

**Minutes of the Meeting of the Lakelse Lake Advisory Planning Commission held Tuesday, January 15, 2014, in the Regional District of Kitimat-Stikine Board Room, 300-4545 Lazelle Avenue, Terrace, BC, commencing at 4:30 p.m.**

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**In Attendance**

Rodney Brown, Chair  
Dave Lefrancois (arrived at 4:52 pm)  
Judy Chrysler  
Terry Brown

**Absent**

None

**Regional District Representatives**

Ken Newman, Planner  
Ted Pellegrino, Planner  
Andrew Webber, Manager of Planning and Economic Development  
Doug McLeod, Director Area C  
Mitch Drewes, Lakelse Lake Watershed Coordinator

**Others**

None

**1. Introduction**

Chair Rodney Brown called the meeting to order at 4:45 p.m.

**2. Adoption of the Agenda**

Terry requested to add under new business public lake access opportunities

**MOVED by** Judy Chrysler/Terry Brown that the agenda be adopted.

Carried

**3. Minutes of June 18, 2013.**

a) Errors or Omissions:

Add Mitch Drewes in attendance to the November 19, 2013 minutes.

b) Adoption:

Minutes from the meeting held June 18, 2013. The Chair asked that the minutes be considered for adoption.

**MOVED by** Judy Chrysler/Terry Brown that the Minutes of November 19, 2013 be adopted.

Carried

c) Business Arising:

Members asked about the results of Lakelse Lake APC recruitment efforts and the results of progress on compliance with Development Variance Application No. 108.

**4. Development Variance Permit No. 111**

Ken summarized DVP application No. 111 for property at the 2741 First Ave, Lakelse Lake. He provided background information about the property and the reason for the DVP application. The applicant was requesting a variance of 0.2 meters from the side lot setback requirements for a recently constructed detached garage.

The APC members discussed the application and expressed concern about this being another example of building before checking the regulations and knowing where the property lines are. They considered options to avoid this type of situation in the future. Ultimately, they felt it was a minor variance request and was likely an honest mistake by the applicant and therefore recommended approval of the application.

**MOVED by** Dave Lefrancois/Judy Chrysler that the APC recommend to the Regional District Board that Development Variance Permit DVP No. 111 be approved as requested.

Carried

**5. APC Chair's Topics for Discussion**

The Chair had nothing to report.

**6. Update by Area Director**

Doug McLeod provided members an update on the discussion about the Regional District Solid Waste Management Plan. He would like to see the Regional District Board do a detailed review of the plan but the Plan Monitoring Advisory Committee (PMAC) has at this time not recommended a review. He told the members the results of the December, Lakelse Lake Sewer Public Open Houses held in Terrace and Prince Rupert but was still waiting for a staff summary of the event.

**7. Update by Planning Staff**

Ken provided an update on the Crown Grant application by Mr. Munson for the property at the corner of First Ave. and Lakelse Lake Lodge Road, commonly known as Oly's Place. The lands officer at Crown Lands is still working on the file and waiting to complete the referral process.

Ted noted that the Kinsmen Club of Terrace had spoken to the Regional District about improving the boat launch at the end of Beam Station Road.

Andy informed the members that BC Hydro is once again considering a new transmission line between Terrace and Kitimat. It would be, in part, to replace the current aging line that follows the highway and to support proposed LNG projects in Kitimat. They are considering a number of options including following the highway route or a line on the west side of the valley. BC Hydro will be holding community meetings sometime in February.

**8. Lakelse Watershed Coordinator**

Mitch told the members about the efforts to promote the Lakelse Watershed Society to members of the Terrace Rod and Gun Club and the Steelhead Society. He noted that the BC Wildlife Federation is looking at establishing a Wetland Keepers Society in the region. He provided an update on the planning for the Lake Stewardship Society Annual General Meeting that will be hosted in Terrace in September. Finally, he let the group now about the success of the Scully Creek Sockeye count for 2013. The camera counted about 1800 Sockeye. They are considering adding a camera to Salmon and Gainey Creeks along First Ave to do salmon and cutthroat trout counts.

**9. New Business**

Terry Brown expressed some concern about the lack of public access to the lake shore. He suggested that there should be a plan in place for developing public access so that if and when land becomes available the Regional District could purchase it for public use. Ken noted that there is no Regional District parks function for Lakelse Lake. He further noted that there are some UREPs around the lake that are for public use and that there are a number of undeveloped road allowances that access the lake, most of which the public are not aware of and that in some cases neighbouring property owners are using as if it were their own property. The Regional District policy has been to not support the sale of lake access road allowances when they have been requested.

**10. Next Meeting Date**

The next meeting will be held as required.

**11. Adjournment**

**MOVED** by Judy Chrysler that the meeting be adjourned.

Carried

The meeting was adjourned at 6:12 pm.

**ORIGINAL SIGNED**

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Chairperson

**ORIGINAL SIGNED**

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Recording Secretary

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Date