



MINUTES OF DISTRICT OF KITIMAT
REGULAR MEETING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON TUESDAY, OCTOBER 16, 2023, AT 7:05 PM

Present: Mayor P. Germuth

Present: Councillors: E. Empinado, M. Feldhoff, G. Leibel, T. Marleau, M. Martins,
G. Pitzel

Present: Staff: W. Waycheshen, Chief Administrative Officer
K. Enders, Deputy Chief Administrative Officer
T. Tavares, Director of Corporate Administration
J. Stevenson, Deputy Director of Corporate Administration
A. Ramos-Espinoza, Director of Engineering Services
A. Hansen, IT Manager
J. Almeida, Director of Finance
A. Anand, Planner
V. Solanki, Planner
K. Hogan, Planner
Via WebEx F. Sinclair, Acting Director of Planning
Via WebEx R. Lambright, District of Kitimat Planning Consultant
Via WebEx R. Beaudry, District of Kitimat Planning Consultant
Via WebEx C. McCulley, Director of Operations
Via WebEx W. Tenshak, Director of Economic Development
Via WebEx M. Penner, Director of Human Resources and Labour Relations
Via WebEx M. Gould, Director of Leisure Services

1. Call to Order

Mayor Germuth called the Regular Meeting of Council to order.

2. Message from the Mayor

Mayor Germuth provided a message on recent Council activities.

3. Delegations/Presentations

None.

4. Public Input / Questions on Agenda Items

Mayor Germuth asked if anyone presented wished to speak on Item 10. 3 of the Agenda, Report on Development Variance Permit 28 Eagle. There was no public input.

Mayor Germuth called for public input on the Agenda.

Tim Carter provided input on Item 10.5 - Report, Water System Update.

April MacLeod provided input on Item 10.5 - Report, Water System Update.

Andrea DeSousa - provided input Item 10.5 - Report, Water System Update.

5. Media Inquiries - For Clarification Only

Mayor Germuth called for any media inquiries on the agenda items.

Media from the Skeena Reporter asked Council questions on agenda items:

Item 7.2, Consent Agenda - Report for Information Only, Housing Fact Sheet.

Item 10.5, Report, Water System, and the history of the challenges of the Skeena Street water supply.

Item 7.3, Consent Agenda - Correspondence from JGC Fluor, dated September 28, 2023, Environmental Protection Notice, regarding air emissions and the timing of burns and offsets.

6. Call for New Business / Adoption of the Agenda

Councillor Martins - Item 7.3, Correspondence from JGC Fluor dated September 28, 2023, Environmental Protection Notice regarding an application for an approval under the provisions of the Environmental Management Act to discharge air emissions.

Councillor Martins – Item 7.4, Correspondence from Minister Kahlon, dated October 4, 2023, regarding the recent homeless count conducted in Kitimat and the accompanying statistics.

Councillor Pitzel Item. 7.2, For Information Only- Report - Housing Fact Sheet, August 2023.

Councillor Leibel moved to vary the Regular Agenda order to have Item 10.5, Water Report, to be considered as the first report under Section 10, Reports and Communications.

Moved/Seconded,

“THAT the Supplemental Agenda for October 03, 2023, be received and the varied Regular Meeting Agenda be adopted as amended.”

Motion Carried Unanimously
Motion: R23-195

7. Consent Agenda

Moved and seconded,

“THAT the Consent Agenda for October 3, 2023, be approved as amended.

Motion Carried Unanimously
Motion: R23-196

The following Minutes were adopted:
Regular Meeting of Council, October 3, 2023.

All correspondence was received and filed.

8. Motions

9. Bylaws

9.1. 3rd Reading and Adoption – Strawberry Meadows Neighbourhood Policies Official Community Plan Amendment Bylaw No. 2042, 2023 (7.4.18)

Councillor Pitzel declared a conflict of interest as his primary residence and investment property are located in Strawberry Meadows and left the meeting 7:23 p.m.

Moved and seconded,
“THAT, having held a Public Hearing, reviewed staff reports and considered public consultation activities to date, Kitimat Council resolve the following:

THAT the Strawberry Meadows Neighbourhood Policies Official Community Plan Amendment, Bylaw No. 2042, 2023, be given third reading and adoption.”

Amendment:

Moved and seconded,
“THAT the Strawberry Meadows Neighbourhood Policies Official Community Plan Amendment Bylaw No. 2042, 2023, Section 5.1.8, Natural Environment and Hazard Lands line “The District may need to undertake a mapping program to better identify where there are Environmentally Sensitive Areas or Hazard Lands in Strawberry Meadows” be amended with “The District will need to undertake a mapping program to better identify where there are Environmentally Sensitive Areas or Hazard Lands in Strawberry Meadows”.”

In Favour: Councillors Leibel and Martins

Opposed: Mayor Germuth, Councillors Empinado, Feldhoff and Marleau

Amending Motion **Defeated**

Motion: R23-197

Bylaw No. 2042, 2023 (7.4.18)

Main Motion Carried Unanimously

Motion: R23-198

Bylaw No. 2042, 2023 (7.4.18)

Councillor Pitzel returned to the meeting at 7:30 p.m.

**9.1 1st and 2nd Reading: Zoning Housekeeping Amendment Bylaw No. 2041, 2023
(7.17.28)**

Moved and Seconded

“THAT Zoning Housekeeping Amendment Bylaw No. 2041, 2023, receive First and Second Reading;

THAT a Public Hearing be scheduled for 7:00 p.m. on Monday, November 6, 2023;

AND THAT the November 6, 2023, Public Hearing allow electronic participation.”

Motion Carried Unanimously

Motion: R23-199

Bylaw No. 2041, 2023 (7.17.28)

10.Reports and/or Communications

Varied Agenda

10.5. Water System Update (9.2.3)

Councillor Martins declared a conflict of interest as a resident of Skeena Street and left the meeting at 7:47 p.m.

Moved/Seconded

“THAT report titled Water System Update dated October 12, 2023, be received for information;

AND THAT the Skeena Street and Gull Street water upgrades be forwarded to the 2024 Budget Deliberation process for consideration.”

Motion Carried Unanimously

Motion: R23-200

Report Water System Update (9.2.3)

Councillor Martins returned to the meeting at 8:07 p.m.

10.1. C-25 Council Attendance at Conventions and Education Policy, and BC’s Affordable Housing Conference, Housing Central (1.1.2.9)

Moved and Seconded

“THAT Council authorize Councillor Leibel, and other interested members of Council, to travel to Vancouver to attend BC’s Affordable Housing Conference, Housing Central, November 20-22, 2023.”

Motion Carried Unanimously

Motion: R23-201

Policy C-25 Council Attendance at Conventions and Education Policy (1.1.2.9)

10.2. 2024 Northern Development Initiative Trust Business Façade Improvement Grant (5.9.2.1)

Moved and Seconded,
“THAT staff submit a grant application to Northern Development Initiative Trust for the 2024 Business Façade Improvement funding program.”

Motion Carried Unanimously
Motion: R23-202
NDIT Business Façade Improvement Grant (5.9.2.1)

10.3. Development Variance Permit Application – 28 Eagle Street (7.9.3.117)

Moved and Seconded,
“THAT Development Variance Permit No. 04-2023 to allow building a garden shed/accessory structure on the property line by varying the permitted setback requirement from 1.2m to the proposed 0m measured from the eave to the property line at 28 Eagle Street be approved.”

In Favour: Mayor Germuth, Councillors Empinado, Feldhoff, Marleau, Martins, Pitzel
Opposed: Councillor Leibel

Motion Carried
Motion: R23-203
Report Development Variance Permit Application – 28 Eagle Street (7.9.3.117)

10.4. Review and Amend Kitimat Municipal Code – Part 9, Division 6 (7.17.29)

Moved and Seconded,
“THAT the permitted uses within Part 9 Division 6 of the Kitimat Municipal Code be reviewed to clearly identify the industrial zones that permit industrial activities related to storage and/or transportation of hazardous materials;

AND THAT no applications related to storage and or transportation of hazardous materials be considered until the review is complete.”

Motion Carried Unanimously
Motion: R23-204
Report Review and Amend Kitimat Municipal Code – Part 9 Division 6 (7.17.29)

11. New Business

11.1. Councillor Martins - Item 7.3 - Correspondence from JGC Fluor dated September 28, 2023, Environmental Protection Notice, regarding an application for an approval under the provisions of the Environmental Management Act to discharge air emissions.

Danielle Hillier, JGC Fluor, joined the meeting virtually and answered questions from Council about smoke and burning times.

Moved/Seconded,
“*THAT Item 7.3, Correspondence from JGC Fluor, dated September 28, 2023, Environmental Protection Notice, regarding an application for an approval under the provisions of the Environmental Management Act to discharge air emissions be received for information.*”

Motion Carried Unanimously

Motion: R23-205

JGC Fluor Environmental Protection Notice (5.12.1)

11.2. Councillor Martins - Item 7.4 - Correspondence from Minister Kahlon, dated October 4, 2023, regarding the recent homeless count conducted in Kitimat and accompanying statistics.

Councillor Leibel declared a conflict of interest as an employee of the organization that conducted the count and left the meeting at 8:26 p.m.

Moved/Seconded,
“*THAT Council direct staff to seek further information from Minister Kahlon on the Homeless Count statistics.*”

Motion Carried Unanimously

Motion: R23-206

Correspondence on recent homeless count (1.4.1.17)

Councillor Leibel returned to the meeting at 8:40 p.m.

11.3. Councillor Pitzel - Item 7.2 - For Information Only - Report Housing Fact Sheet, August 2023

Moved/Seconded,
“*THAT Item 7.2, For Information Only, Report, Housing Fact Sheet August 2023 be received for information.*”

Motion Carried Unanimously

Motion: R23-207

FIO Housing Fact Sheet August 2023 (7.19.11)

12. Council Reports

Adjournment

Moved and seconded,

“THAT the October 3, 2023, Regular Meeting of Council be adjourned.”

Motion Carried Unanimously

Motion: R23-208

The meeting adjourned at 8:50 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer