



MINUTES OF DISTRICT OF KITIMAT
COMMITTEE OF THE WHOLE MEETING

MEETING HELD AT MUNICIPAL HALL
270 CITY CENTRE, ON MONDAY, MAY 10, 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 (Via Phone)

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	T. Bossence, Fire Chief
Via WebEx	C. McCulley, Director of Operations
Via WebEx	M. Penner, Director of Human Resources
Via WebEx	C. Brown, Planner

1. Call to Order

2. Public Input / Questions on Agenda Items

Elizabeth Thorne – regarding the contaminated waste storage at Sandhill. Ms. Thorne stated that they believe the assessments on the property were flawed and missed significant items. Ms. Thorne also pointed to Shawinigan Lake as a recent example of liability with these types of items.

3. Media Inquiries - For Clarification Only

4. Call for New Business / Adoption of the Agenda

Moved and seconded,

“THAT the Committee of the Whole Agenda for May 10, 2021 be adopted as circulated.”

Motion Carried Unanimously
Motion: C21-089

5. Delegation – Sandhill Materials Inc – Waste Soil Storage Rezoning Application

Rockland Leong and Keith Meldrum, Sandhill Materials Inc. were in attendance and made a presentation regarding their rezoning application for waste soil storage. They then answered questions from Council.

Moved and seconded,

“THAT the presentation from Sandhill Materials Inc. be received for information.”

Motion Carried Unanimously

Motion: C21-090

Delegation – Sandhill Materials Inc. (7.5.3.156)

6. Report – OCP and Zoning Amendment, Sandhill Soil Storage

Moved and seconded,

“THAT Council agrees to proceed with the application and requests the following information from the applicant that are deemed relevant for making an informed decision on this application:

- 1. A complete geotechnical report that assesses all areas shown on site plan SK03, dated 12 December 2017;*
- 2. High quality visual representations of the site, including visual impacts when viewed from the Kitimat townsite; and*

AND THAT the application be limited to the lower phase (1, 2-1, 2-2, 5)

AND THAT staff are directed to draft a report and bylaw for presentation to Council after the requested information is received.

Amendment:

Moved and seconded,

ADD: “3. THAT the applicant pay the District of Kitimat fees to retain appropriate professionals to assess water quality, biodiversity, and geotechnical risks and impacts.”

Amending Motion: Carried

In Favour: Councillors Empinado, Gibson, Goffinet, Marleau

Opposed: Mayor Germuth, Councillors Feldhoff, Zielinski

Motion: C21-091

OCP and Zoning Amendment, Sandhill Storage (7.5.3.156)

Main Motion as Amended:

“THAT the update from Sandhill Materials Inc. and this report dated, 30 April 2021, are received for information; and

THAT Council agrees to proceed with the application and requests the following information from the applicant that are deemed relevant for making an informed decision on this application:

- 1. A complete geotechnical report that assesses all areas shown on site plan SK03, dated 12 December 2017;*
- 2. High quality visual representations of the site, including visual impacts when viewed from the Kitimat townsite; and*
- 3. THAT the applicant pay the District of Kitimat fees to retain appropriate professionals to assess water quality, biodiversity, and geotechnical risks and impacts.*

AND THAT the application be limited to the lower phase (1, 2-1, 2-2, 5)

AND THAT staff are directed to draft a report and bylaw for presentation to Council after the requested information is received.”

Main Motion Carried

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

Opposed: Councillor Zielinski

Motion: C21-092
OCP and Zoning Amendment, Sandhill Storage (7.5.3.156)

Moved and seconded,

“THAT staff contact the province and request their comment regarding the map of unregulated soil storage in the District of Kitimat.”

Motion: Carried

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

Opposed: Councillor Feldhoff

Motion: C21-093
OCP and Zoning Amendment, Sandhill Storage (7.5.3.156)

7. Report – Zoning Amendment Application for Vista Village Trailer Park 653 – Columbia Avenue

Moved and seconded,

“THAT Council has considered all the information put forward by the Applicant, the advice of staff and the District's Official Community Plan and existing zoning, and determined that it is not prepared to proceed further at this time with the requested amendment to allow recreational vehicles to be used as housing for temporary workers on 653 Columbia Avenue;

AND THAT the application is hereby denied;

AND FURTHER THAT Council support staff to continue working with the property owner at 653 Columbia Avenue to explore future plans for the site.”

Motion Carried Unanimously

Motion: C21-094

Zoning Amendment Application – Vista Village Trailer Park – 653 Columbia Avenue (7.5.3.155)

8. Report – Temporary Use Permit – TL9472 Portable Asphalt Plant

Moved and seconded,

“THAT temporary use permit application to allow operation of a portable asphalt plant on TL 9472, submitted by C&C Road Maintenance, be received for consideration;

THAT the application be referred to the Advisory Planning Commission;

AND THAT public notice be issued and mailouts be extended to include all properties on Forest Avenue.”

Motion: Carried

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

Opposed: Councillor Feldhoff

Motion: C21-095

TUP – TL9472 Portable Asphalt Plant (7.18.3.65)

9. Report – BC Hydro Level 3 Charging Station Location

Moved and seconded,

“THAT the BC Hydro Level 3 Fast Charging Station be installed in the Upper Mall parking lot at the location in Figure 1 of the May 5, 2021 report.”

Motion Carried Unanimously

Motion: C21-096

BC Hydro Level 3 Charging Station Location (7.2.30)

10. Report – Greater Metro Hockey League (GMHL) Expansion

Moved and seconded,
"THAT Administration work with the Greater Metro Hockey League to establish a Junior "A" team in Kitimat."

Motion: Carried

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

Opposed: Councillor Feldhoff, Goffinet, Marleau

Motion: C21-097
Greater Metro Hockey League (GMHL) (4.4.14)

11. Adjournment

Moved and seconded,
"THAT this meeting adjourn."

Motion Carried Unanimously

The meeting adjourned at 9:22 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer