



MINUTES OF DISTRICT OF KITIMAT
REGULAR MEETING

MEETING HELD IN THE COUNCIL CHAMBERS, NORTHWEST
COMMUNITY COLLEGE, ON MONDAY, SEPTEMBER 17, 2018 AT 7:30 PM

Present: Mayor P. Germuth

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

Absent: Councillor C. Rattée

Present: Staff W. Waycheshen, Chief Administrative Officer
D. Godfrey, Deputy Chief Administrative Officer
M. Dewar, Director of Economic Development
S. Christiansen, Director of Finance
D. Collier, Deputy Fire Chief
A. Ramos-Espinoza, Director of Engineering Services
M. Gould, Director of Leisure Services
P. Mitchell, Information Systems Coordinator
M. Williams, Planner
E. Anderson, Deputy Director of Corporate Administration

Delegations/Presentations

1. Kitimat Valley Housing Society and Kitimat General Hospital Foundation – Progress with Housing Society and Tim Horton’s Smile Cookie Campaign

Councillor Goffinet declared a conflict of interest as he is on the board of the Kitimat General Hospital Foundation.

Councillor Empinado declared a conflict of interest as he is employed by Northern Health.

Corinne Scott, Margaret Sanou, Doug Thompson and Linda Thompson provided an update on the Housing Society and progress of the Dementia Cottage project. They also spoke on the Tim Horton’s Smile Cookie campaign.

Councillor Goffinet and Empinado returned at 7:44 pm.

Public Input / Questions on Agenda Items

Jack Oviatt made himself available for questions on the application for rezoning and official community plan amendments at 483 Quatsino Boulevard.

Mayor Germuth asked for comments regarding the Development Variance Permit to be considered by Council at 28 Farrow Street. No comment was provided.

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

Leland Harris – 33 Margetts Street. Mr. Harris raised concerns with the development being proposed including the market conditions, the size of the building, which part of the site would there be the initial phase of building and also the buffer zone between Margetts and the development.

Neil Hall – 56 Currie. Mr. Hall asked if there were any chance of a land swap to have this development

in a more suitable place in the District.

Mayor Germuth asked for comments regarding the Pet Store Bylaw No. 1926. No comment was provided.

Mayor Germuth asked for representatives for the property located at 9 Widgeon to step forward. No representative was present.

Media Inquiries - For Clarification Only

Call for New Business / Adoption of the Agenda

Moved and seconded,

"THAT the Regular Council Agenda for September 17, 2018 be adopted as circulated."

Motion Carried Unanimously
Motion: R18-237

Minutes

1. Regular Meeting of Council – August 20, 2018

Moved and seconded,

"THAT the minutes of the Regular Council meeting held on September 4, 2018 be adopted as circulated."

Motion Carried Unanimously
Motion: R18-238

Motions

Bylaws

1. Adoption – Bylaw No.1927 – Council Remuneration

Moved and seconded,

"THAT Council Remuneration Bylaw No. 1927, 2018 be adopted."

Motion Carried Unanimously
Motion: R18-239
Bylaw No.1927

2. Adoption – Bylaw No.1926 – Pet Stores

Moved and seconded,

"THAT third reading be rescinded to "Business License Amendment Bylaw No.1926, 2018" and amended to limit the definition of Pet Stores to 'Commercial Business' "
AND THAT third reading be given to the amended version of Bylaw No. 1926."

Motion Defeated

In Favour: Councillor Feldhoff, Councillor Murphy, Councillor Walker

Opposed: Mayor Germuth, Councillor Empinado, Councillor Goffinet

Motion: R18-240

Moved and seconded,
"THAT "Business License Amendment Bylaw No.1926, 2018" be adopted."

Moved and seconded,
"To Table the item."

Tabling Motion **Defeated**

In Favour: Mayor Germuth, Councillor Empinado, Councillor Feldhoff

Opposed: Councillor Goffinet, Councillor Murphy, Councillor Walker

Motion: R18-241

Main Motion **Defeated**

In Favour: Councillor Goffinet, Councillor Murphy

Opposed: Mayor Germuth, Councillor Empinado, Councillor Feldhoff,
Councillor Walker

Motion: R18-242

3. First Three Readings – Bylaw No.1930 – Water Billing

Moved and seconded,
"THAT Three Readings be given to "Water Billing Bylaw No. 1930, 2018."

Motion Carried Unanimously

Motion: R18-243

Bylaw No.1928

4. First two Readings – Bylaw No.1931 – Zoning and OCP Amendment for 483 Quatsino

Moved and seconded,
*"THAT first and second reading be given to "Strawberry Meadows Zoning Map and Official Community Plan Amendment Bylaw No. 1931, 2018";
AND THAT the OCP and zoning amendment application for 483 Quatsino Boulevard be referred to the Advisory Planning Commission;
AND THAT the OCP and zoning amendment application for 483 Quatsino Boulevard not be referred to: Kitimat-Stikine Regional District; School District No. 82 Coast Mountain; Northern Health Authority; Haisla First Nation (Haisla Council); Government of Canada and federal agencies; or Province of BC and provincial agencies;
AND THAT public notice be issued advising property owners and tenants within 90m that an OCP and zoning amendment at 483 Quatsino Boulevard is under consideration;
AND FURTHER THAT the Public Hearing be scheduled for 15 October 2018 at 7:30pm*

in Council Chambers at 606 Mountainview Square."

Amendment:

Moved and seconded,

"ADD: AND THAT notice also be extended to property owners and tenants of Blackberry Street."

Amending Motion Carried Unanimously

Motion: R18-244

Bylaw No.1928

Main Motion as Amended:

Moved and seconded,

"THAT first and second reading be given to "Strawberry Meadows Zoning Map and Official Community Plan Amendment Bylaw No. 1931, 2018";

AND THAT the OCP and zoning amendment application for 483 Quatsino Boulevard be referred to the Advisory Planning Commission;

AND THAT the OCP and zoning amendment application for 483 Quatsino Boulevard not be referred to: Kitimat-Stikine Regional District; School District No. 82 Coast Mountain; Northern Health Authority; Haisla First Nation (Haisla Council); Government of Canada and federal agencies; or Province of BC and provincial agencies;

AND THAT public notice be issued advising property owners and tenants within 90m that an OCP and zoning amendment at 483 Quatsino Boulevard is under consideration;

AND FURTHER THAT the Public Hearing be scheduled for 15 October 2018 at 7:30pm in Council Chambers at 606 Mountainview Square.

AND THAT notice also be extended to property owners and tenants of Blackberry Street."

Main Motion Carried Unanimously

Motion: R18-245

Bylaw No.1928

Reports and/or Communications

1. Unsightly Condition - 9 Widgeon Street

Moved and seconded,

"THAT the home owner of 9 Widgeon Street be given until 9 a.m. on October 5th, 2018 to cut the grass, brush, weeds or other growth 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."

Motion Carried Unanimously

Motion: R18-246

Meeting Schedule

2. Redevelopment of Manufactured Home Park Policy: Revised

Moved and seconded,

*THAT a development variance permit for 28 Farrow Street be approved, conditional on:
(a) Minimum rear yard of 0.6m is maintained;*

- (b) Structure not to exceed 3.56m measured to mid-pitch of roof;
- (c) Legal survey in place to confirm 0.6m rear yard;
- (d) Drainage of surface water does not impact adjacent properties;
- (e) Future fence construction at rear of property must be on subject property;
- (f) Fences currently outside of property lines subject to removal in the event DOK requires access to public lands;
- (g) Compliance with BC Building Code; and
- (h) Permit expiration of 23 July 2020 if structure is not constructed.”

Motion Carried Unanimously

Motion: R18-247

Manufactured Home Park Policy

3. Development Permit 1851 Kingfisher

Moved and seconded,

“THAT this item be tabled so staff may request the developer consider the concerns of the residents on Margetts Street including;

Having the closest building to Margetts Street be two storeys,

The use of a buffer between the Margetts Street and the development

The starting of construction in an area other than the South end of the property”

Motion Carried Unanimously

Motion: R18-248

DP 1851 Kingfisher

Advisory Commission/Committee Minutes

New Business

Mayor and Council Reports

Moved and seconded,

“THAT this meeting adjourn.”

Motion Carried Unanimously

The meeting adjourned at 9:08 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer