



MINUTES OF DISTRICT OF KITIMAT
REGULAR MEETING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, OCTOBER 21, 2019 AT 7:04 PM

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

Message from the Mayor

Mayor Germuth provided a message on Council activities over the recent past.

Delegations/Presentations

1. Dave Durrant – Kitimat Dynamics Gymnastics Club

Dave Durrant, Erin Baker, President of KDGC and Nanci Warren, Grant Writer provided a presentation to Council on a new building for their club

Nanci Warren spoke on the needed for funding the building.

2. Derek deGoeij – Hirsch Creek Golf & Winter Club, Land Grant

Derek deGoeij presented to Council an option for a new building that would incorporate the Gymnastics club.

Public Input / Questions on Agenda Items

Mayor Germuth asked if there were any comments regarding a Temporary Use Permit for an RV Park on a portion of a lot owned by Sandhill Materials.

No comments

Two letters were read into the record:
Lucille Boudreau – Bravo's Welding - Opposed
LNG Canada- Opposed

Mayor Germuth asked if there were any comments regarding a Development Permit for the townhouse project on Wakita Ave and Nalabila Boulevard.

No comments

Media Inquiries - For Clarification Only

Call for New Business / Adoption of the Agenda

Councillor Feldhoff - Gymnastic Club
Councillor Gibson – Council Remuneration

Moved and seconded,
“THAT the Regular Council Agenda be for October 21, 2019 be adopted as amended.”

Motion Carried Unanimously
Motion: R19-282

Consent Agenda

Moved and seconded,
“THAT the Consent Agenda for October 21, 2019 be approved.”

Motion Carried Unanimously
Motion: R19-283

The following Minutes were adopted;

- Regular Meeting of Council – October 7, 2019
- Committee of the Whole Minutes – October 15, 2019

All Correspondence was received and filed.

Motions

Bylaws

1. First Three Readings – to Clarify the Revitalization Tax Exemption Bylaw for LNG Canada Project No. 1958, 2019

Moved and seconded,
“THAT three readings be given to Bylaw to Authorize the Revision of a Bylaw No. 1958, 2019”

Motion Carried Unanimously
Motion: R19-284
Bylaw No.1958, 2019

2. Bylaw No. 1956 – Temporary Use Permit Zoning and Official Community Plan Amendment Bylaw No. 1956, 2019

Moved and seconded,
“THAT, having reviewed Staff Reports and considered public consultation activities to-date, including agency referrals, open house, delegations and public input at Council meetings, meeting and additional correspondence between staff and individuals, Kitimat Council resolves that:

- A. Consultation to-date, which Council considers to have been both early and ongoing, has provided consultative opportunities in compliance with sections 475 and 477 of the Local Government Act;*
- B. Council has specifically considered this OCP amendment in conjunction with District of Kitimat Housing Needs Report, Financial Plan and Waste*

Management Plan, in compliance with section 473 and 477 of the Local Government Act; and

AND THAT "Temporary Use Permit Zoning and Official Community Plan Amendment Bylaw No. 1956, 2019" be given third reading and adoption."

Amendment:

"THAT the recommendation from the Advisory Planning commission to add "Local Store" to the list of land uses for G3-A Cable Car and G3-B Strawberry Meadows to be included."

Motion Carried Unanimously
Motion: R19-285
Bylaw No.1956, 2019

Main Motion as amended:

Moved and seconded,
"THAT, having reviewed Staff Reports and considered public consultation activities to-date, including agency referrals, open house, delegations and public input at Council meetings, meeting and additional correspondence between staff and individuals, Kitimat Council resolves that:

- A. Consultation to-date, which Council considers to have been both early and ongoing, has provided consultative opportunities in compliance with sections 475 and 477 of the Local Government Act;*
- B. Council has specifically considered this OCP amendment in conjunction with District of Kitimat Housing Needs Report, Financial Plan and Waste Management Plan, in compliance with section 473 and 477 of the Local Government Act; and*

AND THAT "Temporary Use Permit Zoning and Official Community Plan Amendment Bylaw No. 1956, 2019" be given third reading and adoption.

AND THAT the recommendation from the Advisory Planning Commission to add "Local Store" to the list of land uses for G3-A Cable Car and G3-B Strawberry Meadows to be included."

Motion Carried Unanimously
Motion: R19-286
Bylaw No.1956, 2019

Reports and/or Communications

1. Temporary Use Permit (TUP), RV Park, Sandhill Materials Inc.

Moved and seconded,
"THAT the temporary use permit application to consider an RV park on a portion of District Land 6060 Range 5 Coast District Excluding Plans 3599, 3612, 3648,

6623, 8414, and 12070, west of CN Rail right-of-way, is approved with conditions:

- a. Traffic Impact Study completed to satisfaction of Municipal Engineer;
- b. Landscape Plan that outlines vegetation retention, buffers and screens be completed to the satisfaction of Director of Community Planning & Development;
- c. Drainage plan that mitigates any impact on other properties and on watercourse that runs south of proposed park;
- d. Recreational vehicles must be registered and insured for the road and be on wheels;
- e. Section 219 covenant is registered restricting temporary or accessory structures;
- f. Compliance with provincial and municipal regulations, including all provincial safety standards;
- g. Applicant work with staff to ensure that there is a gathering area with shared amenities such as a shared barbecue area.
- h. Permit expires 21 October 2022, with option for one renewal.

Amendment:

“THAT condition A: Traffic Impact Study be removed and replaced with a condition that requires access to the site other than Third street.”

Rockland Leong, General Manager Sandhill Materials and Keith Meldrum, Director, Special Projects from Sandhill Materials answered questions from Council.

Motion **Defeated**

Opposed: Mayor Germuth, Councillor Empinado, Councillor Gibson,
Councillor Goffinet
In Favour: Councillor Feldhoff, Councillor Marleau

Moved and seconded,

“THAT condition A be amended to:

- a. *Traffic impact study containing the viability and possibility of the Eurocan Way or any other ways of access to the RV Park, as well as Third Street access, be completed as the satisfaction of the Municipal Engineer.”*

In favour: Councillor Gibson, Councillor Goffinet, Councillor Feldhoff,
Councillor Marleau
Opposed: Mayor Germuth, Councillor Empinado

Motion Carried
Motion: R19-287
TUP-Sandhill Materials

Moved and seconded,

“That this motion be tabled until staff provides materials on what considerations should be made before approving workforce accommodations.”

Motion Defeated

Opposed: Mayor Germuth, Councillor Empinado, Councillor Feldhoff,
Councillor Marleau
In Favour: Councillor Gibson, Councillor Goffinet

Main Motion as amendment:

“THAT the temporary use permit application to consider an RV park on a portion of District Land 6060 Range 5 Coast District Excluding Plans 3599, 3612, 3648, 6623, 8414, and 12070, west of CN Rail right-of-way, is approved with conditions:

- a. Traffic impact study containing a viability and possibility of the Eurocan Way or any other ways of access to the RV Park as well as Third Street access be completed to the satisfaction of the Municipal Engineer.*
- b. Landscape Plan that outlines vegetation retention, buffers and screens be completed to the satisfaction of Director of Community Planning & Development;*
- c. Drainage plan that mitigates any impact on other properties and on watercourse that runs south of proposed park;*
- d. Recreational vehicles must be registered and insured for the road and be on wheels;*
- e. Section 219 covenant is registered restricting temporary or accessory structures;*
- f. Compliance with provincial and municipal regulations, including all provincial safety standards;*
- g. Applicant work with staff to ensure that there is a gathering area with shared amenities such as a shared barbecue area.*
- h. Permit expires 21 October 2022, with option for one renewal.*

Motion Carried Unanimously
Motion: R19- 288
TUP-Sandhill Materials

2. Development Permit Application – Wakita Ave and Nalabila Blvd.

Moved and seconded,

“THAT a development permit be granted for the construction of 35 townhomes at Lot C District Lot 6042 Range 5 Coast District Plan EPP 32835, conditional on:

- 1. Building finishes correspond with Drawings A200, A201, A202, A203, dated 08/19/2019 and attached to Development Permit as Schedule A;*
- 2. Landscaping corresponds with Drawing L1 and L2 dated 04/10/2019 and attached to Development Permit as Schedule B;*
- 3. Bond of \$5,000 to ensure landscaping and hedge is well-established one*

year after planting;

4. *Permit expires on 21 October 2021, if building permit is not issued.*

Motion Carried Unanimously
Motion: R19-289
DP-Wakita Ave and Nalabila Blvd

New Business

Councillor Feldhoff - Gymnastic Club

Moved and seconded,

"THAT Staff report on options on how we can proceed with the Kitimat Gymnastics request."

Motion Carried Unanimously
Motion: R19-290
Kitimat Gymnastics Club

Councillor Gibson – Council Remuneration

No motion

Mayor and Council Reports

Moved and seconded,

"THAT this meeting adjourn."

Motion Carried Unanimously

The meeting adjourned at 9:04 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer