



MINUTES OF DISTRICT OF KITIMAT

PUBLIC HEARING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, JULY 20, 2020, AT 7:20 P.M.

Present:	Mayor	P. Germuth
Present:	Councillors: (All Via WebEx)	E. Empinado, M. Feldhoff L. Gibson, R. Goffinet
Absent:	Councillors:	T. Marleau, M. Zielinski
Present:	Staff:	
		W. Waycheshen, Chief Administrative Officer
	Via WebEx	E. Anderson, Director of Corporate Administration
	Via WebEx	M. Dewar, Director of Economic Development
	Via WebEx	D. Rutsatz, Director of Finance
	Via WebEx	M. Gould, Director of Leisure Services
	Via WebEx	C. McCulley, Director of Public Works
	Via WebEx	T. Bossence, Fire Chief
		A. Hansen, Information Systems Coordinator
		K. Enders, Deputy Director of Corporate Administration
	Via WebEx	C. Brown, Planner

The Public Hearing is being held pursuant to the Local Government Act to consider the Discharge of Northstar Land Use Contracts Bylaw No. 1980, 2020 and 650 and 656 Kuldo Amendment Bylaw No. 1981, 2020.

The Corporate Officer introduced Bylaw No. 1980, 2020 and stated that the Bylaw had been given 1st and 2nd readings on June 22, 2020. The Corporate Office introduced Bylaw No. 1981, 2020 and stated that the Bylaw had been given 1st and 2nd readings on June 22, 2020.

There were no written submissions received.

There were no registered speakers.

Councillor Feldhoff queried whether the two previous letters submitted were in relation to this bylaw or in relation to a development variance permit.

In response to his query, Warren Waycheshen, CAO, District of Kitimat, advised that the two pieces of correspondence were received for the development permits that were conditionally approved on June 22. One of the conditions is being that these bylaws have to be adopted.

Mayor Germuth called for public input for the first time.

Mayor Germuth called for public input for the second time.

Shonagh Baillie, 28 Pintail Street, Kitimat asked for details with respect to the bylaw amendments.

In response to her query, Colin Brown, Planner, District of Kitimat, advised that:

- Bylaw No. 1980, 2020 is to discharge Land Use Contracts for properties at 650 and 656 Kuldo Boulevard. Land use contracts go back to the 1960s and 1970s. Land use contracts were permitted at that time to allow land uses that were not otherwise permitted in zoning. Legislation for land use contracts was repealed in 1977. More recently new legislation requires that Local Government's discharge their local land use contracts no later than 2024. The proposed bylaw is to address this requirement for this development at this property.
- Bylaw No. 1981, 2020 amends zoning to bring in what was allowed under the land use contracts and amend the zoning to allow the proposed developments. It also considers future land uses that may occur on the site. This creates a new zone. It allows the proposed restaurant, motel, and boarding house. Also makes amendments for off-street parking, and includes commonly held requirements for similar structures in Kitimat.

Mayor Germuth called for public input.

Shonagh Baillie, 28 Pintail Street, Kitimat, is in favour and asked for further details of what is proposed to be built.

Phillip Cheung, IAG Representative, responded to the query that originally it was a hotel and they will maintain it having rooms. Don't know if it is going to be long term stay or short term stay. Will look to re-open the restaurant and re-open the bar that was in the basement. As for the motel, looking to expand the rooms so it will be a one bedroom with a living room and will be looking at medium term stay (monthly rentals).

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

Mayor Germuth requested input from Council on whether to close the meeting or have it adjourned to another night.

There being no further comments, the Public Hearing adjourned at 7:28 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer