to municipal water infrastructure as part of serving the existing non-conforming single-family use located to the west. Future owner must obtain a separate set of municipal water service connection(s) for the subject land prior to land development. The proposal aligns with the principles of efficient land use and infrastructure efficiency and sustainability. As this area is not served by municipal sewer system, future development(s) must establish private sanitary system(s).

The Ambleside Master Development Plan includes a landscape berm along the north side of Pacific Street. The existing landscape berm, which currently ends at 3030 Pacific Street, will be extended once the vacant LDR-1 zoned area is developed in the future. Therefore, the applicant is not required to establish and maintain a separate landscape buffer along Pacific Street to minimize potential conflicts with residential use on the other side. Approval from the Ministry of Transportation and Transit (MOTT) is required as the subject land is located within 800 m-buffer from the nearest Highway-16 intersection.

RESOURCE CONSIDERATIONS:

The planning review and bylaw approval costs -- including costs involved in the public hearing and notifications process -- will be covered by the rezoning application fee.

LEGISLATION / POLICY CONSIDERATIONS:

The proposal aligns with section 8.4 Industrial (objectives, policy 1) of the OCP Bylaw (see **Attachment 7)**. Creating additional lands for future industrial development supports economic diversification, business retention and expansion, and therefore aligns with the themes identified and goals established by the Smithers Economic Development Plan (see **Attachment 8**).

ASSET MANAGEMENT IMPLICATIONS:

Once the land is developed in the future, the new development(s) would be accessed either from Dahlie Road or Pacific Road, or both, depending on the actual site configurations. As the streets are already existing, the Town would not need to increase service level as a result of the new developments. Any internal / shared access road the owner may establish as part of the future subdivision process would be entirely managed privately. Although M-1 zone designation will trigger off-site works along the abutting street sections of the subject land, staff are prepared to support a Development Variance Permit (DVP) request if the developer is unable to accomplish these standards. Such a decision would align with the existing standards for the surrounding industrial lands, and similar industrial lands in other parts of the Town.

CONNECTION TO STRATEGIC PRIORITIES:

The proposed bylaw amendments align with the following area of the Strategic Priorities Plan 2023-26:

- **Economic Prosperity - Economic Development**: Support the growth and diversification of the local economy.

ENVIRONMENTAL CONSIDERATIONS:

The subject land is currently forested, with several mature trees located in the area fronting Pacific Street. Future land development would require tree removal from the site, which must be carried out in accordance with the Town's Tree Preservation Bylaw provisions. Although the subject land has undulating terrain conditions in some areas, it does not form part of the 'steep slope' Development Permit Area (DPA) or any other environmentally sensitive DPA categories established by the OCP Bylaw. As such, no Environmental Development Permit is required.

COMMUNICATIONS:

Communication for this application 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. A Public Hearing for the proposed zoning amendment bylaw will be scheduled once MOTT grants pre-approval to the proposed zoning amendment bylaw.

ACCESSIBILITY CONSIDERATIONS:

The proposed zoning amendment is unlikely to have any accessibility impacts.

ALTERNATIVES / OPTIONS:

1. Complete the bylaw readings with conditions; or
2. Advise the applicant to provide additional information; or
3. Deny the Applicant's rezoning proposal; or
4. Another option as determined through Council discussion and motion.

ATTACHMENTS:

DEV 26-080 Attach.1 Subject Proerty Map

DEV 26-080 Attach.2 Proposed Subdivision Plan

DEV 26-080 Attach.3 Application R26-03

DEV 26-080 Attach.4 OCP and Zoning Maps

DEV 26-080 Attach.5 Site Images

DEV 26-080 Attach.6 Bylaw No. 2016 Zoning Amendment No. 26-03

DEV 26-080 Attach.7 Relevant Sections - OCP Bylaw No. 1935

DEV 26-080 Attach.8 Relevant Sections - Smithers Economic Development Plan

Approved by:

Mark Allen, Director of Development Services

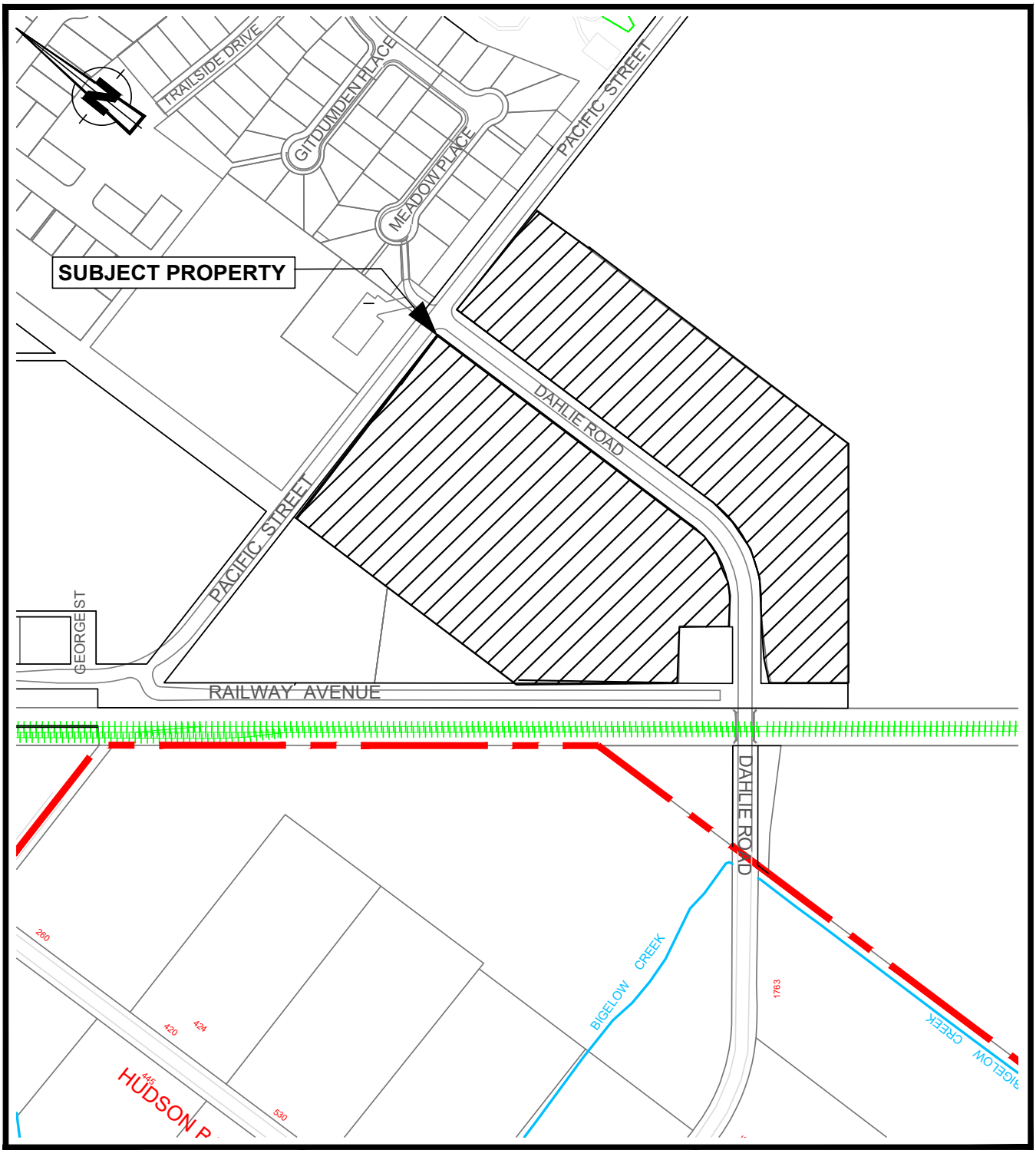
Status:

Approved - 02 Nov 2026

Regular Meeting of Council

REPORT: DEV 26-080

Michael Dewar, Chief Administrative Officer — Approved - 05 Nov 2026



SMITHERS

TITLE:

REZONING APPLICATION
R 26 03
2882 RAILWAY AVENUE
SUBJECT PROPERTY MAP

SCALE: 1:4000	
DRAWN BY: AS	**DATE:** 2026/10/29
APPROVED BY: MFA	**DATE:** 2026/10/29
DRAWING PATH:	N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2026\R26-03 West Fraser Mills (Matt

SKETCH PLAN OF PROPOSED SUBDIVISION

OF LOT A SECTION 19 TOWNSHIP 4 RANGE 5 COAST DISTRICT
PLAN 7195 EXCEPT PLANS PRP14792 AND EPP874

PID: 006-925-260
Street Address: 2882 Railway Ave, Smithers, BC
Client: West Fraser – Pacific Inland Resources

This plan shows horizontal ground level distances in metres and decimals thereof.

Parcel boundary dimensions are derived from Land Title Office Records and the following unregistered plans EPP1071 and EPP951. All boundaries and areas are subject to change upon legal survey.

This parcel is subject to the following non-financial charges and interests:
Pacific Northern Gas Ltd. Right of Way – 32553D
Easement Appurtenant to Lots A and B Plan 6269 – BX566600

This parcel is within the Town of Smithers.
This parcel is within the Regional District of Bulkley-Nechako.

The permanent features on this property have not been measured or surveyed. They are shown in approximate locations based on aerial mapping.

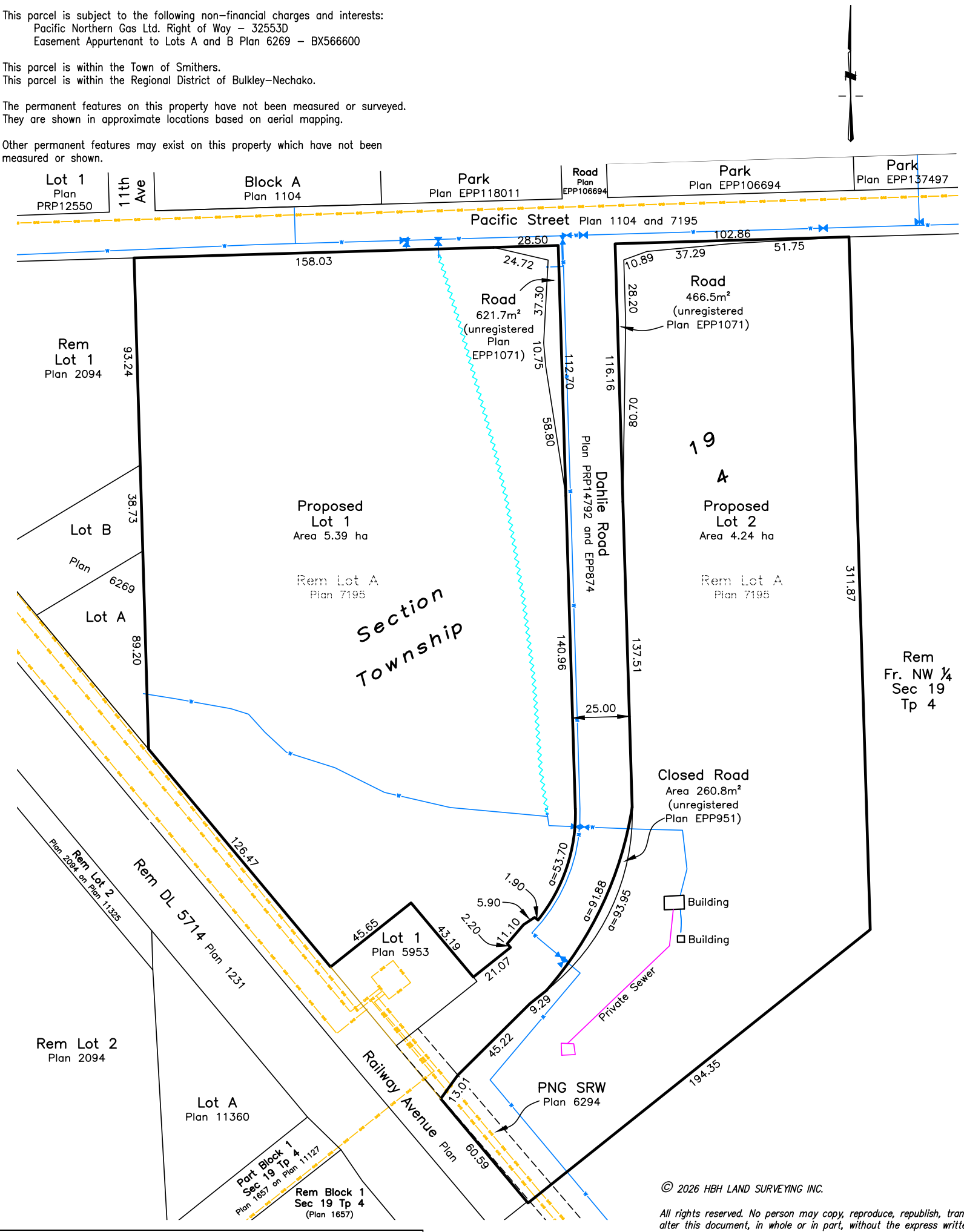
Other permanent features may exist on this property which have not been measured or shown.

SCALE:
0 17.5 35 52.5 70 87.5m

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1750.

LEGEND:
Proposed Bounaries
Utility Gas
Utility Water
Utility Water Valve
Utility Water Abandoned
Utility Sanitary – Private System

**Utilities are approximate from mapping provided by The Town of Smithers.



HBH LAND SURVEYING INC.

SMITHERS
3756 1st Avenue, Box 536
Smithers, BC V0J 2N0
Phone: 250.847.3808

PRINCE GEORGE
1395 5th Avenue
Prince George, BC V2L 3L6
Phone: 250.640.2287

WWW.HBHLANDSURVEYING.COM

Print Date:

HBH File: WES2601
Print Date: June 22, 2026

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SMITHERS
A Town For All Seasons

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

DEVELOPMENT PROPOSAL APPLICATION

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

- ☐ Joint Official Community Plan & Zoning Amendment ($2,060) DEV001
- ☐ Official Community Plan Amendment ($1,545) DEV001
- ☑ Zoning Bylaw Amendment ($1,545) DEV001
- ☐ Development Permit with minor variance* ($825) DEV003
- ☐ Development Permit with variance ($1,135) DEV003
- ☐ Temporary Use Permit ($1,030) DEV003
- ☐ Board of Variance ($775) DEV003
- ☐ Development Variance Permit ($775) DEV003
- ☐ Development Variance Permit (minor)* ($310) DEV003
- ☐ Development Permit with no variance ($775) DEV003
- ☐ Development Permit Amendment ($620) DEV003
- ☐ Temporary Use Permit Extension ($1,030) DEV003

APPLICANT INFORMATION

APPLICANT

Name(s): Matthew Sear
Mailing address: [redacted]
Phone: [redacted]
Fax/Email: [redacted]

REGISTERED OWNER(S)

Name(s): West Fraser Mills Ltd.
Mailing address: [redacted]
Phone: [redacted]
Fax/Email:

SUBJECT PROPERTY INFORMATION

Civic address: 2882 Railway Ave
Legal description: PROPOSED LOT 1 OF LOT A SECTION 19 TOWNSHIP 4 RANGE 5 COAST DISTRICT PLAN 7195 EXCEPT PLANS PRP14792 AND EPP874
Description of the present use of the property: Proposed Lot 1, on the west side of Dahlie road that is currently zoned A-1, agricultural has no present use.

Existing OCP designation: LIGHT INDUSTRIAL
Existing zoning designation: A-1
Proposed OCP designation: LIGHT INDUSTRIAL
Proposed zoning designation: M-1

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

Proposed Reszoning - LOT A IS PROPOSED TO BE SPLIT INTO TWO LOTS, "LOT 1" AND "LOT 2". - THE PROPOSED LOT 1 IS CURRENTLY ZONED A-1 AGRICULTURAL THE RESULTANT LOT WILL BE LESS THAN MINIMUM ALLOWED PARCEL SIZE FOR A-1 AND REQUIRES RE-ZONING. WE PROPOSE TO REZONE TO M-1 LIGHT INDUSTRIAL. LIGHT INDUSTRIAL IS CONSISTENT WITH THE OFFICIAL COMMUNITY PLAN DESIGNATION OF "LIGHT INDUSTRIAL"

PLEASE SEE ALSO OUR SUPPLEMENTAL "LETTER OF INTENT"

* 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). ATTACHED
- ☑ *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: PREVIOUSLY SUBMITTED
  - ☐ 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. PREVIOUSLY SUBMITTED
- ☐ *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. I ACKNOWLEDGE

C) ENVIRONMENTAL DEVELOPMENT PERMIT APPLICATIONS ONLY: N/A

- ☐ *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 plans* 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

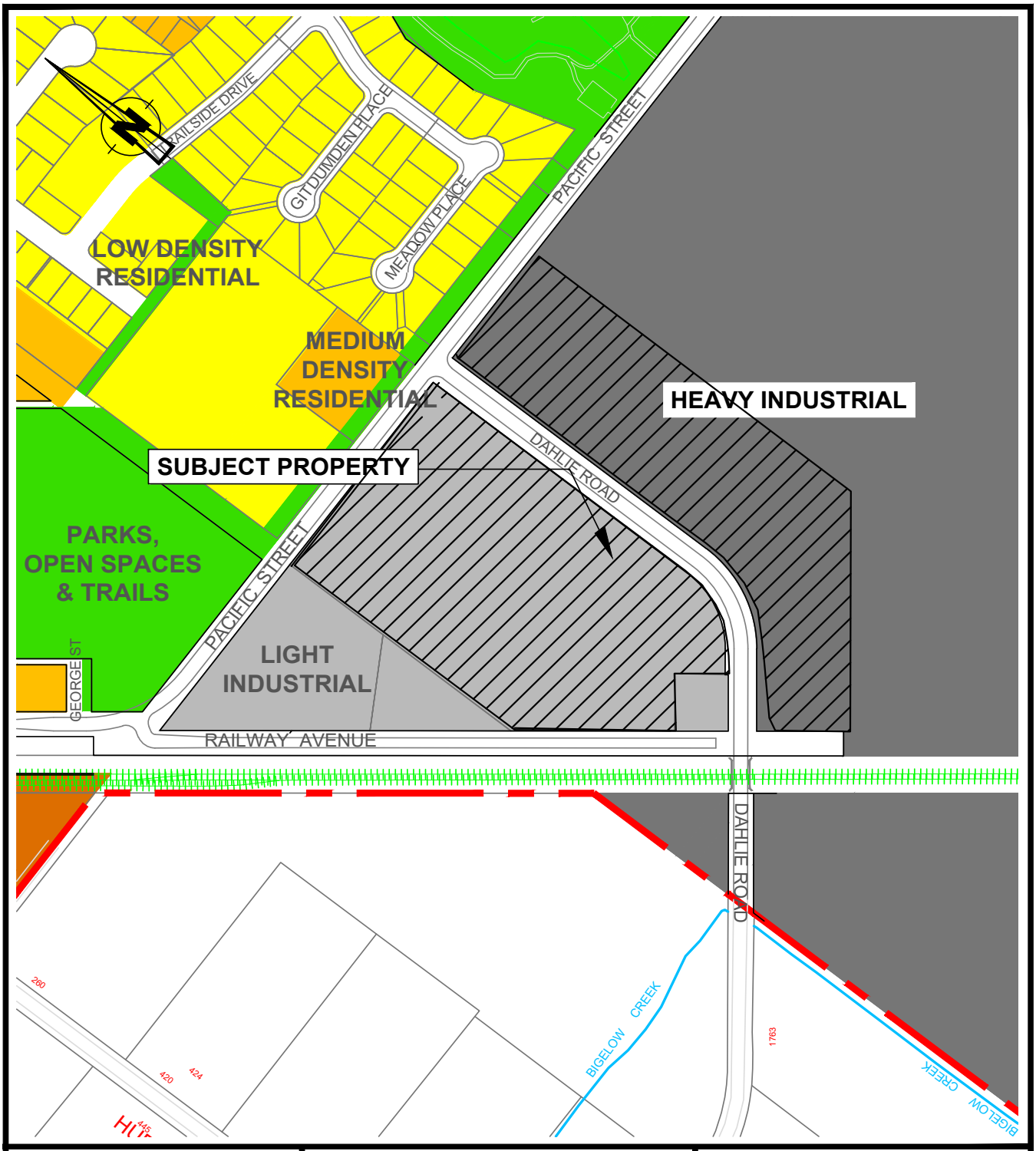
As the applicant or approved agent, I hereby make application in accordance with the above-stated information and declare that the statements are true and correct.

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 [redacted]nd Charges Bylaw No. 1941 do not imply or guarantee application approval.

Applicant Signature: [redacted] **Date:** SEPT 23, 2026

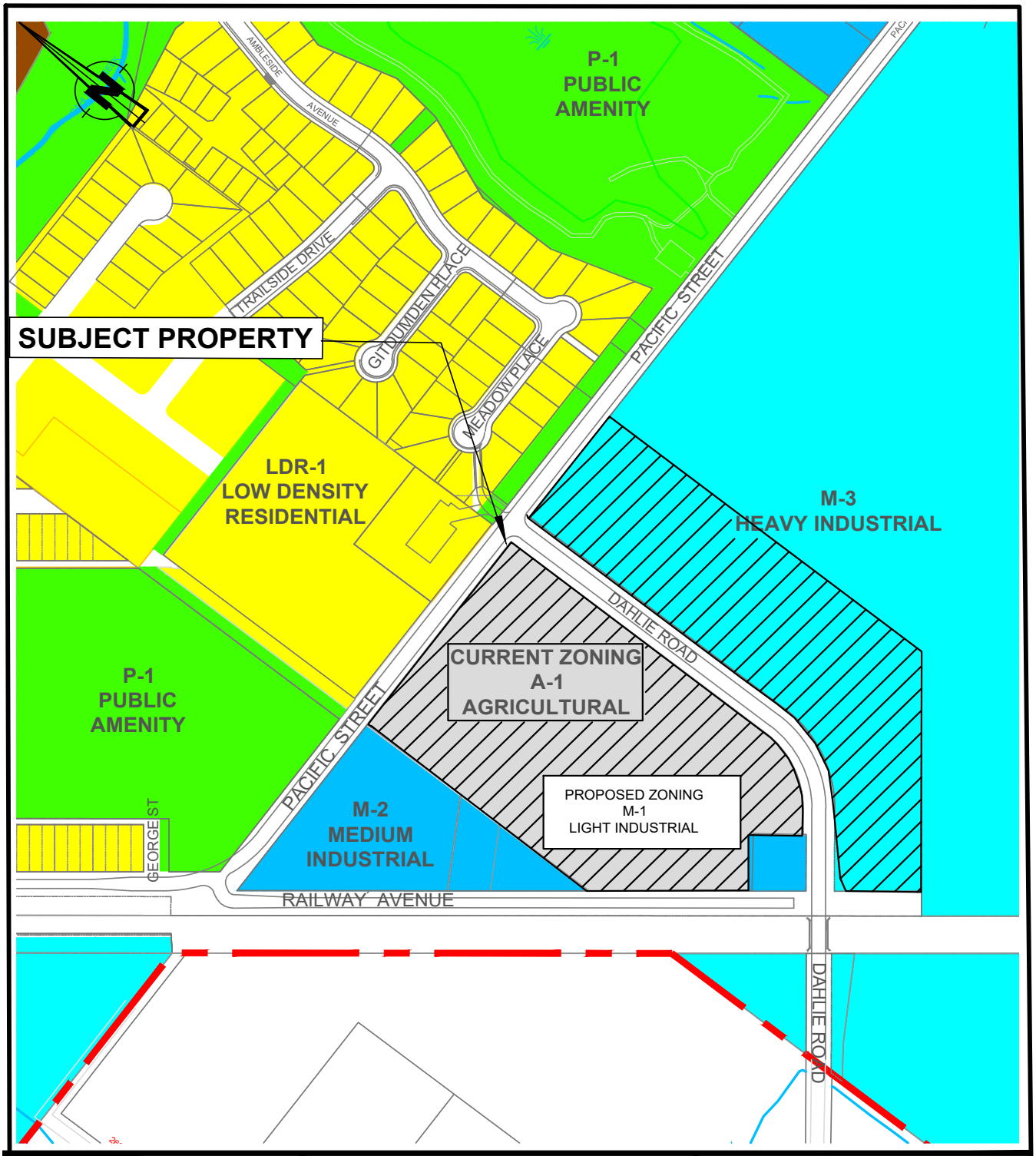
Your personal information is maintained in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the use of your personal information, please call the Director of Corporate Services for the Town of Smithers at 250-847-1600.



SMITHERS

TITLE:
WEST FRASER MILLS LTD.
REZONE APPLICATION R 26-03
2882 RAILWAY AVENUE
OCP MAP

SCALE: 1:4000	
DRAWN BY: AS	**DATE:** 2026/03/06
APPROVED BY: MFA	**DATE:** 2026/03/06
DRAWING PATH:	N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2026\R26-03-West Fraser Mills (Matt Sear)_2882 Railway Ave\PROG\ARD 26-03 OCP Map West Fraser.dwg



SMITHERS

TITLE:
WEST FRASER MILLS LTD.
REZONE APPLICATION R 26-03
2882 RAILWAY AVENUE
ZONING MAP

SCALE: 1:4000	
DRAWN BY: AS	**DATE:** 2026/10/26
APPROVED BY: MFA	**DATE:** 2026/10/26
DRAWING PATH:	N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS

Attachment 5: Site Images



Image.1 Dahlie Road splits the subject property into two (highlighted); the undeveloped west portion is zoned A-1 while the M-3-zoned east portion is part of West Fraser Mill's operation.



Image.2 The A-1 land (highlighted) abuts M-2 zoned parcels in the west and is located south of partially developed LDR-1 lands. (Credit: Google Maps)



Image 3: The existing landscape berm seen in this image ends at the boundary of the 12-unit townhouse development at 3030 Pacific Street. Once the vacant LDR-1 land is developed, the landscape berm will be extended, offering a continuous landscape buffer between the industrial and residential uses along Pacific Street.



Image.4 Google Streetview of a treed section of the property from the Pacific Street-Dahlie Road intersection. Any tree removal as part of the future development must be undertaken in compliance with the Town's Tree Preservation Bylaw.

BYLAW NO. 2016

TOWN OF SMITHERS ZONING BYLAW NO. 1987
AMENDMENT NO. 26-03

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. 2016 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-03” 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 (Schedule A) is amended by changing the zoning designation of that portion of the parcel located at 2882 Railway Avenue lying west of Dahlie Road, legally described as Lot A, Section 19, Township 4, Range 5, Coast Range 5 Land District, Plan PRP7195, Except Plans PRP14792 and EPP874, as shown hatched on Schedule "A" attached to and forming part of this Bylaw:

From: A-1 Agricultural Zone
To: M-1 Light Industrial Zone

READ A FIRST TIME THIS DAY OF 2026.

READ A SECOND TIME THIS DAY OF 2026.

PUBLIC HEARING HELD TIME THIS DAY OF 2026.

READ A THIRD TIME THIS DAY OF 2026.

RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND TRANSIT ON TIME 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. 2016 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-03".

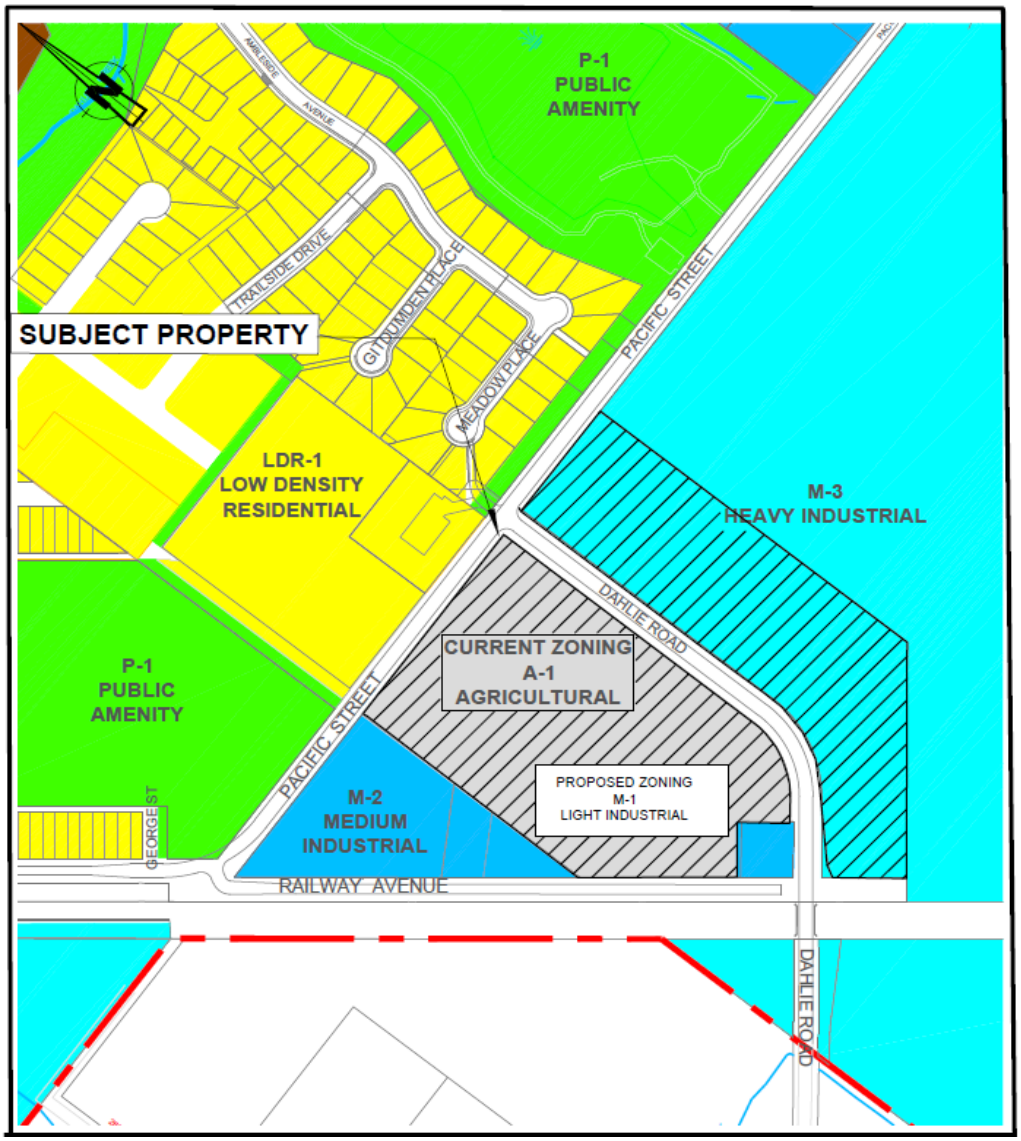
_____

David Schroeter
Corporate Officer

DC

n:\3000-3699 land administration\3360 zoning and rezoning\3360-20 - applications by year\2026\r26-03-west fraser mills (matt sear)_2882 railway ave\proc\bylaw\bl 2016 zoning amendment 26-03-draft.docx

SCHEDULE A


P-1
PUBLIC
AMENITY
SUBJECT PROPERTY
TRAILSIDE DRIVE
GITKUMDEN PLACE
MEADOW PLACE
PACIFIC STREET
LDR-1
LOW DENSITY
RESIDENTIAL
M-3
HEAVY INDUSTRIAL
DAHLIE ROAD
CURRENT ZONING
A-1
AGRICULTURAL
P-1
PUBLIC
AMENITY
PACIFIC STREET
PROPOSED ZONING
M-1
LIGHT INDUSTRIAL
GEORGE ST
M-2
MEDIUM
INDUSTRIAL
RAILWAY AVENUE
DAHLIE ROAD

8.3. Commercial

Objectives:

- To increase commercial density and vibrancy in the downtown core to reinforce the downtown as the heart of the community.
- To encourage commercial development and redevelopment along the Highway 16 corridor.

Policies:

1. Continue to invest in downtown Smithers through ongoing improvements to the streetscape, public spaces, and public amenities. Encourage community-led programming of the downtown and public spaces.
2. Participate in incentive programs to encourage improvements to rear facades (from lane) of all downtown buildings, in particular those buildings along Main Street.
3. High density, mixed commercial land uses are encouraged in the downtown area. Support high density residential as a primary use in the downtown avenues (excluding Main Street).
4. Appropriate Temporary Commercial Uses are supported on lands designated commercial.
5. Support local small scale gaming ventures operated by non-profit organizations and service clubs. Large scale destination casinos or video lottery terminals are not supported.
6. Create simple and clear mobile vendor busking regulations at no cost to the operator to encourage the animation of streets in the downtown core. Ensure the Noise Bylaw is consistent with regulations to promote increased activity in the downtown.
7. Incentivize development and redevelopment along with Highway 16 commercial corridor through the creation of a Highway 16 Revitalization Tax Incentives.

8.4. Industrial

Objective:

- To encourage appropriate airport and industrial development in Smithers.
- Secure adequate industrial lands to ensure capacity for industrial uses and future capacity for any tourism and/or resource-based ventures.

Policies:

1. Focus industrial development to the area generally south of Pacific Street and east of the planned extension to 16th Avenue to concentrate industrial development in areas separate and distinct from commercial and residential lands.
2. Support aviation-related industrial development at the Smithers Airport.
3. Review and update the Airport land use plan that includes engagement with local realtors and the business community. This plan should compare airport governance and operations approaches to ensure the long-term viability of the airport as a key economic generator for the Town.
4. Existing gravel extraction sites are recognized within the areas designated as Heavy Industrial on Map 1: Land Use. Additional gravel sites, where sufficient resources justify their creation, are supported within the area designated as Heavy Industrial.
5. Support innovative proposals for value-added and secondary manufacturing business.
6. Areas with active heavy industrial use shall be buffered from non-industrial uses.
7. Appropriate Temporary Industrial Uses are supported on lands designated industrial.
8. Work with the Village of Telkwa and the Regional District to maintain an inventory of industrial lands available for development.

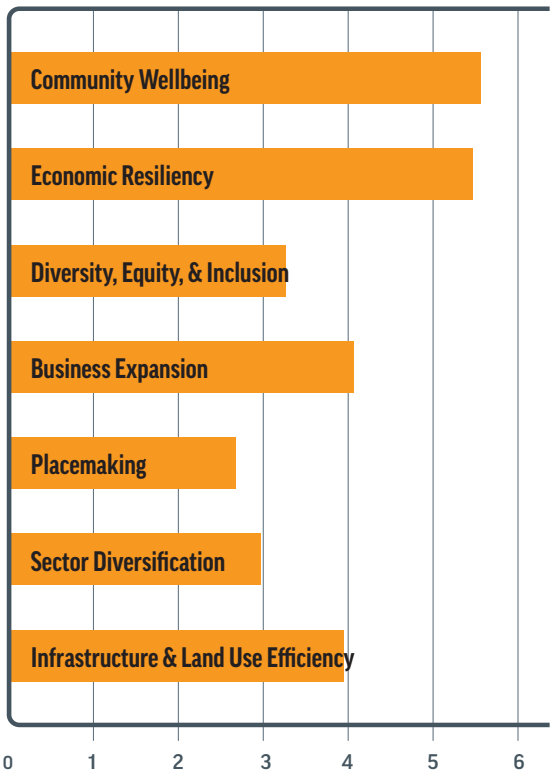
THEMES

Several key themes emerged from feedback received from the community engagement activities, including:

- A sustainable work-life synergy. Lifestyle factors are deeply valued by Smithers residents.
- A general desire to make economic development progress, including job creating actions.
- Healthcare access, affordable housing and childcare availability are top of mind with respect to people and workforce attraction and retention.
- More affordable and frequent flights from/to Smithers Regional Airport.
- "Connectivity" to place and people is a key feature of Smithers.
- The need for non-residential land and assessment to help pay for services and amenities.
- The housing affordability challenge as a key economic development enabler, particularly in light of resident desire for tourism sector growth, which is a lower-wage industry sector.
- Workforce attraction/retention and housing availability as key workforce availability issues for the business community.
- Appreciation of a focused business retention and expansion program to support existing business growth.
- Desire for mixed-use development as a key means to generate entrepreneur spaces and housing choice/affordability.
- Prioritization of more land or intensification of industrial and commercial lands.
- Enhancing Smithers as the mining/exploration and health services hub;
- Active outdoor recreation as a key lifestyle factor, which necessitates linkage between tourism and economic development.

The following table provides a good indication of these themes. This is the result from question 23 of the Community Survey (174 responses to this question).

QUESTION 23: These principles will provide the foundation for the implementation of the new Economic Development Plan. Please rank these principles in order of what you think will most benefit the implementation plan.





GOALS

The Ec. Dev. Plan is focused on achieving five strategic goals based on the key themes (page 7) from the engagement sessions. These goals are interconnected, ambitious and achievable.

ENTREPRENEURSHIP
Business retention and expansion

LAND MATTERS
Secure additional land supply and enable land-based investment

MARKETING
Market the Smithers value proposition and investment opportunities



DIVERSIFICATION
To pursue economic diversification

BUILD FOUNDATIONS
Enhanced health services, housing diversity, recreation amenity and placemaking

Each strategic goal is made up of a number of local economic development goals and actions, some of which have been identified in the OCP. The actions are phased and prioritized in the Action Plan, detailing priorities, timelines and required resources. In considering the importance of specific actions, it is important to understand the economic development office time commitment, ongoing projects and budget. This is summarized in the Action Plan, which provides a high-level overview of the resourcing requirements.