



DISTRICT OF KITIMAT
ADVISORY PLANNING COMMISSION MEETING MINUTES
DISTRICT OF KITIMAT CONFERENCE ROOM
AND VIA WEBEX
ON WEDNESDAY, APRIL 20, AT 5:00 PM

Present:	Vice Chair	Gerry Leibel (via WebEx)
	Members	Emanuel DeMelo (via WebEx)
		Colin Light (via WebEx)
		Mike Langedger (via WebEx)
	Council Liaison	Mario Feldhoff, Non- voting
Absent:	Chair	Adam Perry
	Members	Brian Andrew
		Tanya Healey
	Council Liaison	Mark Zielinski, Non - voting
	School District 82 Liaison	Karen Jonkman, Non-voting
		Raymond Raj, Non-voting
Present:	Staff:	A. Lucas, Director of Planning
		A. Anand, Planner
		D. Luckey, Planning Clerk (via WebEx)

1. **Call to Order**

2. **Approval of the Agenda**

Moved and seconded,
"THAT the Advisory Planning Commission Agenda for April 20, 2022, be adopted as amended."

Motion Carried Unanimously
Motion: APC22-005

3. **Approval of the Minutes**

Moved and seconded,
"THAT the minutes of the meeting held February 17, 2022, be adopted as presented."

Amending Motion Carried Unanimously
Motion: APC22-006

4. **Referral from Council**

a. **Downtown Revitalization Area Development Permit Area *Official Community Plan* Amendment, Bylaw No. 2013, 2022**

Angie Lucas, Director of Planning, provided an overview of application for Downtown Revitalization Area Development Permit Area *Official Community Plan* Amendment, Bylaw No. 2013, 2022.

Angie Lucas, Director of Planning provided the following information regarding the application:

- Noted that there had been no response received from SMSD and Haisla Nation
- New notices and consultations will be sent closer to Public Hearing date proposed for August 2022

Moved and seconded,

“THAT the Advisory Planning Commission provide a recommendation of support for the proposed “Downtown Revitalization Area Development Permit Area Official Community Plan Amendment, Bylaw No. 2013, as presented.”

Motion Carried Unanimously
Motion: APC22-007

Downtown Revitalization Area
Development Permit Area

Official Community Plan Amendment, Bylaw No. 2013,2022 (7.4.13)

b. Temporary Use Permit – 2150 Forest Avenue

Angie Lucas, Director of Planning, provided an overview of application for a Temporary Use Permit application to allow applicant to set up and operate a portable production plant on 2150 Forest Avenue.

Staff shared the following information regarding the application:

- The plant will 350 metres from the nearest residential property
- Noise Bylaws must be met, and will be enforced by Kitimat Bylaw
- Councillor Feldhoff shared that his residence is near area and has never heard any traffic or noise from proposed location

The Commission discussed the following:

- Concern on the decibels being released from the plant
- Concern for future development prospects on Robinson Street
- Public Notice was issued to 90m standard and the entire Forest Avenue, but residential is outside that buffer

Moved and seconded,

“THAT the Advisory Planning Commission provide a recommendation of support for Temporary Use Permit at 2150 Forest Avenue, as presented.

AND THAT the proponent provides to Council the maximum decibels produced by the plant, and that that level does not exceed the allowable decibels allowed in the District of Kitimat’s bylaw.

Motion Carried Unanimously
Motion: APC22-008

Temporary Use Permit – 2150 Forest Avenue (7.18.3.67)

c. Development Variance Permit – 35 Dunn Street

Angie Lucas, Director, provided an overview of application. Variances requested would allow the maximum accessory building height requirements as well as vary the requirement of principal building be equal or taller than the accessory building.

Staff provided the following information regarding the application:

- Noted that the Bylaw was updated in November 2021 to increase the permitted height of the accessory structure as well as added another condition of principal building to be equal or taller than the accessory structure.
- Noted that a previous Board of Variance application was approved for this address but was never utilized.

The Commission inquired if this increase would set precedent to other applications that are wanting to do the same thing, staff noted that Council will review the applications on a case-by-case situation.

Moved and seconded,

“THAT the Advisory Planning Commission provide a recommendation of support for Development Variance Permit application at 35 Dunn Street, as presented.”

Motion Carried Unanimously

Motion: APC22-009

Development Variance Permit – 35 Dunn Street (7.8.3.112)

5. Advisory Planning Commission Discussion Topics

- a. **Forest Avenue – Mc Donald’s:** minutes reviewed, question about smaller parking stalls smaller and answered to altering to have better flow of traffic. By making smaller stalls this would not promote another building onsite- answer was no.
 - a. Angie Lucas noted that this could be reviewed and that the permit was already approved.
- b. **Forest Avenue – Dust Control:** concern that it will be worse when proposed projects are approved.
 - a. Director of Engineering will be placing calcium to the road to help with the dust.
- c. Thank you to Commissioner Mike Langegger for his term on the Commission and wish him all the best.

6. Adjournment

Next meeting scheduled for Thursday, May 12.

Moved and seconded,

“THAT the meeting adjourns.”

Motion Carried Unanimously

The meeting adjourned at 6:15 p.m.

Chair

Director of Planning

Not Ratified