



MINUTES OF DISTRICT OF KITIMAT  
**COMMITTEE OF THE WHOLE MEETING**  
MEETING HELD IN THE COUNCIL CHAMBERS,  
606 MOUNTAINVIEW SQUARE, ON MONDAY, AUGUST 28, 2023, AT 7:00 P.M.

Present: Mayor: P. Germuth

Present: Councillors: E. Empinado, M. Feldhoff, G. Leibel, T. Marleau, M. Martins,  
G. Pitzel (Out 7:05 p.m.; In: 9:13 pm)

Present: Staff: W. Waycheshen, Chief Administrative Officer  
K. Enders, Deputy Chief Administrative Officer  
T. Tavares, Director of Corporate Administration  
J. Almeida, Director of Finance  
W. Tenshak, Director of Economic Development  
P. Rehal, IT Technician  
K. Hogan, Planner  
A. Anand, Planner  
V. Solanki, Planner  
Via WebEx A. Ramos-Espinoza, Director of Engineering  
Via WebEx M. Penner, Director of Human Resources and Labour Relations  
Via WebEx T. Bossence, Fire Chief  
Via WebEx F. Sinclair, Interim Director of Planning  
Via WebEx Randy Lambright, District of Kitimat Planning Consultant

**1. Call to Order**

**2. Public Input / Questions on Agenda Items**

Mayor Germuth provided a statement regarding the Committee of the Whole Agenda and called for public input on the agenda items.

Councillor Pitzel declared a conflict of interest as residential homeowner and investment property owner in Strawberry Meadows. He left the meeting at 7:05pm.

The CAO read a letter for the record from Jack and Debbie Oviatt opposing the Strawberry Meadows Neighbourhood Policies Report.

Lisa Medynski provided input opposing to Policy #8 in the Strawberry Meadows Neighbourhood Policies Report.

Kim Wasyleski provided input opposing to Policy #8 in the Strawberry Meadows Neighbourhood Policies Report

Jill Lawrence provided input on preserving access to trails for Off- Road Vehicles in Kitimat. The presenter delivered a petition to the Corporate Officer.

Bill Kearley provided input opposing the Strawberry Meadows Neighbourhood Policies Report.

Nesia Haynes provided input opposing the Strawberry Meadows Neighbourhood Policies Report.

Don Rafeiro provided input opposing the Strawberry Meadows Neighbourhood Policies Report.

Manuel Leite provided input opposing the Strawberry Meadows Neighbourhood Policies Report.

Bill Kearley provided input for a second time on the Strawberry Meadows Neighbourhood policies Report.

Jack Oviatt provided input opposing the Strawberry Meadows Neighbourhood Policies Report.

Heather Lee provided input on preserving access to trails for Off- Road Vehicles in Kitimat.

Gord Correia provided input on preserving access to trails for Off- Road Vehicles in Kitimat.

Bill Kearley spoke for a third time on trail enforcement and signage for off-road vehicles in Strawberry Meadows.

Cory Eisenberger provided input on preserving access to trails for Off- Road Vehicles in Kitimat.

### **3. Media Inquiries - For Clarification Only**

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

### **4. Call for New Business / Adoption of the Agenda**

Moved and seconded,

*“THAT the Supplemental Agenda for August 28, 2023 be received and the Committee of the Whole Agenda for August 28, 2023, be adopted as amended.”*

Motion Carried Unanimously  
Motion: C23-063

Mayor Germuth assigned Councillor Marleau as Acting Mayor and vacated his seat at 7:50 pm.

### **5. Notice of Motion**

#### **Strawberry Meadows Right of Way Access**

Moved and seconded,

*“THAT a culvert be installed at the District Right-of-Way located between 117 and 129 Elderberry Street once the Right-of-Way is cleared and accessible.*

*AND THAT barricades be installed along the District Right-of-Way to restrict vehicular access; for clarity vehicular means an automobile or larger.*

*AND THAT staff investigate and report back on risk to the District in allowing the use of the unmaintained District Right-of-Way.*

*AND THAT the direction on the use of the Right-of-Way between 117 and 129 Elderberry does not fetter future road and trail access decisions in Strawberry Meadows.”*

Motion Carried Unanimously  
Motion: C23-064

NOM- Strawberry Meadows Right of Way Access (7.2.5.1/8.3.3.01)

Mayor Germuth returned to his seat as Mayor at 7:58 pm

## 6. Reports

### Strawberry Meadows Neighbourhood Policies

Moved and seconded,

*“THAT Council support Policy 1: ‘The District will pursue the development of additional multi-use trails and paths in Strawberry Meadows, subject to budget constraints, priorities, and property acquisition. The District may pursue a path/linkage connecting the Oviatt bike park to the existing peripheral park network either in conjunction with future subdivision of the temporary workers housing property or in collaboration with the private property owner to the east of the temporary workers housing property as marked in Map 1’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Motion Carried Unanimously

Motion: C23-065

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 2: ‘The District will undertake the development of a new park and playground in Strawberry Meadows specifically designed to meet the needs of children, seniors, and persons with disabilities, subject to land purchase and budgeting’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Motion Carried Unanimously

Motion: C23-066

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 3: ‘The District will implement a public awareness campaign to highlight and advertise existing trails, linkages, public connections, and District-wide amenities and features.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Motion Carried Unanimously

Motion: C23-067

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 4: ‘The District will improve public access to the existing trails, subject to community priority and budgeting, to accommodate various user types including but not limited to people in wheelchairs, strollers, and bikes. Infrastructure improvements to the bridges and culverts may be needed to ensure the trail is fully connected. Lighting of the trails may also be pursued.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Amendment:

*“THAT “motorized vehicles” be added to Policy 4 of the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Amending Motion Carried Unanimously

Motion: C23-068

Strawberry Meadows Neighbourhood Policies (7.2.51)

Main Motion as amended

*“THAT Council support Policy 4: ‘The District will improve public access to the existing trails, subject to community priority and budgeting, to accommodate various user types including but not limited to people in wheelchairs, strollers, bikes and motorized vehicles. Infrastructure improvements to the bridges and culverts may be needed to ensure the trail is fully connected. Lighting of the trails may also be pursued.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Main Motion As Amended Carried Unanimously

Motion: C23-069

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 5: “The District will pursue opportunities to safely accommodate pedestrians and other non-vehicular modes of transport moving through and within Strawberry Meadows. The following methods may be utilized to achieve this:*

- *adding new bike paths;*
- *constructing new sidewalks;*
- *adding marked-wide curb lanes, crosswalks and/or*
- *developing grade separated multi-use pathways.*

*For added safety and where feasible, street lighting will be incorporated into any new infrastructure. The Local Area Improvement process through the Community Charter may be implemented to assist in funding the proposals.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Amendment:

Moved and seconded,  
*“THAT the word “non-vehicular” be removed from Policy 5 of the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Amending Motion Carried Unanimously  
Motion: C23-070  
Strawberry Meadows Neighbourhood Policies (7.2.51)

Main Motion as amended:

*“THAT Council support Policy 5: “The District will pursue opportunities to safely accommodate pedestrians and other modes of transport moving through and within Strawberry Meadows. The following methods may be utilized to achieve this:*

- *adding new bike paths;*
- *constructing new sidewalks;*
- *adding marked-wide curb lanes, crosswalks and/or*
- *developing grade separated multi-use pathways.*

*For added safety and where feasible, street lighting will be incorporated into any new infrastructure. The Local Area Improvement process through the Community Charter may be implemented to assist in funding the proposals.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Main Motion as Amended Carried Unanimously  
Motion: C23-071  
Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 6: “The District will expand its traffic-calming and road safety/speed watch program in Strawberry Meadows to encourage safer/slower vehicular travel, particularly when pedestrians are present. The District will liaise with local RCMP to monitor and control excessive speeds.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Motion Carried Unanimously  
Motion: C23-072  
Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 7: The District will support the following land uses within the Strawberry Meadows neighbourhood:*

- *Principally single-family residential dwellings in accordance with the following:*
  - *maximum 2 units/lot*
  - *minimum lot size 3000m<sup>2</sup>*
- *Hobby Farm, subject to rezoning*
- *Accessory Uses such as:*
  - *Home Occupation*
  - *Home Business Address*
  - *Agriculture*
  - *Bed & Breakfast*
  - *Day Cares’*

*from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

In Favour: Mayor Germuth, Councillors Empinado, Leibel, Marleau and Martins

Opposed: Councillor Feldhoff

Motion Carried

Motion: C23-073

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Policy 8: ‘The District encourages higher residential density to locate along the south side of Quatsino Blvd between Blueberry Avenue and Cranberry Street. Intensification to a residential gross density of up to 30 units/ha. may be supported, subject to rezoning, servicing, and, if applicable, the appropriate development permit guidelines, in the area shown approximately on Map 2.’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023 not be incorporated into the policy amendment .”*

Motion Carried Unanimously

Motion: C23-074

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT Council support Policy 9: ‘The District recognizes the existence of wetlands, riparian corridors, creeks, and areas prone to flooding in Strawberry Meadows. The District may need to undertake a mapping program to better identify where there are Environmentally Sensitive Areas or Hazard Lands in Strawberry Meadows. Where identified, these environmentally sensitive areas and/or hazard lands will be protected and should either be retained as natural open space and remain free from development or have increased setback requirements. Acceptable uses in these areas include publicly accessible green spaces, wildlife corridors, passive parks, and bike/walking paths. Development Permit guidelines will be established in conjunction with this new mapping’ from the Strawberry Meadows Neighbourhood Policies report dated August 16, 2023.”*

Motion Carried Unanimously

Motion: C23-075

Strawberry Meadows Neighbourhood Policies (7.2.51)

Moved and seconded,

*“THAT the draft administrative policies or Official Community Plan amendments be brought forward to address the supported policies as presented in the August 16, 2023 Strawberry Meadows Neighbourhood Policies report.”*

Motion Carried Unanimously

Motion: C23-076

Strawberry Meadows Neighbourhood Policies (7.2.51)

Councillor Pitzel returned to the meeting at 9:13 pm

### **Adjournment**

Moved and seconded,

*“THAT this meeting adjourn.”*

Motion Carried Unanimously

Motion: C23-077

The meeting adjourned at 9:13 p.m.

CERTIFIED TRUE AND CORRECT

\_\_\_\_\_  
Mayor

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