



MINUTES OF DISTRICT OF KITIMAT

**REGULAR MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS, NORTHWEST  
COMMUNITY COLLEGE, ON TUESDAY, SEPTEMBER 4, 2018 AT 7:30 PM

Present: Mayor P. Germuth

Councillors E. Empinado, M. Feldhoff, R. Goffinet,  
M. Murphy, C. Rattée, L. Walker

Present: Staff W. Waycheshen, Chief Administrative Officer  
D. Godfrey, Deputy Chief Administrative Officer  
M. Dewar, Director of Economic Development  
S. Christiansen, Director of Finance  
G. Sewell, Director of Community Planning  
T. Bossence, Fire Chief  
A. Ramos-Espinoza, Director of Engineering Services  
S. O'Neill, Deputy Director of Leisure Services  
P. Mitchell, Information Systems Coordinator  
M. Williams, Planning Assistant  
E. Anderson, Deputy Director of Corporate Administration

**Delegations/Presentations**

**1. Cheryl Rumley, Tamitik Status of Women – Community Vitality Index**

Ms. Rumley and Ms. Michelle Martins provided an update to their Community Vitality Research Project and future steps.

**Public Input / Questions on Agenda Items**

Mayor Germuth asked for comments regarding the Development Permit to be considered by Council at 167 Kongius Street. No comment was provided.

Mayor Germuth asked for comments regarding the Development Permit to be considered by Council at 1851 Kingfisher.

Mr. Roy Taylor representing the Hirsch Creek Golf and Winter Club spoke on behalf of the board saying that the group supports the application with considerations of access, road construction, parking, snow removal and sidewalks.

Mayor Germuth asked for comments regarding the Development Variance Permit to be considered by Council at 27 Kokanee. No comment was provided.

Mayor Germuth asked for comments regarding the Development Permit to be considered by Council at 126 Baxter. No comment was provided.

**Media Inquiries - For Clarification Only**

**Call for New Business / Adoption of the Agenda**

Councillor Goffinet: HANDYdart FIO item.

Moved and seconded,

*“THAT the Regular Council Agenda for August 20, 2018 be adopted as amended.”*

Motion Carried Unanimously  
Motion: R18-215

## **Minutes**

### **1. Regular Meeting of Council – August 20, 2018**

Moved and seconded,

*“THAT the minutes of the Regular Council meeting held on August 20, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-216

### **2. Committee of the Whole Meeting of Council – August 27, 2018**

Moved and seconded,

*“THAT the minutes of the Committee of the Whole meeting held on August 27, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-217

## **Motions**

### **1. Councillor Feldhoff – Landfill Waste**

Moved and seconded,

*“THAT staff explore the possibility of excluding work camp box springs, mattresses and compostable organics from the Kitimat Landfill.”*

Motion Carried Unanimously  
Motion: R18-218  
NOM: Landfill waste

### **1. Councillor Murphy – OCP Updates**

Moved and seconded,

*“TO review and update the Official Community Plan, to address age friendly commitments, and maintain Kitimat’s age-friendly status.”*

Referral:

Moved and seconded,

*“THAT this item be referred to future OCP updates and amendments.”*

Motion **Defeated**

In Favour: Councillor Feldhoff, Councillor Walker

Opposed: Mayor Germuth, Councillor Empinado, Councillor Goffinet,  
Councillor Murphy, Councillor Rattée

Motion: R18-219

NOM: OCP Updates

Tabling Motion:

Moved and seconded,

*“THAT this item be tabled until staff can provide a report regarding work plan and resources required.”*

Motion **Defeated**

In Favour: Councillor Feldhoff, Councillor Walker

Opposed: Mayor Germuth, Councillor Empinado, Councillor Goffinet,  
Councillor Murphy, Councillor Rattée

Motion: R18-220  
NOM: OCP Updates

Amendment Motion:

Moved and seconded,

*“Strike “and update”.”*

Motion Carried Unanimously

Motion: R18-221

NOM: OCP Updates

Main motion as amended:

Moved and seconded,

*“TO review the Official Community Plan, to address age friendly commitments, and maintain Kitimat’s age-friendly status.”*

Main Motion as Amended Carried Unanimously

Motion: R18-222

NOM: OCP Updates

## **Bylaws**

### **1. First Three Readings – Bylaw No.1927 – Council Remuneration**

Moved and seconded,

*“THAT three readings be given to Council Remuneration Bylaw No. 1927, 2018.”*

Motion Carried Unanimously

Motion: R18-223

Bylaw No.1927

### **2. First Two Readings – Bylaw No.1929 – Cannabis Retail**

Moved and seconded,

*“THAT First and Second Readings be given to ‘Cannabis Retail Zoning Amendment Bylaw 1929’;  
AND THAT ‘Cannabis Retail Zoning Amendment Bylaw 1929’ be referred to the*

*Advisory Planning Commission;  
AND FURTHER THAT a Public Hearing date be set for 2 October 2018 at 6:30PM in  
Council Chambers at 606 Mountainview Square."*

Motion Carried Unanimously  
Motion: R18-224  
Bylaw No.1929

## **1. First Three Readings – Bylaw No.1929 –Cannabis Business Licensing**

Moved and seconded,

*"THAT three readings be given to "Business Licensing Amendment Bylaw No. 1928,  
2018"  
AND THAT opportunity for comment is provided by;*  

- requesting written submissions from affected persons or*
- requesting affected persons to speak before Council on the meeting of October 2<sup>nd</sup> at  
6:30 pm in conjunction with the Public Hearing with Bylaw No. 1929.  
done so by advertising for 2 consecutive weeks in the Kitimat Connector and posting on  
District of Kitimat website."*

Motion **Carried**

In Favour: Mayor Germuth, Councillor Empinado, Councillor Feldhoff,  
Councillor Murphy, Councillor Rattée, Councillor Walker

Opposed: Councillor Goffinet

Motion: R18-225  
Bylaw No.1928

## **Reports and/or Communications**

### **1. Meeting Schedule**

Moved and seconded,

*"THAT report dated 30 August 2018 titled "Meeting Schedule" be received for  
information."*

Motion Carried Unanimously  
Motion: R18-226  
Meeting Schedule

### **2. Redevelopment of Manufactured Home Park Policy: Revised**

Moved and seconded,

*"THAT Council adopt Redevelopment of Manufactured Home Park Policy as revised and  
dated 28 August 2018."*

Motion Carried Unanimously  
Motion: R18-227  
Manufactured Home Park Policy

### **3. Development Permit 167 Kongius**

Moved and seconded,

*“THAT a development permit for up to 16 single-family lots and 47 townhouses at 167 Konigus Street be approved, conditional on:*

*(a) Site layout and landscaping conform to plans numbered DP-01a and dated 2014-07-21; with identification or addition of space for social interaction; and District of Kitimat construction and design specifications;*

*(b) Completion of pedestrian connections to Kuldo Boulevard as outlined in Traffic Impact Study by Creative Transportation Solutions dated 27 November 2014,*

*(c) Exterior finishes conform to samples provided;*

*(d) Bear resistant refuse storage;*

*(e) Landscape bond of \$2000 to ensure that landscaping is well established after first year of planting;*

*(f) Legal survey at time of footings or foundation to confirm setbacks are maintained around site perimeter; and*

*(g) Permit expiration of 4 September 2020 if building permit is not issued.”*

Motion Carried Unanimously

Motion: R18-228

Development Permit 167 Konigus

#### **4. Development Permit 1851 Kingfisher**

A written letter was read into the record opposing the application from Leland and Kristina Harris.

Moved and seconded,

*“THAT this item be tabled until staff can report back on addressing issues raised by public comment and provide a history of the proposed development.”*

Motion Carried Unanimously

Motion: R18-229

Development Permit 1851 Kingfisher

#### **5. Development Variance Permit 27 Kokanee**

Moved and seconded,

*“THAT a development variance permit for 27 Kokanee Avenue be approved, conditional on:*

*(a) Minimum rear yard of 4.5m is maintained;*

*(b) Structure not to exceed 5.75m high measured to mid-pitch at natural grade;*

*(c) Property owner amend the covenant subject to indemnification to the District of Kitimat;*

*(d) Accessory building may not be used for habitation;*

*(e) Legal survey before installing footings or foundation to confirm minimum rear yard is maintained; and*

*(f) Permit expiration of 23 July 2020 if structure is not constructed.”*

Motion Carried Unanimously

Motion: R18-230

DVP: 27 Kokanee

#### **6. Development Variance Permit 126 Baxter**

Moved and seconded,

*“THAT a development variance permit for 126 Baxter Avenue be approved, conditional on:*

*(a) Side yard of 1.2m or greater is maintained;*

*(b) Legal survey at time of installing footings or foundation to confirm minimum side yard of 1.2m; and*

*(c) Permit expiration of 4 September 2020 if building permit has not been issued.”*

Motion Carried Unanimously

Motion: R18-231

DVP: 126 Baxter

## **7. Development Variance Permit 28 Finch**

Moved and seconded,

*“THAT the development variance permit application for 28 Finch Street be referred to Advisory Planning Commission for comment;”*

Motion Carried Unanimously

Motion: R18-232

DVP: 28 Finch

## **8. DR-DPA: 317 City Centre**

Moved and seconded,

*“THAT the report titled "DRA-DP: 317 CITY CENTRE" be received for information.”*

Motion Carried Unanimously

Motion: R18-233

DR-DPA: 317 City Centre

## **9. Airport Transportation Subsidy**

Moved and seconded,

*“THAT the District of Kitimat Airport Transportation Subsidy Program be extended until October 31, 2019.”*

Motion Carried Unanimously

Motion: R18-234

Airport Subsidy

## **Advisory Commission/Committee Minutes**

### **1. Advisory Planning Commission – July 10, 2018**

Moved and seconded,

*“THAT the letter from the Advisory Planning Commission meeting minutes of July 10 2018 be received for information.”*

Motion Carried Unanimously

Motion: R18-235

### **2. Advisory Planning Commission – August 21, 2018**

Moved and seconded,

*“THAT the letter from the Advisory Planning Commission meeting minutes of August 21, 2018 be received for information.”*

Motion Carried Unanimously

Motion: R18-236

**New Business**

Councillor Goffinet – HANDYDart Item from FIO.

Councillor Goffinet requested an update on the operations using a telephone dispatch system and ridership numbers for the last few months in comparison to previous year.

**Mayor and Council Reports**

Moved and seconded,  
*“THAT this meeting adjourn.”*

Motion Carried Unanimously

The meeting adjourned at 9:44 p.m.

CERTIFIED TRUE AND CORRECT

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Mayor

\_\_\_\_\_  
Corporate Officer