

Minutes of the Meeting of the Thornhill Advisory Planning Commission held Monday, May 12, 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
Sandy Crawford (arrived at 7:30)
Jon Coutts
Art Moi
Monica Lessard

Members Absent

Len Froese
Sonja Foss (Kitselas Rep)
Geneva Erickson (alternate Kitselas Rep)

Regional District Representatives in Attendance

Ken Newman, Planner
Ted Pellegrino, Planner
Ted Ramsey, Electoral Area 'E' Director

Others

Robert Lee, agent for property owners 3089 Highway 16 E (by teleconference)

1. Introduction

Jeanette called the meeting order at 7:16 PM.

2. Adoption of the Agenda

MOVED by Ted Wilson/Art Moi that the agenda be adopted as presented

Carried

3. Delegation

Delegations will attend by teleconference during agenda items 5 and 6

4. Adoption of Minutes of April 9, 2014

a. Errors or Omissions – Noted two spelling errors under item 3.

b. Adoption

MOVED by Ted Wilson/Jon Coutts that the minutes of April 17, 2014, be adopted as presented.

Carried

c. Business Arising

i. Update on DVP No. 112

ii. Update on Ted Ramsey's meeting with PTI Camp Services and their plans for their property near Churchill Drive.

5. DVP No. 113

Ken summarized the nature of the development variance permit application (DVP) and the property at 3089 Highway 16 E, where the applicant proposes to build the hotel. The applicants own Lot 47 on the highway 16 frontage road between Desjardins Ave and River Drive. The property is zoned Highway Commercial (C3) at the front and Light Industrial (M1) at the rear. The property owner is seeking to rezone the rear portion of the property to C3 at the same time as seeking the DVP.

Robert Lee, an architect from Mara & Natha Architects, acting as agent for the property owner, joined the meeting by teleconference at 7:45 PM. Jeannette informed Robert of the role of the APC. Robert summarized the plans for a Holiday Inn Express hotel and why the need for the variance. The property owner has built similar hotels in other northern BC communities. He described the type of building noting the property is well suited for such a development. The hotel fits well on the property, it is a compact design and the 4 story hotel design is of a scale to make the development economical.

The members asked a number of questions and discussed the proposed development. Their questions and discussions focused on such topics as sewage disposal methods, fire suppression, access and egress to the property, parking, landscaping and hotel services.

6. Zoning and OSP Amendment application No. 121

Ted summarized the proposed Zoning and Official Settlement Plan (OSP) amendment application. The applicants own Lots 46 and 47 and propose a hotel on Lot 47 but the rear portions of Lots 46 and 47 are zoned Light Industrial in the Thornhill Zoning Bylaw and are designated Industrial in the OSP. As proposed the hotel structure will be situated on part of the Lot 47 property that is zoned and designed industrial.

APC member's discussions continued about the proposed development with discussions about the siting of the hotel for connection to future community sewer and the impact of traffic at the Desjardins and Highway 16 intersection.

Robert Lee left the meeting at 8:25 PM.

MOVED by Ted Wilson/Art Moi recommending that Zoning and OSP Amendment application No. 121 be approved and proceed to a public hearing.

Carried

MOVED by Jon Coutts/Sandy Crawford recommending that DVP No. 113 be approved as requested.

Carried

Ted P. left the meeting at 8:50 PM

7. Thornhill Active Transportation Plan

Ken summarized the Thornhill Active Transportation Plan process and highlighted some of the recommendations that resulted from the plan. He provided a copy of the draft plan to the members noting a few minor changes were still coming and would make that next version available to the members. The members wished to have time to review the plan before making comment. The members agreed to review and bring comments to the next APC meeting.

8. Staff Update

Ken told the members that staff has placed ads in the local newspaper to recruit new members to the APC. There is currently one vacancy.

Ken informed the members that land clearing has been on going at the property north of Churchill Drive owned by PTI Camp Services Ltd. That the access to the property was granted by a Ministry of Transportation temporary access permit and that to date PTI has not provided the Regional District with any formal information about what the property will be used for. Currently the property is zoned for residential purposes.

Ken noted that due to some of the recent development pressures the Regional District plans on doing a review of the Thornhill OSP in the next year that will involve public consultation and will convert the OSP into an Official Community Plan (OCP). He also noted that the Regional District has received a petition opposing the sale of Crown land behind Crescent Street for residential subdivision purposes and it will be presented to the Board at the upcoming Board meeting.

Ken updated the members on zoning amendment application No. 120 to rezone the Copper Mountain Court mobile home park at 3319 Kofoed in Thornhill to Mobile Home Park (RMH) zone. That the Board gave 1st and 2nd reading to the application and the application would be going to public hearing on May 28th.

9. Area Director Update

Ted Ramsey told the members he and some Regional District staff were recently in Fort St. John for the North Central Local Government Association (NCLGA) meetings and while there got to see some of the Liquefied Natural Gas industry at work in that area and what might be expected in the Terrace area. He also noted that the Regional District will be revisiting the issue of community sewer for the Thornhill commercial core area and hosting a meeting with property owners to engage their interest considering the change in economic climate and the fact a number of properties have changed hands since the meeting in 2013. Finally, he mentioned the ongoing discussions with the province about revenue sharing.

10. Next meeting

As needed.

11. Adjournment

MOVED by Ted Wilson that the meeting be adjourned.

Carried

The meeting adjourned at 10:15 PM.

Chairperson

Recording Secretary

DATE