



MINUTES OF DISTRICT OF KITIMAT
REGULAR MEETING
MEETING HELD IN THE COUNCIL CHAMBERS, NORTHWEST
COMMUNITY COLLEGE, ON TUESDAY, FEBRUARY 19, 2019 AT 7:30 PM

Present: Mayor P. Germuth
Councillors E. Empinado, M. Feldhoff, L. Gibson,
T. Marleau, M. Zielinski
Absent: Councillor R. Goffinet
Present: Staff W. Waycheshen, Chief Administrative Officer
D. Godfrey, Deputy Chief Administrative Officer
G. Sewell, Director of Community Planning
M. Gould, Director of Leisure Services
S. Christiansen, Director of Finance
T. Bossence, Fire Chief
A. Ramos-Espinoza, Director of Engineering Services
C. McCulley, Director of Operations
M. Dewar, Director of Economic Development
A. Hansen, Information Systems Coordinator
T. Tavares, Executive Assistant

Delegations/Presentations

1. George Melo, Terrace Beach

Mr. Melo did not appear.

2. Leon Dumstrey-Soos - SO2 Emissions

Mr. Dumstrey-Soos spoke to Council regarding the Sulphur Dioxide emissions, the emissions from the modernization of the plant and is in favour of having Rio Tinto Alcan install scrubber technology.

3. RCMP, Monthly Policing Report for January 2019

Constable Clarabut presented Mayor Germuth with a Kitimat Guns & Hoses 2019 Jersey. Sgt. Black provided an overview of the policing report for January 2019.

Public Input / Questions on Agenda Items

Jack Oviatt, 497 Quatsino Blvd, provided his thoughts on the District of Kitimat Zoning and OCP Amendment for 461 Quatsino Boulevard Fact Sheet & FAQ document. He feels that the document is inconsistent.

Leon Dumstrey-Soos spoke to Jack Oviatt's concerns on 461 Quatsino and suggested an alternate location for the project.

Media Inquiries - For Clarification Only

Call for New Business / Adoption of the Agenda

Councillor Marleau: Letter of Support from Murray Hamer – Primary Reserve Unit
Councillor Feldhoff: Letter from Kitimat Terrace Clean Air Coalition
Councillor Feldhoff: Age Friendly Grant
Councillor Gibson: Meeting with Rio Tinto on So2 Emissions

Moved and seconded,
“THAT the Regular Council Agenda for February 19, 2019 be adopted as amended.”

Motion Carried Unanimously
Motion: R19-047

Minutes

1. Regular Meeting of Council – February 4, 2019

Moved and seconded,
“THAT the minutes of the Regular Meeting of Council held on February 4, 2019 be adopted as amended.”

Motion Carried Unanimously
Motion: R19-048

2. Committee of The Whole Meeting of Council – February 11, 2019

Moved and seconded,
“THAT the minutes of the Committee of the Whole Meeting of Council held on February 11, 2019 be adopted as circulated.”

Motion Carried Unanimously
Motion: R19-049

Motions

Bylaws

1. Density Benefit OCP Amendment Bylaw 1933, 2018

Moved and seconded,

- a. *THAT second Reading of Density Benefit Policy OCP and Zoning Amendment bylaw 1933, 2018 be rescinded,*
- b. *THAT Bylaw 1933, 2018 be amended as follows:*
 - i) *Rename to Density Benefit OCP policy Amendment Bylaw No. 1933, 2018.*
 - ii) *Delete paragraph #3:*
AND WHEREAS THE BC Local Government Act allows a local government to enact zoning for density benefits for amenities, affordable housing, and special

- iii) *needs housing;*
Amend paragraph #4 to read:
AND WHEREAS Kitimat Council deems it is in the public interest to amend the OCP;
 - iv) *Amend Section 1 to read:*
This bylaw may be cited as “DENSITY BENEFIT OCP POLICY AMENDMENT BYLAW NO. 1933, 2018.”
 - v) *Delete sections (4) to (7), and re-number as necessary,*
- c. *THAT Density Benefit OCP Policy Amendment Bylaw No. 1933, 2018 be referred to the Advisory Planning Commission; Housing Committee; School District No. 82 Coast Mountains; and BC Housing;*
 - d. *THAT Density Benefit OCP Policy Amendment Bylaw No. 1933, 2018 not be referred to: Kitimat-Stikine Regional District; Government of Canada and federal agencies; Province of BC and other provincial agencies; Haisla First Nation or Gitga’at First Nation;*
 - e. *THAT public notice be issued (i) inviting comment regarding an Official Community Plan Policy amendment to encourage private sector construction of affordable and universally-accessible housing and multi-family zone properties; (ii) advising that a bylaw is under consideration; and (iii) Public Hearing will be held 01 April 2019;*
 - f. *THAT, in consideration of additional OCP consultation opportunities further to LGA s.475, Notice be mailed to all (fee simple) owners of properties in any multi-family zone;*
 - g. *AND FURTHER a Public Hearing be scheduled for 01 April 2019 at 7:30pm in Council Chambers at 606 Mountainview Square.*

Motion Carried Unanimously

Motion: R19-50

Density Benefit OCP Amendment Bylaw No. 1933, 2018

Reports and/or Communications

1. Official Community Plan Amendment Bylaw No. 1934, 2018

Moved and seconded,

- A. *“THAT TSW and Boni Maddison Architects be confirmed as having agent authorization” for OCP and Zoning Amendment proposal (and other development approvals) for land at 461 Quatsino Boulevard on behalf of District of Kitimat;*
- B. *THAT a statement be issued confirming that:*
 - (i) *Land at 461 Quatsino Boulevard is owned by District of Kitimat;*
 - (ii) *Council’s previous Resolutions regarding land gift to Tamitik Status of Women (TSW) and support for TSW were, “in-principle”, and understood as providing staff with instructions to negotiate terms and prepare documents for Council consideration;*
 - (iii) *Staff are directed to issue statutory notice under the Community Charter once potential gifting documents have been negotiated and drafted, and*

prior to Council's final determination on the disposition of property to TSW; and
(iv) Staff are advised the previous direction (B)(iii) is not necessary if Bylaw 1934 is defeated;

C. *AND FURTHER, report titled "Technical Issues Update for R3-C Mixed Use Social Housing Zone and Official Community Plan Amendment Bylaw No. 1934, 2018" dated 13 February 2019 and providing comment on proposed OCP amendments in relation to Five-year Financial Plan and Waste Management Plan be received and considered by Council in satisfaction of statutory requirements under section 477 of the Local Government Act."*

Amendment to Main Motion

Moved and seconded,

"THAT in addition to the amendments that staff is proposing, that a deletion of 'As Kitimat currently has a significant inventory of both vacant, rental and affordable housing, there is no requirement for municipal programs to increase the availability of housing in these categories in the next five years. Kitimat should monitor this over time and adopt policies should the need arise in the future for affordable, rental and special needs housing' under OCP Amendments 4.3.3."

Motion **defeated** by Unanimous Consent
Motion: R19-51
OCP Amendment Bylaw 1934, 2018

Amendment to Main Motion

Moved and seconded,

"THAT in addition to the amendments that staff is proposing, that a deletion of 'As Kitimat currently has a significant inventory of both vacant, rental and affordable housing, there is no requirement for municipal programs to increase the availability of housing in these categories in the next five years.' Under OCP Amendments 4.3.3."

Amendment Carried Unanimously
Motion: R19-52
OCP Amendment Bylaw 1934, 2018

Main Motion as Amended

Moved and seconded,

- A. *"THAT TSW and Boni Maddison Architects be confirmed as having agent authorization" for OCP and Zoning Amendment proposal (and other development approvals) for land at 461 Quatsino Boulevard on behalf of District of Kitimat;*
- B. *THAT a statement be issued confirming that:*

- (i) Land at 461 Quatsino Boulevard is owned by District of Kitimat;*
- (ii) Council's previous Resolutions regarding land gift to Tamitik Status of Women (TSW) and support for TSW were, "in-principle", and understood as providing staff with instructions to negotiate terms and prepare documents for Council consideration;*
- (iii) Staff are directed to issue statutory notice under the Community Charter once potential gifting documents have been negotiated and drafted, and prior to Council's final determination on the disposition of property to TSW; and*
- (iv) Staff are advised the previous direction (B)(iii) is not necessary if Bylaw 1934 is defeated;*

- C. AND FURTHER, report titled "Technical Issues Update for R3-C Mixed Use Social Housing Zone and Official Community Plan Amendment Bylaw No. 1934, 2018" dated 13 February 2019 and providing comment on proposed OCP amendments in relation to Five-year Financial Plan and Waste Management Plan be received and considered by Council in satisfaction of statutory requirements under section 477 of the Local Government Act."*
- D. THAT sentence 'As Kitimat currently has a significant inventory of both vacant, rental and affordable housing, there is no requirement for municipal programs to increase the availability of housing in these categories in the next five years' be deleted from OCP Policy 4.3.3."*

Main Motion as amended Carried Unanimously
Motion: R19-053
OCP Amendment Bylaw 1934, 2018

2. Charge North Grant Program

Moved and seconded,

"THAT participation in the Charge North CleanBC grant is confirmed,

AND THAT the Community Energy Association survey be completed with the information provided in Appendix A."

Amendment:

Moved and seconded,

"THAT Appendix A be changed to reflect under A3 four (4) stations at a cost of \$2,500 in totalling \$10,000 the same as A1."

Amendment to Amendment:

Moved and seconded,

“THAT staff report back whether there are efficiencies and cost savings for multiple charging stations at one location”.

Amending Motion to Amendment Carried Unanimously
Motion: R19-054
Charge North Grant Program

Amending Motion Carried Unanimously
Motion: R19-055
Charge North Grant Program

Main Motion as Amendment

Moved and seconded,

“THAT participation in the Charge North CleanBC grant is confirmed, AND THAT the Community Energy Association survey be completed with the information provided in Appendix A. THAT Appendix A be changed to reflect under A3 four (4) stations at a cost of \$2,500 in totalling \$10,000 the same as A1. AND THAT staff report back whether there are efficiencies in doing multiple charging stations at one location.”

Main Motion as Amended Carried Unanimously
Motion: R19-056
Charge North Grant Program

3. Downtown Revitalization Area-Development Permit

Moved and seconded,

“THAT the report titled “Downtown Revitalization Area-Development Permit No. 1-2019: 450 CITY CENTRE” be received for information.

Motion Carried Unanimously
Motion: R19-057
DVP 450 City Centre

4. Downtown Revitalization Area-Development Permit

Moved and seconded,

“That the report titled, ‘Downtown Revitalization Area-Development permit No. 2019: 334 CITY CENTRE’, be received for information.”

Motion Carried Unanimously

Motion: R19-058
DVP 334 City Centre

5. Temporary Use Permit

Moved and seconded,

“THAT the report be received for information until such time that we can have a discussion with Haisla.”

Motion Carried Unanimously
Motion: R19-59
TUP-Imatra Heights

6. Clean Air BC Grant

Moved and seconded,

“THAT a grant application to Clean Air BC Communities Fund for the re-lamping of the Sam Lindsay Aquatic Centre and the Tamitik Arena be submitted”

Amendment:

Moved and seconded,

“AND THAT when staff put this out for tender that the cost for Riverlodge assessment be obtained as an option.”

Motion Carried Unanimously
Motion: R19-60
Clean Air BC Grant

Main Motion as Amendment

*“THAT a grant application to Clean Air BC Communities Fund for the re-lamping of the Sam Lindsay Aquatic Centre and the Tamitik Arena be submitted;
AND THAT when staff put this out for tender that the cost for Riverlodge assessment be obtained as an option.”*

Main Motion as amended Carried Unanimously
Motion: R19-061
Clean Air BC Grant

7. Northwest BC Food Action Network Grant Request

Moved and seconded,

“THAT a grant of \$500 to the Northwest BC Food Action Network to support the 2019 Conference be approved”

Motion Carried Unanimously

8. Statement of Accounts – December 2018

Moved and seconded,

“THAT the Statement of Accounts paid for the month of December 2018, in the amount of \$2,771,747.60 is reviewed and that it be filed.”

Motion Carried Unanimously
Motion: R19-063
Statement of Accounts - Dec 2018

9. Statement of Accounts – January 2019

Moved and seconded,

“THAT the Statement of Accounts paid for the month of January 2019, in the amount of \$2,250,854.34 is reviewed and that it be filed.”

Motion Carried Unanimously
Motion: R19-064
Statement of Accounts – Jan 2019

Advisory Commission/Committee Minutes

New Business

Councillor Marleau: Letter of Support from Murray Hamer Canadian Armed Forces Primary Reserve Unit

“THAT we write a letter of support from the District of Kitimat to the Canadian Armed Forces re-establishing a platoon/troop of this Canadian Armed Forces Primary Reserve Unit in the Terrace/Thornhill area.”

Motion Carried Unanimously
Motion: R19-065
Letter of Support-CAF

Councillor Feldhoff: Letter from Kitimat Terrace Clean Air Coalition

“THAT the letter from Kitimat Terrace Clean Air Coalition be forwarded to Rio Tinto”

Motion Carried Unanimously

Motion: R19-066
Kitimat Terrace Clean Air Coalition

Councillor Feldhoff: Age Friendly Grant

No motion

Councillor Gibson: Kitimat Terrace Clean Air Coalition

“THAT we write to the provincial government with reference to the letter dated February 8, 2019 from the Kitimat Terrace Clean Air Coalition in support of the installation of an air quality monitor at the service centre/west side location.”

Motion Carried Unanimously
Motion: R19-067
Kitimat Terrace Clean Air Coalition

Councillor Gibson: S02 Scrubbers

Moved and seconded,

“THAT when District of Council meets with Rio Tinto, including during the Environmental Effects Monitoring process, that scrubbers are a topic on the agenda for discussion.”

Motion Carried Unanimously
Motion: R19-068
S02 Scrubbers

Mayor and Council Reports

Moved and seconded,
“THAT this meeting adjourn.”

Motion Carried Unanimously

The meeting adjourned at 9:30 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer