



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS, NORTHWEST  
COMMUNITY COLLEGE, ON MONDAY, DECEMBER 17, 2018 AT 8:48 PM

Present: Mayor P. Germuth

Councillors E. Empinado, M. Feldhoff, L. Gibson,  
R. Goffinet, T. Marleau, M. Zielinski

Present: Staff W. Waycheshen, Chief Administrative Officer  
M. Dewar, Director of Economic Development  
M. Gould, Director of Leisure Services  
S. Christiansen, Director of Finance  
G. Sewell, Director of Community Planning  
T. Bossence, Fire Chief  
A. Ramos-Espinoza, Director of Engineering Services  
C. McCulley, Director of Operations  
P. Mitchell, Information Systems Coordinator  
E. Anderson, Deputy Director of Corporate Administration

**Delegations/Presentations**

1. Kitimat Ground Search and Rescue, Annual Update

Kelly Marsh, Manny Aruda, Morganne Williams, and Mike Steklenburg provided an annual update on their activities.

2. RCMP, November 2018 Policing Report

Sgt. Eric Black provided the monthly policing report to Council

3. Kitimat Terrace Clean Air Coalition, Passive Air Project Update

Lis Stannus, Emily Toews, and Steve Stannus provided an update to their Passive Air Project and future plans.

**Public Input / Questions on Agenda Items**

Mayor called for Public Input on Civeo Development Permit.

Kevin Stewart, Kitamaat Village – Support to Civeo project and their Development Permit.

Sandra Meilke, 67 Carlson – Spoke about the plans of Civeo and how nice the proposed buildings were.

Kris Quinn and Blaire McCalla, Civeo, gave a presentation on what the proposed Development Permit.

Stacey Rolica – Asked how snow clearing would be handled with the camp.

The Mayor closed Public Comment on Civeo Development Permit.

Mayor called for Public Input on 38 Starling Street. No comments were offered.

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

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

Moved and seconded,  
*“THAT the Regular Council Agenda for December 17, 2018 as amended.”*

Motion Carried Unanimously  
Motion: R18-371

The Mayor called for a recess at 10:07 pm.

The meeting was reconvened at 10:11 pm.

### **Minutes**

#### **1. Regular Meeting of Council – December 3, 2018**

Moved and seconded,  
*“THAT the minutes of the Regular Meeting of Council held on December 3, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-372

#### **2. Committee of Whole Meeting of Council – December 10, 2018**

Moved and seconded,  
*“THAT the minutes of the Committee of the Whole Meeting of Council held on December 10, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-373

#### **3. Committee of Whole Meeting of Council – December 11, 2018**

Moved and seconded,  
*“THAT the minutes of the Committee of the Whole Meeting of Council held on December 11, 2018 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R18-374

### **Motions**

#### **1. Notice of Motion – Councillor Zielinski**

Item did not proceed.

**2. Notice of Motion – Councillor Zielinski**

Moved and seconded,  
*“THAT the 2019 budget include an electronic event board for City Centre and the District explore possible options for partnerships”*

Moved and seconded,  
*“THAT this item be referred to the budget meeting’s capital list of projects.”*

Amendment:

Moved and seconded,  
*ADD: “THAT lower tech options also be considered.”*

Amending Motion Carried Unanimously

Main Motion as amended:

*“THAT this item be referred to the budget meeting’s capital list of projects.  
AND THAT lower tech options also be considered.”*

Main Motion Carried Unanimously

Motion: R18-375

Electronic Sign

**3. Notice of Motion – Councillor Feldhoff**

Moved and seconded,  
*“THAT the District confirm with Rio Tinto regarding the reasons for the closure and contact British Columbia Emergency Health Services (BCEHS), Helijet and Northern Health regarding this closure and how this will impact future operations for BC Air Ambulance.”*

Amendment:

Moved and seconded,  
*ADD: “of the helipad at smelter site”*

Amending Motion Carried Unanimously

Main Motion as amended:

*“THAT the District confirm with Rio Tinto regarding the reasons for the closure of the helipad at smelter site and contact British Columbia Emergency Health Services (BCEHS), Helijet and Northern Health regarding this closure and how this will impact future operations for BC Air Ambulance.”*

Division of the Question –

*“THAT the District confirm with Rio Tinto regarding the reasons for the closure of the helipad at smelter site and contact British Columbia Emergency Health*

*Services (BCEHS) and Helijet regarding this closure and how this will impact future operations for BC Air Ambulance."*

Main Motion Carried Unanimously  
Motion: R18-376  
Helipad

Councillor Empinado declared a conflict of interest regarding Northern Health as he is an employee of Northern Health. Councillor Empinado left the Council Chambers at 10:26 pm.

*"THAT the District contact Northern Health regarding this closure and how this will impact future operations for BC Air Ambulance."*

Main Motion Carried Unanimously  
Motion: R18-377  
Helipad

Councillor Empinado returned to the Chambers at 10:27 pm.

#### **4. Notice of Motion – Councillor Marleau**

Moved and seconded,

*"THAT the District research costs on painting crosswalks leading to each of the District of Kitimat public schools in rainbow colours."*

Amendment:

Moved and seconded,

*ADD: "AND THAT the District informs School District #82 of this decision."*

Amending Motion Carried Unanimously

Main Motion as amended:

*"THAT the District research costs on painting crosswalks leading to each of the District of Kitimat public schools in rainbow colours.*

*AND THAT the District informs School District #82 of this decision."*

Main Motion Carried Unanimously  
Motion: R18-378  
Rainbow Crosswalk

### **Bylaws**

#### **1. Bylaw No. 1934 – 461 Quatsino**

Moved and seconded,

*"THAT Staff investigate if the Tamitik Status of Women proposed 461 Quatsino building can be built as a lower height building with a larger footprint."*

Motion Carried Unanimously  
Motion: R18-379

Moved and seconded,

*"THAT Staff investigate heights of other multi-family buildings in the direct vicinity of the proposed Tamitik Status of Women building."*

Motion Carried Unanimously

Motion: R18-380

Bylaw No.1934

## **2. Bylaw No. 1933 – Density Benefit Policy**

Moved and seconded,

*"THAT the Density Benefit Policy Bylaw No.1933 be received for information and that referred back to staff to report on other options including an amendment to the Official Community Plan."*

Motion Carried Unanimously

Motion: R18-381

Bylaw No. 1933

## **3. Bylaw No. 1935 – Revenue Anticipation Bylaw**

Moved and seconded,

*"THAT the 2019 Revenue Anticipation Bylaw No. 1935 be adopted."*

Motion Carried Unanimously

Motion: R18-382

Bylaw No. 1935

Moved and seconded,

*"THAT the meeting extend to 11:30 pm."*

Motion Carried Unanimously

## **Reports and/or Communications**

### **1. Development Permit Application, Civeo Sitka Lodge, 100 Loganberry Avenue**

Moved and seconded,

*"THAT a development permit to allow up to 2032 beds at a residential dormitory known as Civeo Sitka Lodge at 100 Loganberry Avenue be approved with the following conditions:*

- 1. Development corresponds to Overall Site Layout A7A101.01 dated 28 November 2018 and attached to Development Permit as Schedule A;*
- 2. All units in Phase 1, Area G and in subsequent phases comply with BC Building Code;*
- 3. Buildings in Phase 1 Area G are connected to a sewage lift station;*
- 4. Sewage flows directed to District of Kitimat are buffered and emergency storage is provided to satisfaction of the Municipal Engineer;*
- 5. Landscaping corresponds to plan dated 17 December 2018 and attached to Development Permit as Schedule B, with additions and minor modifications*

- approved in advance of installation by the Municipal Planning Officer;*
6. *Landscaping and fence to screen residential dormitory is completed by 30 September 2019;*
  7. *Area G buildings are not occupied after 31 December 2023 and removed before 31 May 2024; site is then cleaned and seeded when environmental conditions will support germination;*
  8. *Area B, C, D and H buildings are not occupied after 31 December 2028 and removed before 31 May 2029; site is then cleaned and seeded when environmental conditions will support germination;*
  9. *Landscaping performance bond of \$75,000 is maintained for one year after plantings are completed and determined to be free-growing, and reduced to \$25,000 until residential dormitory is removed or re-purposed in compliance with zoning circa August 2035 or earlier;*
  10. *Fire lane is identified by appropriate signs; and emergency access routes maintained to satisfaction of the Fire Chief;*
  11. *Traffic study is completed to satisfaction of Municipal Engineer before parking expands beyond area or capacity shown on Overall Site Layout A7.A101.01, dated 28 November 2018.*

Motion Carried Unanimously  
Motion: R18-383  
Civeo Development Permit

## **2. Ministry of Children and Family Development Childcare BC - New Spaces Fund Program Grant Application**

Moved and seconded,

*"THAT the application to the Ministry of Children and Family Development Childcare BC New Spaces Fund Program be supported.*

*AND THAT the District of Kitimat provide overall management of the grant funding in partnership with the Kitimat Community Development Centre.*

*AND FURTHER THAT a letter of support be written for the application to the Ministry of Children and Family Development Childcare BC New Spaces Fund Program."*

Motion Carried Unanimously  
Motion: R18-384  
MCFD Grant Application

## **3. Crown Land Referral: LNG Canada Salt Marsh Construction in Minette Bay**

Moved and seconded,

*"THAT the following comment (option c) on Ministry of Forests, Lands and Natural Resource Operations (FLNRO) Crown Land File 6409088, submitted by LNG Canada Development Inc., to undertake fisheries offset work and enhance fish habitat in Minette Bay:*

*c. No objection to approval of project subject to conditions outlined below:*

*i. Completing fisheries offsets at Minette Bay will facilitate construction of LNG*

*Canada's proposed LNG plant in Kitimat BC; a project with strong community support;*

*ii. Work has been authorized by senior government agencies, will be monitored by registered professionals, and measures are in place to protect the environment, including: fish, fish habitat, marine mammals and water quality;*

*iii. Removal of woody debris excludes large stumps on the intertidal area and foreshore of DL 95 and DL 471. DOK is concerned that removal of these large stumps will damage mudflats and negatively impact views from Minette Bay West, a municipal park which should be open to the public in mid-2019.*

Amendment:

Moved and seconded,  
ADD: "birds."

Amending Motion Carried Unanimously

Main Motion as amended:

*"THAT the following comment (option c) on Ministry of Forests, Lands and Natural Resource Operations (FLNRO) Crown Land File 6409088, submitted by LNG Canada Development Inc., to undertake fisheries offset work and enhance fish habitat in Minette Bay:*

*c. No objection to approval of project subject to conditions outlined below:*

*i. Completing fisheries offsets at Minette Bay will facilitate construction of LNG Canada's proposed LNG plant in Kitimat BC; a project with strong community support;*

*ii. Work has been authorized by senior government agencies, will be monitored by registered professionals, and measures are in place to protect the environment, including: fish, fish habitat, marine mammals, birds and water quality;*

*iii. Removal of woody debris excludes large stumps on the intertidal area and foreshore of DL 95 and DL 471. DOK is concerned that removal of these large stumps will damage mudflats and negatively impact views from Minette Bay West, a municipal park which should be open to the public in mid-2019.*

Amendment:

Moved and seconded,  
ADD: "iv. On Kitimat Valley Naturalists and Douglas Channel Watch being consulted."

Amending Motion **Defeated**

In Favour: Councillor Gibson, Councillor Goffinet, Councillor Marleau

Opposed: Mayor Germuth, Councillor Empinado, Councillor Feldhoff  
Councillor Zielinski

**Main Motion Carried**

In Favour: Mayor Germuth, Councillor Empinado, Councillor Feldhoff  
Councillor Goffinet, Councillor Marleau, Councillor Zielinski

Opposed: Councillor Gibson

Motion: R18-385  
Crownland Referral Minette Bay

**4. Rio Tinto Site Consolidation**

Moved and seconded,  
*"THAT Rio Tinto be granted a one-year extension to consolidate smelter site lots into a single legal parcel by amending date in Clause (2)(d) of Covenant CA2420934 to read 31 December 2019"*

Motion Carried Unanimously  
Motion: R18-386  
Rio Tinto Site Consolidation

**5. Development Variance Permit Application - 38 Starling Street**

Moved and seconded,  
*"THAT the development variance permit application for the construction of a garage at 38 Starling Street with front yard setbacks reduced to 3.35m from 4.5m be referred to APC for comment; and public notice be issued."*

Motion Carried Unanimously  
Motion: R18-387  
DVP – 38 Starling

**6. Canada Revenue Agency (CRA) Authorization**

Moved and seconded,  
*"THAT Dustin Rutsatz be authorized to view and update access to all CRA programs for account# 107021305."*

Motion Carried Unanimously  
Motion: R18-388  
CRA Authorization

**7. handyDART Information post Age-Friendly Assessment Report**

Moved and seconded,  
*"THAT the report titled, 'handyDART Information', dated December 7, 2018 be received for information."*

Motion Carried Unanimously  
Motion: R18-389  
handyDART Information



**Advisory Commission/Committee Minutes**

**1. Advisory Planning Commission – December 4, 2018**

Moved and seconded,

*"THAT the minutes of the December 4, 2018 Advisory Planning Commission be received and filed."*

Motion Carried Unanimously  
Motion: R18-390

**2. Leisure Services Advisory Commission – October 23, 2018**

Moved and seconded,

*"THAT the minutes of the October 23, 2018 Leisure Services Advisory Commission be received and filed."*

Motion Carried Unanimously  
Motion: R18-391

**3. Housing Committee – December 11, 2018**

Moved and seconded,

*"THAT the minutes of the December 11, 2018 Housing Committee be received and filed."*

Motion Carried Unanimously  
Motion: R18-392

**New Business**

**Mayor and Council Reports**

Moved and seconded,

*"THAT Council reports be tabled and the meeting be extended to midnight."*

**Motion Defeated**

In Favour: Mayor Germuth, Councillor Empinado, Councillor Feldhoff  
Councillor Goffinet, Councillor Marleau, Councillor Zielinski

Opposed: Councillor Gibson

Moved and seconded,

*"THAT the meeting be extended to 11:40 pm."*

**Motion Defeated**

In Favour: Mayor Germuth, Councillor Empinado, Councillor Feldhoff  
Councillor Gibson, Councillor Goffinet

Opposed: Councillor Marleau, Councillor Zielinski

Moved and seconded,

*"THAT the meeting be extended to 11:50 pm."*

**Motion Carried Unanimously**

Moved and seconded,  
*"THAT this meeting adjourn."*

Motion Carried Unanimously

The meeting adjourned at 11:27 p.m.

CERTIFIED TRUE AND CORRECT

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Mayor

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Corporate Officer