



MINUTES OF DISTRICT OF KITIMAT
SPECIAL MEETING

MEETING HELD AT MUNICIPAL HALL,
270 CITY CENTRE, ON MONDAY, MARCH 29, 2021 AT 7:00 P.M.

Present: Mayor P. Germuth

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

Present: Staff:

- Via WebEx 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 M. Gould, Director of Leisure Services
- Via WebEx M. Dewar, Director of Economic Development and Communications
- Via WebEx T. Bossence, Fire Chief
- Via WebEx C. McCulley, Director of Operations
- Via WebEx C. Brown, Planner

1. Call to Order

2. Public Input / Questions on Agenda Items

The Mayor called for public input on the Development Variance Permit Application and Development Permit Application.

Staff read into the meeting correspondence dated March 27, 2021 from Debbie Rauhanen.

Council asked questions of the applicant architect, Mr. Anthony Boni.

Michelle Martins, Executive Director of Tamitik Status of Women spoke to the project, and how she felt it would positively impact the project being in the area.

Debbie Rauhanen spoke to that she thought the fence was agreed to in a previous meeting.

Tammy De Medeiros agreed to what Debbie Rauhanen had stated.

Tanya Allen asked questions around operation, and the costing of the fence.

Tammy De Medeiros spoke about how she owned the property since 1999.

Marty McIlwrath spoke to the need for a soundproof fence.

Mayor Germuth requested if residents had any opinion on the fence being paid by half.

Various neighbours responded to the negative.

Tammy De Medeiros asked for a drainage update from staff.

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 March 29, 2021 be adopted as circulated.”

Motion Carried Unanimously

Motion: S21-007

5. Development Variance Permit Application – 461 Quatsino Boulevard, Adjacent Buildings

Moved and seconded,

“THAT the development variance permit application to allow a day care to be located in an adjacent building from the residential use is approved, as presented.”

Motion Carried Unanimously

Motion: S21-008

Development Variance Permit Application – 461 Quatsino

6. Development Permit Application – 461 Quatsino Boulevard

Moved and seconded,

“THAT having reviewed the information provided, considered public comments, and evaluated the application against the development permit framework and guidelines set out in the Kitimat Official Community Plan, Kitimat Council resolves the Development Permit for a proposed 4 storey residential building and 1 storey 24- hour day care building located at 461 Quatsino Boulevard be issued, in accordance with the drawings package presented as Attachment "A", including conditions in relation to the following:

- A. *The dimensions and siting of the buildings be constructed on the land in accordance with Schedule "A";*
- B. *The exterior design, form and finish of the buildings be constructed on the land in accordance with Schedule "B";*
- C. *Landscaping be provided on the land in accordance with Schedule "C";*

AND THAT if a Building Permit is not obtained for the development within two years of approval by Council of this Development Permit, this permit lapses.”

Amendment:

Moved and seconded,

ADD:

D. For south side of the property (being the rear of the development, backing onto greenspace), no additional fencing is required.

Amending Motion Carried Unanimously

Motion: S21-009

Development Permit Application – 461 Quatsino

Amendment:

Moved and seconded,

ADD:

D. For east side of the property (abutting Mr. Oviatt's proposed subdivision), that the fence be 2 meters high.

Amending Motion: Carried

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

Opposed: Councillors Feldhoff, Goffinet

Motion: S21-010

Development Permit Application – 461 Quatsino

Amendment:

Moved and seconded,

ADD:

D. For west side of the property (abutting properties on Cranberry Street), that a fence be required for the length of the development (labeled red on Attachment H of report titled Development Permit Application – 461 Quatsino Boulevard dated 22 March 2021).

Amending Motion: Carried

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

Opposed: Councillors Feldhoff, Goffinet

Motion: S21-011

Development Permit Application – 461 Quatsino

Amendment:

Moved and seconded,

ADD:

D. ...and that the fence be built to 8 feet (2.44m).

Amending Motion: Carried

In Favour: Councillors Empinado, Feldhoff, Goffinet, Zielinski

Opposed: Mayor Germuth, Councillors Gibson, Marleau

Motion: S21-012

Development Permit Application – 461 Quatsino

Amendment:

Moved and seconded,

ADD:

E. The applicant's lighting engineer satisfy staff that they have minimized light pollution to the greatest extent possible, taking into account safety and operational requirements and the code.

Amending Motion Carried Unanimously

Motion: S21-013

Development Permit Application – 461 Quatsino

Amendment:

Moved and seconded,

ADD:

AND THAT the maximum height for a fence along side (on the west property line, abutting Cranberry Street lots) is increased from 2 metres to 2.44 metres, and 1.2 m. to 2.44 metres for the portion in the front yard (on the west property line, abutting Cranberry Street lots), varying Kitimat Municipal Code sections 9.4.1.16 and 9.4.1.15 respectively in accordance with DP Guideline providing for screening to enhance the aesthetics and safety of outdoor spaces, pursuant to Section 490(1)(a) of the Local Government Act;

Amending Motion: Carried

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

Opposed: Councillors Gibson, Marleau

Motion: S21-014

Development Permit Application – 461 Quatsino

Main Motion as Amended:

Moved and seconded,

“THAT having reviewed the information provided, considered public comments, and evaluated the application against the development permit framework and guidelines set out in the Kitimat Official Community Plan, Kitimat Council resolves the Development Permit for a proposed 4 storey residential building and 1 storey 24- hour day care building located at 461 Quatsino Boulevard be issued, in accordance with the drawings package presented as Attachment "A", including conditions in relation to the following:

- A. The dimensions and siting of the buildings be constructed on the land in accordance with Schedule "A";*
- B. The exterior design, form and finish of the buildings be constructed on the land in accordance with Schedule "B";*
- C. Landscaping be provided on the land in accordance with Schedule "C";*
- D. For south side of the property (being the rear of the development, backing onto greenspace), no additional fencing is required. For east side of the property (abutting Mr. Oviatt's proposed subdivision), that the solid fence be 2 meters high. For west side of the property (abutting properties on Cranberry Street), that a solid fence be required for the length of the development (labeled red on Attachment H of report titled Development Permit Application – 461 Quatsino Boulevard dated 22 March 2021) and that the fence be built to 8 feet (2.44m).*

- E. *The applicant's lighting engineer satisfy staff that they have minimized light pollution to the greatest extent possible, taking into account safety and operational requirements and the code.*

AND THAT the maximum height for a fence along side (on the west property line, abutting Cranberry Street lots) is increased from 2 metres to 2.44 metres, and 1.2 m. to 2.44 metres for the portion in the front yard (on the west property line, abutting Cranberry Street lots), varying Kitimat Municipal Code sections 9.4.1.16 and 9.4.1.15 respectively in accordance with DP Guideline providing for screening to enhance the aesthetics and safety of outdoor spaces, pursuant to Section 490(1)(a) of the Local Government Act;

AND THAT if a Building Permit is not obtained for the development within two years of approval by Council of this Development Permit, this permit lapses."

Motion Carried Unanimously

Motion: S21-015

Development Permit Application – 461 Quatsino

7. Adjournment

Moved and seconded,
"THAT this meeting adjourn."

Motion Carried Unanimously

The meeting adjourned at 8:58 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer