



**ADDITIONAL AGENDA ITEMS
FOR THE MEETING HELD
MONDAY, NOVEMBER 29, 2021**

COMMITTEE OF THE WHOLE

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Kitimat Economic Development Association.

Presentation to Mayor and Council. Nov. 29, 2021

Mayor And Council.

We have made a couple of attempts to wade through the paper put together for the Kitimat Rod and Gun Club, by The Environmental Law Society, Titled " Reforming Kitimat Local Laws During an Industrial Boom" It has raised a number of concerns for Council to ponder, which follow in no particular order.

1-- Whether we are in an Industrial Boom, would depend on who you ask. Many local businesses have seen little benefit, The Real Estate Market is less that lively, the rental vacancy rate is in the vicinity of 40%. Lands purchased to service the expected Boom remain vacant.

No doubt the 4000 workers flying in and out, the contractors and suppliers may feel there is a boom, or for them, just another project, business as usual.

As far as we know the P.T.E. Propane Transfer project is dead. Jonathon Turner has moved on, export through Prince Rupert will expand

When LNG Canada goes into operational mode, we'll be fortunate to replace the jobs lost to the demise of Eurocan and Methanex.

2-When you shake the nuts and bolts out of Executive Summary and the Conclusion, they are basically pleas for more laws, more bureaucrats to write, monitor and enforce them. More hoops to jump thru. Many will be redundant, all will cost time and money. Currently, as you are aware, projects must go thru the process Federally and Provincially, sometimes redundant, sometimes synchronized, then all the municipal or regional requirements. Concurrent with this paper chase and consultants retirement plan, is the requirement to consult with and accommodate First Nations.

As you are also aware, the LNG Canada project has a impact on Anderson Creek, Moore Creek, Kitimat River, considerable wetlands and foreshore. Apparently, Fisheries, who are not easy to placate, are satisfied with the habitat replacement and enhancement agreed to. The current system seems to be working. Kitimat LNG, the first project to be fully permitted went thru the same process.

3-The examples of Cumberland and Whistler as examples of connectivity in an industrial setting are a stretch at best or lack of research at worst. Cumberland is a retirement community, "Qualicum North" Industry left there in 1958 when the last coal mine closed. Same story with Whistler. To the best of my knowledge, the last industrial activity was in the 1950-60's when it was logged by my Grandfather and Uncle and later by Mac and Blo.

4--- The original planners of Kitimat showed good foresight and Wisdom in the deliberate separation of Industry, from Residential, Leisure and Recreational pursuits. The west side of the valley should be left as unencumbered as possible for future Industrial and Commercial opportunities. The east side with identifiable neighbourhoods, numerous parks, an elaborate

connective sidewalk system, **and** recreational facilities, **other** communities envy, seem **to** satisfy **most** of our **citizens**.

Let's be very **clear**, **many** of the amenities we enjoy daily , including the best fire and ambulance service in **the** Province, is possible because of the taxes paid by Industry. Residential taxes for services rendered, are a gift compared to other communities. If the ratio of Industrial to Residential were suddenly reversed, all hell would break loose.

5---Brownfield sites are mentioned a few times. Other than the former Eurocan site, it's hard to find one of **any size**. Others have already been reinvented without subsidies. The former pulp mill site has some serious environmental challenges, and as such would likely take a major project to be able **to** ameliorate the cost of remediation. Why write bylaws for something **that** doesn't exist?

6---BC is a huge land mass, the Kitimat Valley is large by any definition. There are thousands of rivers, creeks, wetlands, swamps contained therein. There are very few sites available that have road and rail access to the rest of Canada, and ocean access to the rest of the globe. To further alienate or encumber such an asset would seem counter productive to serious economic development.

7---Kitimat is an Industrial town, It serves Kitimat, Terrace, BC, and Canada, well in terms of well paid jobs, and taxes at all levels to provide the services we think we need.

Conversely, Canada, BC, Kitimat and the Haisla Nation, have some of the most stringent requirements in terms of any project getting to the FID stage. This has been, and will continue to be a deterrent to investment dollars that know no borders.

8-We urge you to resist the efforts of the lobbyists for more "Local Laws" and stick with the current processes which are onerous, but seem to work for those with deep enough pockets to afford the permitting process.

This presentation has been edited and approved by by the directors of KEDA

Thank you for your attention

Ron Burnett

2008 OCP Core Theme/Goal:

To protect environmental quality by managing uses and activities that impact the river and estuary, local parks and trails, wildlife habitat and air, and to protect people and property from hazards.

2018 – 2020 Strategic Priority:

Protect the Environment is one of six areas of strategic priority for Council. However, the details as to how we will accomplish this goal this in relation to our local environment remain undefined. Council has worked on a new Solid Waste Management plan and adopted a Community Energy and Emissions plan but has not held any strategic planning sessions or discussions to address the issues identified in the 2008 OCP.

Neutral Questions Underlying the ELC’s Recommendations

	Underlying Question:	Possible next steps:
3.1	How can the DOK identify sensitive ecosystems, green infrastructure, and connecting corridors?	Staff report on process, timelines, budget required to (a) gather and consolidate existing information (from province, HNC, industry); (b) fill information gaps; (c) define a green infrastructure network (and necessary updates to EDPA/mapping, etc.) Seek funding through FCM Green Infrastructure grants (and/or consider us of our \$150,000 Ecosystem Restoration Fund)?
3.2	How can the DOK develop a Growth Management Strategy?	Staff report on process, timelines, budget required to undertake one or more of the following: Industrial Lands Supply Analysis Updated OCP to include growth strategy for industrial, commercial, and residential needs Land Constraints and Suitability study for Northwest Area
3.3	How can the DOK remove barriers and provide incentives for re-development of	Industrial Lands Supply Task Force? Property Tax Revitalization for brownfield?

	brownfield and adjacent degraded lands?	
3.4	<p>How can the DOK understand the impacts of proposed greenfield development on the following:</p> <ul style="list-style-type: none"> • watershed, riparian or wetland processes? • environmentally sensitive areas and their functions? • known wildlife corridors or habitats? • cumulative effects when considered with pre-existing or proposed development adjacent development? 	Staff report on process, timelines, budget required to implement DAIA
3.5	How can the DOK establish a watershed management/ water sustainability plan?	
3.6	How can the DOK ensure that local knowledge is incorporated into decision-making processes when development of greenfield areas is proposed?	