



DISTRICT OF KITIMAT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD VIA WEBEX
ON THURSDAY, FEBRUARY 17, 2022, AT 5:00 PM

Present: Chair Adam Perry
Vice Chair Gerry Leibel
Members Brian Andrew
Emanuel DeMelo
Tanya Healey
Colin Light
Mike Langegger

Council Liaison Mario Feldhoff, Non- voting

School District 82 Liaison Karen Jonkman, Non-voting

Guests Rob Goffinet, Non-voting
Bruce Abugov, Applicant
Chris Peterson, Applicant
Mark Becker, Dexterra

Absent: Members
Council Liaison Mark Zielinski, Non - voting
School District 82 Liaison Raymond Raj, Non-voting
Staff Krysten Hogan, Planner

Present: Staff: A. Lucas, Director of Planning
A. Anand, Planner
D. Luckey, Planning Clerk

All Via WebEx

1. **Call to Order**

2. **Approval of the Agenda**

Moved and seconded,

“THAT the Advisory Planning Commission Agenda for February 17, 2022, be adopted as amended.”

Motion Carried Unanimously
Motion: APC22-001

3. **Approval of the Minutes**

Moved and seconded,

“THAT the minutes of the meeting held December 9, 2021, be adopted as presented.”

Amending Motion Carried Unanimously
Motion: APC22-002

4. **Referral from Council**

a. **Development Permit Application – 36 Highway 37, Lot 3**

Angie Lucas, Director of Planning and Development, provided an overview of application for a proposed commercial development at 36 Highway 37, Lot 3.

Bruce Abugov, Applicant, provided the following information regarding the application:

- Potential businesses in the development including a McDonalds, C-Store Gas Bar and a smaller building with food or retail
- Design of the development
- Anticipated start date of work
- Amendments to development plan including a bike rack, sidewalks, and covered bike racks

The Commission discussed the following:

- Pedestrian traffic and access
- Environmental protection and future use of lands
- Consultation with Haisla Nation regarding artistic designs
- Proposed Marriott Hotel
- Adherence to zoning design guidelines

Moved and seconded,

“THAT the Advisory Planning Commission provide a recommendation of support for Development Permit application at 36 Highway 37, as presented.”

Motion Carried

Opposed: M. Langegger

Motion: APC22-003

Development Permit – 36 Highway 37 (7.8.3.165)

b. **Development Variance Permit Application – 36 Highway 37**

Angie Lucas, Director, provided an overview of application. Variances requested are for parking, access width and increase sign height.

Bruce Abugov, Applicant, provided the following information regarding the application:

- Parking allotment and restaurant seating requirements
- Industrial access for driveway widths
- Signage

The Commission discussed the reduction of parking spaces to increase land for other businesses.

Moved and seconded,

“THAT the Advisory Planning Commission provide a recommendation of support for Development Permit application at 36 Highway 37, as presented.”

Motion Carried Unanimously

Motion: APC22-004

Development Variance Permit – 36 Highway 37 (7.8.3.165)

5. Advisory Planning Commission Discussion Topics

a. Pedestrian Traffic – Proposed 36 Highway 37

The Commission discussed concerns regarding traffic, pedestrian access and active transportation in the community.

It was noted that the cemetery is located near the proposed application.

b. Downtown Core – OCP Zoning

The Commission discussed the downtown design core with regards to commercial opportunities being allowed to proceed outside of the core.

6. Adjournment

Moved and seconded,

“THAT the meeting adjourn.”

Motion Carried Unanimously

The meeting adjourned at 6:30 p.m.

CERTIFIED TRUE AND CORRECT

Chair

Director of Planning