

Minutes of the Meeting of the Thornhill Advisory Planning Commission held Tuesday, August 5, 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
Len Froese
Ted Wilson

Members Absent

Art Moi
Mark Cleveland
Sam Coggins (Kitselas Director of Lands)

Regional District Representatives in Attendance

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

Others

Germain Franceur – Skeena Valley Golf Course
Dennis Roth – Applicant TUP No. 001
Mike Jones – Thornhill Resident

1. Introduction

Jeannette called the meeting to order at 7:04 PM.

2. Adoption of the Agenda

MOVED by Ted Wilson/Sandy Crawford that the agenda be adopted as presented.

Carried

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

The applicant (Dennis Roth) summarized his application and the history of use on his property. He handed out full copies of an information package as part of his TUP application. He explained the information provided to the members including a report about the uses of the property by the lease holder Kuehne & Nagel and a report prepared for Mr. Roth by a consultant stating the poor potential for agriculture production on the property. He highlighted the professionalism of Kuehne & Nagel and the commitments made in the lease agreement to operate safely on the site. Finally, he stated some of his plans for the storage of product by Kuehne & Nagel beyond the Kitimat Modernization Project but also for other anticipated industrial projects in the area.

Ken summarized the TUP process and the applicable sections of the Local Government Act. He further described some of the issues concerning the property and some issues to be considered and potential terms for TUP. Of particular concern was the property's close proximity to the Thornhill community wells and ensuring the uses proposed are not a threat to the wells. He noted that the Regional District would be soliciting assistance from a qualified ground water specialist to help in process.

Dennis Roth left the meeting at 8:02 PM.

4. Zoning & OSP Amendment No. 123 – Skeena Valley Golf Course

Germain Franceur spoke to the application on behalf of the Skeena Valley Golf Club. He highlighted some of the steps taken by the club over the years to get to this application stage, the plans to subdivide and why the club was seeking to proceed with the rezoning and subdivision now.

Ted P. elaborated on the history of the process noting that the land was once in the ALR and how the club in the 1990s made a successful application to have that land excluded from the ALR. Further stating how subdivision in the past was not possible because the Woodlands water system did not have enough storage capacity for sustainable fire flows but since the Regional District had taken over the water system and made improvements that was no longer a concern.

Germain Franceur left the meeting at 8: 16 pm.

5. Adoption of Minutes of June 16, 2014

- a. Errors or Omissions – Replace Ted Wilson with Jon Coutts for adjournment of the June 16, 2014 meeting.
- b. Adoption
MOVED by Ted Wilson/Jon Coutts that the minutes of June 16, 2014, be adopted as amended.
- c. Business Arising - None

Carried

6. Deliberations

TUP No. 001

The APC members discussed the application noting that the property's proximity to Thornhill community water wells required that great care be taken when considering allowing industrial type uses on the property. They further discussed the type of material that should not be stored on the property, how dangerous goods might be defined and considered options for site monitoring and compliance with any conditions of a permit. They expressed a desire to minimize the impact on the residential neighbourhood and considered how the public might

be able to provide comment on the future of the property through a public hearing and the Official Community Plan review.

MOVED by Len Froese/Sandy Crawford that the TUP application process continue and that staff prepare terms for a permit and bring back a draft permit to the APC for review and it proceed in as timely a fashion as possible.

Carried

Zoning & OSP Amendment No. 123

The APC considered the fact that in the past there had been support from the neighbours and no present opposition was anticipated. The lots proposed are double the minimum size that is permitted in the zoning bylaw and that the water supply issue has been resolved.

MOVED by Ted Wilson/Len Froese recommend that the application be accepted by the Regional District Board and that it proceed to public hearing.

Carried

7. DVP No. 120 – Inland Kenworth – 3671 Highway 16 East

Ken summarized the DVP application, the history of the property and sign regulations in Thornhill and listed some of the reasons the applicant is requesting the variance. He noted that the business had been closed for several years and the sign had not been on the post since the closure. The applicant was not in attendance.

The APC members considered the application. They noted the sign was originally placed without meeting required setbacks under old sign regulations, the new sign bylaw setback regulations are less restrictive yet the sign still would not meet the setback and the fact the sign had been removed from the post it would no longer have any non-conforming protection. Others in the past had sought approvals prior to placing a sign and the new sign bylaw regulations should be enforced. The applicant has other options including placing signs on the building and due to the large property could move the sign post to meet the bylaw.

MOVED by Len Froese/Sandy Crawford recommend that DVP No. 120 be denied.

Carried

8. Planning Staff Update

Ted informed the members that the Regional District had applied for and anticipated soon receiving approval for a Crown grant for about 25 ha of Crown Land around the Thornhill well No. 4 next to the old CanCel haul road near the Copper Mountain subdivision. Regional District ownership of the land will ensure

control of the land around the community wells and it will not be developed but kept in a natural state.

Ted also stated that the process to bring community sewer to the Thornhill commercial core is continuing and in the next couple of weeks there will be a petition presented to the property owners for the project.

Ken provided an update on the results of the Regional District Board's decisions regarding the DVP applications the APC commented on during the last meeting.

9. Area Director Update

Ted R. reiterated some of Ted's previous comments about the commercial core sewer adding it looked very promising for a go ahead. He provided the members information on the Revenue Sharing Alliance agreement recently signed by the local governments of northwest BC to work toward a revenue sharing agreement with the Province to gain a share of the revenue from industrial projects happening in the area. Finally, he highlighted the recent ceremony held dedicating a park bench at the Thornhill Landing Park on Queensway in memory of Les Watmough for his service to the Regional District and Terrace area.

10. Next meeting

As needed.

11. Adjournment

MOVED by Ted Wilson that the meeting be adjourned.

Carried

The meeting adjourned at 9:47 PM.

Chairperson

Recording Secretary

DATE