



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS,  
606 MOUNTAINVIEW SQUARE, ON MONDAY, JANUARY 20, 2020 AT 7:00 PM

Present: Mayor P. Germuth  
Councillors E. Empinado M. Feldhoff, L. Gibson  
R. Goffinet, T. Marleau, 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  
C. McCulley, Director of Operations  
M. Dewar, Director of Economic Development  
E. Anderson, Director of Corporate Administration  
A. Hansen, Information Systems Coordinator

**Delegations/Presentations**

**1. Lindsay Taylor, BC Transit – BC Transit 101**

Ms. Taylor was unable to make the presentation due to weather.

**2. SwissReal Group – Zoning and Development**

Mr. Sean Crockett introduced Mr. Franz Gehringer, Jeremy Towing, Willem Kellerman, and Dave Wolfe.

SwissReal provided a presentation on a proposed rezoning, and answered questions of Council.

**3. RCMP – Monthly Policing Report**

Sgt. Black and Cpl. Antonioni provided a presentation and answered questions of Council.

**Public Input / Questions on Agenda Items**

**Media Inquiries - For Clarification Only**

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

Moved and seconded,

*“THAT the Regular Council Agenda for January 20th, 2020 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R20-026

**Consent Agenda**

Moved and seconded,

*“THAT the Consent Agenda for January 20, 2020 be approved.”*

Motion Carried Unanimously  
Motion: R20-027

The following meeting Minutes were adopted:

Public Hearing Minutes – January 6, 2020  
Special Meeting Minutes – January 13, 2020

All correspondence was received and filed.

### **Motions**

### **Bylaws**

#### **1. Service Shut off and Turn on Fees, No. 1970, 2020**

Moved and seconded,  
*"THAT Service Shut off and Turn on Fees Bylaw, No. 1970, 2020 be adopted."*

Motion Carried Unanimously  
Motion: R20-028  
Bylaw No. 1970

#### **2. Refuse Collection Rates Amendment Bylaw No. 1966, 2020**

Moved and seconded,  
*"THAT Refuse Collection Rates Amendment Bylaw No. 1966, 2020 be adopted."*

Motion Carried Unanimously  
Motion: R20-029  
Bylaw No. 1966

#### **3. Cable Car Accessory Dwelling Units, Bylaw No. 1963, 2020**

Mayor Germuth declared a Conflict of Interest as he lives in the Cable Car neighbourhood.

Councillor Gibson declared a Conflict of Interest as she lives in the Cable Car neighbourhood.

Both left the Council Chambers at 7:52 pm.

Moved and seconded,  
*" THAT "Accessory Dwelling Units for Cable Car Neighbourhood Bylaw No. 1963, 2020" be given first and second reading;*

*AND THAT public notice be issued advising that a zoning amendment application to allow detached accessory dwelling units in G3-A Cable Car and three properties on Oolichan Avenue zoned C4 Local Store is under consideration by Kitimat Council;*

*AND THAT the zoning amendment application and draft Bylaw 1963 be referred to Kitimat Housing Committee, Advisory Planning Commission, and Northern Health;*

*AND FURTHER THAT the Public Hearing be scheduled for 2 March 2020, at 7:00PM in Council Chambers, 606 Mountainview Square."*

Motion Carried Unanimously  
Motion: R20-030  
Bylaw No. 1963

Mayor Germuth and Councillor Gibson both returned at 7:56 pm.

#### **4. Strawberry Meadows Accessory Dwelling Units, Bylaw no. 1969, 2020**

Moved and seconded,

*"THAT "Accessory Dwelling Units for Selected Zones and Properties Bylaw No. 1969, 2020" be given first and second reading;*

*AND THAT public notice be issued advising that a zoning amendment application to allow detached accessory dwelling units in G3-B Strawberry Meadows Zone, G3-C Residential Zone, C10 Agriculture Commercial, and E 1/2 of DL 6005 R5C in G5-A Forestry Transition Zone is under consideration by Kitimat Council;*

*AND THAT public notice letters describing proposed zoning amendment Bylaw 1969, 2020, be sent to property owners and tenants within 90 metres of subject properties, plus all properties on Loganberry Avenue and Blackberry Street;*

*AND THAT the zoning amendment application and draft Bylaw 1969 be referred to Kitimat Housing Committee and Advisory Planning Commission;*

*AND FURTHER THAT the Public Hearing be scheduled for 9 March 2020, at 7:00PM in Council Chambers, 606 Mountainview Square."*

Amendment:

Moved and seconded,

*STRIKE "...and second..."*

*AND ADD "AND THAT the bylaw be amended to reflect that the Accessory Dwelling Unit not be in lieu of a second dwelling in the residence but be in addition to the existing suite, pending a report from staff on the feasibility of this."*

Motion Carried Unanimously  
Motion: R20-031  
Bylaw No. 1969

*"THAT "Accessory Dwelling Units for Selected Zones and Properties Bylaw No. 1969, 2020" be given first reading;*

*AND THAT the bylaw be amended to reflect that the Accessory Dwelling Unit not be in lieu of a second dwelling in the residence but be in addition to the existing suite, pending a report from staff on the feasibility of this*

*AND THAT public notice be issued advising that a zoning amendment application to allow detached accessory dwelling units in G3-B Strawberry Meadows Zone,*

*G3-C Residential Zone, C10 Agriculture Commercial, and E 1/2 of DL 6005 R5C in G5-A Forestry Transition Zone is under consideration by Kitimat Council;*

*AND THAT public notice letters describing proposed zoning amendment Bylaw 1969, 2020, be sent to property owners and tenants within 90 metres of subject properties, plus all properties on Loganberry Avenue and Blackberry Street;*

*AND THAT the zoning amendment application and draft Bylaw 1969 be referred to Kitimat Housing Committee and Advisory Planning Commission;*

*AND FURTHER THAT the Public Hearing be scheduled for 9 March 2020, at 7:00PM in Council Chambers, 606 Mountainview Square."*

Motion Carried Unanimously  
Motion: R20-032  
Bylaw no. 1969

## **Reports and/or Communications**

### **1. UBCM Grant Application – Flood Risk Assessment**

Moved and seconded,

*"THAT the District of Kitimat submit a grant application to Union of British Columbian Municipalities under the Flood Risk Assessment, Mapping & Mitigation Planning Program*

*AND THAT the District of Kitimat supports the application and will provide overall grant management if successful."*

Motion Carried Unanimously  
Motion: R20-033  
Flood Risk Assessment

### **2. Crossroads Zoning for Office Use and Parking**

Moved and seconded,

*"THAT zoning amendment application to add 'Office' as a permitted use and amend off-street parking requirement to 0.93 square metres of parking space for every square metre of gross leasable space in C11 Highway Commercial Zone, submitted by Centron Development Corporation and dated 9 December 2019, be received for consideration;*

*AND THAT staff are directed to draft a zoning amendment bylaw for application as presented."*

Division of the Question was called for:

*"THAT zoning amendment application to add 'Office' as a permitted use and amend off-street parking requirement to 0.93 square metres of parking space for every square metre of gross leasable space in C11 Highway Commercial Zone, submitted by Centron Development Corporation and dated 9 December 2019, be received for consideration"*

Motion Carried Unanimously  
Motion: R20-034  
Crossroads Rezoning

*“THAT staff are directed to draft a zoning amendment bylaw for application as presented.”*

Motion **Carried**

In Favour: Mayor Germuth, Councillor Empinado, Councillor Feldhoff,  
Councillor Goffinet, Councillor Zielinski

Opposed: Councillor Gibson, Councillor Marleau

Motion: R20-035  
Crossroads Rezoning

### **New Business**

### **Mayor and Council Reports**

Moved and seconded,  
*“THAT this meeting adjourn.”*

Motion Carried Unanimously

The meeting adjourned at 8:41 p.m.

CERTIFIED TRUE AND CORRECT

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer