

Minutes of the Meeting of the Thornhill Advisory Planning Commission held Monday, June 16, 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)
Sandy Crawford
Jon Coutts
Art Moi
Mark Cleveland
Sam Coggins (Kitselas Director of Lands)

Members Absent

Len Froese
Ted Wilson

Regional District Representatives in Attendance

Ken Newman, Planner
Ted Pellegrino, Planner
Nick Redpath, Planning intern
Murray Daly, Bylaw Enforcement Officer
Ted Ramsey, Electoral Area 'E' Director

Others

Mrs. Tapp – 4628 Lowrie St.
Bob Erb – 3834 Muller Ave.
Jodie Meek – 3987 Dobbie St.
Dennis Roth – 3446 Edlund Ave.

1. Introduction

Jeannette called the meeting to order at 7:06 PM.

2. Adoption of the Agenda

MOVED by Jon Coutts/Sandy Crawford that the agenda be adopted as presented

Carried

3. DVP No. 115 – 3987 Dobbie St.

The applicant (Jodie Meek) described the type of shop the wished to build and why they need the height and size variance. They noted that had a jet boat, a ATV and other smaller boats they wanted to store in the shop and then described the security issue they have been experiencing in the neighbourhood.

Ken summarized the staff report to the APC noting the zoning and the considerations for the maximum height and size of ancillary structures in the bylaw.

The APC members asked several questions of the applicant and staff. They noted there are local businesses that offer off-site storage.

4. DVP No. 116 – 4628 Lowrie St.

Ken summarized the staff report describing the property, the zoning requirements and the nature of the variance request. He further noted that the property was connected to the Queensway community sewer system and the 3.0 meter setback required in the bylaw was in part to ensure enough room to access the rear yard for septic system repairs.

The applicant (Mrs Tapp) described the type of garage she would be attaching to the house and why the variance was needed. She also noted that there would be garage doors at the front back to offer drive through access to the back yard.

The APC asked a few questions of the applicant about the neighbouring property and any structures that may be impacted?

5. DVP No. 114 – 3834 Muller Ave.

Ken summarized the staff report describing the property, noting the zoning and the nature of the variance request. Noting that the request was considerably larger than what was allowed in the bylaw. He further discussed the maximum size for ancillary structures permitted in the bylaw and the logic behind it.

The applicant (Bob Erb) said he had built a similar building on King Ave on a similar size lot and thought he could do the same on his Muller Ave property. He didn't know there was a zoning difference. He explained that he had looked at other shops in the neighbourhood and felt that there were many that were larger than the bylaw permitted. He ensured the building would be finished nice. He noted that he had spoken to his neighbours and that those he spoke to were in favour of the proposed shop. He stated he would be using the shop for the storage of some of his toys, including collectable cars and as a hang out place with a TV room for a few beers with friends. He mentioned that mobile home he was renovating on the property was going to be a place for his children to live for the long term.

The APC members asked a number of questions, including why the applicant needed such a large shop and if he had plans to use it for fixing up collectable cars. Staff was asked about the different zoning regulations for detached shops and where there were residential zones that allowed larger shops.

Mrs. Tapp and Bob Erb left the meeting at 8:10 PM

Jodie Meek left the meeting at 8:25 PM.

6. Zoning Amendment No. 122 – 3446 Edlund Ave.

The applicant (Dennis Roth) summarized his application and the history of use on his property. He described the type of engineering studies he had prepared for him to ensure that the rezoning as proposed was safe.

Ted summarized the application, including the purpose of the Open Space zone, how the OS zoning boundary was originally drawn, noting it was not very accurate and described the limitations on the types of uses permitted in the OS zone. He further noted effect the moving of the OS and Ru1 zone boundary closer to the edge of the escarpment would have on the uses on the property.

Dennis Roth left the meeting at 8:35 PM.

7. DVP No. 113

Ken summarized DVP application noting that the applicant had originally asked for a variance for the hotel proposed at the property at 3089 Highway 16 E, but now wanted to located the hotel on his neighbouring property at 3055 Highway 16 E. The APC had previously approved the variance for the first property location and the variance request had not changed for the new property location. He noted the new property is was fully zoned Highway Commercial (C3). Public notifications had been resent to neighbouring properties.

The members felt the new property was better configured for the hotel as proposed and it provided better options for access, parking and septic should community sewer not be available. They did still have some concern that for emergency purposes there was no access proposed from River Drive. Some members also asked about whether there was a requirement for the developer to provide amenities such a landscaping and sidewalks. Staff noted that there were no requirements and in order to do so the Regional District would have to have development permit area policies in its community plan.

MOVED by Art Moi/Sandy Crawford that the DVP application be approved contingent that a provisions for an emergency access from River Drive be part of the development.

Carried

8. DVP No. 118

Ken summarized the variance application, describing the property, why the applicant needed the variance and the history of property.

The APC noted that there was a previous neighbourhood concern about a deck that was built on the north side of the build a number of years ago. They noted it

was not a large addition to the building and wasn't closer to the property line than the deck.

9. Adoption of Minutes of May 12, 2014

- a. Errors or Omissions - None.
- b. Adoption

MOVED by Jon Coutts/ Art Moi that the minutes of May 12, 2014, be adopted as presented.

Carried

- c. Business Arising - None

10. Deliberations

DVP No. 114

The members felt the variance request was very large, noting that the proposed shop would be large than the dwelling on the property. The applicant did not provide good reasons why he could not meet the bylaw requirements and that large shop represent potential non compatible uses with a residential neighbourhood.

MOVED by Mark Cleveland/Art Moi that the DVP application be denied.

Carried

DVP No. 115

The APC noted that though the applicant had many things they would like to store that was not necessarily a good reason to have a bigger shop than is permitted in the bylaw.

MOVED by Art Moi/Mark Cleveland that the DVP application be denied and that the applicant consider other options to better conform to the bylaw.

Carried

DVP No. 116

The APC felt the variance application was minor, that applicant had few other options and since the property was serviced by community sewer the proposed setback was less of a concern.

MOVED by Jon Coutts/Art Moi that the DVP application be approved as requested.

Carried

DVP No. 118

The APC felt the variance request was minor in nature but noted that the public notification period would not be completed until after the Regional District Board meeting.

MOVED by Jon Coutts/Sandy Crawford that the DVP application be approved subject to the completion of the notification period.

Carried

Zoning Amendment No. 122

Some members question why the sudden need to change the zoning. Does he have unspoken plans for the property. They asked staff if the applicant would have to rezone or have permit to do industrial uses on the property even after this zoning amendment. Ted noted that the APC can expect a Temporary Use Permit application from the applicant in the near future.

MOVED by Mark Cleveland/Jon Coutts recommend acceptance of the application and that it proceed to public hearing to allow for public comment.

Carried

11. Thornhill Active Transportation Plan

Ken provided an update on the Active Transportation Plan that it was now complete and ready for planning consideration and implementation and will be present to the Board at its next meeting.

MOVED by Mark Cleveland/Sandy Crawford that the Active Transportation Plan proceed to the Regional District Board for acceptance and staff review and consideration and policy direction.

Carried

12. Thornhill Residential Lot Size Review

Nick provided a summary of his report and how with the current minimum lot sizes in the Thornhill Subdivision Control Bylaw is not sufficient for residential subdivision by current standards to allow adequate space for all the permitted use and on-site septic. The Regional District has received subdivision proposals based on the minimum lot sizes.

MOVED by Sandy Crawford/Jon Coutts recommending that staff review the minimum parcel size requirements and the Thornhill Subdivision Control Bylaw and bring back the results to the APC for further consideration.

Carried

Sam Coggins left the meeting at 11:00 PM

13. Thornhill Dog Control Regulation Changes

Murray let the members know that staff has been working on a new dog control bylaw that would soon go the Regional District Board. This bylaw would update the bylaw to the standards used elsewhere in the Province.

14. Next meeting

As needed.

15. Adjournment

MOVED by Jon Coutts that the meeting be adjourned.

Carried

The meeting adjourned at 11:20 PM.

ORIGINAL SIGNED

Chairperson

ORIGINAL SIGNED

Recording Secretary

DATE