



MINUTES OF DISTRICT OF KITIMAT
REGULAR MEETING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, MARCH 7, 2022 AT 7:05

Present: Mayor P. Germuth

Present: Councillors: E. Empinado, R. Goffinet, T. Marleau, M. Zielinski

Present: Councillors: M. Feldhoff
(Via WebEx)

Absent: Councillor: L. Gibson

Present: Staff:

W. Waycheshen, CAO
K. Enders, Director of Corporate Administration
A. Ramos-Espinoza, Director of Engineering
A. Lucas, Director of Planning
D. Rutsatz, Director of Finance
M. Gould, Director of Leisure Services
M. Hall, Director of Economic Development and Communications
T. Bossence, Fire Chief
C. McCulley, Director of Operations
M. Penner, Director of Human Resources
J. Dave, IT Technician

Via WebEx
Via WebEx
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Via WebEx

Call to Order

Message from the Mayor

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

Delegations/Presentations

1. Kitimat Chamber of Commerce, Tourism Update

Laurel D'Andrea, Executive Director and Devin Wall, Tourism Coordinator were in attendance and made a presentation to Council on a tourism update. They then answered questions from Council.

Public Input / Questions on Agenda Items

Mayor Germuth called for public input on the agenda items. There was no public input.

At the unanimous consent of Council, Andrew Farina raised the issue of the building code with respect to Sea-can construction. Council directed staff to work with Mr. Farina on the concerns raised.

Andrew Farina raised concerns regarding the zoning designation for Road 2A and its use by CGL for construction purposes.

Media Inquiries - For Clarification Only

Mayor Germuth called for any media inquiries. There were no media inquiries.

Call for New Business / Adoption of the Agenda

Moved and seconded,

“THAT the replacement pages 138-146 (Attachment III of the Dexterra Crossroads Covenant and Zoning Update Report) be received;

AND THAT the Regular Council Agenda for March 7, 2022, be adopted as amended.”

Motion Carried Unanimously

Motion: R22-068

Consent Agenda

Moved and seconded,

“THAT the Consent Agenda for March 7, 2022, be approved.”

Motion Carried Unanimously

Motion: R22-069

The following meeting Minutes were adopted:

Regular Meeting of Council Minutes – 22 February 2022

Committee of the Whole Minutes – 28 February 2022

Special Meeting Minutes – 28 February 2022

All correspondence was received and filed.

Reports and/or Communications

1. Dexterra Crossroads Covenant and Zoning Update

Moved and seconded,

“THAT this report titled “Dexterra Crossroads Covenant and Zoning Update – Public Hearing”, dated 7 March, 2022, is received for information;

THAT, having given Notice and held a Public Hearing and considered comments made at or in advance of the Public Hearing, Dexterra’s proposed Terms for Covenant Modification of the original rezoning Covenant CA3688685 be accepted, and Staff and District Legal Counsel be authorized to secure registration at the Land Title Office, with priority over encumbrances of a financial nature;

THAT, in further of compliance with the C12 Commercial Transition and Interim Residential Dormitory Zone, the proposed Terms of a Public Trails Statutory Right of Way be accepted, and Staff and District Legal Counsel be authorized to secure registration at the Land Title Office, with priority over encumbrances of a financial nature.”

Motion Carried Unanimously

Motion: R22-070

Dexterra Crossroads Covenant and Zoning Update (7.5.3.108)

Amendment:

Moved and seconded,

“THAT “subject to such additional revisions District Legal Counsel may recommend for registrability purposes only” be inserted in the 3rd part of the motion after “...Way be accepted,””

Amendment Motion Carried Unanimously

Motion: R22-071

Dexterra Crossroads Covenant and Zoning Update (7.5.3.108)

Main Motion As Amended:

“THAT this report titled “Dexterra Crossroads Covenant and Zoning Update – Public Hearing”, dated 7 March, 2022, is received for information;

THAT, having given Notice and held a Public Hearing and considered comments made at or in advance of the Public Hearing, Dexterra’s proposed Terms for Covenant Modification of the original rezoning Covenant CA3688685 be accepted, and Staff and District Legal Counsel be authorized to secure registration at the Land Title Office, with priority over encumbrances of a financial nature;

THAT, in further of compliance with the C12 Commercial Transition and Interim Residential Dormitory Zone, the proposed Terms of a Public Trails Statutory Right of Way be accepted, subject to such additional revisions District Legal Counsel may recommend for registrability purposes only and Staff and District Legal Counsel be authorized to secure registration at the Land Title Office, with priority over encumbrances of a financial nature.”

Main Motion As Amended Carried Unanimously

Motion: R22-072

Dexterra Crossroads Covenant and Zoning Update (7.5.3.108)

2. Development Permit Application – 36 Highway 37

Moved and seconded,

“THAT the development permit application for a proposed commercial development located at 36 Highway 37 be issued with the following conditions:

- 1. The dimensions and siting of the buildings, signs, parking aisles and spaces, crosswalks, and bike lane be constructed on the land in accordance with Schedule “A”;*
- 2. The exterior design and finish of the buildings, signs and gas bar be constructed on the land in accordance with Schedule “B”*
- 3. Landscaping be provided at minimum on the land in accordance with Schedule “C”;*
- 4. Approval be given for the development variance permit application to reduce the minimum required parking stall size and number, increase the maximum access width, and increase the maximum sign height, area, and number at 36 Highway 37;*
- 5. A landscaping bond in the amount of \$20,000 be secured by the District of Kitimat until one year (one growing season) after the landscaping has been constructed to ensure the satisfactory health and maintenance of the landscaping.*

AND THAT this Development Permit expires in two years if a building permit is not issued.”

Motion Carried Unanimously

Motion: R22-073

Development Permit Application – 36 Highway 37 (7.8.3.165)

3. Development Variance Permit Application – 36 Highway 37

Moved and seconded,

“THAT the development variance permit application to reduce the minimum required parking stall size and number, increase the maximum access width, and increase the maximum sign height, area, and number for a proposed commercial development located at 36 Highway 37 be approved.”

Motion Carried Unanimously

Motion: R22-074

Development Variance Permit Application – 36 Highway 37 (7.9.3.111)

The CAO provided additional information on the issue of the Road 2A zoning designation raised during public input.

4. Housing Fact Sheet February 2022

Moved and seconded,

“THAT the report titled “Housing Fact Sheet February 2022” be received for information.”

Motion Carried Unanimously

Motion: R22-075

Housing Fact Sheet February 2022 (7.19.11.2)

5. 2022 Water Rates

Moved and seconded,

“THAT the 2022 Water Rate bylaw be brought forward for consideration with a 13.9% increase cost in the current tier structure.”

Motion Carried Unanimously

Motion: R22-076

2022 Water Rates (9.2.1.4)

6. 2022 Budget Deliberations (Fifth Report) (2.10.3.1)

Moved and seconded,

“THAT the 2022 Capital Projects noted on Appendix C (pages 345 to 349) on the 2022 Budget Deliberations (Fifth Report) dated March 2, 2022, receive approval.”

Motion Carried Unanimously

Motion: R22-077

2022 Budget Deliberations (Fifth Report) (2.10.3.1)

Mayor and Council Reports

The Mayor noted that the flag of the Ukraine will be raised at the Fire Hall and that the outside of Tamitik arena will be lit with blue and yellow lights in support of the Ukraine.

Call for New Business / Adoption of the Closed Agenda

Moved and seconded,
“THAT the agenda be adopted as presented and Council deal with these matters in a closed session.”

Motion Carried Unanimously
Motion: R22-078

Council moved into closed at 8:17 p.m.
Council moved into open at 8:32 p.m.

Adjournment

Moved and seconded,
“THAT this meeting adjourn.”

Motion Carried Unanimously

The meeting adjourned at 8:33 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer