



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**  
MEETING HELD AT MUNICIPAL HALL  
270 CITY CENTRE, ON MONDAY, MAY 3, 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:

|           |   |
|-----------|---|
|           | 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 and Communications |
| Via WebEx | C. McCulley, Director of Operations                           |
| Via WebEx | K. Enders, Deputy Director of Corporate Administration        |
| Via WebEx | C. Brown, 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**

The Mayor called for public input regarding the Development Permit application for 578 Mountainview Square. No input was received.

The Mayor called for public input regarding the Development Permit application for 100 Loganberry Avenue. No input was received.

The Mayor called for public input regarding the Development Permit application for 676 Mountainview Square. No input was received.

**Media Inquiries - For Clarification Only**

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

Councillor Feldhoff – Petition from Residents of Pintail Street

Councillor Zielinski – Consent Agenda Item No. 9 – Correspondence from Clearwater regarding 9-8-8 Crisis Line

Moved and seconded,

*“THAT the Regular Council Agenda for May 3, 2021, be adopted as amended.”*

Motion Carried Unanimously  
Motion: R21-097

## **Consent Agenda**

Moved and seconded,  
*“THAT the Consent Agenda for May 3, 2021 be approved as amended.”*

Motion Carried Unanimously  
Motion: R21-098

The following meeting Minutes were adopted:

Regular Meeting of Council Minutes – 19 April 2021  
Court of Revision Minutes – 26 April 2021  
Committee of the Whole Minutes – 26 April 2021  
Special Meeting of Council Minutes – 26 April 2021

All correspondence was received and filed.

## **Motions**

### **1. Wozney Street Park**

Moved and seconded,  
*“THAT staff provide an estimated cost of proceeding this year with remaining clearing and planting of grass at the Wozney street park site.”*

Amendment:

Moved and seconded,  
*“AND THAT this project be referred to our staff Horticulturalist for comment on the possibility of more attractive and eco-friendly alternatives to the usual process for park development in Kitimat (i.e., install 'grey' drainage infrastructure, level the entire area, sow grass on the entire area).”*

Amending Motion Carried Unanimously  
Motion: R21-099  
Wozney Street Park (4.10.0)

Main Motion as Amended:

*“THAT staff provide an estimated cost of proceeding this year with remaining clearing and planting of grass at the Wozney street park site.*

*AND THAT this project be referred to our staff Horticulturalist for comment on the possibility of more attractive and eco-friendly alternatives to the usual process for park development in Kitimat (i.e., install 'grey' drainage infrastructure, level the entire area, sow grass on the entire area).”*

Amended Motion Carried Unanimously  
Motion: R21-100  
Wozney Street Park (4.10.0)

## **Bylaws**

### **1. Loganberry Commercial OCP and Zoning Amendment Bylaw No. 1996, 2021**

Councillor Feldhoff declared a conflict of interest for bias and left the WebEx – 7:21 p.m.

Moved and seconded,

*“THAT First and Second Reading be given to “Loganberry Official Community Plan and Zoning Amendment Bylaw No 1996, 2021”, presented at Attachment “A”;*

*THAT Council has considered impacts of Bylaw 1996 to Kitimat’s Five Year Financial Plan and Waste Management Plan and found no measurable impact;*

*THAT Bylaw 1996 be referred to Advisory Planning Commission, School District No. 82 Count Mountains, and Kitimat Chamber of Commerce;*

*THAT Council has specifically considered whether additional persons, organizations and authorities, including additional federal and provincial agencies and First Nations, are required to be consulted, and is satisfied that the appropriate persons, organizations and authorities have been identified as referral agencies and will be consulted in advance of the Public Hearing;*

*THAT a Public Hearing be scheduled for 7 June 2021 at 7:00 p.m.;*

*AND THAT public notice be issued;*

*AND FURTHER THAT public notices be mailed to all property owners and tenants on Blackberry, Blueberry, Cranberry, Dewberry, and Elderberry Streets.”*

Motion Carried Unanimously

Motion: R21-101

Bylaw No.1996, 2021 (7.5.3.157)

Councillor Feldhoff returned to the WebEx – 7:31 p.m.

### **2. Financial Plan Bylaw No. 1998, 2021; Tax Rates Bylaw No. 1999, 2021; Residential Flat Rate Tax Amendment Bylaw No. 2000, 2021**

Moved and seconded,

*“THAT Financial Plan Bylaw No. 1998, 2021, be given first, second and third reading;*

*THAT Tax Rates Bylaw No. 1999, 2021, be given first, second and third reading;*

*AND THAT Residential Flat Rate Tax Amendment Bylaw No. 2000, 2021, be given first, second and third reading.”*

Motion Carried Unanimously

Motion: R21-102

Bylaw No. 1998, 2021; Bylaw No. 1999, 2021; Bylaw No 2000, 2021 (2.10.3.1)

## **Reports and/or Communications**

### **1. Development Permit Application, 578 Mountainview Square**

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 nanobrewery located at 578 Mountainview Square 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, and landscaping be constructed on the land in accordance with Schedule 1;*
- B. *The exterior design, form and finish of the buildings be constructed on the land in accordance with Schedule 2;*
- C. *The parking plan is accepted as show in Site Plan in Schedule “A”, pursuant to Kitimat Municipal Code Section 9.5.1.9; and*

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

Motion Carried Unanimously

Motion: R21-103

Development Permit Application, 578 Mountainview Square (7.8.3.160)

### **2. Development Permit Application, 100 Loganberry Avenue Kitimat Valley Housing Society, Care Home**

Councillor Empinado declared a conflict of interest as an employee of Northern Health and left the WebEx - 7:41 p.m.

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 care home for persons experiencing dementia, located at PID 030-616-417, known as 100 Loganberry Avenue 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.”*

Motion Carried Unanimously

Motion: R21-104

Development Permit Application, 100 Loganberry Avenue (7.8.3.161)

Councillor Empinado was disconnected from the WebEx – 7:46 p.m.

### **3. Development Permit Application, KitiMed, 676 Mountainview Square**

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 four-storey mixed use commercial/residential building located at 676 Mountainview Square 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 "1";*
- B. The exterior design, form and finish of the buildings be constructed on the land in accordance with Schedule "2";*
- C. Landscaping be provided on the land in accordance with Schedule "3";*
- D. The parking plan is accepted as show in Site Plan in Schedule "1 ", pursuant to Kitimat Municipal Code Section 9.5.1.9;*
- E. THAT staff negotiate an encroachment and management agreement regarding the maintenance of landscaping and refuse areas shown in the public rights-of-ways, as indicated on the site plan of Schedule 1;*

*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: R21-105

Development Permit Application, 676 Mountainview Square (7.8.3.159)

### **New Business**

#### **1. Councillor Feldhoff – Petition from Pintail Street residents**

Councillor Empinado returned to the WebEx – 8:04 p.m.

Council had a discussion regarding a petition from residents of Pintail Street regarding a home in non-compliance with single use family zoning.

#### **2. Councillor Zielinski – Consent Agenda Item No. 9 Correspondence from Clearwater regarding 9-8-8 Crisis Line**

Moved and seconded,

*“THAT the District of Kitimat provide a letter of support for the 9-8-8 Crisis Line Initiative.”*

Motion Carried Unanimously

Motion: R21-106

Correspondence from Clearwater regarding 9-8-8 Crisis Line

**Mayor and Council Reports**

Moved and seconded,  
*“THAT this meeting adjourn.”*

Motion Carried Unanimously

The meeting adjourned at 8:29 p.m.

CERTIFIED TRUE AND CORRECT

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer