

NOTES of the Meeting of the Thornhill Advisory Planning Commission held Tuesday, February 12, 2014, in the Regional District of Kitimat-Stikine Board Room, 300 - 4545 Lazelle Avenue, Terrace, BC, commencing at 7:00 pm

In Attendance

Jeannette Anderson (Chair)
Ted Wilson
Monica Lessard
Art Moi
Len Froese
Jon Coutts
Sandy Crawford
Geneva Erickson (alternate Kitselas Rep) (arrived at 7:10 pm)

Members Absent

Sonja Foss (Kitselas Rep)

Regional District Representatives in Attendance

Ted Pellegrino, Planner
Ken Newman, Planner
Andrew Webber, Manager of Planning and Economic Development
Ted Ramsey, Electoral Area 'E' Director

Others

Amar Mann and Suki Pandher –Evergreen Court, 3941 Old Lakelse Lake vDr.
Joel Barkman – McElhanney Consulting

1. Election of Chair and Vice-Chair

Ted P. called the meeting to order at 7:03 pm

Ted P. asked for nominations for Chair.

MOVED by Ted Wilson/Len Froese that Jeannette Anderson be Chair of the APC.

Carried

Jeannette called for nominations for Vice-Chair.

MOVED by Len Froese/Jon Coutts that Ted Wilson be Vice-Chair of the APC.

Carried

Ken Newman was appointed by the members as recording secretary of the APC.

2. Introduction

Jeanette introduced the members of the APC and provided information on the role of the APC.

3. Adoption of the Agenda

MOVED by Ted Wilson/Monica Lessard that the agenda be adopted as presented.

4. Adoption of Minutes of November 19, 2013

a. Errors or Omissions – None

b. Adoption

MOVED by Ted Wilson/Monica Lessard that the minutes of November 19, 2013, be adopted as presented.

Carried

c. Business Arising – None

5. Rezoning Application No. 119 – 3941 Old Lakelse Lake Dr.

Jeannette asked the owners of Evergreen Court to make their presentation.

Amar Mann explained that they wished to rezone the property from Single Family Residential (R1) to Mobile Home Park (MHP) and explained to the members the reasons for the making application. He provided information about what they have done to improve the property to date and the plans for the property if they were to successfully rezone. They plan to double the number of mobile homes, reconfigure the park and build new septic systems for existing and future development. He noted that they have surveyed the neighbours and have got support for the rezoning. All that they propose to do will meet the regulations in the MHP zone.

Ted P. provided some history of the property and described the applicant's property. He noted that the property was subject to a rezoning application by a previous owner in 2000 that was ultimately not approved by the Regional District Board. He further informed the members of the requirements to hold a public hearing for a rezoning.

The APC members asked a number of questions about the proposal including the plans for septic disposal and the ability to connect to community sewer should it ever be made available. Joel Barkman explained the new system he has designed for the proposed development.

APC members asked a number of questions about how the park will be designed, the proposed amenities, the plan for existing facilities and how the park will be managed.

Amar Mann, Suki Pandher and Joel Barkman left the meeting at 8:10 pm.

Deliberations

The members discussed a number of things about the application and how the park will be managed. There was some concern expressed about how to make sure the owners will develop and maintain the property as proposed and that the overall plan, beyond the septic system, seems to be incomplete. The members generally supported the application and agreed that it should proceed to a public hearing.

MOVED by Ted Wilson/Jon Coutts that the APC recommends to the Regional District Board that Rezoning Application No. 119 be accepted and proceed to a public hearing.

Carried

6. New Business

Geneva informed the members that Sonja Foss would be returning the work as Land Manager for the Kitselas First Nation but only for two days a week. She therefore will be attending future APC meetings as the Kitselas representative as she is able.

7. Planning Staff Update

Andrew provided an update on the Thornhill community sewer. Staff at the January Board meeting presented the Board with a community sewer consultation plan. It may start with just asking basic questions about the community's appetite for community sewer before entering full scale consultation. How to best do that is something to be discussed and it will involve the APC.

The APC members provided some feedback including suggestions for how to engage the public such as trades fair booth, internet and social media tools. They also highlighted the need for public education about implications of Thornhill being a septic community and the issue of maintaining septic systems.

Geneva left the meeting at 9:15 pm.

Andrew also noted that the Thornhill Active Transportation Plan is close to completion and he has budgeted \$2500 in 2014 for implementing some of the recommendation coming out of the plan. Staff will consult with the APC about what could be accomplished with the funds.

Ken noted that Telus had completed its public consultation for a cell phone tower to be located on the north boundary of the old tree nursery property at 3446 Edlund Ave. He also informed the member about a Crown Land referral for a lease for a proposal to develop a RV and mini-storage on a Crown owned parcel at the corner of Haaland Ave and Crescent Street, near SKB Auto Salvage. Finally, he asked that the APC members take some time before the next meeting to have a look around the community to see if the issue of shipping containers is something that needs to be revisited.

Ted P. briefly spoke about the efforts of the Regional District to ensure protection of the community's wells. Including the purchase of a property on Kerby Street and applying for Crown Grant for land around the new well. He noted a number of subdivisions were under way in Thornhill and that a new equipment rental company is moving into Thornhill and will be leasing property on River Drive.

8. Area Director Update

Ted Ramsey briefly stated his views on how to engage the public about community sewer and that the Regional District has been saving its Gas Tax funds for use toward a commercial core sewer project. He noted that the new Regional District Board chair has created a committee to dialogue about revenue sharing with the Provincial Government. Finally, he mentioned some concern that there is a lack of preparation for all the potential development that will come as a result of the proposed industrial project.

9. Next meeting

As needed.

10. Adjournment

MOVED by Ted Wilson that the meeting be adjourned.

Carried

The meeting adjourned at 9:55 pm.

Chairperson

Recording Secretary

DATE