

MINUTES
Advisory Northern Planning Commission (ANPC)
May 1, 2018 5:15pm – 8:55pm, Mistasinik Place

ANPC Members Present	Matt Klassen; George Pidhaychuk; Jim Stockdale; Laurence Thompson; Tom McKenzie; Gordon Stomp; Glen Watchel; Ellen Paquin, Colin Jolly; Terry Desroches.
Regrets	Michael Bird; Sam Roberts; Dee Johns
Staff Present	Erik Trenouth (LLRPA Development Officer); Heather Bernardin (minute recorder)
1. Call to Order	Chairperson George Pidhaychuk called the meeting to order at 5:15 pm.
2. Agenda Review and Conflict of Interest Declarations	Agenda reviewed and accepted. Laurence Thompson declared a conflict of interest on agenda item 5a (Napatak Sea Cans – Kris Kulbida)
3. Old Business: a. Napatak Sea Cans	In order to comply with the LLRPA Zoning Bylaw (and as per motions 33, 34, 35/2017), three property owners were notified by mail that they have until June 30, 2018 to remove their sea can from their property. On behalf of property owner Maureen Bingham, contractor Kris Kulbida sent a letter to the ANPC dated April 25, 2018 to reconsider the option of finishing the sea can so that it no longer has the appearance of a sea can. Action item: ANPC directed the Development Officer to: a) respond to Mr. Kulbida acknowledging his request but that the June 30, 2018 removal date still holds and that enforcement will be carried out after that date. b) consult with Crown Council on enforcement protocol. Made by: Matt Klassen Seconded: Jim Stockdale <p style="text-align: right;">/CARRIED</p>
b. Eagle Point Homeowner’s Association Requested Amendments: (i) campground buffer	MOTION 2/2018: that the ANPC accept the Eagle Point Homeowner’s Association request to increase the buffer area from 4.9 metres to 50 metres for campgrounds that abut residential property at Eagle Point. Made by: Ellen Paquin Seconded by: Jim Stockdale

<p>Eagle Point Homeowner’s Association Requested Amendments: (ii) campground use classification</p>	<p>Recorded vote:</p> <p>For: Ellen Paquin, Jim Stockdale Against: Matt Klassen, Laurence Thompson, Colin Jolly, Terry Desroches, George Pidhaychuk, Abstained: Tom McKenzie</p> <p style="text-align: right;">/DEFEATED</p> <p>MOTION 3/2018: that the ANPC accept the Eagle Point Homeowner’s Association request to change tourist camps and campgrounds from a permitted use to a discretionary use in the FDR – Future Development and Recreation District, and that the Development Officer prepare a Zoning Bylaw Amendment for Public Hearing and decision of Clerk of the District.</p> <p>Made by: Laurence Thompson Seconded by: Matt Klassen</p> <p style="text-align: right;">/CARRIED</p>
<p>4. Review of October 23, 2017 and January 10, 2018 Minutes</p>	<p>MOTION 4/2018: that the ANPC accept the October 21, 2017 and January 10, 2018 minutes.</p> <p>Made by: Matt Klassen Seconded: Terry Desroches</p> <p style="text-align: right;">/CARRIED</p>
<p>5. Correspondence: a. Napatak Sea Cans – Kris Kulbida</p>	<p>Refer to item 3a in these minutes.</p>
<p>b. Request to Eagle Point Resort and Eagle Point Homeowner’s Association to Meet</p>	<p>At the September 21, 2017 ANPC meeting, the ANPC passed Motion 36/2017 requesting the Development Officer to write a letter to Eagle Point Resort (EPR) and the Eagle Point Homeowner’s Association (HOA) encouraging both parties to meet to discuss long-range planning issues.</p> <p>The Development Office wrote a letter dated October 31, 2017 to EPR and the HOA requesting their attendance at a facilitated meeting on Dec. 4, 2017 (facilitated by the Community Planning Branch, Ministry of Government Relations). HOA responded that they would attend. EPR responded that they were not prepared to meet at that time.</p> <p>Action item: No further follow-up to Motion 36/2017 and subsequent letter is being taken. No legislation exists to force a meeting between a developer and a third party.</p>

<p>6. New Business: a. Eagle Point Subdivision – East End (N0122-18S)</p>	<p>MOTION 5/2018: that the ANPC accept to extend the rear of Lot 2 Parcel 10 Plan 101993520 and Lot 3 Parcel 10 Plan 101993520 by 50’ as presented on the Plan of Proposed Subdivision for Subdivision Application file N0122-18S.</p> <p>Made by: Terry Desroches Seconded by: Matt Klassen</p> <p style="text-align: right;">/CARRIED</p>
<p>b. Eagle Point Subdivision – North End (N0276-18S)</p>	<p>MOTION 6/2018: that the ANPC direct the Development Officer to draft pertinent LLRPA Zoning Bylaw amendments to accommodate Subdivision Application file N0276-18S (“tiny homes” concept plan as presented) and that the applicant enter into a Servicing Agreement with the District as part of the subdivision application process (as per section 11, subsection 1, clause i of the <i>The Subdivision Regulations, 2014</i>).</p> <p>Made by: Laurence Thompson Seconded by: Matt Klassen</p> <p style="text-align: right;">/CARRIED</p>
<p>7. Delegations: a. 5:35 Jean Poirier on behalf of Eagle Point Resort</p>	<p>Delegation spoke to:</p> <ul style="list-style-type: none"> - Eagle Point Resort’s Subdivision Application file #N0276-18S (“tiny homes” concept plan). - Provided feedback on the Eagle Point Homeowner’s Association’s request to increase the the buffer area from 4.9 meters to 50 meters for campgrounds that abut residential property at Eagle Point.
<p>b. 7:35 Camilo Garcia on behalf of Garcia Silica</p>	<p>Delegation spoke to Garcia Silica’s future development plans for a silica quarry in the LLRPA. Two of their three dispositions are in the LLRPA. The third disposition borders the LLRPA.</p> <p>MOTION 7/2018: based on the information presented to the ANPC by Camilo Garcia on behalf of Garcia Silica, that the ANPC direct the Development Officer to draft pertinent amendments to the LLRPA Zoning Bylaw to accommodate silica quarry development and associated structures such as, but not limited to, multiple processing plants and a greenhouse.</p> <p>Made by: Laurence Thompson Seconded by: Jim Stockdale</p> <p style="text-align: right;">/CARRIED</p>

	Action item: ANPC directed the Development Officer to follow-up with the Ministry of Environment regarding timelines for Garcia Silica’s permit process.
8. Construction Updates	<p>MOTION 8/2018: that the ANPC accept the Development Officer’s Construction Update Report.</p> <p>Made by: Matt Klassen Seconded by: Terry Desroches</p> <p style="text-align: right;">/CARRIED</p>
9. Honorarium Forms	Honorarium forms completed.
10. Next Meeting Date	Due to meeting length, the next meeting date will be arranged via email.
Adjournment	Meeting adjourned at 9:00pm