



Minutes

The meeting of the APC was held on Thursday, July 22, 2021, by video conference (due to Covid-19 restrictions on public meetings), commencing at 5:00pm.¹

PRESENT: Adam Perry, Member, Chair
Gerry Leibel, Member, Vice-Chair
Emanuel DeMelo, Member
Mike Langegger, Member
Brian Andrew, Member (5:37 pm)
Colin Light, Member
Councillor Goffinet, Council Representative, Non-Voting
Councillor Empinado, Council Representative, Non-Voting
Karen Jonkman, School Board Representative, Non-Voting

ABSENT: Tanya Healey, Member
Raymond Raj, School Board Representative, Non-Voting

GUESTS: Clint Johnstone
Phil Germuth, Mayor
Warren Waycheshen, CAO
Ethan Anderson

STAFF: Angie Lucas, Director of Planning
Krysten Hogan, Planner
Anmol Anand, Planner
Danielle Luckey, Planning Clerk

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**

Moved and seconded, DeMelo/Langegger:

“THAT the agenda be approved as presented”.

CARRIED

3. APPROVAL OF MINUTES

Moved and seconded: Leibel/Perry:

“THAT the minutes of the meeting held 17 June 2021 be approved”.

CARRIED

4. NEW STAFF

- Introduction of new Planner, Anmol Anand.

5. TRAINING

- Meeting Procedures and Voting – presented by Director of Corporate Services
- Advisory Planning Commission Policy Q&A

6. REFERRALS FROM COUNCIL

- **Development Variance Permit – 1304 Tweedsmuir Avenue**

“THAT the Advisory Planning Commission receive “Development Variance Permit Application” report dated 1304 Tweedsmuir Avenue”.

CARRIED

DISCUSSION

- Applicant, Clint Johnstone, explained application. Property is 14 feet from bus stops, explained distances from other properties.
- Commission Discussion
 - Point of concern, having gravel near the walkway.
 - Applicant confirmed the gravel will not come past property line, about 10-foot space before walkway.

Moved and seconded: Liebel/Light:

“THAT the Advisory Planning Commission recommends that Council support the “Development Variance Permit – 1304 Tweedsmuir Avenue”.

Opposed: DeMelo

CARRIED

7. APC DISCUSSION TOPICS

- **Businesses moving out of city core and vacant lots.**

- Consider the vacant places, look at number of Commercial buildings comping up. Look at refurbishing and look at what we have with space, building and land.
- Cautious as we are a boom-and-bust community.

Moved and seconded: Langagger/Liebel:

“THAT Council and Staff consider available commercial land space and buildings that currently exist in Kitimat, and that the refurbishing of the buildings or lots be considered first before expanding to new commercial lots and/or buildings”.

- **Water Parks**

- Revamp wading pools, not water spaces.

Moved and seconded: Perry/DeMelo:

“THAT Council and Staff consider an ideal site location for a water park(s) to the extent that existing development plans may or may not impact the feasibility for construction,

AND THAT any consideration for a water park(s) should consider current infrastructure to mitigate cost of construction”.

“AND FURTHER THAT a plan to garner corporate sponsors be considered in any feasibility planning”.

AMDENDMENT

Moved and seconded: Langegger/DeMelo:

“AND THAT consideration for a disinfection program be installed, monitored and maintained”.

- **Bike Trails**

- Subject to council review and current infrastructure feasibility
- Corporate sponsors included in feasibility structure.
- Input on trails
- Bike trails on Kuldo and viewpoint already established, mainly for downhill.

- Stakeholders

Moved and seconded: Perry/ Langeeggar:

“THAT Council and Staff review current infrastructure concerning bike trails with consideration for ideal locations, upgrades to all trails and paths and feasibility study to undertake to consider plans to enhance bike trails in community or throughout additional areas in our municipality, subject to existing development plans circumstances”.

“AND THAT a plan to garner corporate sponsorships to pay for feasibility planning or the expansion and improvement of trails be considered”.

“AND FURTHER THAT input on ideal on-site locations for new proposed trails consider services clubs given their vested interest in maintaining proposed trails, given they are likely to support the maintenance of enhancements to existing trails or newly built ones.

- **Formal invitation to Haisla to include their input on benefit/legacy projects.**
 - Make a formal invitation to the Haisla to support Advisory Planning Commission topics.

Moved and seconded: Liebel/ Langeegger:

“THAT Advisory Planning Commission recommend to Council support a letter of invitation to the Haisla Nation Council to sit on the Advisory Planning Commission as non-voting member”.

8. NEXT REGULAR MEETING

Thursday, August 19, 2021

9. ADJOURNMENT:

Moved and seconded: DeMelo / Light:

“THAT the meeting terminates”.

The meeting adjourned at 6:30pm.

CERTIFIED TRUE AND CORRECT

CONFIRMED

Chair

Director of Planning

This meeting was held through electronic facilities as authorized under Order M192 of the Ministry of Public Safety and Solicitor General during the declaration of a state of emergency made March 18, 2020 in order to conduct business in accordance with public health advisories related to the COVID-19 pandemic.