



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS,  
606 MOUNTAINVIEW SQUARE, ON MONDAY, MARCH 16, 2020 AT 7:00 PM

Present: Mayor P. Germuth  
Councillors: E. Empinado, M. Feldhoff,  
R. Goffinet, M. Zielinski  
Absent Councillors: L. Gibson, T. Marleau  
Present: Staff: W. Waycheshen, Chief Administrative Officer  
E. Anderson, Director of Corporate Administration  
A Ramos-Espinoza, Director of Engineering Services  
G. Sewell, Director of Community Planning  
T. Bossence, Fire Chief  
A. Spracklin, GIS Technician

**Mayor's Message**

**Mayor provided a brief overview**

**Delegations/Presentations**

**Public Input / Questions on Agenda Items**

**Media Inquiries - For Clarification Only**

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

Mayor Germuth - Building Regulations Fees and Charges Amendment Bylaw No. 1972, 2020

Moved and seconded,

*"THAT the Regular Council Agenda for March 16, 2020 be adopted as amended"*

Motion Carried Unanimously  
Motion: R20-067

**Consent Agenda**

Moved and seconded,

*"THAT the Consent Agenda for March 16, 2020 be approved."*

Motion Carried Unanimously  
Motion: R20-068

The following meeting Minutes were adopted:

Regular Meeting of Council Minutes – March 2, 2020  
Special Meeting of Council Minutes – March 9, 2020  
Bylaw No. 1963 Public Hearing Minutes – March 2, 2020  
Bylaw No. 1971 Public Hearing Minutes – March 2, 2020  
Bylaw No. 1969 Public Hearing Minutes – March 9, 2020

All correspondence was received and filed.

## **Motions**

### **Bylaws**

1. Development Permits, FireSmart Principals – Multi-family Development Permit Guidelines, FireSmart Amendment Bylaw No. 1967 & Development Permit Area – Hazardous Areas, FireSmart Amendment Bylaw No. 1968

Moved and seconded,

*"THAT First Reading be given to "Multi-family Development Permit Guidelines, FireSmart Amendment Bylaw No. 1967, 2020" and "Development Permit Area - Hazardous Areas, FireSmart Amendment Bylaw No. 1968, 2020"*

*AND THAT Council has considered impacts of Bylaw 1967 and Bylaw 1968 to Kitimat's Five Year Financial Plan and Waste Management Plan and found no measurable impact;*

*AND THAT Bylaws 1967 and 1968 be referred to Haisla Nation, Advisory Planning Commission, School District No. 82 Coast Mountains, Kitimat Chamber of Commerce, and Ministry of Public Safety & Solicitor General & Emergency BC;*

*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 persons, 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 prior to the Public Hearing;*

*AND THAT a Public Hearing be scheduled for 20 April 2020 at 7:00 pm in Council Chambers at 606 Mountainview Square;*

*AND THAT public notice be issued (i) inviting comment regarding an Official Community Plan amendment; (ii) advising that two bylaws are under consideration; and (iii) advertising Open House and Public Hearing;*

*AND FURTHER THAT a bylaw be drafted granting delegated authority to issue Development Permits - Protection of Development from Hazardous Conditions to Planning Officer, in consultation with Fire Chief."*

Divide the Question

*THAT First Reading be given to "Multi-family Development Permit Guidelines, FireSmart Amendment Bylaw No. 1967, 2020"*

*AND THAT Council has considered impacts of Bylaw 1967 to Kitimat's Five Year Financial Plan and Waste Management Plan and found no measurable impact;*

*AND THAT Bylaw 1967 be referred to Haisla Nation, Advisory Planning Commission, School District No. 82 Coast Mountains, Kitimat Chamber of Commerce, and Ministry of Public Safety & Solicitor General & Emergency BC;*

*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 persons, 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 prior to the Public Hearing;*

*AND THAT a Public Hearing be scheduled for 20 April 2020 at 7:00 pm in Council Chambers at 606 Mountainview Square;*

*AND THAT public notice be issued (i) inviting comment regarding an Official Community Plan amendment; (ii) advising that two bylaws are under consideration; and (iii) advertising Open House and Public Hearing;*

*AND FURTHER THAT a bylaw be drafted granting delegated authority to issue Development Permits - Protection of Development from Hazardous Conditions to Planning Officer, in consultation with Fire Chief.*

Motion Carried Unanimously  
Motion: R20-069  
Bylaw No. 1967

*THAT First Reading be given to "Development Permit Area - Hazardous Areas, FireSmart Amendment Bylaw No. 1968, 2020"*

*AND THAT Council has considered impacts of Bylaw 1968 to Kitimat's Five Year Financial Plan and Waste Management Plan and found no measurable impact;*

*AND THAT Bylaw 1968 be referred to Haisla Nation, Advisory Planning Commission, School District No. 82 Coast Mountains, Kitimat Chamber of Commerce, and Ministry of Public Safety & Solicitor General & Emergency BC;*

*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 persons, 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 prior to the Public Hearing;*

*AND THAT a Public Hearing be scheduled for 20 April 2020 at 7:00 pm in Council Chambers at 606 Mountainview Square;*

*AND THAT public notice be issued (i) inviting comment regarding an Official Community Plan amendment; (ii) advising that two bylaws are under consideration; and (iii) advertising Open House and Public Hearing;*

*AND FURTHER THAT a bylaw be drafted granting delegated authority to issue Development Permits - Protection of Development from Hazardous Conditions to Planning Officer, in consultation with Fire Chief.”*

Motion: **Carried**

In Favour: Mayor Germuth, Councillors Empinado, Goffinet, Zielinski

Opposed: Councillor Feldhoff

Motion: R20-070  
Bylaw No. 1968

## **Reports and/or Communications**

### **1. Development Variance Permit Application – 78 Sturgeon Street**

Moved and seconded,

*“THAT a development variance permit application to reduce side yard from 4.5 metres to 2 metres and rear yard setback from 9m to 1.66m at 78 Sturgeon Street be received for consideration;*

*THAT referral to Advisory Planning Commission be waived;*

*AND THAT public notice be issued.”*

Motion Carried Unanimously  
Motion: R20-071  
DVP – 78 Sturgeon

## 2. Official Community Plan and Zoning Amendment – 207 Loganberry

Moved and seconded,

*“THAT zoning amendment application to add 'Recreation Facility' as a permitted use, increase permitted lot coverage to 50% and permitted Floor Area Ratio to 0.75 at 207 Loganberry Avenue, dated 27 January 2020, be received for consideration;*

*AND THAT staff draft an Official Community Plan (OCP) and zoning amendment bylaw.”*

Motion Carried Unanimously  
Motion: R20-072  
OCP & Zoning – 207 Loganberry

## 3. Extreme Weather Response Shelter – Year Round Access

Moved and seconded,

*“THAT the report be tabled pending further information from BC Housing.”*

Motion: **Carried**

In Favour: Mayor Germuth, Councillors Empinado, Feldhoff, Zielinski

Opposed: Councillor Goffinet

Motion: R20-073  
Extreme Weather Response Shelter

## New Business

Moved and seconded,

*“THAT section 2.5.1.1. of the Kitimat Municipal Code be waived and “Building Regulations Fees and Charges Amendment Bylaw No. 1972, 2020” be added to new business.*

Motion Carried Unanimously  
Motion: R20-074

**1. Building Regulations Fees and Charges Amendment Bylaw No. 1972, 2020**

Moved and seconded,  
*“THAT Building Regulations Fees and Charges Amendment Bylaw No. 1972,  
2020 be adopted.”*

Motion Carried Unanimously  
Motion: R20-075  
Bylaw No. 1972

**Mayor and Council Reports**

Mayor Germuth provided an update on the District of Kitimat response to COVID-19.

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

The meeting adjourned at 7:41 p.m.

Motion Carried Unanimously

CERTIFIED TRUE AND CORRECT

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Mayor

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