



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**

MEETING HELD AT MUNICIPAL HALL,  
270 CITY CENTRE, ON MONDAY, DECEMBER 21, 2020 AT 7:00 PM

Present: Mayor P. Germuth

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

Present: Staff:

	W. Waycheshen, CAO
Via WebEx	E. Anderson, Director of Corporate Administration
Via WebEx	A. Ramos-Espinoza, Director of Engineering
Via WebEx	A. Lucas, Director of Planning
Via WebEx	D. Rutsatz, Director of Finance
Via WebEx	M. Gould, Director of Leisure Services
Via WebEx	M. Dewar, Director of Economic Development
Via WebEx	T. Bossence, Fire Chief
Via WebEx	C. McCulley, Director of Operations
Via WebEx	K. Hogan, Planner

**Message from the Mayor**

Mayor Germuth provided a message on Council activities over the recent past.

**Delegations/Presentations**

**Public Input / Questions on Agenda Items**

Mayor Germuth asked for comments regarding the Development Variance Permit Application for 116 Whittlesey.

Bruce and Bonnie Vienneau provided comments and answered questions from Council. They spoke to their willingness to lower the height of the building and apply for any access permits required.

**Media Inquiries - For Clarification Only**

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

Moved and seconded,

*“THAT the Regular Council Agenda for December 21, 2020, be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R20-257

## **Consent Agenda**

Moved and seconded,

*“THAT the Consent Agenda for December 21, 2020, be approved.”*

Motion Carried Unanimously

Motion: R20-258

The following meeting Minutes were adopted:

Bylaw No. 1991 Public Hearing Minutes – 7 December 2020

Regular Meeting of Council Minutes – 7 December 2020

Committee of the Whole Minutes – 14 December 2020

Committee of the Whole Minutes – 15 December 2020

All correspondence was received and filed.

## **Motions**

## **Bylaws**

## **Reports and/or Communications**

### **1. Development Variance Permit Application -116 Whittlesey Street**

Moved and seconded,

*“THAT the development variance permit application to allow 116 Whittlesey Street to increase maximum accessory building height from 3m to 4.88m and reduce side yard setback from 1 m to .37m be denied.*

*AND THAT the owner of 116 Whittlesey be advised that they must not trespass across District property to use the shelter, and that the unauthorized shelter must not be used and must be removed promptly, with Staff directed to undertake bylaw enforcement, including escalating to include injunctive proceedings if voluntary compliance not achieved by 31 March 2021, with no liability risk to the District of Kitimat.”*

*Division of the Question*

*“THAT the development variance permit application to allow 116 Whittlesey Street to increase maximum accessory building height from 3m to 4.88m and reduce side yard setback from 1 m to .37m be denied.”*

Motion Carried Unanimously

Motion: R20-259

Development Variance Permit Application – 116 Whittlesey Street

*“AND THAT the owner of 116 Whittlesey be advised that they must not trespass across District property to use the shelter, and that the unauthorized shelter must not be used and must be removed promptly, with Staff directed to undertake bylaw enforcement, including escalating to include injunctive proceedings if voluntary compliance not achieved by 31 March 2021, with no liability risk to the District of Kitimat*

Motion Carried

In Favour: Mayor Germuth, Councillors Empinado,  
Gibson, Goffinet, Marleau

Opposed: Councillors Feldhoff and Zielinski

Motion: R20-260

Development Variance Permit Application – 116 Whittlesey Street

## **2. Development Permit Application – 461 Quatsino Boulevard**

Moved and seconded,

*“THAT the development permit application for a proposed 4 storey residential building and 1 storey 24-hour day care building located at 461 Quatsino Boulevard be received for consideration.*

*THAT the application be referred to the Public Advisory Commission;*

*AND THAT public notice be issued and mailout be extended to include the list of interested residents for the project that was collected during the rezoning of the property.”*

Motion Carried Unanimously

Motion: R20-261

Development Permit Application – 461 Quatsino Boulevard

## **3. Development Permit Application, Riverbrook Estates**

Moved and seconded,

*“THAT Development Permit Application, for up to 47 townhouses and 16 single family at 167 Konigus Street, be received for consideration;*

*THAT the application be referred to the Advisory Planning Commission;*

*AND THAT public notice be issued and mailout be extended to include all property owners and tenants on Konigus Street, Liard, Nadina, and Ochwe Streets.”*

Motion Carried Unanimously

Motion: R20-262

Development Permit Application – Riverbrook Estates

Moved and seconded,

*“THAT staff report back to Council on options for encouraging the developer to include accessible units and to build the units to Step Code 3,*

*AND THAT the developer post a sign advertising for public comment on the Development Permit, at the site.”*

Motion Carried Unanimously

Motion: R20-263

Development Permit Application – Riverbrook Estates

#### 4. Work Plan for Housing Action Plan and Needs Assessment 2020

Moved and seconded,

*“THAT Council's action priorities from the recommendations in the Housing Action Plan and Needs Assessment are adopted, as identified in Attachment A.”*

Motion Carried Unanimously

Motion: R20-264

HAPNA 2020

Moved and seconded,

*“THAT the top priority be #14, with the addition of addressing housing for those with an immediate risk of homelessness and hard-to-house persons.”*

Motion Carried Unanimously

Motion: C20-265

HAPNA 2020

Resolution C20-265 was amended on 11 January 2021 by Resolution C21-002

*“THAT #14 on the HAPNA work plan be amended to include, ‘with a priority of addressing those with an immediate risk of homelessness and hard-to-house persons”*

### **New Business**

### **Mayor and Council Reports**

Moved and seconded,

*“THAT this meeting adjourn.”*

Motion Carried Unanimously

The meeting adjourned at 9:04 p.m.

CERTIFIED TRUE AND CORRECT

---

Mayor

---

Corporate Officer