

Minutes of the Meeting of the Thornhill Advisory Planning Commission held Wednesday, April 9, 2014, in the Regional District of Kitimat-Stikine Board Room, 300 - 4545 Lazelle Avenue, Terrace, BC, commencing at 7:00 pm

Members in Attendance

Jeannette Anderson (Chair)
Ted Wilson
Monica Lessard
Len Froese
Sandy Crawford

Members Absent

Sonja Foss (Kitselas Rep)
Geneva Erickson (alternate Kitselas Rep)
Art Moi
Jon Coutts

Regional District Representatives in Attendance

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

Others

Joel Barkman, McElhanney Consulting
Morgan Aleskowich, McElhanney Consulting
John Colongard, Onsite Wastewater Management Assoc. of BC
Azreer Gill, Northern Health
Ken and Rusty Blanes, Copper Mountain Mobile Home Park (arrived at 8:20 pm)
Kelly Kline, Lakelse Lake resident (only attending Joel Barkman presentation)

Members of the Lakelse Lake APC (only attending Joel Barkman presentation)

Terry Brown
Rodney Brown
Dave Lefrancois
Judy Chrysler

1. Introduction

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

2. Adoption of the Agenda

MOVED by Ted Wilson/Sandy Crawford that the agenda be adopted as amended so that presentation are competed first and that future APC meeting agendas be structured the same.

Carried

3. Presentation by Joel Barkman

Joel with support from John Colongard made a presentation to the members providing information about onsite septic systems, the different methods of treatment, site condition considerations, the science behind septic effluent treatment, governing legislation and typical costs for various systems. After the presentation there was a time of question and answer discussions.

Joel Barkman, Morgan Aleskowich, John Colongard, Azreer Gill, members of the Lakelse Lake APC and Kelly Kline left the meeting at 8:45pm.

4. Rezoning Application No. 120 – 3319 Koefed Drive

Ken and Rusty Blanes presented to the members reason why they have applied to rezone their non-conforming mobile home park from Rural Industrial zone (RuM) to Mobile Home Park zone (RMH). They also gave the members a description and history of their ownership of the property.

Members asked a number of questions of the Ken and Rusty about the current septic, the number of rental units, their propped plans for the property, ability to meet the conditions of the RMH zone and potential conflict with neighbouring industrial uses.

5. Adoption of Minutes of February 12, 2014

a. Errors or Omissions – None

b. Adoption

MOVED by Dave Lefrancios/Sandy Crawford that the minutes of February 12, 2014, be adopted as presented.

Carried

c. Business Arising

i. Update of Rezoning application No. 119

6. Discussion of Rezoning Application No. 120

The members discussed the ability of the applicants to meet the condition of the RMH zone when replacing mobile home units. Asking staff how that will be dealt with if the applicants aren't able to meet the bylaw requirements.

MOVED by Ted Wilson/Sandy Crawford recommending that the Board that application proceed to a Public Hearing.

Carried

Doug McLeod left the meeting at 9:40 pm.

7. New Business

None

8. Planning Staff Update

Ken provided an update on the sign bylaw for Thornhill. Andy provided the members an update on the activity on the property north of Churchill Drive that is owned by PTI Camp Services. Informing the members that there is land clearing taking place but the Regional District has not received any application from the owners to develop the property. He also noted that there has been an application to purchase an area of Crown Land between Paquette Ave and Sharples Road for a residential and commercial subdivision. Finally he mentioned that considering the development pressure that there is the need to do a review of the Thornhill community plan and that there may be a possibility to get funding from the Provincial government.

9. Area Director Update

Ted Ramsey expressed some concern about Thornhill's readiness for the proposed developments. That he valued the APC's advice and feedback on land use planning matters.

10. Next meeting

As needed.

11. Adjournment

MOVED by Ted Wilson that the meeting be adjourned.

Carried

The meeting adjourned at 10:40 pm.

Chairperson

Recording Secretary

DATE