



MINUTES OF DISTRICT OF KITIMAT  
**REGULAR MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS, NORTHWEST  
COMMUNITY COLLEGE, ON MONDAY, JANUARY 21, 2019 AT 7:30 PM

Present: A/Mayor M. Feldhoff

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

Absent: Mayor P. Germuth

Present: Staff W. Waycheshen, Chief Administrative Officer  
G. Sewell, Director of Community Planning  
M. Gould, Director of Leisure Services  
S. Christiansen, Director of Finance  
T. Bossence, Fire Chief  
A. Ramos-Espinoza, Director of Engineering Services  
A. Hansen, Information Systems Coordinator  
P. Mitchell, Information Systems Coordinator  
J. Marsh, Business and Communications Officer  
M. Williams, Planner  
E. Anderson, Deputy Director of Corporate Administration

**Delegations/Presentations**

1. Elizabeth Thorne, Douglas Channel Watch – Rail Safety, Pacific Traverse Energy

Ms. Thorne spoke about rail safety and the concerns on Pacific Traverse Energy using rail to bring in propane to export. Ms. Thorne invited Council to a presentation on rail safety at Riverlodge on January 25, 2019 at 7:00 pm.

2. Cheryl Brown – Public Participation

Ms. Brown spoke regarding the changes in the Environmental Assessment public participation.

3. Jon Turner, Pacific Traverse Energy – Project Update

Mr. Turner and Mr. Jason Tielker provided a project update on Pacific Traverse Energy including a discussion on their public participation plans.

4. RCMP – December 2018 Monthly Policing Report

Sgt. Eric Black provided Council with the monthly policing report and answered questions from Council.

**Public Input / Questions on Agenda Items**

Tammy De Medeiros – Ms. De Medeiros spoke on the proposed Tamitik Status of Woman project and the OCP and zoning amendment for 461 Quatsino. She expressed concern and feels the consultation has been lacking. Requested that Council members come speak with

them.

Jack Oviatt – 497 Quatsino – Public Information – Mr. Oviatt expressed concerns relating to the proposed Tamitik Status of Women project including the value of the land, feeling of lack of consultation, lack of parking and snow storage at the building, high vacancy rates in current apartment buildings and the lack of discussion on his proposal.

Bill Kearley – 17 Blueberry – Mr. Kearley stated he believes that alternatives are available for this project and that a variety of groups should meet to discuss these alternatives. Mr. Kearley also asked about the design mix and who approved it.

Acting Mayor Feldhoff asked for if anyone wished to speak to the Development Variance Permit for 38 Starling. No one spoke to the application.

Acting Mayor Feldhoff asked if staff had received any correspondence on the application. Staff stated that they had not.

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

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

Councillor Gibson: Letter from New Hazelton

Councillor Gibson: West Coast Environmental Law Firm Letter

Councillor Goffinet: Rail presentation

Moved and seconded,

*“THAT the Regular Council Agenda for January 21, 2019 as amended.”*

Motion Carried Unanimously

Motion: R19-016

### **Minutes**

#### **1. Regular Meeting of Council – January 7, 2019**

Moved and seconded,

*“THAT the minutes of the Regular Meeting of Council held on January 7, 2019 be adopted as circulated.”*

Motion Carried Unanimously

Motion: R19-017

#### **2. Public Hearing – 461 Quatsino – January 14, 2019**

Moved and seconded,

*“THAT the minutes of the Public Hearing for 461 Quatsino held on January 14, 2019 be adopted as circulated.”*

Motion Carried Unanimously

Motion: R19-018

#### **3. Special Meeting of Council – January 14, 2019**

Moved and seconded,

*“THAT the minutes of the Special Meeting of Council held on January 14, 2019 be adopted as circulated.”*

Motion Carried Unanimously  
Motion: R19-019

**Motions**

**Bylaws**

**Reports and/or Communications**

**1. Bylaw No.1934, Official Community Plan and Zoning Amendment on 461 Quatsino Boulevard**

Moved and seconded,

*"TO not amend Bylaw 1934*

*AND TO issue notice to confirm or clarify zoning and OCP designation for all of 461 Quatsino (Proposed Lots 1 and 2)."*

Motion Carried

In Favour: A/Mayor Feldhoff, Councillor Empinado,  
 Councillor Gibson, Councillor Goffinet,  
 Councillor Marleau

Opposed: Councillor Zielinski

Motion: R19-020

Moved and seconded,

*"THAT, having reviewed the Staff Reports and considered the public consultation activities to-date, including agency referrals, TSW's open house, delegations and public input at Council meetings, meeting and additional correspondence between staff and individuals, and a mail out inviting comment, Kitimat Council further resolves that:*

