



MINUTES OF DISTRICT OF KITIMAT
SPECIAL MEETING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, JUNE 22, 2020 AT 7:00 PM

Present: Mayor P. Germuth

Present: Councillor T. Marleau

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

Present: Staff:

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

1. Call to Order

2. Public Input / Questions on Agenda Items

Phillip Cheung, IAG Representative, provided input on the Development Permit Application for 650 and 656 Kuldo Boulevard.

3. Media Inquiries - For Clarification Only

4. Call for New Business / Adoption of the Agenda

Moved and seconded,

“THAT the Special Meeting of Council Agenda for June 22, 2020 be adopted as circulated.

Motion Carried Unanimously
Motion: S20-040

5. **Leisure Services Masterplan**

Moved and seconded,
"THAT the Leisure Services Masterplan be adopted."

Motion: **Carried**

In Favour: Mayor Germuth, Councillors Empinado,
Feldhoff, Goffinet, Marleau, Zielinski
Opposed: Councillor Gibson
Motion: S20-041
Leisure Services Masterplan

6. **Summer 2020 Planning Activities**

Moved and seconded,
"THAT report title "Summer 2020 Planning Activities", dated 18 June 2020, be received for information."

Motion Carried Unanimously
Motion: S20-042
Summer 2020 Planning Activities

7. **Development Permits, 650 and 656 Kuldo Boulevard**

Moved and seconded,
"THAT development permits be approved for exterior renovations and additions to (i) 650 Kuldo Boulevard and (ii) 656 Kuldo Boulevard, conditional on:

- (a) Development and building finishes at 650 Kuldo Boulevard correspond to Kitimat River Motel and Suites Drawings A1.1, A4.1, A3.0, A4.3 and A7.1, stamped 27 May 2020;
- (b) Development and building finishes at 656 Kuldo Boulevard correspond to Motel Renovation Drawings A1.0, A1.1, A4.2, A4.3 and A7.1, stamped 27 May 2020;
- (c) Landscaping corresponds to Drawing L 1 dated 16 June 2020;
- (d) Bond of \$5,000 is posted to ensure landscaping is well-established one year after planting;
- (e) Screened and bear-resistant refuse containers;
- (f) IAG Enterprises, as owner of two abutting properties, and District of Kitimat establish:
 - a. Easement allowing access and 14 parking spaces on PID 009-428-364 for use by users of PID 011-607-335, unless additional parking is provided on the latter property to comply with Kitimat Municipal Code;
 - b. S.219 Covenant secures that above Easement cannot be amended without District of Kitimat consent, and that those 14 parking spaces must be developed and maintained for so long as the corresponding uses on the abutting property require parking spaces to comply with parking requirements of Kitimat Municipal Code;
- (g) Permits be issued by Staff only after Bylaw 1980 to discharge Land Use Contracts pursuant to S.546 (2)(a) of Local Government Act and Bylaw 1981 zoning amendment are adopted;
- (h) Terms of development permit comply with Kitimat Municipal Code after amendments are adopted; and (i) Permits expire two years after date issued, if construction is not substantially started and at least 50% complete."

Amendment:

Moved and seconded,

"THAT the development permit include:

- 1. a ratio of electric vehicle chargers to units for multi-family units be established by staff; and*
- 2. The proponent making connections to the existing greenspaces and pedestrian walkways, and adding an amenity."*

Motion: **Defeated**

In Favour: Councillors Gibson, Goffinet, Marleau

Opposed: Mayor Germuth, Councillors Empinado, Feldhoff, Zielinski

Motion: S20-043

Development Permits, 650 Kuldo & 656 Kuldo Boulevard

On the Main Motion:

Motion: **Carried**

In Favour: Mayor Germuth, Councillors Empinado,

Feldhoff, Goffinet, Marleau, Zielinski

Opposed: Councillor Gibson

Motion: S20-044

Development Permits, 650 Kuldo & 656 Kuldo Boulevard

8. **Zoning Amendment Bylaw No. 1980 and 1981, Northstar Termination of LUC and Zoning Amendments**

Moved and seconded,

"THAT First and Second Reading be given to "Discharge of Northstar Land Use Contracts Bylaw No. 1980, 2020" and "650 and 656 Kuldo Zoning Amendment Bylaw No. 1981, 2020";

THAT public notice be issued advising that bylaws to (1) discharge Land Use contract pursuant to s546(2)(a) of Local Government Act and (2) to add zoning definitions for rental tenure housing generally and amend zoning regulations for 650 and 656 Kuldo Boulevard specifically are under consideration by Kitimat Council;

AND THAT draft Bylaws 1980 and 1981 be referred to Advisory Planning Commission;

AND THAT Kitimat Council affirms that proposed Bylaw 1981 complies with Kitimat Official Community Plan;

AND FURTHER THAT a public hearing be scheduled for 7:15pm on Monday, 20 July 2020, to receive comment in consideration of Bylaws 1980 and 1981."

Motion Carried Unanimously

Motion: S20-045

Bylaw No. 1980 and Bylaw No. 1981

9. **Public Hearing Procedures for Receiving Comments Electronically**

Moved and seconded,

"THAT the attached notice and procedures be the basis for conducting Public Hearings electronically."

Motion Carried Unanimously
Motion: S20-046
Public Hearing Procedure

10. **Procedure Amendment Bylaw No. 1984, 2020**

Moved and seconded,

"THAT the report titled Procedure Amendment Bylaw No. 1984, 2020 and dated June 17, 2020 be received for information."

Motion Carried Unanimously
Motion: S20-047
Bylaw No. 1984

11. **Zoning Amendment Bylaw No. 1983 – CGL Meter Station**

Moved and seconded,

"THAT zoning amendment application from Coastal Gaslink Pipeline Ltd. to allow a meter station off South Hirsch Creek FSR is received for consideration;

THAT First and Second Reading be given to Bylaw No. 1983 to amend zoning at km 1.2 South Hirsch Main from G5 Forestry to G1 Institutional;

THAT public notice be issue advising that bylaw to amend zoning at km 1.2 South Hirsch Main is under consideration by Kitimat Council;

AND THAT Bylaw No. 1983 be referred to Advisory Planning Commission;

AND FURTHER THAT a public hearing be scheduled for 7:00pm on Monday, 20 July 2020, to receive comment in consideration of Bylaw No. 1983"

Motion: **Carried**

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

Opposed: Councillor Gibson

Motion: S20-048
Bylaw No. 1983

Moved and seconded,

"THAT staff expand the mail out to all licence holders on TL 9472 and property owners and tenants on Forest Avenue."

Motion Carried Unanimously
Motion: S20-049
Bylaw No. 1983

12. **603 Mountainview Square Lease**

Moved and seconded,

"THAT THAT the District enter into a five-year lease (with a five-year renewal option) with the Ministry of Citizens' Services for a portion of 603 Mountainview Square, Kitimat, BC (Courthouse) at an approximate rate of \$58,480.00 annually.

AND THAT notice of the lease be provided in accordance with 5.26 (3) and 5.94 of the Community Charter."

Motion Carried Unanimously

Motion: S20-050

603 Mountainview Square Lease

13. **Adjournment**

Moved and seconded,

"THAT this meeting adjourn."

Motion Carried Unanimously

The meeting adjourned at 8:31 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer