

Minutes of the Meeting of the Lakelse Lake Advisory Planning Commission held Monday, September 8, 2014, in the Regional District of Kitimat-Stikine Board Room, 300-4545 Lazelle Avenue, Terrace, BC, commencing at 5:00 p.m.

Members in Attendance

Rodney Brown, Chair
Dave Lefrancois
Terry Brown

Members Absent

Judy Chrysler
Dave Materi

Regional District Representatives

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

Others

Dick Coxford

1. Introduction

Chair Rodney Brown called the meeting to order at 5:10 p.m.

2. Adoption of the Agenda

MOVED by Terry Brown/Dave Lefrancois that the agenda be adopted.

Carried

3. Minutes of April 9, 2014.

a) Errors or Omissions:

None

b) Adoption:

Minutes from the meeting held April 9, 2014. The Chair asked that the minutes be considered for adoption.

MOVED by Dave Lefrancios/Terry Brown that the Minutes of April 9, 2014 be adopted.

Carried

c) Business Arising:

None

4. Development Variance Permit No. 122

Ken summarized the application. He provided the history of the previous DVP applications (No. 96 and 108) for the same building by Mr. Coxford. Noting the conditions of approval of DVP No. 108 and that the reasons for this latest DVP application was because Mr. Coxford had built outside of the conditions of DVP No. 108. Staff, when reviewing Mr. Coxford's building permit application for the roof being added to the structure, was not aware there was going to be an attic used for living space. Staff only became aware of the situation when they did a site visit. This resulted in DVP No. 122 application. He further explained the bylaw regulations regarding accessory structures, guest house and maximum size provisions.

The members discussed the history of the structure, considering that previously the structure had been set up for living space including a bathroom and a bedroom and the applicant already had a guest house on the property. The members asked for the intent of the space now that it had been altered.

MOVED by Terry Brown/Dave Lefrancios recommending that DVP No. 122 be approved as requested provided no indoor plumbing be installed to the attic area of the structure.

Carried

5. APC Chair's Topics for Discussion

None

6. Update by Area Director – Diane Penner

Diane reported that Doug McLeod had resigned as Area Director and she as the alternate was now the Area Director. She spoke to the members about Bylaw No. 640 to create a curbside garbage collection and recycling service for the greater Terrace area which will be voted on at the September 12th Regional District Board meeting. She asked them if they thought there should be a referendum held on the matter along with the local government elections in November.

MOVED by Terry Brown/Dave Lefrancios recommending that Bylaw 640 be tabled until after the November local government elections.

Carried

7. Update by Planning Staff

Ted noted that the BC Lake Stewardship Society AGM was hosted in Terrace on the September 5th-7th weekend. He further noted that the Lakelse Lake Lakeshore Development Guidelines are complete and available on the Regional District website. Terry Brown commented that the BC Lake Stewardship Society AGM was well attended.

8. Lakelse Watershed Coordinator

None – Mitch Drewes was not in attendance to provide.

10. New Business

Judy was unable to attend but in an email asked about the requirement for property owners to finish the exterior of their buildings. She noted that there was a building at Lakelse Lake for which the APC recommended approval of a DVP that has never finished the exterior of the building. What can be done? Ken responded to those in attendance noting there wasn't much the Regional District could do. The only way would be if there was building inspection service and builders would have to obtain a occupancy permit or if there was a community plan and that development permit areas were established that would include a requirement for a minimum standard for the completion of buildings.

11. Next Meeting Date

The next meeting will be held as required.

12. Adjournment

MOVED by Dave Lefrancois that the meeting be adjourned.

Carried

The meeting was adjourned at 6:45 pm.

Chairperson

Recording Secretary

Date