

Notes of the Meeting of the Thornhill Advisory Planning Commission held Tuesday, September 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

Ted Wilson (Acting Chair)
Sandy Crawford
Mark Cleveland
Len Froese

Members Absent

Jeannette Anderson
Jon Coutts
Art Moi
Eric Constantinescu
Sam Coggins (Kitselas Director of Lands)

Regional District Representatives in Attendance

Ken Newman, Planner
Ted Pellegrino, Planner
Nick Redpath, Planning Intern
Ted Ramsey, Electoral Area 'E' Director

Others

Bev Hemstreet – 2080 Churchill Drive
Dennis Roth – Applicant TUP No. 001

These are only meeting notes because a Quorum was not met.

1. Introduction

Ted Wilson called the meeting to order at 7:10 PM.

2. Adoption of the Agenda

The members approved the agenda.

3. DVP No. 121 – 2080 Churchill Drive

Nick summarized the DVP application, describing the subject property, explaining that the applicant was requesting a variance of 1.03 meters from the required 7.6 meter front yard setback, noting that the applicant had already begun building the garage and stated some of the reasons provided by the applicant about why the garage could not meet the required setback.

Mrs. Hemstreet noted she had spoken to her neighbours and no one she spoke to had a concern with the garage location.

APC members asked a few questions about safety concerns and sight lines in the neighbourhood. Nick noted that the required front yard setback was in part so there would be enough room on the property so that vehicles could be fully off the road and allow other neighbours an unobstructed view of the road when backing out of their driveways.

The members present generally felt the variance was minor in nature and did not distract from the neighbour appearance or create a significant safety issue. There was no vote on the matter due to there not being a quorum.

4. Temporary Use Permit No. 001 – 3446 Edlund Ave.

Ken updated the members regarding TUP application 001 that was discussed at the previous APC meeting. He provided the members with a draft copy of the permit terms and conditions prepared by staff in conjunction with consulting groundwater specialist and legal counsel. He noted that Mr. Roth was only recently provided a copy of the draft terms and conditions and that he expressed a desire to have time to review the document before the APC makes any comment and he further asked that the Regional District Board table the first and second reading of Bylaw No. 649 for the TUP. Ken asked that the members consider the draft document and let staff know if there was anything missing or if it needed any improvements.

The Mr. Roth reiterated that he wished to have time to review the draft terms and conditions before any decisions on his application were made.

Ted Ramsey felt that this property was a good site for such an operation and that some of the drafted conditions would make it too onerous for the applicant to operate. He noted that protection of the Thornhill community water wells was important but that the terms and conditions should be reasonable.

The members asked a number of questions about the history of the property, the zoning, current permitted uses and the current use of the site for industrial storage. They discussed where else such an operation might be able to locate in Thornhill.

Dennis Roth left the meeting at 7:40 PM.

5. Liquor License – Thornhill Pub

Ted Pellegrino informed the members that a liquor license was made by the Thornhill Pub to host an event after the annual charity toy run. This would permit them to on a one time case temporarily exceed the capacity allowed under their current license for this event. Local governments are asked to review and provide comments on such applications. APC members felt that the application should be approved.

6. Adoption of Minutes of August 5, 2014

There was no quorum therefore minutes of the last meeting will have to be adopted at the next meeting that achieves a quorum.

7. Planning Staff Update

Ted informed the members that the Regional District had circulated a petition to the property owners in the Thornhill Commercial Core service area for the development of community sewer in the area. The petition had passed the required threshold of 50% of assessed value and 50% of property owners. Therefore the sewer project was now likely to go ahead. He noted that a further petition might take place to include property on the south side of the 3900 block of Paquette. He noted that the Holiday Inn has applied for Regional District building permits but were waiting on the completion of the Ministry of Transportation and Infrastructure requirements for a drainage plan and traffic impact study. Finally, that the Crown has now requested that the Regional District complete an archaeological study for the property around well No. 4 before granting to the land to the Regional District.

8. Area Director Update

Nothing to report.

9. Next meeting

As needed.

10. Adjournment

The meeting adjourned at 8:50 PM.