*A. It has specifically considered whether additional persons, organizations and authorities, including additional federal and provincial agencies and First Nations, are required to be consulted with and is satisfied that the appropriate persons, organizations and authorities have been consulted;*

*B. The consultation to date, which Council considers to have been both early and ongoing, has provided consultative opportunities in compliance with sections 475 and 477 of the Local Government Act; and*

*C. further consultation is required in the form of a public open house to be held at a time to be determined and advertised on February 11, 2019 at Luso Canadian Association Multi-Purpose Hall, 159 Konigus in addition to issuing public notice and advertising a new Public Hearing that is scheduled for 4 March 2019 at 6:30pm at the LUSO Canadian Association Multi-Purpose Hall, 159 Konigus Street."*

Motion Carried Unanimously  
Motion: R19-021  
Bylaw No.1934

## 2. Crown Land Referral, 2160 Forest Avenue

Moved and seconded,

*"THAT Council provide the following comment (option b) on Ministry of Forests, Lands and Natural Resource Operations (FLNRO) Crown Land Licence of Occupation File 6409096, submitted by proponent at 2160 Forest Avenue, to gain authorization of crown land for the purpose of operating a commercial self-storage business:*

*b. No objection to approval of project*

Amendment:

Moved and seconded,

*Replace "b. No objection to approval of project"*

*with*

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

*That the province investigate the reasons for the encroachment and take any action the Province deems reasonable to discourage future such encroachment."*

Amending Motion Carried Unanimously

Motion: R19-022

Crown Land Referral – 2160 Forest Avenue

Main Motion as Amended:

*"THAT Council provide the following comment (option b) on Ministry of Forests, Lands and Natural Resource Operations (FLNRO) Crown Land Licence of Occupation File 6409096, submitted by proponent at 2160 Forest Avenue, to gain authorization of crown land for the purpose of operating a commercial self-storage business:*

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

*That the province investigate the reasons for the encroachment and take any action the Province deems reasonable to discourage future such encroachment."*

Main Motion Carried Unanimously

Motion: R19-023

Crown Land Referral – 2160 Forest Avenue

### 3. Development Variance Permit – 38 Starling Street

Moved and seconded,

*"THAT a development variance permit (DVP) for 38 Starling Street be approved, conditional on:*

- (a) Minimum front yard of 3.35m is maintained;*
- (b) Structure not to exceed 3.56m measured to top of roof;*
- (c) Drainage of surface water does not impact adjacent properties;*
- (d) Relocated electrical mast shall provide minimum 4.57m clearance at the road;*
- (e) Compliance with BC Building Code; and*
- (f) DVP expiration of 21 January 2021 if structure is not constructed."*

Motion Carried Unanimously

Motion: R19-024

DVP – 38 Starling Street

### 4. 2019 Housing Fact Sheet

Moved and seconded,

*"THAT report titled 2019 Housing Fact Sheet is received for information."*

Motion Carried Unanimously

Motion: R19-025

2019 Budget

### 5. Statement of Account – November 2018

Moved and seconded,

*"THAT the Statement of Accounts paid for the month of November 2018, in the amount of \$2,604,114.76 is reviewed and that it be filed."*

Motion Carried Unanimously

Motion: R19-026

Statement of Account November 2018

### Advisory Commission/Committee Minutes

#### 1. Advisory Planning Commission – January 15, 2019

Moved and seconded,

*"THAT the minutes of the January 15, 2019 Advisory Planning Commission be received and filed."*

Motion Carried Unanimously

Motion: R19-027

### New Business

#### **Councillor Gibson: Museum Minutes**

Council had a brief discussion on the Museum Minutes and asked staff to look into funds owing.

**Councillor Gibson: New Hazelton Letter**

Moved and seconded,

*"THAT a letter of support be written for the District of New Hazelton's request for a regular presentation from the Northern BC Tourism Association at the annual North Central Local Government Association conferences."*

Motion Carried Unanimously

Motion: R19-028

**Councillor Gibson: West Coast Environmental Law Letter**

Councillor Gibson requested that this item come to the next strategic planning session.

**Councillor Goffinet: Rail safety presentation**

Councillor Goffinet requested staff bring back information on the District's emergency preparedness.

**Mayor and Council Reports**

Moved and seconded,

*"THAT this meeting adjourn."*

Motion Carried Unanimously

The meeting adjourned at 10:47 p.m.

CERTIFIED TRUE AND CORRECT

\_\_\_\_\_  
Mayor

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