



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**

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

Present: Mayor P. Germuth  
Councillors M. Feldhoff, R. Goffinet, C. Rattée, L. Walker  
Absent on Business: Councillor M. Murphy  
Absent: Councillor E. Empinado,  
Present: Staff W. Waycheshen, Chief Administrative Officer  
M. Dewar, Director of Economic Development  
G. Sewell, Director of Community Planning  
M. Gould, Director of Leisure Services  
S. Christiansen, Director of Finance  
P. Mitchell, Information Systems Coordinator  
A. Ramos-Espinoza, Director of Engineering Services  
C. McCulley, Director of Operations  
E. Anderson, Deputy Director of Corporate Administration

**Delegations/Presentations**

**1. Cpl. Egers, June 2018 Monthly Policing Report**

Cpl. Egers was not available to present.

**Public Input / Questions on Agenda Items**

Mayor Germuth requested that anyone wishing to speak on Nuisance Property – 66 Gannet do so now. No one spoke.

**Media Inquiries - For Clarification Only**

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

Moved and seconded,  
*“THAT the Regular Council Agenda for August 7, 2018 be circulated.”*

Motion Carried Unanimously  
Motion: R18-181

**Minutes**

**1. Public Hearing – July 16, 2018**

Moved and seconded,  
*“THAT the minutes of the Public Hearing held on July 16, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-182

**2. Regular Meeting of Council – July 16, 2018**

Moved and seconded,  
*“THAT the minutes of the Regular Meeting of Council held on July 16, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-183

### 3. Special Meeting – July 23, 2018

Moved and seconded,  
*“THAT the minutes of the Special Meeting of Council held on July 23, 2018 be adopted as amended.”*

Motion Carried Unanimously  
Motion: R18-184

### Motions

### Bylaws

### Reports and/or Communications

#### 1. Nuisance Property – 66 Gannet

Moved and seconded,  
*“THAT the home owner of 66 Gannet Crescent be given until 9 a.m. on August 22nd, 2018 to remove garbage and renovation debris and should the home owner fail to remedy the unsightly condition of the property, District employees be authorized to enter and effect remedial action at the expense of the home owner, the charges for doing so, if unpaid on December 31 in the year in which the Municipality effects the required remedial action, shall be added to and form part of the taxes payable in respect of the real property in question, as taxes in arrears.”*

Amendment:

Moved and seconded,  
*ADD “and to cut grass, weeds and brush.”*

Amendment **Carried**

In Favour: Mayor Germuth, Councillor Feldhoff, Councillor Goffinet,  
Councillor Walker

Opposed: Councillor Rattée

Motion: R18-185  
Nuisance Property – 66 Gannet

Main Motion as Amended:

*“THAT the home owner of 66 Gannet Crescent be given until 9 a.m. on August 22nd, 2018 to remove garbage and renovation debris and to cut grass, weeds*

*and brush and should the home owner fail to remedy the unsightly condition of the property, District employees be authorized to enter and effect remedial action at the expense of the home owner, the charges for doing so, if unpaid on December 31 in the year in which the Municipality effects the required remedial action, shall be added to and form part of the taxes payable in respect of the real property in question, as taxes in arrears.”*

Main Motion as Amended **Carried**

In Favour: Mayor Germuth, Councillor Feldhoff, Councillor Goffinet,  
Councillor Walker

Opposed: Councillor Rattée

Motion: R18-186  
Nuisance Property – 66 Gannet

## **2. Development Permit – 1851 Kingfisher Ave**

Moved and seconded,  
*“THAT Development Permit Application, for 40 townhouse units at 1851 Kingfisher Avenue, be referred to the Advisory Planning Commission; AND THAT approval be granted to issue public notice.”*

*Amendment:*

Moved and seconded,  
*ADD: “AND THAT the notification area include Currie Street and Margetts Street.”*

Amendment Carried Unanimously  
Motion: R18-187  
DP – 1851 Kingfisher

Main Motion as Amended:

*“THAT Development Permit Application, for 40 townhouse units at 1851 Kingfisher Avenue, be referred to the Advisory Planning Commission; AND THAT approval be granted to issue public notice AND THAT the notification area include Currie Street and Margetts Street.”*

Main Motion as Amended Carried Unanimously  
Motion: R18-188  
DP – 1851 Kingfisher

## **3. Development Permit Application – Phase 1 of Riverbrook at 167 Konigus Street**

Moved and seconded,  
*“THAT Development Permit Application, for 16 single family lots, and up to 47 townhouses at 167 Konigus Street, be referred to the Advisory Planning*

*Commission;  
AND THAT approval be granted to issue public notice.”*

Amendment:

Moved and seconded,  
*ADD: “AND THAT the notification area include Nadina Street, Liard Street,  
Konigus Street and Ochwe Street.”*

Amendment Carried Unanimously  
Motion: R18-189  
DP – 167 Konigus

Main Motion as Amended:

*“THAT Development Permit Application, for 16 single family lots, and up to 47 townhouses at 167 Konigus Street, be referred to the Advisory Planning Commission;  
AND THAT approval be granted to issue public notice  
AND THAT the notification area include Nadina Street, Liard Street, Konigus Street and Ochwe Street.”*

Main Motion as Amended Carried Unanimously  
Motion: R18-190  
DP – 167 Konigus

#### **4. Development Variance Permit – 28 Finch Street**

Moved and seconded,  
*“THAT the development variance permit application to reduce east side yard setback at 28 Finch Street be referred to APC for comment.”*

Motion Carried Unanimously  
Motion: R18-191  
DVP – 28 Finch

#### **5. Development Variance Permit – 126 Baxter Avenue**

Moved and seconded,  
*“THAT the development variance permit application to reduce east side yard setback from 1.8m to 1.2m at 126 Baxter Avenue be referred to APC for comment.”*

Motion Carried Unanimously  
Motion: R18-192  
DVP – 126 Baxter

#### **6. Crown Land referral; Dredging at RTA Terminal B, Kitimat Harbour**

Moved and seconded,

*“THAT the following comment (option c) on Ministry of Forests, Lands and Natural Resource Operations (FLNRO) application No. 104633065, submitted by Rio Tinto Alcan Inc., and LNG Canada, to modify Management Plan of 0291451 to allow for dredging in vicinity of site locally known as RTA Terminal B:*

*c. No objection to approval of project subject to conditions outlined below:*

*i. Proposed dredging will facilitate construction of LNG Canada's proposed LNG plant in Kitimat BC; a project with strong community support*

*ii. Public use of Kitimat Harbour in vicinity of both dredging and disposal at sea areas will be impacted during period of proposed activity; but extent of impact should be minimized without compromising public safety per the marine activities plan described in S. 17 of LNG Canada Export Terminal Project Schedule B Table of Conditions for an Environmental Assessment Certificate*

*iii. Work has been authorized by senior government agencies, will be monitored by registered professionals, and measures are in place to protect the environment, including: fish, fish habitat, marine mammals and water quality*

*iv. District of Kitimat (DOK) supports removal, dry storage, treatment and appropriate off-site disposal of dredge deemed to be hazardous waste*

*v. Site area, both land and water lots 5469 and 7940, are in the M1 Manufacturing Zone. Marine activities, storage and transportation are permitted as per the M1Zone”*

Motion Carried Unanimously

Motion: R18-193

Crown Land Referral – RTA Terminal B

## **7. Housing Action Plan, 2018 Update**

Moved and seconded,

*“a. THAT Manufactured Home Park Redevelopment Policy be amended, with home buyout to be determined per BC Manufactured Home Park Tenancy Act;*

*b. THAT Community Rent Bank move to Council Monitoring List (Status Report);*

*c. THAT the Administration prepare an Official Community Plan Amendment Bylaw requiring 10% of new rental units to be offered at below market rate during any period of moderate to high population growth (maximum ten years) on any site that requires zoning amendment for purpose of increased density.”*

Motion Carried Unanimously

Motion: R18-194

Housing Action Plan

## **8. Recycle BC consultation**

Moved and seconded,

*“THAT a response be forwarded to Recycle BC's consultation plan indicating support for:*

- (a) Improved curb side collections for local governments,*
- (b) Expansion of multi-family collection options,*
- (c) Depot network expansion to address underserviced regional districts and remote communities, with rural communities drive time limited to 30 minutes,*
- (d) Potential channels for streetscape collection, and*
- (e) Assess compostable packaging.”*

Division of the Question:

*“THAT a response be forwarded to Recycle BC's consultation plan indicating support for:*

- (a) Improved curb side collections for local governments”*

Motion Carried Unanimously

Motion: R18-195

Recycle BC

*“THAT a response be forwarded to Recycle BC's consultation plan indicating support for:*

- (b) Expansion of multi-family collection options,”*

Motion Carried Unanimously

Motion: R18-196

Recycle BC

Councillor Goffinet declared a Conflict of Interest as he has an immediate family member who works in the industry at a depot. Councillor Goffinet left the Chambers at 8:09 pm.

*“THAT a response be forwarded to Recycle BC's consultation plan indicating support for:*

- (c) Depot network expansion to address underserviced regional districts and remote communities, with rural communities drive time limited to 30 minutes,”*

Motion Carried Unanimously

Motion: R18-197

Recycle BC

Councillor Goffinet returned to the Chambers at 8:13 pm.

*“THAT a response be forwarded to Recycle BC's consultation plan indicating support for:*

- (d) Potential channels for streetscape collection, and,”*

Motion Carried Unanimously

Motion: R18-198

Recycle BC

*“THAT a response be forwarded to Recycle BC's consultation plan indicating support for:*

- (e) Assess compostable packaging.”*

Motion Carried Unanimously  
Motion: R18-199  
Recycle BC

## 9. Candidates Session for Local Elections

Moved and seconded,  
*"THAT the report titled, 'August 30: Session for Candidates 2018 Local Elections be received for information."*

Motion Carried Unanimously  
Motion: R18-200  
Candidates Session

## 10. Statement of Accounts – June 2018

Moved and seconded,  
*"THAT the Statement of Accounts for June 2018 in the amount of \$2,581,563.33 is reviewed and that it be filed."*

Motion Carried Unanimously  
Motion: R18-201  
Statement of Accounts

## Advisory Commission/Committee Minutes

### 1. Advisory Commission for Persons with Disabilities Minutes – April 19, 2018

Moved and seconded,  
*"THAT the minutes of the April 19, 2018 Advisory Commission for Persons with Disabilities be received and filed."*

Motion Carried Unanimously  
Motion: R18-202

## New Business

### Mayor and Council Reports

Moved and seconded,  
*"THAT this meeting adjourn."*

Motion Carried Unanimously

The meeting adjourned at 8:30 p.m.

CERTIFIED TRUE AND CORRECT

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Mayor

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Corporate Officer

