

DISTRICT OF KITIMAT
BYLAW NO. 2042, 2023

A BYLAW TO AMEND THE KITIMAT OFFICIAL COMMUNITY PLAN TO RECOGNIZE STRAWBERRY MEADOWS NEIGHBOURHOOD AND INCLUDE NEIGHBOURHOOD POLICIES FOR THE STRAWBERRY MEADOWS NEIGHBOURHOOD

WHEREAS THE *BC Local Government Act* specifies an *Official Community Plan (OCP)* is a statement of objectives and policies to guide decisions on planning and land use management;

AND WHEREAS Kitimat Council deems it is in the public interest to amend *Kitimat Official Community Plan* to recognize the Strawberry Meadows Neighbourhood and establish neighbourhood specific policies;

NOW THEREFORE, the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Strawberry Meadows Neighbourhood Policies Official Community Plan Amendment Bylaw No. 2042, 2023”.
2. *Kitimat Official Community Plan (OCP)* is hereby amended, by adding the following text and figure as well as updating related section numbers, cross-references, and Table of Contents:

- a. Section 1.4 Plan Organization

Delete the paragraph and replace with “This Plan is organized into seven chapters. Chapter 1 sets the stage, defining an OCP, describing how the OCP conforms to provincial legislation, recounting the nature of the consultation process and identifying how the Plan is organized. Chapter 2 provides context by describing the physical setting, providing information about historical and projected population, as well as local demographics and describing existing land use within the community. Chapter 3 describes the choices for Kitimat’s future and the core themes which provide the framework for this Plan. Chapter 4 includes policies on key policy areas. Chapter 5 includes neighbourhood specific policies. Chapter 6 provides information related to the associated land use map. Finally, Chapter 7 provides direction for implementation, monitoring and reporting. Six schedules and one appendix form part of the Plan.”

- b. Section 2.3 ‘Existing Land Use’ Subsection ‘Residential Land’:

Delete “Kitimat includes four residential areas, each with a different character, set of amenities, and mix of housing forms:” and replace with “Kitimat includes five residential areas, each with a different character, set of amenities, and mix of housing forms:”

- c. Section 2.3 ‘Existing Land Use’ Subsection ‘Residential Land’:

Delete “Kildala - Townsite location, 1,181 dwellings with 245 multi-family units, average of 17 units/ha. In addition, this area includes Strawberry Meadows which is a planned development with 18 dwellings currently built or in the process of being

built and 39 vacant lots. Construction of Phase 5 is underway (13 lots) and Phase 6 is currently under review; build-out of the 200 ha site is expected to occur over two decades;” and replace with “*Kildala*- Townsite location, ‘1007 dwellings with 324 multi-family units including 135 apartments, 77 townhouses and 112 terrace dwellings’.”

d. Section 2.3 ‘Existing Land Use’ Subsection ‘Residential Land’:

Between “Kildala” and “Whitesail” add “*Strawberry Meadows* – A planned development including 146 dwellings on 202 lots. Construction of Phase 10 and Phase 11 (final phase) is underway (58 additional lots); build-out of the 200-ha site is expected to occur over the next 5 years.”

e. Section 4.3.7:

Delete the following text “All lands in the Kildala, Nechako (including Strawberry Meadows) and Whitesail (including Forest Hills Heights) neighbourhoods are designated as a Development Permit Area pursuant to Sections 488(1)(e) and (f) of the Local Government Act.” and replace with “All lands in the Kildala, Nechako, Strawberry Meadows and Whitesail (including Forest Hills Heights) neighbourhoods are designated as a Development Permit Area pursuant to Sections 488(1)(e) and (f) of the *Local Government Act*.”

f. Add a new Section 5 as follows:

“5.0 Neighbourhood Specific Policies and Objectives

This section contains policy statements relevant to specific neighbourhoods in the District. They are designed to achieve the goals identified for those neighbourhoods. These policy statements are aligned with the broad objectives and generic policy statements mentioned in the previous section to help guide future decision making.

5.1 Strawberry Meadows Neighbourhood Policies

Background:

The Strawberry Meadows neighbourhood is located south of the City Centre and is accessible via Quatsino Boulevard. The rural neighbourhood consists predominantly of low-density residential lots with a pocket of urban residential density at its northern periphery, generally located near the Quatsino Boulevard/Loganberry Avenue intersection.

The neighbourhood has experienced internal development pressure, such as the Blackberry Street subdivision and the construction of suburban style lots, as well as external influences impacting the neighbourhood, such as from a temporary worker housing complex, from construction of a gas pipeline, and from residents and visitors accessing Minette Bay West Park. As the neighbourhood has infilled and matured, new opportunities, demands, and issues created the need for more refined policy direction on a range of issues.

Goal

To recognize Strawberry Meadows as a unique semi-rural neighbourhood in Kitimat having the following distinctive qualities and characteristics:

- where low-density lots are encouraged due to geotechnical and servicing issues;
- where commercial and industrial activities are discouraged;
- where small scale, less intrusive home occupation uses are supported;
- where trails, open space, preservation of environmentally sensitive areas, and linkages to important District-wide amenities are supported; and
- where neighbourhood and community-wide residents, vehicular traffic, and persons utilizing alternate modes of transportation feel safe when travelling to or through the neighbourhood.

Public Open Spaces:

5.1.1 The District will pursue the development of additional multi-use trails and paths in Strawberry Meadows, subject to budget constraints, priorities, and property acquisition. The District may pursue a path/linkage connecting the Oviatt bike park to the existing peripheral park network either in conjunction with future subdivision of the temporary workers housing property or in collaboration with the private property owner to the east of the temporary workers housing property as marked in Map 1.



Map 1- Proposed Linkage connecting Oviatt Bike Park with existing peripheral park network

5.1.2 The District will undertake the development of a new park and playground in Strawberry Meadows specifically designed to meet the needs of children, seniors, and persons with disabilities, subject to land purchase and budgeting.

5.1.3 The District will implement a public awareness campaign to highlight and advertise existing trails, linkages, public connections, and District-wide amenities and features.

5.1.4 The District will improve public access to the existing trails, subject to community priority and budgeting, to accommodate various user types including but not limited to people in wheelchairs, strollers, bikes and motorized vehicles. Infrastructure improvements to the bridges and culverts may be needed to ensure the trail is fully connected. Lighting of the trails may also be pursued.

Transportation and Road Safety:

5.1.5 The District will pursue opportunities to safely accommodate pedestrians and other modes of transport moving through and within Strawberry Meadows. The following methods may be utilized to achieve this:

- adding new bike paths;
- constructing new sidewalks;
- adding marked-wide curb lanes, crosswalks and/or
- developing grade separated multi-use pathways.

For added safety and where feasible, street lighting will be incorporated into any new infrastructure. The Local Area Improvement process through the Community Charter may be implemented to assist in funding the proposals.

5.1.6 The District will expand its traffic-calming and road safety/speed watch program in Strawberry Meadows to encourage safer/slower vehicular travel, particularly when pedestrians are present. The District will liaise with local RCMP to monitor and control excessive speeds.

Neighbourhood Uses and Functions

5.1.7 The District will support the following land uses within the Strawberry Meadows neighbourhood:

- Principally single-family residential dwellings in accordance with the following:
 - maximum 2 units/lot
 - minimum lot size 3000m²
- Hobby Farm, subject to rezoning
- Accessory Uses such as:
 - Home Occupation
 - Home Business Address
 - Agriculture
 - Bed & Breakfast
 - Day Cares

Natural Environment and Hazard Lands

5.1.8 The District recognizes the existence of wetlands, riparian corridors, creeks, and areas prone to flooding in Strawberry Meadows. The District may need to undertake a mapping program to better identify where there are Environmentally Sensitive Areas or Hazard Lands in Strawberry Meadows. Where identified, these environmentally sensitive areas and/or hazard lands will be protected and should either be retained as natural open space and remain free from development or have increased setback requirements. Acceptable uses in these areas include publicly accessible green spaces, wildlife corridors, passive parks, and bike/walking paths. Development Permit guidelines will be established in conjunction with this new mapping.”

And renumber the subsequent sections accordingly.

3. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	11 th day of	September, 2023.
READ a second time this	11 th day of	September, 2023.
CONSULTATION under Section 475 and 476 of the Local Government Act considered by the District Council, including on and implemented accordingly.	11 th day of	September, 2023,
CONSIDERED, in accordance with Section 477 of the <i>Local Government Act</i> , by the District Council in conjunction with (i) its financial plan, and (ii) applicable waste management plan(s) under Part 3 [Municipal Waste Management] of the Environmental Management Act the	11 th day of	September, 2023.
PUBLIC NOTICE ISSUED this	5 th day of	October, 2023
PUBLIC NOTICE ISSUED this	12 th day of	October, 2023
A PUBLIC HEARING was held this	16 th day of	October, 2023.
READ a third time this	16 th day of	October, 2023.
FINALLY ADOPTED this	16 th day of	October, 2023.

MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares