



MINUTES OF DISTRICT OF KITIMAT
SPECIAL MEETING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, JUNE 10, 2019 AT 7:30 PM

Present: Acting Mayor R. Goffinet

Councillors E. Empinado, L. Gibson
T. Marleau, M. Zielinski

Absent: Mayor P. Germuth,
Councillor M. Feldhoff

Present: Staff W. Waycheshen, Chief Administrative Officer
G. Sewell, Director of Community Planning
A. Ramos-Espinoza, Director of Engineering Services
S. O'Neill, Deputy Director of Leisure Services
S. Christiansen, Director of Finance
T. Bossence, Fire Chief
M. Dewar, Director of Economic Development
T. Tavares, Executive Assistant

1. **Call to Order**

2. **Public Input / Questions on Agenda Items**

Cathryn Kozak, 14 Skeena, came forward if Council had any questions on Hobby Farm in the G3-B Zone and Official Community Plan Amendment Bylaw No. 1942, 2019

3. **Media Inquiries - For Clarification Only**

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

Councillor Gibson - Letter of Support for City of Victoria

Moved and seconded,

"THAT the Special Meeting Agenda for June 10, 2019 be circulated as amended."

Motion Carried Unanimously
Motion: S19-099

5. **LNG Canada - LNGC In Kitimat**

Ruth Sulentich and Nina Arvanitidis presented to Council on LNG Canada social investment in the community to date.

6. Adoption – Hobby Farms in G3-B Zone and Official Community Plan Amendment - Bylaw No. 1942, 2019

Moved and seconded,

“THAT first and second reading be given to “Hobby Farms in G3-B Zone and Official Community Plan Amendment Bylaw No. 1942, 2019;

AND THAT Council has considered impacts of Bylaw 1942 to Kitimat’s Five Year Financial Plan and Waste management Plan and found no measureable impact;

AND THAT “Hobby Farm in G3-B Zone and Official Community Plan Amendment Bylaw No. 1942, 2019” be referred to the Advisory Planning Commission and School District No. 82 Coast Mountains;

AND THAT Council has specifically considered whether additional persons, organizations and authorities, including additional federal and provincial agencies and First Nations, are required to be consulted with and is satisfied that the appropriate person, organizations and authorities have been identified as referral agencies and will be consulted in advance of the Public Hearing;

AND THAT further consultation in the form of a public open house be advertised and held in Council Chambers at 606 Mountainview Square from 6:00 to 7:00pm on 24 June 2019;

AND THAT a public Hearing be scheduled for 02 July 2019 at 7:30pm in Council Chambers at 606 Mountainview Square;

AND THAT public notice be issued (i) inviting comment regarding an Official Community Plan and zoning amendment to allow hobby farms in G3-B Zone; (ii) advising that a bylaw is under consideration; and (iii) advertising the Open House and Public Hearing;

AND THAT a covenant be drafted linking 5, 13 and 23 Elderberry Street, such that one property cannot be sold or otherwise transferred separately from the other properties with hobby farm land use;

AND FURTHER THAT the applicant reimburse municipal legal expenses, up to \$2,500, and drafting of covenant and Land Title and Survey Authority registration costs.

Moved and seconded,

Amendment to sub paragraph i)

“Small-scale farm gate sales of eggs, produce or hand-crafted items grown or produced within Kitimat are permitted”

Motion Carried Unanimously
Motion: S19-100
Hobby Farms Bylaw No.1942

Main Motion as amended

THAT first and second reading be given to “Hobby Farms in G3-B Zone and Official Community Plan Amendment Bylaw No. 1942, 2019;

AND THAT Council has considered impacts of Bylaw 1942 to Kitimat’s Five Year Financial Plan and Waste management Plan and found no measureable impact;

AND THAT “Hobby Farm in G3-B Zone and Official Community Plan Amendment Bylaw No. 1942, 2019” be referred to the Advisory Planning Commission and School District No. 82 Coast Mountains;

AND THAT Council has specifically considered whether additional persons, organizations and authorities, including additional federal and provincial agencies and First Nations, are required to be consulted with and is satisfied that the appropriate person, organizations and authorities have been identified as referral agencies and will be consulted in advance of the Public Hearing;

AND THAT further consultation in the form of a public open house be advertised and held in Council Chambers at 606 Mountainview Square from 6:00 to 7:00pm on 24 June 2019;

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AND THAT public notice be issued (i) inviting comment regarding an Official Community Plan and zoning amendment to allow hobby farms in G3-B Zone; (ii) advising that a bylaw is under consideration; and (iii) advertising the Open House and Public Hearing;

AND THAT a covenant be drafted linking 5, 13 and 23 Elderberry Street, such that one property cannot be sold or otherwise transferred separately from the other properties with hobby farm land use;

AND FURTHER THAT the applicant reimburse municipal legal expenses, up to \$2,500, and drafting of covenant and Land Title and Survey Authority registration costs.

AND THAT an amendment be made to to sub paragraph i) Small-scale farm gate sales of eggs, produce or hand-crafted items grown or produced within Kitimat are permitted”

Motion Carried Unanimously
Motion: S19-101
Hobby Farms Bylaw No.1942

7. Adoption – Building Permit Exemption Bylaw – Industrial LNG Building and Structures – Bylaw No. 1948

Moved and seconded,

“THAT Building Regulations Bylaw No.1948, 2019 be given three readings.”

Motion Carried Unanimously

Motion: S19-102

Building Permit Exemption Bylaw No. 1948

8. Annual Operating Agreement – BC Transit

Moved and seconded,

“THAT the 2019-2020 Annual Operating Agreement with BC Transit providing the Kitimat Conventional Transit Service for the period April 1, 2019 to March 31, 2020 and, the Kitimat Custom Transit Service for the period of April 1, 2019 to March 31, 2020 Agreement for the Kitimat Custom Transit Service be approved; and further, that the Mayor and Corporate Officer be authorized to sign the Annual Operating Agreement with BC Transit.

Motion Carried Unanimously

Motion: S19-103

BC Transit – Annual Operating Agreement

9. Development Variance Permit – 64 Anderson Street

Moved and seconded,

“THAT the development variance permit to construct a shed at 64 Anderson Street be approved, on condition:

- (a) Rear yard of two metres or more is maintained;*
- (b) Shed does not exceed five metres measured to mid-pitch;*
- (c) Drainage from proposed structure comply with District of Kitimat standards;*
- (d) Legal survey at time of installing footings or foundation confirms minimum rear yard of two metres; and*
- (e) Permit expires of 10 June 2021 if building permit has not been issued.”*

Motion Carried Unanimously

Motion: S19-104

DVP – 64 Anderson St.

10. Development Variance Permit – 330 Enterprise Avenue

Moved and seconded,

“THAT the development variance permit to construct a new All West Glass facility at 330 Enterprise Avenue be approved, conditional on:

- (a) Legal survey when footings or foundation are installed confirms:
 - i. Front yard abutting 4th Street of minimum 1.7m is maintained;
 - ii. Driveway with access from Industrial Avenue maintains width of 13.41m or less;
 - iii. Driveway on Industrial Avenue is minimum 6m from intersection at Industrial Avenue and 4th Street;
- (b) Drainage from proposed structures comply with District of Kitimat standards;
- (c) Permit expires of 10 June 2021, if building permit has not been issued.

Motion Carried Unanimously
Motion: S19-105
DVP – 330 Enterprise

11. Development Variance Permit – 179 Chinook Avenue

Moved and seconded,

“THAT the development variance permit to construct a passive solar greenhouse at 179 Chinook Avenue be approved, conditional that:

- (a) Rear yard of 1.5 metres or more is maintained;
- (b) Greenhouse does not exceed 4.5 metres in total height;
- (c) Drainage from proposed structure complies with District standards;
- (d) Legal survey at time of installing footings or foundation confirms minimum rear yard of 1.5 metres; and
- (e) Permit expiration of 10 June 2021 if building permit has not been issued.

Motion Carried Unanimously
Motion: S19-106
DVP – 179 Chinook Ave.

12. Development Permit – 724 and 728 Kuldo Boulevard

Moved and seconded,

“THAT the development permit application to update exterior siding and windows at 724 and 728 Kuldo Suites be referred to APC for comment;

AND THAT public notice be issued.”

Motion Carried Unanimously
Motion: S19-107
DP-724 and 728 Kuldo Blvd.

13. 2018 Statement of Financial Information

Moved and seconded,

“THAT the Statement of Financial Information be approved.”

Motion Carried Unanimously
Motion: S19-108
2018 SOFI

14. Zero Waste Conference

Moved and seconded,

“THAT up to two staff members be authorized and any interested Council members be permitted to attend the zero waste conference.”

Motion Carried Unanimously
Motion: S19-109
Zero Waste Conference

15. Age-Friendly Official Community Plan Review

Moved and Seconded,

“THAT the Age Friendly Official Community Plan review summary report dated 6 June 2019, be received for information, and

THAT a copy is provided to the Age Friendly Committee.”

Amendment:

“and ask the committee for suggestions for the 2020 budget.”

Motion Carried Unanimously
Motion: S19-110
Age-Friendly OCP Review

Main Motion as amended:

“THAT the Age Friendly Official Community Plan review summary report dated 6 June 2019, be received for information, and

THAT a copy is provided to the Age Friendly Committee and ask the committee for suggestions for the 2020 budget.”

Main Motion Carried Unanimously
Motion: S19-111
Age Friendly OCP Review

16. Advisory Planning Commission Minutes – April 16, 2019

Moved and seconded,

“That the minutes of the Advisory Planning Commission dated April 16, 2019 be received and filed.”

Motion Carried Unanimously
Motion: S19-112
APC – April 2019

17. Advisory Planning Commission Minutes – May 22, 2019

Moved and seconded,

“That the minutes of the Advisory Planning Commission dated May 22, 2019 be received and filed.”

Motion Carried Unanimously

Motion: S19-113

APC – May 2019

18. Letter of Support – Library Funding

“That we write a letter to the Minister of Education and Premier expressing our support for the various statements in the letter from the Mayor of Victoria with respect to concerns about funding rates for library rates that have been frozen since 2009.”

Motion Carried Unanimously

Motion: S19-114

Letter of Support – Library Funding

19. Adjournment

Moved and seconded,

“THAT this meeting adjourn.”

The meeting adjourned at 8:51pm.

Motion Carried Unanimously

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer