



MINUTES OF DISTRICT OF KITIMAT

PUBLIC HEARING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, MAY 4, 2020 at 7:00 PM

Present: Mayor P. Germuth

Councillors: E. Empinado, M. Feldhoff, L. Gibson
(All Via WebEx) R. Goffinet, T. Marleau, M. Zielinski

Present: Staff:

W. Waycheshen, Chief Administrative Officer
E. Anderson, Director of Corporate Administration
D. Rutsatz, Director of Finance
Via WebEx M. Gould, Director Leisure Services
Via WebEx M. Penner, Director of Human Resources
T. Bossence, Fire Chief
A Ramos-Espinoza, Director of Engineering Services
Via WebEx G. Sewell, Director of Planning
Via WebEx N. Simpkins, Deputy Director of Operations
Via WebEx M. Dewar, Director of Economic Development
Via WebEx C. McCulley, Director of Operations
A. Hansen, Information Systems Coordinator
Via WebEx K. Enders, Deputy Director of Corporate Administration

The Public Hearing is being held pursuant to the Local Government Act to consider the Loganberry Commercial Recreation Official Community Plan and Zoning Amendment Bylaw No. 1974, 2020.

The Corporate Officer introduced Bylaw 1974 and stated that the Bylaw had been given first and second reading on April 6, 2020.

There was a letter read into the record from Coast Mountain School District No. 82 stating there was no concern.

The Mayor introduced the proponent, Paul Silvestre to answer questions of Council.

Paul Silvestre commented that this would be a great recreational facility available to residents in Kitimat and the surrounding northwest.

In response to a query, Mr. Silvestre advised that Brandon and Leslie Highton live on Elderberry approximately 0.75 to 1 kilometre away from Lot 3.

In response to a query, the Director of Planning was not able to confirm the residence of Brandon and Leslie Highton as no address was provided on their response.

In response to a query, Mr. Silvestre advised that the timeline to begin construction would be as early as possible and take 9 to 12 months to complete.

Councillor Gibson stated concerns about the hours of operation and the noise to neighbouring properties.

In response to a query, Mr. Silvestre advised that anticipated hours of operation are 6:00 p.m. to 11:00 p.m. on weekdays and 10:00 a.m. to 11:00 p.m. on weekends.

In response to a query, staff confirmed the location of Lot 3 on the map attached as Schedule "B" to the staff report dated 29 April 2020.

In response to a query, Director of Planning confirmed which properties were still owned by the developer.

Councillor Gibson stated that she had concerns about the public engagement process and that properties most impacted had not responded.

In response to a query, Director of Planning confirmed the residents that were notified and that the notification included the deadline for comment.

In response to a query, Mr. Silvestre advised that approximately 130 feet of property frontage would be developed for parking with the structure covering the remainder of the lot.

In response to a query, the Director of Planning advised that the rear setback would remain unchanged from the current bylaw and was not being amended by this application. The Chief Administrative Officer advised that this setback is 9 meters.

In response to a query regarding noise, Mr. Silvestre advised that:

- electric carts make virtually no noise with a humming noise similar to an electric car;
- insulated roofing and walls will help eliminate noise; and
- largest noise will come from spectators and users.

In response to a query, Mr. Silvestre advised that:

- the lot would be cleared for development; and
- there would be landscape screening on 3 sides of the lot – between Lot 189; between Lots 176, 184 and 188; and between the lots to the rear.

In response to a query, the Director of Planning advised:

- that this is one of three lots zoned for commercial use; and
- the additional uses allowed under the Commercial zoning.

Mayor Germuth called for public input three more times. No other input was offered.

Moved and seconded,

"THAT the Public Hearing be adjourned and the application for zoning amendment be considered during the Regular Meeting of Council."

Motion Carried Unanimously
Public Hearing – Bylaw No. 1974, 2020

There being no further comments, the Public Hearing adjourned at 7:19 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer