



MINUTES OF DISTRICT OF KITIMAT  
**PUBLIC HEARING**  
MEETING HELD AT MUNICIPAL HALL  
270 CITY CENTRE, ON MONDAY, JULY 12, 2021 AT 7:00 P.M.

Present: Mayor P. Germuth

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

Absent: Councillor M. Zielinski

Present: Staff:  
W. Waycheshen, CAO  
Via WebEx E. Anderson, Director of Corporate Administration  
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 M. Penner, Director of Human Resources and Labour Relations  
Via WebEx K. Hogan, Planner

The Public Hearing is being held pursuant to the Local Government Act to consider the Loganberry Commercial Official Community Plan and Zoning Amendment Bylaw No. 1996, 2021 to amend six properties in Strawberry Meadows from G3-B residential small holdings to C10 agriculture commercial zone and to amend the Official Community Plan.

Councillor Feldhoff declared a conflict due to bias as a family neighbour is interested in the outcome and left the WebEx – 7:02 p.m.

Written Submissions were read into the record:

- Jack Oviatt, Quatsino, Kitimat BC, no date, was read into the record by the Corporate Officer and is attached hereto to the minutes as Attachment A
- Jack Oviatt, Quatsino, Kitimat BC, dated July 11, 2021 was read into the record by the Corporate Officer and is attached hereto to the minutes as Attachment B
- Mike Langedger, 35 Carlson, Kitimat BC, July 11, 2021 was read into the record by the Corporate Officer and is attached hereto to the minutes as Attachment C
- Phil Germuth, email to the rest of Council, July 12, 2021 was read into the record by the Corporate Officer and is attached hereto to the minutes as Attachment D

Mayor Germuth asked Council for their comments on whether to cancel or to proceed with the Public Hearing.

Moved and seconded,  
*"THAT the Public Hearing be adjourned."*

Motion Carried Unanimously

The Public Hearing was adjourned - 7:10 p.m.

CERTIFIED TRUE AND CORRECT

\_\_\_\_\_  
Mayor

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

Attachment "A" to the 12 July 2021 Public Hearing Minutes for Loganberry  
OCP and Zoning Amendment Bylaw No. 1996, 2021

June 16<sup>th</sup>, 2021 Comments from Mr. Jack Oviatt to APC and Council with regards to his application for an OCP amendment and Rezoning for Loganberry lots.

I will not be attending the APC meeting on June 17. I have no new information to pass on since the last meeting. Please read the following comments at the meeting and at the council meeting that follows.

1) for those who think that commercial is bad for that area and people will not want to live in the Meadows because of that ask yourself, why would I jeopardize lot sales on the rest of MY lots in the Meadows to simply have a few more commercial lots ? It is my opinion that this location is ideal for diversification in the Meadows because commercial already exists directly across the street and abuts Civeo and has connecting sidewalk access.

2) The goal should be to attract business to Kitimat. Those local employees pay taxes in Kitimat.

3) no other land is available for sale in Kitimat that I can find that will allow owners residence on site.

4) no other land is available in Kitimat at a financially viable price point.

5) Paul Sulvester has not yet given up on his dream of an electric go cart track and needs this rezoning to keep his dream alive.

6) brownfield was a perfect option for TSW but as they explained it's not financially viable and you agreed, why would it now be financially viable for another venture.

Kitimat was the first choice for these new businesses let's get together and keep it in Kitimat.

Thanks Jack Oviatt

Attachment "B" to the 12 July 2021 Public Hearing Minutes for  
Loganberry OCP and Zoning Amendment Bylaw No. 1996, 2021

From: Jack Oviatt <[Jack@joviatt.com](mailto:Jack@joviatt.com)>

Sent: July 11, 2021 9:35 AM

To:

Subject: Rezoning application

To Director of planning and business development for the District of Kitimat

I am insulted that the comments I sent to you to be Sent to APC and to Council are not included in the package for the public hearing.

Please ensure that those comments are read out at the beginning of the public hearing.

I am also insulted that I have offered to meet with anyone from APC and Council at the property to discuss the proposal and not one person has taken me up on that offer. I can only assume that offer was not relayed to Council. The offer is still open and I will make myself available all day Monday but I will not be attending the public hearing.

Debbie and I love Kitimat and the Oviatt family will do everything we can to make Kitimat a more enjoyable place to live and raise your family We will continue do more even if this application fails.

It's time for Kitimat to recognize that and pay It forward.

7 out of 27. It's time for administration and counsel to adopt a new Message when those businesses phone. The messages is !! We would love to have you locate in Kitimat what can we do to help.

Please forward this message immediately to all members of council.

Attachment "C" to the 12 July 2021 Public Hearing Minutes for  
Loganberry OCP and Zoning Amendment Bylaw No. 1996, 2021

July 11 2021

Re: Loganberry OCP/Zoning Amendment

Dear Mayor, Council, and District Staff,

I appreciate the opportunity to provide comment in regards to the proposed OCP Loganberry amendment, standing opposed to the changes, and providing my perspective for your consideration.

- 1) The proponent had indicated that there was a lack of commercial properties available in Kitimat. In review of real estate listings and identified commercial properties for sale when travelling about the community does not support that perspective of commercial properties not being available in Kitimat.
- 2) A fundamental principal is to prevent commercial sprawl particularly within residential neighborhoods. Utilizing the term "transition zone" will not mitigate this nor reflect the core principle of managing said sprawl. In retrospect an unofficial transition zone already exists south of the Library up to the existing residential zone area in question. This area has available land, have seen the vet building, office space, Save On Foods, Mr.Mike's, Assisted Living, Pet Land, new hospital, and a host of proposed projects such as the Micro Brewery and large modern building proposed to create office space and housing....
- 3) It is paramount not to create commercial properties beyond community needs and capacity. This will only promote existing commercial properties and building to become under utilized and become derelict. A host of commercial buildings throughout Kitimat are in disrepair and would benefit from refurbishment and remodelling. This should be a priority and take precedence over rezoning new lands for commercial development. Kildala, Forest Avenue, downtown mall, and Service centers are examples where commercial investment would benefit the community, repair and utilize older structures, address otherwise derelict non maintained structures, promote use, clean-up neighbourhoods, while providing community and economic benefits. Some current examples to reflect on that support this ideology are; remodeling of a number of apartment complexes throughout Kitimat, renovation of spaces in the mall, renovation in the Service center area by business interests...
- 4) Kitimat is not a hub but a community at the end of the road. As such does not support public travel through that is key to supporting many business interests. I've heard the comment many times by failed businesses that Kitimat is not "business friendly" being a misnomer. A reasonable business person will understand and research the limits of a community at the end of the road versus one that is a hub. Kitimat is not a Terrace, Smithers, or Prince George hub. If Kitimat wishes to entertain successful business development outside of that supported by local industry it will need to invest in promoting tourism to bring people into the community and make it a desirable place to visit and spend money. Kitimat is a boom to bust economy spurred by industrial development, and slowed by industrial shut down or build completion. As such

decision makers must take advantage of booms and squeeze all benefit for the community during such periods. That said caution must be taken to plan intelligently for the bust that is sure to follow. Over developing during a boom does not serve the community interest in the long term, and can become a hindrance that bleeds community funds.

I appreciate the opportunity to provide my perspective on the OCP zoning proposal and hope my comments will be of value during the decision making process.

Respectfully,  
Michael Langegger  
35 Carlson  
Kitimat BC

Attachment "D" to the 12 July 2021 Public Hearing Minutes for  
Loganberry OCP and Zoning Amendment Bylaw No. 1996, 2021

**From:** Phil Germuth <[pgermuth@kitimat.ca](mailto:pgermuth@kitimat.ca)>

**Sent:** July 12, 2021 11:00 AM

**To:**

**Subject:** Horizon North.

Hi all. I had a quick chat with Mark Becker this morning and

1- nobody has come to them looking for office space and

2- they would absolutely be willing to discuss opportunities with a business looking for 15 offices ,  
lunchroom , conference room, parking, etc etc.

Thanks

Phil.