KITIMAT
A Marvel of Nature and Industry

DISTRICT OF KITIMAT
REGULAR MEETING OF COUNCIL
TO BE HELD AT THE
COUNCIL CHAMBERS, 606 MOUNTAINVIEW SQUARE
ON MONDAY, JUNE 15, 2026,
FOLLOWING THE PUBLIC HEARINGS AT 7:00 P.M.

Public Participation

The public can view the livestream of Council meetings on our Council Meeting Livestream webpage.

The public may attend in person. To participate electronically please contact the district office at (250) 632-8900 or email dok@kitimat.ca before 4:30 p.m. the day of the meeting.

1. **Call to Order**

2. **Message from the Mayor**

3. **Delegations / Presentations**

Page	3	3.1	Delegation Notice, Tourism Kitimat Annual Update(5.3.1.5)

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

5. **Media Inquiries - For Clarification Only**

6. **Call for New Business / Adoption of the Agenda**

7. **Consent Agenda**

Page	3	7.1	Delegation Notice, Tourism Kitimat Annual Update (5.3.1.5)
Page	29	7.2	Minutes, June 1, 2026, Regular Meeting of Council
Page	37	7.3	For Information Only, Kitimat Fire and Ambulance Monthly Reports January, February, March and April 2026 (11.1.0)
Page	41	7.4	Correspondence, email dated June 10, 2026, from Tyler Banick, CN, regarding BC work schedule 2026 (1.1.2.0)
Page	51	7.5	Correspondence, letter dated June 10, 2026, from Amanda Zinter, Cedar LNG, regarding notification for proposed Bish FSR Road Exclusion (parking area) (1.4.2.20)

8. **Notice of Motions**

9. **Bylaws**

Page	55	9.1	For consideration of third and adoption of Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, and for consideration of third reading, Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (7.17.30)
Page	77	9.2	For consideration of third reading and adoption, Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 and for consideration of third reading and adoption, M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 (7.5.3.170)
Page	91	9.3	Environmental Control (overgrown Lawns) Bylaw No. 2091, 2026 (8.3.3)

10. Reports and/or Communications

Page	97	10.1	Project Update, Kitimat-Kitamaat Village Tsunami Hazard Modelling, Assessment and Hazard Mapping (10.1.2.2)
Page	121	10.2	Approval of the 2025 Annual Report (1.2.1.14)
Page	141	10.3	Development Variance Permit, 635 Legion Road (7.9.3.131)

11. New Business

12. Council Reports

13. Questions and Answers

Move to Closed Meeting of Council

In compliance with the *Community Charter*, Council will move to a Closed Meeting for one or more items falling under:

- Section 90(1)(e)	Acquisition, expropriation or disposition of land
- Section 90(1)(i)	Legal advice
- Section 90(1)k)	Municipal service
- Section 90(1)(o)	Consideration of others attending a Closed Meeting
- Section 90(2)(b)(i)	The consideration of information received and held in confidence relating to negotiations, between the municipality and a provincial government or the federal government, or both, or between a provincial government or the federal government, or both, and a third party

Reconvene and Adjourn Regular Meeting of Council

Item 3.1/7.1

DELEGATION NOTICE

Date: June 8, 2026

File No: 5.3.1.5

To: Mayor and Council

From: Warren Waycheshen, CAO

Delegation: Tourism Kitimat
Re: Annual Update to Council
Applicant: n/a
Location: n/a

The Kitimat Chamber of Commerce's Tourism Kitimat representatives, Laurel D'Andrea, Executive Director and Kelsey Kenny, Tourism Coordinator, will be attendance to present their annual update to Council.

Background:

In 2024, the District of Kitimat entered a 5-year agreement with the Kitimat Chamber of Commerce as the service provider for Visitor Information Centre and Tourism Services. The Kitimat Chamber of Commerce as the Destination Marketing Organization (DMO) for Kitimat also receives the Municipal and Regional District Tax for tourism marketing. This annual report is a contractual requirement.

Attachment(s): A – PowerPoint presentation

THIS PAGE INTENTIONALLY LEFT BLANK


Spring
2026
2026 COUNCIL UPDATE
TOURISM KITIMAT
BOUNDLESS BEGINS HERE KITIMAT, BC
Kitimat Bound

TOURISM KITIMAT

MEET THE TEAM

KITIMAT TEAM

Laurel D'Andrea
Manager

Kelsey Kenny
Tourism Coordinator

Four Summer Staff*

** in thanks to grant funding through the DOK and Canada Summer Jobs*

CONTRACTOR TEAM

Munro/Thompson

- *Communications*
- *Digital marketing*
- *Advertising*
- *Website*



MRDT FUNDS

MUNICIPAL & REGIONAL DISTRICT TAX TO DATE

MRDT rate: 2%

2021	2022	2023	2024	2025
$63,653.97	$136,492.71	$145,096.37	$177,975.77	$191,341.70
				JAN – JUL

HISTORY

TOURISM KITIMAT STRATEGY (2021 - 2026)

Building the tourism brand
MRDT started in April 2021

This strategy focused on five key areas:

- Destination marketing
- Visitor servicing
- Visitor experience and product enhancement
- Destination Development and Industry Engagement
- Measurement and monitoring



2021

Visitor Center became accessible to all with installation of elevator and accessible washroom. Was closed for 3 months and we worked remotely.

2022

Redesign of the gift shop at the visitor centre focusing on local vendors. Hired contract to help staff with social media training and offered to tourism stakeholders.

2023

Major increase in website traffic, joined a few more co-ops.

Added in inflatable kayaks and paddleboard for rent.

2024

Funding provided for new Kitimat Destination Development Strategy Plan. Kitimat hosted 2024 Minerals North Conference that brought 300+ delegates to Kitimat in May.

2025

The launch of a new campaign sub brand that complements the existing Kitimat Bound brand. Alongside upgrades to the visitor centre to improve visitors' experience.

VISITOR CENTRE

ANNUAL STATS

What we heard in 2025:

- Visitors primarily came from BC, Alberta, and other parts of Canada, with many seeking outdoor adventures on Kitimat trails and waterways. We also welcomed former residents returning to see how the community has changed.

2021	2022	2023	2024	2025
				
453 *Visitor Centre renovations*	**2,809**	**2,917**	**2,219**	**3,200**

2025 RECAP

PARTNERSHIPS

- Destination BC
- Tourism Industry Association of BC (TIABC)
- Northern BC Tourism



2025 RECAP

KITIMAT BOUND PRINT MATERIALS

- **Tourism Guides:** given out at the tourism centre and via community stakeholders: **7300**

Budget Allocation: $20,000



2025 RECAP

TRADE SHOWS & EVENTS

- Vancouver Outdoor Show
- Abbotsford RV Show
- Calgary Outdoor Show
- Kitimat Night Market
- Winter Artisan Market | *180 attendees*

Budget Allocation: $5,000





2025 RECAP

PRINT ADS

- Northern BC Backroad Mapbook
- BC Outdoor Magazine
- Go Camping BC
- Travel Guide Book
- BC Ale Trail
- SOAR
- BC Ferries

Budget Allocation: $9,000



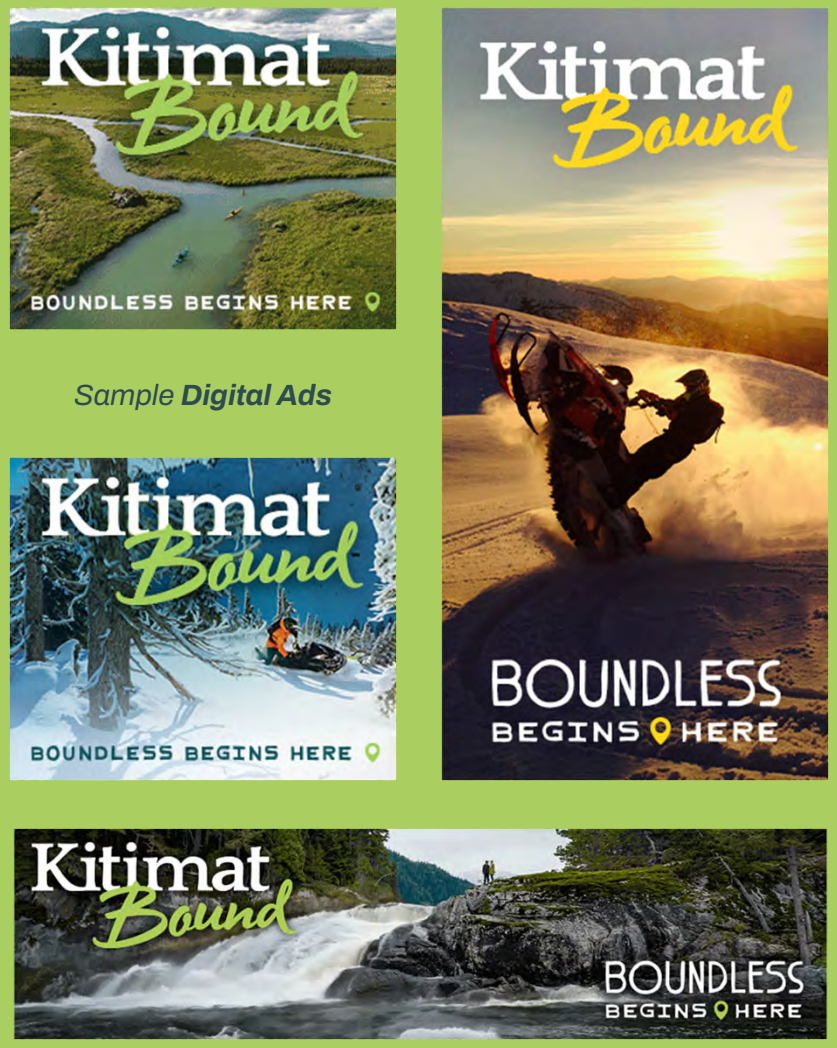
*Sample **SOAR Magazine** in-flight publication ad*

2025 RECAP

DIGITAL & E-BLAST ADS

- RidersWest
- SnoRiders
- Go Camping
- Northern BC Golf
- Explore Magazine

Budget Allocation: $9,000



*Sample **Digital Ads***

HIKING IN KITIMAT

Guidebook + Webpage

HIKING & TRAILS PROGRAM

- New web page
- Individual trail videos
- New hiking & trails mapbook



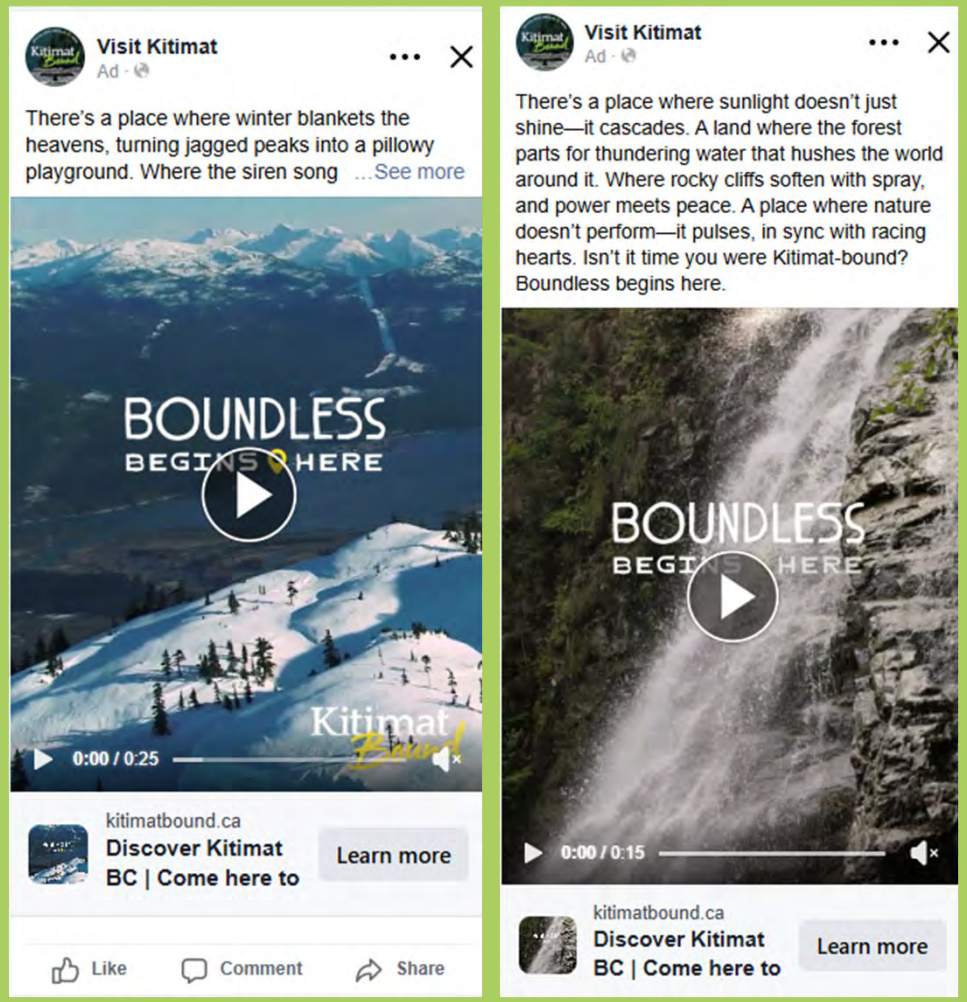
SOCIAL MARKETING CAMPAIGN

2025 HIGHLIGHTS

SOCIAL MEDIA CAMPAIGN

- **Audience Targets:** British Columbia, Alberta, Yukon, Ontario, Quebec & Atlantic Canada, plus Washington, Oregon & Alaska.
- **Campaign timing:** June - December
- **Social impressions:** 2,860,919
- **Link Clicks:** 44,948

Budget Allocation: $19,000



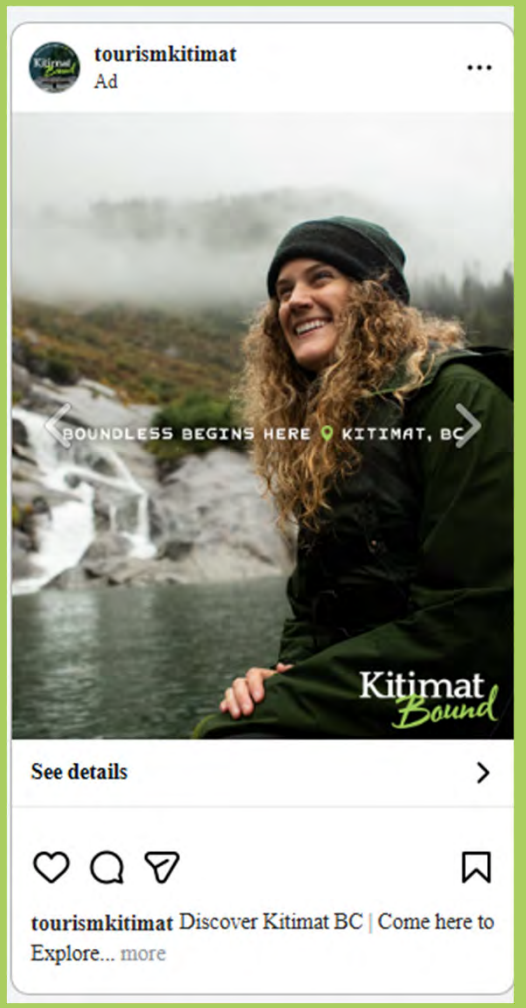
*Sample **Facebook post** during campaign*

MARKETING CAMPAIGN

Y-O-Y HIGHLIGHTS

- **2023**
  - Impressions: 2,356,159
  - Link clicks: 31,715
- **2024**
  - Impressions: 2,699,002
  - Link clicks: 36,337
- **2025**
  - Impressions: 2,860,919
  - Link clicks: 44,948

Entire Marketing Budget: $19,000



*Sample **Instagram post** during campaign*

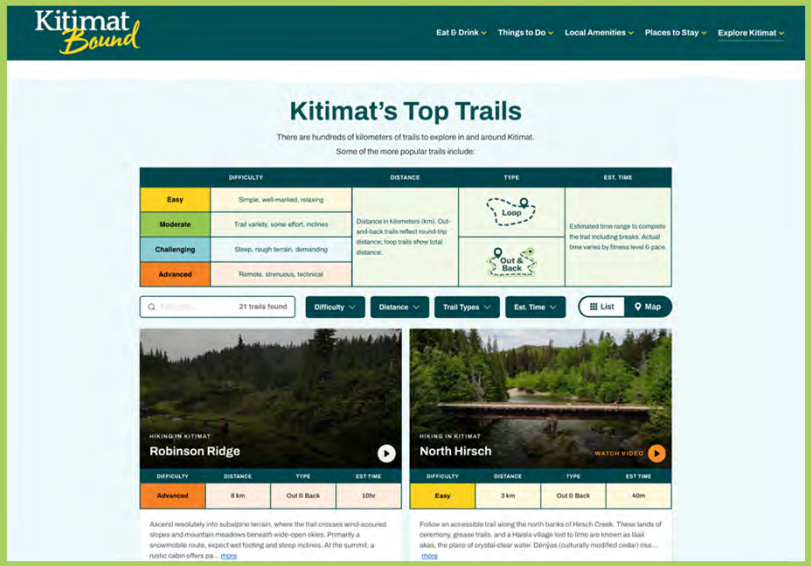
WEBSITE HIGHLIGHTS

2025 KITIMAT BOUND WEBSITE

- **215,575** total pageviews

TOURISM-SPECIFIC PAGES STATS

- **Explore Kitimat**
  - ➤ **38,034** total pageviews
- **Fishing in Kitimat**
  - ➤ **10,712** total pageviews
- **Attractions in Kitimat**
  - ➤ **3,313** total pageviews
- **Hiking in Kitimat**
  - ➤ **1,683** total pageviews



Hiking in Kitimat webpage updates

YEAR-ON-YEAR

Total users:

- 2024 = 102,924
- 2025 = 149,913

➤ ***45.7% increase ↑***

Total pageviews:

- 2024 = 176,368
- 2025 = 215,575

➤ ***22.2% increase ↑***

2025 RECAP

CO-OPS

- Northwest BC
- Route 16
- BC Ale Trail
- Paddle BC
- Fishing BC

Budget Allocation: $20,275



CO-OPS

NORTHWEST BC

- A travel guide for Northwest BC - from Prince George to Prince Rupert and up the Stewart-Cassiar.
- All the northern communities tourism organizations are participants.

visitnorthwestbc.ca



CO-OPS

ROUTE 16

- Focuses on motorcycle touring across Route 16.
- In 2025, Route 16 headed to Kitimat to capture new content for the program.
- Spring 2026 a paid marketing campaign was conducted

route16.ca



CO-OPS

PADDLE BC

- Program launched in 2022.
- Promotes BC as a desired destination for paddling recreational activities with a focus on activity safety.
- Kitimat was a feature location in 2024/25

paddlebc.ca



CO-OPS

BC ALE TRAIL

- Showcases BC as a destination for craft beer, tourism, and outdoor experiences
- Features self-guided itineraries connecting breweries, local businesses, and regional attractions
- Highlights Two Peaks Brewery as Kitimat's featured partner on the BC Ale Trail
- Includes collaborative digital promotion through social media, content campaigns, and destination marketing initiatives

bcaletrail.ca



CO-OPS

FISHING BC

- Promotes BC as a world-class fishing destination
- Supports fishing tourism as a key economic driver for rural and coastal communities
- 2025 partnership included a Kitimat-focused content production trip

fishingbc.ca



LOOKING AHEAD

WHAT'S IN STORE FOR 2026

NEW ADVERTISING

- **Northwest Regional Airport**
  - ➤ Digital ads on all airport screens

TOURISM ENHANCEMENTS

- **New sea kayak benches**
  - ➤ At Minette Bay West Park



LOOKING AHEAD

WHAT'S IN STORE FOR 2026

- Continuing to support stakeholders in sharing products and services through website listings and content amplification
- Expanding social media and web training opportunities for tourism partners
- Ongoing participation in Northern BC Tourism Digital Support Program
- Continuing to track and promote visitor interest in Indigenous tourism experien



LOOKING AHEAD

WHAT'S IN STORE FOR 2026

CONTENT CREATOR PROGRAM

- Continued alignment with Destination BC content standards
- Ongoing focus on high-quality, locally driven visual content
- Quarterly content calls and seasonal content planning
- Licensed photo and video assets for long-term marketing use
- Program expansion continues through ‘26



THIS PAGE INTENTIONALLY LEFT BLANK

MINUTES OF DISTRICT OF KITIMAT

REGULAR MEETING

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, MONDAY, JUNE 1, 2026, AT 7:06 PM

Present:	Mayor	P. Germuth
Present:	Councillors	E. Empinado, M. Feldhoff, G. Leibel, M. Martins, G. Pitzel
Absent:	Councillor	T. Marleau
Present:	Staff	W. Waycheshen, Chief Administrative Officer
		K. Enders, Deputy Chief Administrative Officer
		A. Ramos-Espinoza, Director of Engineering
		T. Tavares, Director of Corporate Administration
		A. Spracklin, GIS Technician
		D. Sanghera, Director of Leisure Services
		S. O'Neill, Deputy Director of Leisure Services
		S. Tarnowski, Director of Finance
		W. Tenshak, Director of Economic Development
	Via WebEx	R. Beaudry, Director of Planning

1. Call to Order

Mayor Germuth called the June 1, 2026, Regular Meeting of Council to order at 7:06 p.m.

2. Message from the Mayor

Mayor Germuth provided an overview of his activities since the last Regular Meeting of Council.

3. Delegations/Presentations

3.1. Ankur Patel

Ankur Patel, community member and registered nurse, shared a PowerPoint presentation and requested Council endorse a request for a Provincial cumulative health impact assessment of the liquified natural gas industry.

Council asked questions of the delegation.

4. Public Input / Questions on Agenda Items

Mayor Germuth called for public input on agenda items.

Don McAndrew, President of Kitimat Flying Club attended virtually and provided input on Report 10.1, Kitimat Airpark Use by Kitimat Motorsports Association.

Mayor Germuth called for further public input on agenda items.

Shawn Vocioni & Dawson Calkins, representations from Kitimat Motorsports Association provided input on Report 10.1, Kitimat Airpark Use by Kitimat Motorsports Association.

Maryka Rympa, Secretary of Kitimat Flying Club provided input on Report 10.1, Kitimat Airpark Use by Kitimat Motorsports Association.

Mayor Germuth called for further public input on agenda items.

There were no other comments from the public

5. Media Inquiries - For Clarification Only

Mayor Germuth called for media inquiries on agenda items.

There were no media inquiries.

6. Call for New Business / Adoption of the Agenda

Councillor Martins requested that Item 7.4, June 2026 Registry of Observances, be moved to New Business.

Councillor Martins requested that Item 7.8, Correspondence, email dated May 12, 2026, and draft letter of support for Universal Mental Health Care in BC from North Central Local Government Association, be moved to New Business.

Councillor Leibel requested that Item 7.1, Delegation Notice, Ankur Patel, community member and Registered Nurse, request for a cumulative health impact assessment of LNG, be moved to New Business.

Councillor Leibel requested that Item 7.5, For Information Only, Kitimat Business Townhall Report, be moved to New Business.

Councillor Leibel requested that Item 7.6, For Information Only, Petitions, Kitimat Motorsports Association Community Support Petitions, be moved to New Business.

Councillor Leibel requested that Item 7.7, Correspondence, letter dated May 11, 2026, to Mayor Germuth, from UBCM regarding Speculation and Vacancy Tax, be moved to New Business.

Moved and seconded,
THAT the June 1, 2026, Regular Agenda be adopted as amended.

Motion Carried Unanimously
Motion: R26-209

7. Consent Agenda

Moved and seconded,
THAT the Consent Agenda for June 1, 2026, be approved as amended.

Motion Carried Unanimously
Motion: R26-210

All correspondence was received and filed.

The following Council meeting minutes were adopted:

Public Hearing, May 19, 2026
Regular Meeting of Council, May 19, 2026

8. Notice of Motion

There were no Notice of Motions.

9. Bylaws

9.1. For consideration of first, second and third reading, Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026

Moved and seconded,
THAT Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, be given first reading.

Amendment:

THAT Kitimat Municipal Code Section 9.12.2.6.1 be amended to "No Owner or Occupier of a Premises shall allow the front, side or rear yard lawn to exceed 25 centimetres in length."

In favour: Councillors Empinado, Leibel, Martins and Pitzel
Opposed: Mayor Germuth, Councillor Feldhoff
Amending Motion **Carried**
Motion: R26-211
Environmental Control Overgrown Grass Amendment Bylaw No. 2091, 2026 (8.3.3)

Amendment:

THAT staff report back on options to allow alternate standards in backyards.

Amending Motion Carried Unanimously
Motion: R26-212
Environmental Control Overgrown Grass Amendment Bylaw No. 2091, 2026 (8.3.3)

Main Motion as amended:

THAT Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, be given first reading;

AND THAT Kitimat Municipal Code Section 9.12.2.6.1 be amended to "No Owner or Occupier of a Premises shall allow the front, side or rear yard lawn to exceed 25 centimetres in length;

AND THAT staff report back on options to allow alternate standards in backyards.

Main Motion as amended Carried Unanimously
Motion: R26-213
Environmental Control Overgrown Grass Amendment Bylaw No. 2091, 2026 (8.3.3)

10. Reports and/or Communications

10.1. Kitimat Airpark Use by Kitimat Motorsports Association

Moved and seconded,
THAT the Kitimat Airpark Use by Kitimat Motorsports Association report dated May 21, 2026, be tabled to a future meeting.

Motion Carried Unanimously
Motion: R26-214
Kitimat Airpark Use by Kitimat Motorsports Association (1.6.3.30)

10.2. Festivals Kitimat Canada Day Celebrations

Moved and seconded,
THAT as per Festivals Kitimat Canada Celebrations report dated May 27, 2026:

- *the District of Kitimat provide use of public facilities for the Festivals Kitimat events as set out in Attachment A;*
- *the District of Kitimat provide insurance coverage for the Festivals Kitimat events; and*
- *the District of Kitimat provide free transit services for the Festivals Kitimat events.*

Carried Unanimously
Motion: R26-215
Festivals Kitimat Canada Day Celebrations (5.3.5)

10.3. Community Organization Grant Policy

Moved and seconded,
THAT the Community Grant Policy be approved.

Amendment:

Moved and seconded,
THAT point six of ineligibility for funding of the Community Grant Policy be amended to "Requests solely intended to build reserves, create new positions or supplement existing wages unrelated to program delivery."

In favour: Councillors Empinado, Leibel, and Pitzel
Opposed: Mayor Germuth, Councillors Feldhoff and Martins
Amending Motion: **Defeated**
Motion: R26-216
Community Organization Grant Policy (2.8.3.1)

Amendment:

Moved and seconded,
THAT the deadline for Community Organization Grant applications be September 30 annually.

Amending Motion Carried Unanimously
Motion: R26-217
Community Organization Grant Policy (2.8.3.1)

Main Motion as amended:

Moved and seconded,
THAT the Community Grant Policy be approved with the application deadline of September 30 annually.

Main Motion as amended Carried Unanimously
Motion: R26-218
Community Organization Grant Policy (2.8.3.1)

10.4. Municipal Security Issuing Resolution Municipal Finance Authority Borrowing

Moved and seconded,

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2026 Fall Borrowing Session, Thirteen Million five hundred thousand Dollars ($13,500,000) as authorized through the District of Kitimat Water Treatment System Loan Authorization Bylaw No. 2058, 2024.

AND THAT the Regional District of Kitimat-Stikine be requested to consent to the District of Kitimat borrowing over a thirty (30) year term and include the borrowing in a Security Issuing Bylaw.

Motion Carried Unanimously
Motion: R26-219
Municipal Security Issuing Resolution Municipal Finance Authority Borrowing (2.10.2.5.2)

Moved and seconded,
THAT Council receive the June 1, 2026, supplemental information for Item 9.1 and Item 10.1 of the Regular Agenda.

Motion Carried Unanimously
Motion: R26-220

11. New Business

11.1. Councillor Martins, Item 7.4, June 2026 Registry of Observances.

Moved and seconded,
THAT the District of Kitimat recognize June 1 as Intergenerational Day;

AND THAT June 15 be recognized as World Elder Abuse Awareness Day.

Motion Carried Unanimously
Motion: R26-221

Registry of Observances

11.2. Councillor Martins, Item 7.8, Correspondence, email dated May 12, 2026, and draft letter of support for Universal Mental Health Care in BC from North Central Local Government Association.

Moved and seconded,

THAT the District of Kitimat write a letter to the Province asking for a review of current public mental health supports and examine the feasibility of establishing a more robust universal publicly funded mental health support system that can be accessed by all.

Motion Carried Unanimously
Motion: R26-222
Correspondence, email dated May 12, 2026, and draft letter of support for Universal Mental Health Care in BC from North Central Local Government Association (1.1.2.1.1)

11.3. Councillor Leibel, Item 7.1, Delegation Notice, Ankur Patel, community member and Registered Nurse, request for a cumulative health impact assessment of LNG.

Moved and seconded,
THAT the District of Kitimat provide a letter of support to the Health Officers' of BC's request for an independent, comprehensive health impacts assessment of the BC gas industry, including cumulative impacts from fracking, processing, transportation, export and combustion emissions;

AND FURTHER the province ensure the assessment is adequately resourced and informed by Indigenous communities and health researchers and healthcare professionals.

In favour: Councillors Leibel and Martins
Opposed: Mayor Germuth, Councillors Empinado, Feldhoff, and Pitzel
Motion **Defeated**
Motion: R26-223
Delegation Notice, Ankur Patel, community member and Registered Nurse, request for a cumulative health impact assessment of LNG (1.1.2.1.1).

10.1. Councillor Leibel, Item 7.5, For Information Only, Kitimat Business Townhall Report.

Moved and seconded,
THAT Staff and the Community grant writer collaborate and share information on grant opportunities, non-governmental, provincial and federal with all local businesses, notwithstanding Chamber of Commerce membership.

Tabling motion:

Moved and seconded,
THAT staff report back on grant opportunities for local businesses.

In favour: Mayor Germuth, Councillors Empinado, Feldhoff, Martins, and Pitzel
Opposed: Councillor Leibel
Motion **Carried**
Motion: R26-224
For Information Only, Kitimat Business Townhall Report (5.14.4)

10.1. Councillor Leibel, Item 7.6, For Information Only, Petitions, Kitimat Motorsports Association Community Support Petitions.

Moved and seconded,
THAT staff develop specific language around requirements for petitions to be filed to the District of Kitimat by residents for inclusion into the Kitimat Municipal Code.

Motion Carried Unanimously
Motion: R26-225
For Information Only, Petitions, Kitimat Motorsports Association Community Support Petitions (1.1.2.3)

10.2. Councillor Leibel, Item 7.7, Correspondence, letter dated May 11, 2026, to Mayor Germuth, from UBCM regarding Speculation and Vacancy Tax.

Moved and seconded,
THAT the Correspondence, letter dated May 11, 2026, to Mayor Germuth from UBCM regarding Speculation and Vacancy Tax be received for information.

Motion Carried Unanimously
Motion: R26-226
Correspondence, letter dated May 11, 2026, to Mayor Germuth, from UBCM regarding Speculation and Vacancy Tax (1.1.2.1.1)

12. Council Reports

Councillors Empinado, Feldhoff, Leibel, Martins and Pitzel provided reports on their activities since the last Regular Meeting of Council.

Move to Closed Meeting of Council

Moved and seconded,
THAT, in compliance with the Community Charter, Council move to a Closed Meeting for one or more items falling under:
- *Section 90(1)(b) identifiable individual being considered for municipal*
- *award or honour;*

- *Section 90(1)(e), acquisition, disposition or expropriation of land*
- *Section 90(1)(g), litigation or potential litigation*
- *Section 90(1)(k), municipal service*
- *Section 90(2)(b), consideration of information received and held in confidence relating to government negotiations with the municipality*
- *Section 90(2)(b)(ii), negotiation item between the municipality and another local government or between another local government and a third party*

Motion Carried Unanimously
Motion: R26-227

The Regular Meeting of Council was recessed and moved into a Closed Meeting of Council at 8:59 p.m.

The Regular Meeting of Council reconvened at 10:21 p.m.

Adjournment

Moved and seconded,
THAT the June 1, 2026, Regular Meeting of Council be reconvened and adjourned.

Motion Carried Unanimously
Motion: R26-228

The Regular Meeting of Council adjourned at 10:21 p.m.

CERTIFIED TRUE AND CORRECT COPY of
the minutes of the Regular Meeting of Council
held Monday, June 1, 2026.

Phil Germuth
Mayor

Tracy Tavares
Corporate Officer

KITIMAT FIRE AND AMBULANCE MONTHLY REPORT
JANUARY 2026

The following information is provided to the Mayor and Council as an update on the Emergency Response to calls for Service for the District of Kitimat.

Month of JANUARY 2025/2026 Call Volume

MEDICALS/TRANSFERS/CROSS COVERAGE		Fire/Rescue/Trouble/Dangerous Goods		Increase / Decrease
2025 =	171	2025 =	25	14.29 %
2026 =	197	2026 =	27	

Current Fire Department Staffing Levels	
Fire Chief:	1
Deputy Chief - Operations:	1
Deputy Chief - Prevention & Training:	1
Training Officer:	1
Firefighters:	30
Administrative Assistant	2
*Firefighter Vacancies:	2

*Recruitment ongoing

Emergency Response JANUARY 2026

CALL VOLUME	MONTHLY TOTAL JAN 2026	YTD JAN 2026	YTD JAN 2025	YTD JAN 2024
FIRE	20	20	21	19
RESCUE	3	3	3	5
DANGEROUS GOODS	3	3	0	0
EMERGENCY RESPONSE	3	3	6	15
MEDICALS IN TOWN	89	89	113	137
MEDICALS OUT OF TOWN	19	19	16	5
TRANSFERS OUT OF TOWN	68	68	27	37
CROSS COVERAGE	21	21	15	6
TROUBLE	1	1	1	1
*HOSPITAL DIVERSION	0	0	1	
**TRAINING HOURS	345.5	345.5	228.5	164.25
*AMBULANCE OUT OF SERVICE	9	9	2	

*Statics were collected starting in June 2024

** Statistics were collecte starting in January 2024 and may increase or decrease due to training completion and entry into the data base platform

KITIMAT FIRE AND AMBULANCE MONTHLY REPORT
FEBRUARY 2026

The following information is provided to the Mayor and Council as an update on the Emergency Response to calls for Service for the District of Kitimat.

Month of FEBRUARY 2025/2026 Call Volume

MEDICALS/TRANSFERS/CROSS COVERAGE		Fire/Rescue/Trouble/Dangerous Goods		Increase / Decrease
2025 =	168	2025 =	15	-15.85 %
2026 =	137	2026 =	17	

Current Fire Department Staffing Levels	
Fire Chief:	1
Deputy Chief - Operations:	1
Deputy Chief - Prevention & Training:	1
Training Officer:	1
Firefighters:	30
Administrative Assistant	2
*Firefighter Vacancies:	2

*Recruitment ongoing

Emergency Response FEBRUARY 2026

CALL VOLUME	MONTHLY TOTAL FEB 2026	YTD FEB 2026	YTD FEB 2025	YTD FEB 2024
FIRE	11	31	32	32
RESCUE	3	6	6	9
DANGEROUS GOODS	3	6	1	0
EMERGENCY RESPONSE	1	4	8	27
MEDICALS IN TOWN	110	199	222	257
MEDICALS OUT OF TOWN	10	29	30	9
TRANSFERS OUT OF TOWN	12	80	60	58
CROSS COVERAGE	5	26	27	11
TROUBLE	0	1	1	1
*HOSPITAL DIVERSION	1	1	1	
**TRAINING HOURS	440.78	786.28	333.5	281.05
*AMBULANCE OUT OF SERVICE	44	53	2	

*Statics were collected starting in June 2024

** Statistics were collecte starting in January 2024 and may increase or decrease due to training completion and entry into the data base platform

KITIMAT FIRE AND AMBULANCE MONTHLY REPORT
MARCH 2026

The following information is provided to the Mayor and Council as an update on the Emergency Response to calls for Service for the District of Kitimat.

Month of MARCH 2025/2026 Call Volume

MEDICALS/TRANSFERS/CROSS COVERAGE		Fire/Rescue/Trouble/Dangerous Goods		Increase / Decrease
2025 =	197	2025 =	22	-27.40 %
2026 =	134	2026 =	25	

Current Fire Department Staffing Levels	
Fire Chief:	1
Deputy Chief - Operations:	1
Deputy Chief - Prevention & Training:	1
Training Officer:	1
Firefighters:	30
Administrative Assistant	2
*Firefighter Vacancies:	2

*Recruitment ongoing

Emergency Response MARCH 2026

CALL VOLUME	MONTHLY TOTAL MARCH 2026	YTD MARCH 2026	YTD MARCH 2025	YTD MARCH 2024
FIRE	18	49	49	43
RESCUE	5	11	9	10
DANGEROUS GOODS	0	4	2	5
EMERGENCY RESPONSE	5	9	10	40
MEDICALS IN TOWN	102	301	310	391
MEDICALS OUT OF TOWN	5	34	49	10
TRANSFERS OUT OF TOWN	25	105	133	80
CROSS COVERAGE	1	27	44	15
TROUBLE	2	3	2	2
*HOSPITAL DIVERSION	0	1	1	
**TRAINING HOURS	220.81	1007.09	523.25	658.55
*AMBULANCE OUT OF SERVICE	56	109		

*Statics were collected starting in June 2024

** Statistics were collecte starting in January 2024 and may increase or decrease due to training completion and entry into the data base platform

KITIMAT FIRE AMBULANCE SERVICES
1101 Kingfisher Ave., Kitimat, BC V8C 2N4 P. 250.632.8940 F. 250.632.7163

KITIMAT FIRE AND AMBULANCE MONTHLY REPORT
APRIL 2026

The following information is provided to the Mayor and Council as an update on the Emergency Response to calls for Service for the District of Kitimat.

Month of APRIL 2025/2026 Call Volume

MEDICALS/TRANSFERS/CROSS COVERAGE		Fire/Rescue/Trouble/Dangerous Goods		Increase / Decrease
2025 =	183	2025 =	19	-19.31 %
2026 =	138	2026 =	25	

Current Fire Department Staffing Levels	
Fire Chief:	1
Deputy Chief - Operations:	1
Deputy Chief - Prevention & Training:	1
Training Officer:	1
Firefighters:	30
Administrative Assistant	2
*Firefighter Vacancies:	2

*Recruitment ongoing

Emergency Response APRIL 2026

CALL VOLUME	MONTHLY TOTAL APRIL 2026	YTD APRIL 2026	YTD APRIL 2025	YTD APRIL 2024
FIRE	23	72	67	61
RESCUE	0	11	9	11
DANGEROUS GOODS	0	4	3	5
EMERGENCY RESPONSE	13	22	14	53
MEDICALS IN TOWN	109	410	412	521
MEDICALS OUT OF TOWN	2	36	59	11
TRANSFERS OUT OF TOWN	26	131	190	111
CROSS COVERAGE	1	28	58	15
TROUBLE	2	5	2	4
*HOSPITAL DIVERSION	2	3	3	
**TRAINING HOURS	222.85	1229.94	688	1799.3
*AMBULANCE OUT OF SERVICE	59	168	3	

*Statics were collected starting in June 2024

** Statistics were collecte starting in January 2024 and may increase or decrease due to training completion and entry into the data base platform

From: Tyler Banick <tyler.banick@cn.ca>

Sent: June 10, 2026 1:42 PM

To: districtofkitimat <districtofkitimat@kitimat.ca>

Subject: CN | Investing in the Network | BC Work Schedule 2026

Good afternoon,

At CN, we prioritize investing in our network to better serve you and drive growth in the North American economy.

Every year, we prioritize the replacement, enhancement, and maintenance of key track infrastructure to improve the safety, resiliency, and capacity of our network.

With the arrival of spring, our Engineering crews have already begun working safely and efficiently on these network improvements.

Your communities and roads may see an influx of people supporting lodging, restaurants, and shopping. We will have managers on site with the crews. Furthermore, we will have fire prevention equipment on board with the teams to ensure the safety of the crews and communities.

Please see the attached calendar highlighting the planned maintenance to the CN network in British Columbia with dates by subdivision.

Stay safe,

Tyler W. Banick
Manager, Public Affairs | British Columbia Strategy & Stakeholder Relations C: 587-334-6936
Safety Week: June 15-19, 2026 – Are you ready?

CN
GO home SAFE

Tyler W. Banick

Manager, Public Affairs | British Columbia
Strategy & Stakeholder Relations
C: **587-334-6936**
Safety Week: June 15-19, 2026 – Are you ready?

Building Capacity

2026 Work Calendar – British Columbia



Building capacity for our customers

CN is committed to safe, reliable, and efficient service. This regional calendar outlines planned work, such as laying new ties and rail, scheduled through December 2026.

These upgrades are part of our broader capital investment program and are essential to maintaining high service levels while supporting the growth our customers continue to forecast.

We know planned work can cause short-term impacts. That's why clear communication is key, so our neighbours understand the reason behind the work and the long-term benefits: enhanced safety, improved efficiency, and a stronger, more resilient network.

In 2026, CN will continue to invest in a stronger, safer network, built to grow with our customers.



British Columbia



Western region map



West – May to June (Q2)

Expected Durations of 6 - 8hr Work Blocks.

Subdivision	Start date	End date
TELKWA	2026-05-28	2026-06-11
BULKLEY	2026-06-12	2026-07-10



Can't find a location on the map? *Visit cnebusiness.geomapguide.ca for the full directory.*

West – July to September (Q3)

Expected Durations of 6 - 8hr Work Blocks.

Subdivision	Start date	End date
NEW WESTMINSTER	2026-07-07	2026-07-15
SKEENA	2026-07-11	2026-07-14
FRASER	2026-08-18	2026-09-22



Can't find a location on the map? *Visit cnebusiness.geomapguide.ca for the full directory.*

West – October to December (Q4)

Expected Durations of 6 - 8hr Work Blocks.

Subdivision	Start date	End date
FORT ST JOHN	2026-09-29	2026-10-21
CHETWYND	2026-10-27	2026-11-14
FORT ST JOHN	2026-10-27	2026-10-28
MACKENZIE	2026-11-15	2026-11-17



Can't find a location on the map? *Visit cnebusiness.geomapguide.ca for the full directory.*



Explore additional geographic and business data at *cn.ca/en/our-services/maps-and-network*

GeoMap link: *cnebusiness.geomapguide.ca/*

THIS PAGE INTENTIONALLY LEFT BLANK

Suite 1800, 1177 West Hastings Street
Vancouver, BC, Canada V6E 2K3
604-245-1002 | info@cedarlng.com

June 10, 2026

District of Kitimat
270 City Centre
Kitimat, BC V8C 2H7
kenders@kitimat.ca
Municipal District

RE: NOTIFICATION FOR PROPOSED BISH FSR ROAD EXCLUSION (PARKING AREA)
ROAD EXCLUSION UNIT 76, BLOCK J, GROUP 103-H-15
AMS# 100123398

Cedar LNG Partners LP, by its general partner Cedar LNG Partners (GP) Ltd. (Cedar), a Haisla Nation-led partnership with Pembina Pipeline Corporation (Pembina) intends to submit an application to the BC Energy Regulator (BCER) for an approval for a FSR Road Exclusion (Parking Area), as shown on the attached plans.

The project(s) will be operated in accordance with BCER regulations and guidelines.

Project Description: Cedar is proposing a 0.05 ha. Parking Area within crown land and existing clearing.

Timing of Activities: Q3 2026.

As a Notified Party within the prescribed Project area, you may provide a written response to Cedar within 14 days of receiving this notification that does one or both of the following:

- sets out the reasons why the proposed activities associated with the proposed Project should not be carried out or should be modified; and/or
- request a meeting with Cedar to discuss the proposed activities.

If a request to meet is included in your written response, please provide additional contact information, and a schedule outlining the best time to contact you for further discussions.

Please be advised that you may also make a written submission directly to the BC Energy Regulator, under Section 22(5) pertaining to the Energy Resource Activities Act. Submissions can be sent by mail or email directly to:

Objections may be delivered by mail or online to:

BC Energy Regulator
6534 100th Ave
Fort St. John, BC V1J 8C5
WrittenSubmissions@bc-er.ca

Company Contact:

Cedar LNG Partners LP, by its general partner Cedar LNG Partners (GP) Ltd.
Suite 1800, 1177 West Hastings Street
Vancouver, BC, Canada V6E 2K3
Ph: 604-245-1002
e-mail: info@cedarlng.com

When providing your written feedback directly to Cedar, please send an email with "BCER Land Rights Holder Submission" in the subject line.

If you have any questions or require any additional information and would like to talk with a Cedar representative, please contact the undersigned at 778.997.0904 or by e-mail amanda.zinter@cedarlng.com.

Sincerely,



Amanda Zinter
Cedar LNG Partners (GP) Ltd.
Enclosures:

- Sketch Plan

AREAS (MAXIMUM DISTURBANCE)			
CROWN	NEW CUT	EXISTING CLEARING	TOTAL
FSR ROAD EXCLUSION AREA	0.00 ha	0.05 ha	0.05 ha
TOTAL DISTURBANCE =	**0.00 ha**	**0.05 ha**	**0.05 ha**

LEGEND:

- Proposed Bish FSR Road Exclusion
- Road Shoulder
- Ditchline
- Fence
- Watercourse

DL 88
EXCEPT PLAN PRP14740

DL 99
EXCEPT PLAN PRP14740
Owner: Haisla Enterprises Ltd., INC.NO. BC0845428
PID: 013-061-267
Title: CA3070715

DL 5469
EXCEPT PLANS 5906 AND EPP41247

LOT 1
DL 5469
PLAN EPP122511
(SEE PLAN AS TO LIMITED ACCESS)

BLOCK J GROUP 103-H-15

WC-18.7
WC-18.7.1
WC-18.8
WC-18.8.1
WC-18.8.1
BISH CREEK FSR 9607 01 PLAN PRP14740
Culvert
Culvert
WC-18.7.1
CEDAR DISTRIBUTION R/W (AD# 100121272)
PROPOSED BISH FSR ROAD EXCLUSION AREA = 0.05 ha
Culvert
PARKING AREA = 0.01 ha
Culvert
CEDAR TWS (AD: 100116060)
(2)Culverts
KITIMAT ARM
Ditch
Culvert
CEDAR ROAD
CAUTION! Cedar Buried Pipe NPS 24
NCD-P-202
CEDAR PIPELINE R/W (AD# 100116060)
Culvert
CEDAR TWS (AD: 100116060)
CEDAR TWS (AD: 100116060)
CEDAR PIPELINE R/W (AD# 100116060)
CEDAR TWS (AD: 100116060)
CEDAR TWS (AD: 100116060)
CEDAR TWS (AD: 100116060)
CEDAR MULTI-USE SITE (AD: 100116060)
BISH CREEK FSR 9607 01 PLAN PRP14740
CEDAR ROAD R06615
CEDAR DECK SITE (AD: 100116060)

NOTES:
The marked location of underground facilities (and depth, if applicable) are approximate only. Line locators are subject to errors and distortions from a variety of sources. Before excavating, with machinery or within 5m of the crossing area, facilities involved must be exposed by hand digging or hydrovac. See applicable legislation and company policies. Clients and/or Contractors are responsible to perform BC-ONE-CALL services (1-800-474-6886) prior to construction.

All coordinates shown in UTM Zone 9, NAD 83.

SCALE 1:1000

20 10 0 20 40 60 80

REV.	REVISIONS	DD/MM/YY	PC	CAD	CHKD
0	Original Plan Prepared	12/05/26		KSP	ARL

Cedar LNG Partners (GP) Ltd.

SKETCH PLAN SHOWING PROPOSED BISH FSR ROAD EXCLUSION (PARKING AREA)
WITHIN BISH CREEK FSR 9607 01 PLAN PRP14740 AND
UNIT 76, BLOCK J GROUP 103-H-15
RANGE 5 COAST DISTRICT

CEDAR FILE:	BCGS: 103H . 097	REVISION
McElhanney Kil Xhee La JV	SHEET: 1 OF 1	0
	PLAN ID.: 23531048801-VO-SKCH-60	

THIS PAGE INTENTIONALLY LEFT BLANK

COUNCIL REPORT

Date: June 10, 2026

File: 7.17.30

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry, Director of Planning

Re: Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, and Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026

Applicant: District of Kitimat

Location: n/a

Recommendation:

Action: Council consider third reading and adoption of Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, (**Attachment A**) and third reading of Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (**Attachment B**).

Recommended Motion:

THAT having held a Public Hearing, reviewed staff reports and considered public consultation activities to date, Kitimat Council resolves the following:

THAT Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026 receive third reading and be adopted.

If Bylaw No. 2087, 2026 is adopted, Council consider the following:

Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 receive third reading.

Background:

At the May 19, 2026, Regular Meeting, staff presented a report (**Attachment C**) regarding implementation of the Backyard Hen Keeping Pilot Project, including two draft bylaws for Council's consideration. The report provided an overview of the bylaw drafting process, a summary of the draft bylaw content, and an outline of next steps. Council passed the following motions:

> *"THAT Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, receive first and second reading;*
> *THAT a Public Hearing be scheduled for 7:00 pm on Monday, June 15, 2026;*
> *AND THAT the Public Hearing allow electronic participation." (*R26-193)

> *"THAT Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026, receive first and second reading, with an amendment to Subdivision 13 to note "Accessory Agricultural use." (*R26-194)

As per Motion R26-193, a Public Hearing was scheduled for June 15 to invite feedback on the proposed Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026. The notice was posted on Get Involved Kitimat, Facebook, and to the District's Public Notice Posting Places (bulletin boards and website) for two consecutive weeks. The notice was also advertised in the Northern Sentinel in accordance with Council policy.

No comments have been received at the time of this writing. Any comments received in advance of the June 15 Public Hearing will be provided to Council at the hearing.

As previously outlined, the purpose of the proposed bylaws is to permit and regulate hen and chicken keeping as an accessory use on single and two-family Residential (R)-zoned properties and Greenbelt (G) zones where agriculture is a permitted accessory use to a principal residential use. Maps showing the affected properties in the applicable R- and G- zones are included in **Attachments D and E**, respectively. Staff believe the recommended motion is substantiated by the work completed to date, including: preparation of the Backyard Hen Keeping in Residential Zones Policy B-10 in 2023; completion of the pilot project including property inspections and community engagement process in 2024-2025; and subsequent research and consultation activities as part of bylaw drafting in 2026.

Under section 480 of the *Local Government Act*, Council may adopt a zoning bylaw at the same meeting at which the bylaw passed third reading; however, under section 135(3) of the *Community Charter*, there must be at least one day between third reading and adoption of other types of bylaws such as animal control. Staff therefore recommend that following the Public Hearing, Council consider third reading and adoption of Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026 (Attachment A), and third reading of Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (Attachment B). If Bylaw No. 2088, 2026, receives third reading, the bylaw will return to a subsequent meeting of Council for consideration of adoption.

Alternative Options:

1. If Council does not wish to proceed with the proposed bylaws to permit and regulate hen and chicken keeping as an accessory use on single and two-family Residential-zoned properties and Greenbelt zones where agriculture is a permitted accessory use to a principal residential use, the following is offered for Council consideration:

   THAT first and second readings of Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, and Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026, be rescinded.

   As per motion R25-258 passed on November 3, 2025, Council had allowed pilot project participants to continue with hen keeping activities pending consideration of bylaws. If Council does not wish to proceed with the proposed bylaws, the following resolution is offered to allow bylaw enforcement:

   THAT the *Kitimat Municipal Code* provisions regarding the keeping of poultry within the District of Kitimat be applied.

   Hen keeping would continue to be permitted as an accessory agriculture use on Greenbelt-zoned properties in Cable Car, Strawberry Meadows and Kitamaat Village Road but would not be permitted on single and two-family Residential-zoned properties in Whitesail, Nechako and Kildala, including those that participated in the Backyard Hen Keeping Pilot Project.

2. Another option as developed through discussion of Council.

Budget Implications:

Depending on the amount of costs and efforts required to administer the proposed regulations, the contract for animal control may need to be considered.

"SLT"

Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Priority 3: Environmental Sustainability; and Priority 5: Social Wellbeing
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not considered
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not considered
Community Energy and Emissions Plan
Recommendation 8: Local Food Security and Greenspaces
Housing Action Plan and Needs Assessment
Not considered
Kitimat Age-Friendly Assessment Report and Action Plan
Not considered
Kitimat Cycle Network Plan
Not considered
Kitimat Poverty Reduction Strategy
Key Action Area: Food Security
Leisure Services Master Plan
Not considered
Minette Bay West Concept Plan
Not considered
Official Community Plan (and Downtown Design Guidelines)
Maximize Livability; Foster Local Culture and Heritage
Solid Waste Action Plan
Not considered
Water Conservation Plan
Not considered
BC Transit Future Services Plan
Not considered
Economic Development Strategic Plan (2023-2029)
Not considered

"Krysten Hogan"

Prepared by
Krysten Hogan, Planning Manager

"Ryan Beaudry"

Submitted by
Ryan Beaudry
Director of Planning

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A - Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026
B - Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026
C - May 7, 2026, Staff Report (without attachments)
D - Map of single and two-family Residential-zoned properties (R1-A, R1-B, R1-C, R2-A and R2-B zones)
E - Map of Greenbelt-zoned properties with accessory agriculture use (G3, G3-A, G3-B and G3-C zones)

DISTRICT OF KITIMAT
BYLAW NO. 2087, 2026

Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026

A BYLAW TO AMEND PART 9, DIVISION 4 OF THE KITIMAT MUNICIPAL CODE WITH RESPECT TO RESIDENTIAL ZONING AND THE KEEPING OF HENS

WHEREAS the *Local Government Act* allows a local government to divide portions of a municipality into zones and to regulate land, buildings, livestock, and other structures, including with respect to use, density, siting, size and dimensions and subdivision.

AND WHEREAS, the District of Kitimat has a consolidation of regulatory bylaws referred to as the *Kitimat Municipal Code*;

AND WHEREAS the Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to add permissions for hen keeping in single- and two-family residential zones.

NOW THEREFORE, the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026”.

2. Part 9 – Planning, Division 1 – General, Subdivision 1 - Interpretation of the *Kitimat Municipal Code* is hereby amended by adding the following new definition:

   Hen Keeping means the keeping and care of hens on parcels within the District of Kitimat.

3. Part 9 – Planning, Division 4 – Residential Zoning, Subdivision 1 – General of the *Kitimat Municipal Code* is hereby amended by adding new text “unless otherwise permitted elsewhere in the *Kitimat Municipal Code”* at the end of existing section 9.4.1.28, such that the amended section reads as follows:

   9.4.1.28. No person shall keep any horse, mule, ass, cow, sheep, swine, reptile, poultry or fur-producing animal other than a pet rabbit, in any residential zone, unless otherwise permitted elsewhere in the *Kitimat Municipal Code*.

4. Part 9 – Planning, Division 4 – Residential Zoning of the *Kitimat Municipal Code* is hereby amended by adding “Hen Keeping in accordance with Part 5, Division 5, Subdivisions 11 & 12” as a new permitted accessory use under the applicable accessory use headings in the R1-A, R1-B, R1-C, R2-A, and R2-B zones in Subdivisions 3 through 7, as follows:

9.4.3.1(g) Hen Keeping in accordance with Part 5, Division 5, Subdivisions 11 & 12
9.4.4.1(h) Hen Keeping in accordance with Part 5, Division 5, Subdivisions 11 & 12
9.4.5.1(h) Hen Keeping in accordance with Part 5, Division 5, Subdivisions 11 & 12
9.4.6.1(j) Hen Keeping in accordance with Part 5, Division 5, Subdivisions 11 & 12
9.4.7.1(h) Hen Keeping in accordance with Part 5, Division 5, Subdivisions 11 & 12

5. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	19th day of	May, 2026
READ a second time this	19th day of	May, 2026
PUBLIC NOTICE issued this	4th day of	June, 2026
PUBLIC NOTICE issued this	11th day of	June, 2026
PUBLIC HEARING held this	day of	, 2026
READ a third time this	day of	,2026
ADOPTED this	day of	, 2026

MAYOR _____
Philip Germuth

CORPORATE OFFICER _____
Tracy Tavares

DISTRICT OF KITIMAT
BYLAW NO. 2088, 2026

Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026

A BYLAW TO AMEND PART 5, DIVISION 5 OF THE KITIMAT MUNICIPAL CODE WITH RESPECT TO THE KEEPING OF HENS AND CHICKENS

WHEREAS under the authority of the *Community Charter*, Council may, by bylaw, regulate, prohibit, and impose requirements regarding animals;

AND WHEREAS, the District of Kitimat has a consolidation of regulatory bylaws referred to as the *Kitimat Municipal Code*;

AND WHEREAS the Council of the District of Kitimat deems it is in the public interest to amend the *Kitimat Municipal Code* to permit and regulate hen and chicken keeping;

NOW THEREFORE, the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026”.

2. Part 5 – Police and Fire Regulations, Division 5 – Animal Control, Subdivision 1 - Interpretation of the *Kitimat Municipal Code* is hereby amended by adding the following new definitions:

   Chick means a Chicken under the age of 4 months.
   Chicken means a Hen, Rooster and Chick.
   Chicken Keeping means the keeping and care of Hens, Roosters, or Chicks on a parcel of land occupied by a resident within the District of Kitimat.
   Coop means a covered enclosure, excluding outdoor areas, meant to contain and shelter Hens or Chicks.
   Dwelling means a building used for residential purposes.
   Hen means a female domestic Chicken, older than 4 months, kept for the purposes of egg production.
   Hen Keeping means the keeping and care of Hens or Chicks on a parcel of land occupied by a resident within the District of Kitimat.
   Pen means a fully enclosed outside area meant to contain Hens or Chicks.
   Rooster means a domesticated male Chicken older than 4 months.
   Wildlife Resistant Container means a container that is sufficient to accommodate normal uses of the property, is designed to discourage and prevent access by wildlife, and has a sturdy cover capable of being completely closed and secured with a latch or locking device.

3. Part 5 – Police and Fire Regulations, Division 5 – Animal Control of the *Kitimat Municipal Code* is hereby amended by adding new Subdivisions 11, 12 and 13 as follows:

Subdivision 11 – Registration Process for Keeping of Hens or Chickens

1. Any person keeping Hens or Chickens must register their property with the District of Kitimat.
2. The fee for registering Hens or Chickens with the District of Kitimat shall be $0.
3. Registration will include the following in a form established by the Director of Corporate Administration:
    a. Property where the keeping of Hens or Chickens is occurring.
    b. Property owner and applicant information.
    c. Declaration that the applicant is agreeing to the terms and conditions of keeping Hens or Chickens in Kitimat.
    d. Declaration that a self-inspection for the Coop, Pen and fencing has been completed.
    e. Other information that the Director of Corporate Administration deems necessary for registration.
4. A registration application must be completed and validated by the District of Kitimat for a property to be considered registered.

Subdivision 12 - Conditions of Hen Keeping in Residential (R) Zones

1. A minimum of 2 Hens or Chicks to a maximum of 6 Hens or Chicks may be kept provided that no neighbourhood health, environmental or nuisance problems result and the conditions of Hen Keeping are met.
2. Roosters are prohibited.
3. All Hen Keeping shall comply with all related regulations in Part 9 – Planning of the Kitimat Municipal Code.
4. Hens must be registered with the District of Kitimat.
5. Hen Keeping shall only be permitted by an owner who resides on the property, or with the written consent of the property owner.
6. Hens must be sited in a rear or side yard which is fully fenced.
7. Fencing in yards with Hens must be a minimum of 1.2 metres high and meet fencing requirements contained in the Kitimat Municipal Code.
8. Fences must be built of durable, high-quality materials to withstand weather and deter wildlife.
9. Hens shall not be kept within a Dwelling or on a balcony, roof, or deck.
10. Coops must be sited a minimum of 3 metres from the principal building and/or any Dwelling.
11. Coops must not abut side and rear property lines and must be located in a manner that reasonably allows for space to clean waste and debris from the surrounding area.
12. Coops must be a minimum size of 0.5 square metres of floor area per Hen.
13. Each Hen must be provided a 15-centimetre perch and a nesting box.
14. Coops and Pens must be a minimum height of 1 metre, to a maximum height of 3 metres.
15. Pens must be enclosed on all sides in a manner that will keep predators from entering and Hens from escaping.
16. Each Pen must be a minimum size of 1 square metres of floor area per Hen.
17. Hens and Chicks must be provided with adequate food, water, shelter, light,

ventilation, veterinary care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, in sufficient capacity to maintain good health in the Hen.

18. Hens or Chicks must be kept in a secure Coop from sunset to 7:00 a.m.
19. Coops must be fully enclosed by an electrified fence that is designed and maintained in accordance with the electric fencing guidelines of the WildSafeBC program developed by the British Columbia Conservation Foundation.
20. The Coop must not be sited less than 1 metre from the electric fencing.
21. Manure and feed must be kept separately in Wildlife-Resistant Containers and shall not generate excessive heat or odour.
22. Coops and Pens must be kept in good repair and in sanitary conditions.
23. Waste from Hens shall not be deposited in the District's sanitary sewer or stormwater drainage systems.
24. Waste or manure may be delivered to the Kitimat landfill or placed at curbside; if placed at curbside, manure must be in a compostable bag within a food waste bin. During the seasonal yard waste pickup, manure may also be placed at curbside in a Kraft Bag.
25. Properties with Hens and Chicks must be kept free of vermin and pests.
26. Slaughter of Hens is prohibited in the boundaries of the District of Kitimat unless performed by:
    a. A licensed veterinarian; or
    b. A federally or provincially licensed abattoir.
27. Deceased Hens shall not be disposed of other than by delivery to a veterinarian, landfill in a sealed bag, a farm, an abattoir, or other facility which has the ability to lawfully dispose of the carcass.
28. Hens shall not be kept in a cage except for the purposes of transportation.
29. Properties must follow standard biosecurity procedures recommended by the Canadian Food Inspection Agency.
30. Properties must comply with all Provincial regulations pertaining to the keeping of Hens or Chicks.
31. Properties must comply with all Federal or Provincial reporting requirements in relation to sick or deceased Chickens.

<u>Subdivision 13 - Conditions of Chicken Keeping as an Accessory Agricultural Use in Greenbelt (G) Zones</u>

1. Chickens may be kept as an Accessory Agricultural use, as defined in Part 9, Division 1, Subdivision 1 of the *Kitimat Municipal Code*, provided that no neighbourhood health, environmental or nuisance problems result and the conditions of Chicken Keeping are met.
2. All Chicken Keeping as an Accessory Agricultural use shall comply with all related regulations in Part 9 – Planning of the *Kitimat Municipal Code*.
3. Chickens must be registered with the District of Kitimat.
4. Chicken Keeping shall only be permitted by an owner who resides on the property, or with the written consent of the property owner.
5. Chickens shall not be kept within a Dwelling or on a balcony, roof, or deck.
6. Coops must be sited a minimum of 3 metres from the principal building and/or any Dwelling.
7. Coops must not abut side and rear property lines and must be located in a manner that reasonably allows for space to clean waste and debris from the surrounding area.
8. Coops must be a minimum size of 0.5 square metres of floor area per Chicken.

9. Each Chicken must be provided a 15-centimetre perch and one nesting box per Hen.
10. Pens must be enclosed on all sides in a manner that will keep predators from entering and Chickens from escaping.
11. Each Pen must be a minimum size of 1 square metres of floor area per Chicken.
12. Chickens must be provided with adequate food, water, shelter, light, ventilation, veterinary care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, in sufficient capacity to maintain good health in the Hen.
13. Chickens must be kept in a secure Coop from sunset to 7:00 a.m.
14. Coops must be fully enclosed by an electrified fence that is designed and maintained in accordance with the electric fencing guidelines of the WildSafeBC program developed by the British Columbia Conservation Foundation.
15. The Coop must not be sited less than 1 metre from the electric fencing.
16. Manure and feed must be kept separately in Wildlife-Resistant Containers and shall not generate excessive heat or odour.
17. Coops and Pens must be kept in good repair and in sanitary conditions.
18. Waste or manure may be delivered to the Kitimat landfill or placed at curbside; if placed at curbside, manure must be in a compostable bag within a food waste bin. During the seasonal yard waste pickup, manure may also be placed at curbside in a Kraft Bag.
19. Properties with Chickens must be kept free of vermin and pests.
20. Slaughter of Chickens is prohibited in the boundaries of the District of Kitimat unless performed by:
    a. A licensed veterinarian; or
    b. A federally or provincially licensed abattoir.
21. Deceased Chickens shall not be disposed of other than by delivery to a veterinarian, landfill in a sealed bag, a farm, an abattoir, or other facility which has the ability to lawfully dispose of the carcass.
22. Chickens shall not be kept in a cage except for the purposes of transportation.
23. Properties must follow standard biosecurity procedures recommended by the Canadian Food Inspection Agency.
24. Properties comply with all Provincial regulations pertaining to the keeping of Chickens.
25. Owners must comply with all Federal or Provincial reporting requirements in relation to sick or deceased Chickens.

4. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	19th day of	May, 2026
READ a second time this	19th day of	May, 2026
READ a third time this	day of	,2026
ADOPTED this	day of	, 2026

MAYOR

Philip Germuth

CORPORATE OFFICER _____

Tracy Tavares

THIS PAGE INTENTIONALLY LEFT BLANK

COUNCIL REPORT

Date: May 7, 2026

File: 7.17.30

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry, Director of Planning

Re: Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, and Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026

PREVIOUS COUNCIL REPORT

Recommendation:

Action: Council consider first two readings of Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026 (**Attachment A**). If Bylaw No. 2087, 2026 receives first two readings, then Council consider first two readings of Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (**Attachment B**).

Recommended Motion:

THAT Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, receive first and second reading;

THAT a Public Hearing be scheduled for 7:00 pm on Monday, June 15, 2026;

AND THAT the Public Hearing allow electronic participation.

If Bylaw No. 2087, 2026 receives first two readings, Council consider the following:

THAT Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026, receive first and second reading.

Background:

At the November 3, 2025, Regular Meeting, staff presented a report regarding the Backyard Hen Keeping Pilot Project (**Attachment C**). This report included a summary of the results of the completed pilot, including feedback collected through a community engagement process in summer 2025. Council passed the following motion:

> *"THAT Council receive the Backyard Hen Keeping Pilot Project Summary report, dated October 23, 2025, for information, concluding the Backyard Hen Keeping Pilot Project;*
>
> *THAT Council direct staff to prepare a bylaw to amend the Kitimat Municipal Code to permit backyard hen keeping based on the provisions of Backyard Hen Keeping in Residential Zones Policy B-10 and feedback received through the community engagement process;*
>
> *AND THAT Council allow participants of the Backyard Hen Keeping Pilot Project to continue keeping hens in accordance with the provisions of Policy B-10 during the bylaw preparation and adoption process."* (R25-258)

Since the November 3, 2025, Regular Meeting, staff have prepared Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026 (**Attachment A**) and Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (**Attachment B**) for Council's consideration of initial

readings. The following sections of this report provide: (1) an overview of the bylaw drafting process, including the information and approach used to draft the bylaws; (2) a summary of the draft bylaw content; and (3) an outline of potential next steps for Council's consideration.

1. Overview of Bylaw Drafting Process

Information and guidance from several sources were factored into the drafting of Bylaws No. 2087, 2026 and No. 2088, 2026. Council's *Backyard Hen Keeping in Residential Zones Policy B-10*, and external feedback received through the pilot project community engagement process in 2025, were the primary sources for bylaw drafting guidance in accordance with motion R25-258. Further, draft bylaw content was informed by a review of zoning and animal control bylaws in comparable municipalities, as well as information received through meetings with the Kitimat Community Humane Society and the B.C. Conservation Officer Service. The bylaws were also informed by internal staff feedback from relevant District of Kitimat departments.

Bylaws No. 2087, 2026 and No. 2088, 2026 were drafted with the intent of permitting and regulating hen keeping as an accessory use on single and two-family Residential (R)-zoned properties. This includes properties in the R1-A, R1-B, R1-C, R2-A and R2-B zones (i.e., the zones that were included in the Backyard Hen Keeping Pilot Project) – see map in **Attachment D**. Staff refer to these properties throughout the report as Whitesail, Nechako and Kildala neighbourhoods. Staff note that properties on Blackberry Street and Mulberry Street are also included, as they are zoned R1-B and R2-A respectively.

During the engagement process at the end of the pilot project, concerns were raised about chickens in rural residential areas with Greenbelt (G) zoning. Although Council had not specifically directed staff to consider regulations in the Greenbelt zones, the attached Bylaw No. 2088, 2026 was drafted to propose regulations for properties in the Greenbelt zones where agriculture is a permitted accessory use to a principal residential use, including the G3, G3-A, G3-B and G3-C zones (see map in **Attachment E**). Staff refer to these properties throughout the report as Cable Car, Strawberry Meadows, and Kitamaat Village Road neighbourhoods.

Council will recall that Cable Car, Strawberry Meadows, and Kitamaat Village Road were not included in the Backyard Hen Keeping Pilot Project, as residents can already keep hens in these neighbourhoods as an accessory agricultural use. For reference, "Agriculture" is defined in section 9.1.1. of the *Kitimat Municipal Code* as follows:

> *"Agriculture means use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry."*

While the existing permission for accessory agriculture use permits chickens under the above definition, it does not regulate other aspects of hen keeping such as wildlife interface, environmental health, or others. The proposed regulations in Bylaw No. 2088, 2026 are intended to address these aspects of hen keeping, but they do not interfere with the intent of the zoning to allow agriculture or hobby farming uses. For example, restrictions on numbers of chickens or the keeping of roosters are not proposed for Cable Car, Strawberry Meadows or Kitamaat Village Road.

The regulations in Bylaw No. 2088, 2026 were drafted with the intent that they would not be actively enforced but rather that they would provide guidance. Staff note that including the regulations would allow bylaw enforcement to address future issues with wildlife or conflicts with neighbouring properties. If Council does not wish to consider regulations in the Cable Car, Strawberry Meadows and Kitimat Village Road neighbourhoods, a motion is offered under Alternative Motions.

PREVIOUS COUNCIL REPORT

2. Summary of Draft Bylaw Content

Below is a table summarizing the proposed regulations in Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 for hen keeping in applicable zones. As shown, most of the regulations are proposed to be the same regardless of zoning/neighbourhood, except for the limitation on number of hens, restriction on roosters, fenced back yard requirements, and height requirements for coops and pens. Cable Car, Strawberry Meadows and Kitamaat Village Road are proposed to not have these regulations due to the larger lot sizes, rural residential character, and agricultural permissions relative to the townsite neighbourhoods of Whitesail, Nechako and Kildala.

Proposed Regulations	**Applicable Zones**	
	R1-A, R1-B, R1-C, R2-A R2-B	**G3, G3-A, G3-B, G3-C**
Limitation on number of hens	Yes	No
Restriction on roosters	Yes	No
Fenced back yard requirements	Yes	No
Height requirements for coops and pens	Yes	No
Registration required	Yes	Yes
Placement and size of coops and pens, with nesting box and perch requirements	Yes	Yes
Time of day chickens kept securely in the coop with coops fully enclosed by electric fencing	Yes	Yes
Wildlife-resistant container requirements for manure and feed	Yes	Yes
Requirements for the proper care and keeping of chickens	Yes	Yes
Waste management regulations	Yes	Yes
Requirement for compliance with provincial and federal regs.	Yes	Yes

Some key considerations that were factored in the draft bylaw content include wildlife interface, and community awareness and animal control / bylaw compliance. The following subsections provide a summary of how these considerations were integrated in the proposed Bylaw No. 2088, 2026.

a) Wildlife Interface

As noted above, given the wildlife interface in Kitimat and the impact of incidents with bears and other wildlife, regulations have been proposed in Bylaw No. 2088, 2026 to help avoid and mitigate future conflicts. The bylaw proposes regulations for the single and two-family Residential zones (Whitesail, Nechako and Kildala neighbourhoods), as well as the Greenbelt zones that permit agriculture as an accessory use (Cable Car, Strawberry Meadows and Kitamaat Village Road neighbourhoods), requiring that chickens be kept securely inside a coop from sunset to 7:00 am, coops be fully enclosed by electric fencing, and wildlife-resistant containers be used to store manure and feed.

b) Community Awareness and Animal Control / Bylaw Compliance

A framework for the registration of properties is proposed to be established in a new Subdivision 11 in Part 5, Division 5 of the *Kitimat Municipal Code*. Staff are proposing a free registration requirement for hen keeping. The purpose would assist in animal control (loose chickens) and identifying properties if wildlife conflicts become an issue in a neighbourhood. During the registration process, staff can also promote community awareness with respect to backyard hen keeping permissions and regulations.

PREVIOUS COUNCIL REPORT

A necessary aspect of implementing new provisions with respect to animal control is ensuring a framework for bylaw compliance. Staff will bring forward a separate bylaw to propose a fine structure following the consideration of the Municipal Enforcement Bylaw's adoption.

3. Next Steps

Staff are seeking direction from Council on next steps for the draft bylaws included in Attachments A and B. If Council is satisfied with the content of the draft bylaws and wishes to consider passing first and second readings as drafted, a recommended motion is provided at the beginning of the report. Staff believe the recommended motion is substantiated by the work completed to date, including: preparation of the *Backyard Hen Keeping in Residential Zones Policy B-10* in 2023; completion of the pilot project including property inspections and community engagement process in 2024-2025; and subsequent research and consultation activities as part of bylaw drafting in 2026 to date.

Alternative Options:

1. If Council wishes to amend a bylaw, Council may wish to consider first reading and the amendment at this meeting. Depending on the bylaw and its amendment, staff can assist with recommendations to return the bylaw at a future time for consideration or proceed with consideration of second reading and setting a public hearing date, if applicable.

2. If Council does not wish to further regulate chickens in the Greenbelt zones with agriculture as an accessory use (Cable Car, Strawberry Meadows and/or Kitamaat Village Road), the following is offered for Council consideration:

   THAT the District does not further regulate chickens in the Greenbelt zones with agriculture as an accessory use.

   Council can receive the report for information (or take no further action) and staff will report back with bylaws only regulating the single and two-family Residential zones (Whitesail, Nechako and Kildala neighbourhoods).

3. If, after considering the content of this report, Council does not wish to consider bylaws to permit hen keeping on single and two-family Residential-zoned properties, the following is offered for Council consideration:

   THAT the Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026, and Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026, report dated May 7, 2026, be received for information.

   As per motion R25-258 (noted at the beginning of the report), Council had allowed pilot project participants to continue with hen keeping activities pending consideration of bylaws. If Council does not wish to consider hen keeping in the Whitesail, Nechako and Kildala neighbourhoods, the following resolution is offered to allow bylaw enforcement:

   THAT the *Kitimat Municipal Code* provisions regarding the keeping of poultry within the District of Kitimat be applied.

   Hen keeping would continue to be permitted as an accessory agriculture use on Greenbelt-zoned properties in Cable Car, Strawberry Meadows and Kitamaat Village Road but would not be permitted on single and two-family Residential-zoned properties

PREVIOUS COUNCIL REPORT

in Whitesail, Nechako and Kildala, including those that participated in the Backyard Hen Keeping Pilot Project.

4. Another option as developed through discussion of Council.

Budget Implications:

Depending on the amount of costs and efforts required to administer these regulations, the contract for animal control may need to be considered.

_____
Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Priority 3: Environmental Sustainability; and Priority 5: Social Wellbeing
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not considered
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not considered
Community Energy and Emissions Plan
Recommendation 8: Local Food Security and Greenspaces
Housing Action Plan and Needs Assessment
Not considered
Kitimat Age-Friendly Assessment Report and Action Plan
Not considered
Kitimat Cycle Network Plan
Not considered
Kitimat Poverty Reduction Strategy
Key Action Area: Food Security
Leisure Services Master Plan
Not considered
Minette Bay West Concept Plan
Not considered
Official Community Plan (and Downtown Design Guidelines)
Maximize Livability; Foster Local Culture and Heritage
Solid Waste Action Plan
Not considered
Water Conservation Plan
Not considered
BC Transit Future Services Plan
Not considered
Economic Development Strategic Plan (2023-2029)
Not considered

PREVIOUS COUNCIL REPORT

Prepared by
Krysten Hogan, Planning Manager


Submitted by
Ryan Beaudry
Director of Planning

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A - Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026
B - Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026
C - November 3, 2025, Staff Report (without attachments)
D - Map of single and two-family Residential-zoned properties (R1-A, R1-B, R1-C, R2-A and R2-B zones)
E – Map of Greenbelt-zoned properties with accessory agriculture use (G3, G3-A, G3-B and G3-C zones)

PREVIOUS COUNCIL REPORT

Attachment D



THIS PAGE INTENTIONALLY LEFT BLANK

KITIMAT
A Marvel of Nature and Industry

Attachment E

G3, G3-A, G3-B, & G3-C Zones

Water Body
Stream
Greenbelt
Greenbelt

Scale: 1:10,000
Requisitor: CB Author: AWS Date: 11-May-2026
File: Planning Revision: 0
0 120 240 480 m

Geiger Mountain Rd
Saunders Head Rd
Kitimat River
Goose Creek
Duck Creek
Sumgas Creek
Hirsch Creek
Cordelia Creek
Daudet Creek
Pine Creek
Minette Bay Creek
Minette Bay
Kitimat Arm
Kitimat River
Hwy 37
South Illiesa Mainline

G3-A
Kokanee Ave
Char St
Greyling Ave
Oolichan Ave
Chinook Ave
Dolly Varden St
Sturgeon St
Rainbow Blvd
Echo Ave
Halibut St

Argyle St
Baxter Ave
Alexander Ave
Bayer St
Bartholomew St
Amos St
Baker St
Anderson St
Oakview St
Duncan St
Davy Cres
Farrow St
Creed St
Cwyn St
Tweedsmuir Ave
Dunn St
Drake St
Bann St
Gates St
Hallman St
Bentley Ave
Stickney St
Ormbi St
Nisgaa St
Clifford St
Moore St
Morgan St
Stein St
Whitesey St
White St
Meldrum St
Wagner St
Finch St
Natalia Blvd
Fulmar St
Egret St
Heron St
Quail St
Swan St
Sparks Ave
Smith St
Hawk St
Kingfisher Ave
Mallard St
Nightingale St
Starling St
Swallow St
Teal St
Wren St
Wigeon St
Osprey St
Oriole St
Fintail St
Pintail Dr
Partridge St
Fetzel St
Meachen Cres
Cormorant Ave
Albatross Ave
Bittern St
Brant St
Haisla Centre
N Lahakas Blvd
Cygnet Ave
Cygnet Cres
Cormorant Cres
Grouse St
Grebe St
Gull St
Wasita St
Wilson St
Gamsbey Access Rd
Walsh Ave
Forest Ave West
Forest Ave
Woroney St
Tsimshian Blvd
Watachan Ave
Mountainview Square
S Lahakas Blvd
Georgeson St
Stikine St
Wedeene St
Yukon St
Stevens St
Blackstew St
Millsapy St
Greenberry St
Blueberry Ave
Elderberry St
Loganberry Ave
Huckleberry St
Salmonberry St
Dewberry St
Quatsino Blvd
Omineca St
Okanagan St
Fitch Pl
Kootenay St
Columbia Ave
Yellowknife St
Kwadacha St
Kwinitsa St
Peace St
Dease St
Bastille St
W Columbia Ave
Redley Park Access Rd
East Rd
A Rd
B Rd
G Rd
H Rd
J Rd
F Rd
Dudoit St
Legion Rd
Kidde Blvd
Haisla Bridge
Dyke Rd
Kitimat River Dyke
Kitimat River Access Rd
Enterprise Ave
Commercial Ave
7th St
6th St
5th St
4th St
3rd St
2nd St
Station St
8th St
9th St
Lilooet Cres
Lizard St
Nadina St
Kenngus St
Kenkadden St
Kenaston St
Kitamaat Village Rd

G3
G3-B
G3-C

THIS PAGE INTENTIONALLY LEFT BLANK

COUNCIL REPORT

Date: June 10, 2026

File: 7.5.3.170

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry - Director of Planning

Re: Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026

Applicant: District of Kitimat

Location: n/a

Recommendation:

Action: Council consider third reading and adoption of Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 (**Attachment A**) and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 (**Attachment B**).

Recommended Motion:

THAT having held a Public Hearing, reviewed staff reports and considered public consultation activities to date, Kitimat Council resolves the following:

> **THAT Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, receive third reading and be adopted.**
>
> If Bylaw No. 2089, 2026 is adopted, Council consider the following:
>
> **THAT M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026, receive third reading and be adopted.**

Background:

At the May 19, 2026, Regular Meeting, staff presented a report (**Attachment C**) regarding a proposed Official Community Plan (OCP) and zoning housekeeping map amendment, including two draft bylaws for Council's consideration. The report provided an overview of the rationale and content of the bylaws and an outline of potential next steps. Council passed the following motions:

> *"THAT Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 receive first and second reading;*
> *THAT in accordance with Section 477 of the Local Government Act, Council confirms it has considered Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 in conjunction with the applicable financial plan and waste management plan;*
>
> *THAT in accordance with Sections 475 and 476 of the Local Government Act, Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 be referred to Haisla Nation and Coast Mountains School District No. 82, for any comment to be provided at or in advance of the proposed public hearing, and staff be available to respond to any questions and/or concerns;*

THAT a Public Hearing for Bylaw No. 2089, 2026 be scheduled for 7:00 pm on June 15, 2026;
AND THAT the Public Hearing allow electronic participation." (R26-195)

"THAT M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 receive first and second reading;
THAT a Public Hearing for Bylaw No. 2090, 2026 be scheduled for 7:00 pm on June 15, 2026;
AND THAT the Public Hearing allow electronic participation." (R26-196)

As per Motions R26-195 and R26-196, a Public Hearing was scheduled for June 15 to invite feedback on the proposed Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026. The notice was posted on Get Involved Kitimat, Facebook, and to the District's Public Notice Posting Places (bulletin boards and website) for two consecutive weeks. The notice was also advertised in the Northern Sentinel in accordance with Council policy. Further, a referral was sent to Haisla Nation and Coast Mountains School District No. 82 in accordance with Motion R26-195.

No comments have been received at the time of this writing. Any comments received in advance of the June 15 Public Hearing will be provided to Council at the hearing.

Staff recommend that following the Public Hearing, Council consider third reading and adoption of Bylaw No. 2089, 2026, followed by third reading and adoption of Bylaw No. 2090, 2026. As previously outlined, the purpose of the proposed bylaws is to adjust the boundaries of the M1 zone on the Zoning Map in the *Kitimat Municipal Code*, and the Industrial land use designation on the Land Use Map in Schedule D of the OCP, to align with the latest Cedar LNG project boundary. The proposed map amendments support the original intent of the OCP and zoning to allow for a heavy industrial project with onshore and marine components in this area of the community.

Alternative Options:

1. If Council does not wish to proceed with the proposed Official Community Plan and Zoning Amendment Bylaws to adjust the Industrial land use designation and M1 zone boundaries, the following is offered for Council consideration:

   THAT first and second readings of Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, be rescinded.

   AND THAT first and second readings of M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026, be rescinded.

2. Another option as developed through discussion of Council.

Budget Implications:

There are no financial implications.

"SLT"

Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Not considered
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not considered
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not considered
Community Energy and Emissions Plan
Not considered
Housing Action Plan and Needs Assessment
Not considered
Kitimat Age-Friendly Assessment Report and Action Plan
Not considered
Kitimat Cycle Network Plan
Not considered
Kitimat Poverty Reduction Strategy
Not considered
Leisure Services Master Plan
Not considered
Minette Bay West Concept Plan
Not considered
Official Community Plan (and Downtown Design Guidelines)
Not considered
Solid Waste Action Plan
Not considered
Water Conservation Plan
Not considered
BC Transit Future Services Plan
Not considered
Economic Development Strategic Plan (2023-2029)
Not considered

"Ryan Beaudry"

Submitted by
Ryan Beaudry, Director of Planning

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Industrial Land Use Designation Housekeeping OCP Amendment Bylaw No. 2089, 2026
B – M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026
C – May 19, 2026 Council Agenda Staff Report (without attachments)

THIS PAGE INTENTIONALLY LEFT BLANK

DISTRICT OF KITIMAT
BYLAW NO. 2089, 2026

Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026

A BYLAW TO AMEND SCHEDULE D OF THE KITIMAT OFFICIAL COMMUNITY PLAN WITH RESPECT TO AMENDING THE BOUNDARY OF THE INDUSTRIAL LAND USE DESIGNATION

WHEREAS the *Local Government Act* specifies an *Official Community Plan* (OCP) is a statement of objectives and policies to guide decisions on planning and land use management;

AND WHEREAS Kitimat Council deems it is in the public interest to amend the *Kitimat Official Community Plan* to adjust the boundary of the Industrial land use designation;

NOW THEREFORE, the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026”.

2. *Kitimat Official Community Plan (OCP) Schedule D (Land Use Map)* is hereby amended to amend the boundary of the Industrial land use designation to include the portion of Crown land/water shown in Schedule A.

3. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	19th day of	May, 2026
READ a second time this	19th day of	May, 2026
PUBLIC NOTICE issued this	4th day of	June, 2026
PUBLIC NOTICE issued this	11th day of	June, 2026
PUBLIC HEARING held this	day of	, 2026
READ a third time this	day of	,2026
ADOPTED this	day of	, 2026

MAYOR _____
Philip Germuth

CORPORATE OFFICER _____
Tracy Tavares

KITIMAT
A Marvel of Nature and Industry

SCHEDULE A: OCP AMENDMENT BYLAW NO. 2089, 2026

Legal Parcel
Industrial (existing)
Proposed Amendment (area to be added to Industrial designation)



Scale: 1:10,000
Requisitor: RB
File: Planning
Author: AWS
Date: 12-May-2026
0 120 240 480 m





DISTRICT OF KITIMAT
BYLAW NO. 2090, 2026

M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026

A BYLAW TO AMEND THE KITIMAT MUNICIPAL CODE PART 9 ZONING MAP WITH RESPECT TO AMENDING THE BOUNDARY OF THE M1 MANUFACTURING ZONE

WHEREAS the *Local Government Act* allows a local government to divide portions of a municipality into zones and to regulate land, buildings, and other structures, including with respect to use, density, siting, size and dimensions and subdivision;

AND WHEREAS the District of Kitimat has a consolidation of regulatory bylaws referred to as the *Kitimat Municipal Code*;

AND WHEREAS Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to adjust the boundary of the M1 Manufacturing zone;

NOW THEREFORE, the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026”.

2. The *Kitimat Municipal Code* Zoning Map is hereby amended to amend the boundary of the M1 Manufacturing zone to include the portion of Crown land/water shown in Schedule A.

3. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	19th day of	May, 2026
READ a second time this	19th day of	May, 2026
PUBLIC NOTICE issued this	4th day of	June, 2026
PUBLIC NOTICE issued this	11th day of	June, 2026
PUBLIC HEARING held this	day of	, 2026
READ a third time this	day of	,2026
ADOPTED this	day of	, 2026

MAYOR _____

Philip Germuth

CORPORATE OFFICER _____

Tracy Tavares

KITIMAT
A Marvel of Nature and Industry

SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2090, 2026

Legal Parcel
M1: Manufacturing Zone (existing)
Proposed Amendment (area to be added to M1 zone)

Scale: 1:10,000
Requisitor: RB
File: Planning
Author: AWS
Date: 12-May-2026
0 120 240 480 m



THIS PAGE INTENTIONALLY LEFT BLANK

COUNCIL REPORT

Date: May 6, 2026

File: 7.5.3.170

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry - Director of Planning

Re: Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026

PREVIOUS COUNCIL REPORT

Recommendation:

Action: Council consider first two readings of Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 (**Attachment A**). If Bylaw No. 2089, 2026 receives first two readings, Council consider first two readings of M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 (**Attachment B**). If Bylaw No. 2090, 2026 receives first two readings, then Council considers scheduling a Public Hearing.

Recommended Motion:

THAT Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 receive first and second reading;

THAT in accordance with Section 477 of the *Local Government Act*, Council confirms it has considered Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 in conjunction with the applicable financial plan and waste management plan;

THAT in accordance with Sections 475 and 476 of the *Local Government Act*, Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 be referred to Haisla Nation and Coast Mountain School District No. 82, for any comment to be provided at or in advance of the proposed public hearing, and staff be available to respond to any questions and/or concerns;

THAT a Public Hearing for Bylaw No. 2089, 2026 be scheduled for 7:00 pm on June 15, 2026;

AND THAT the Public Hearing allow electronic participation.

If Bylaw No. 2089, 2026 receives first two readings, Council consider the following:

THAT M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 receive first and second reading;

THAT a Public Hearing for Bylaw No. 2090, 2026 be scheduled for 7:00 pm on June 15, 2026;

AND THAT the Public Hearing allow electronic participation.

Background:

1. Proposed District-Initiated Official Community Plan and Zoning Housekeeping Amendments

It is staff's understanding that the Cedar LNG project was originally to be contained within the fee simple land and water lots at District Lot 99 (Parcel Identifier 013-061-267) and Lot 1, District Lot 5469 (Parcel Identifier 032-227-931) on the west side of the Douglas Channel. Cedar LNG has since advised that the position of the floating LNG facility/vessel has been adjusted further to the east into unsurveyed Crown land/water, outside of the boundary of the fee simple water lot. While there will continue to be components of the Cedar LNG project located on the fee simple land and water lots, the floating LNG facility will be located further to the east than originally anticipated.

The area where Cedar LNG is now proposing to locate the floating LNG facility is unzoned in the *Kitimat Municipal Code* and undesignated in the Official Community Plan (OCP). The District's M1 Manufacturing zone and Industrial OCP land use designation extend to the edge of the boundary of Cedar LNG's water lot. The floating LNG facility is proposed to be located to the east of the edge of the water lot, M1 zone, and Industrial OCP land use designation.

Given the context above, Council may wish to consider fine-tuning the boundaries of the M1 zone on the Zoning Map in the *Kitimat Municipal Code*, and the Industrial land use designation on the Land Use Map in Schedule D of the OCP, to align with the latest Cedar LNG project boundary. Staff believe that the proposed map amendments would support the original intent of the OCP to allow for a heavy industrial project with onshore and marine components in this area of the community. To this end, staff have prepared draft OCP and zoning housekeeping map amendment bylaws (**Attachments A and B**) for Council's consideration.

Council may not wish to consider extending the Industrial land use designation and M1 zoning into the area proposed for the floating LNG facility. Development may still occur in the Crown land/water but the District's zoning will not apply. Council may at a future time choose to zone the area, but any use that is established prior to that time would be considered legally non-confirming and allowed to continue.

2. Requirement to Consider Kitimat's Financial Plan and Waste Management Plan

Section 477 of the *Local Government Act* requires that local governments consider a proposed Official Community Plan amendment in conjunction with the applicable financial plan and waste management plan. Staff have reviewed the content of the proposed Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, in the context of the noted plans and found no measurable impact.

3. Requirement for Consultation as Part of the Development of an OCP Amendment Bylaw

Sections 475 and 476 of the *Local Government Act* outline consultation requirements that local governments must satisfy as part of the development of an OCP amendment bylaw. To address relevant requirements, staff recommend that Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, be referred to Haisla Nation and Coast Mountain School District No. 82 to provide comments in advance of a Public Hearing proposed to be scheduled for June 15, 2026. Staff also recommend continued engagement with Cedar LNG in respect of the proposed amendment; any comments provided by Cedar LNG will be forwarded to Council at the Public Hearing on June 15.

4. Public Hearing Notice

A public hearing notice describing the two proposed amendment bylaws and inviting public comment will be posted on the District's Public Notice Posting Places (bulletin boards and website) as well as in accordance with Public Notice requirements set out in the Kitimat Municipal

PREVIOUS COUNCIL REPORT

Code (posted on Get Involved Kitimat and Facebook for two consecutive weeks). The notices will also be advertised in the Northern Sentinel in accordance with Council policy. The notices and bylaws will be made available in the public handbook at the front counter of the municipal office and on the District's website.

Alternative Options:

1. If Council does not wish to consider Official Community Plan and Zoning Amendment Bylaws to update the Industrial land use designation and M1 zone boundaries, the following is offered for Council consideration:

   THAT the Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 report dated May 6, 2026, be received for information.

2. Another option as developed through discussion of Council.

Budget Implications:

There are no financial implications.

_____
Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Not considered
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not considered
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not considered
Community Energy and Emissions Plan
Not considered
Housing Action Plan and Needs Assessment
Not considered
Kitimat Age-Friendly Assessment Report and Action Plan
Not considered
Kitimat Cycle Network Plan
Not considered
Kitimat Poverty Reduction Strategy
Not considered
Leisure Services Master Plan
Not considered
Minette Bay West Concept Plan
Not considered
Official Community Plan (and Downtown Design Guidelines)
Not considered
Solid Waste Action Plan
Not considered
Water Conservation Plan

PREVIOUS COUNCIL REPORT

Not considered

BC Transit Future Services Plan

Not considered

Economic Development Strategic Plan (2023-2029)

Not considered

_____

Submitted by
Ryan Beaudry, Director of Planning

_____

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Industrial Land Use Designation Housekeeping OCP Amendment Bylaw No. 2089, 2026
B – M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026

PREVIOUS COUNCIL REPORT

COUNCIL REPORT

Date: June 8, 2026
File: 8.3.3
To: Warren Waycheshen, CAO - for Mayor and Council
From: Kiona Enders, Deputy CAO
Re: Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026
Applicant: n/a
Location: n/a

Recommendation:

Action: Council consider providing direction on rear yards for Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026.

Recommended Motion:

> **THAT Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, be amended to include the following regulation for rear yard grass length:** (determined through Council discussion)**.**

Background:

At the June 1, 2026, meeting, staff presented Bylaw No. 2091 for Council consideration of readings. At that meeting, the following motion was made by Council:

> *"THAT Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, be given first reading;*
>
> *AND THAT Kitimat Municipal Code Section 9.12.2.6.1 be amended to "No Owner or Occupier of a Premises shall allow the front, side or rear yard lawn to exceed 25 centimetres in length;*
>
> *AND THAT staff report back on options to allow alternate standards in backyards." (R26-213)*

At that meeting, Council had received supplemental information regarding the wilding of lawns to allow an environment for pollinators. What staff understand is that Council is looking for an opportunity to allow this in rear yards but ensure that where longer grass in rear yards exist, they are done with purpose and not neglected by property owners.

Longer grass is often thought to create an environment for pests, such as mice, to exist often impacting surrounding properties. If it is unmaintained, invasive or noxious weeds may become present. In the fall, longer grass could create an increased fire hazard.

The following options are provided for Council consideration:

- Longer grass could be allowed in rear yards provided that:
  - it is limited to a percentage of rear yard space. For example, 50% of the rear yard. This would require the property owner to maintain the backyard while creating a space for pollinators.

- it is buffered between property lines by a lawn kept in accordance with the *Kitimat Municipal Code* (ie. 25 cm) (eg. mowed perimeter).
- an access for emergency responders is maintained to the rear entrance. This may be especially important if there are items obscured by the grass when an emergency responder is making entry onto the property.
- by a certain date, the longer grass must be cut and removed from the rear yard.

Staff will amend the bylaw based on Council direction and bring the bylaw back for consideration of second and third reading, before being considered for adoption.

Comments from June 1, 2026, Council meeting report:
Fine Structure
Each offence is proposed to be administered a Bylaw Notice fine of $350 per offence ($300 for early payment and $500 for late payment), and a Municipal Ticket fine of $1000 ($500 for early payment).

This is a significant fine however staff propose an amount that should deter a person from accumulating fines instead of mowing their lawn.

The Municipal Enforcement Bylaw does not allow a fine of less than $100 per offence but Council may wish to vary the fine, the early payment fine, and/or the late payment fine.

Alternative Options:

1. Council may wish to remove the reference to rear yards from the bylaw and proceed with second and third reading regulating the front and side yards only. As noted in the previous staff report, a more substantial property standards and nuisance bylaw will be considered by Council and rear yards could form part of that discussion. If Council wishes to consider this option, the following is offered for Council consideration:

   THAT the Environmental Control (Overgrown Grass) Amendment Bylaw 2091, 2026, be amended by removing the reference to rear yards.

   AND THAT the Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, receive second and third reading.

   Staff will bring the bylaw back for consideration of adoption at a future meeting.

2. If Council does not wish to consider this bylaw at this time, the report can be received for information:

   THAT the Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, report dated June 8, 2026, be received for information.

   Enforcement will continue under the current Policy and overgrown lawns could be considered during consideration of the proposed property standards and nuisance bylaw.

3. If Council wishes to amend the bylaw or the fine structure, the following is offered for Council consideration:

   THAT the Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026 be amended by: (as determined by Council).

4. Another option as developed through discussion of Council.

Budget Implications:

Not Applicable.

"SLT"

Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Priority 5 – Social Wellbeing
A healthy community with strong social bonds and services that meet community needs.
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not Applicable
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not Applicable
Community Energy and Emissions Plan
Not Applicable
Housing Action Plan and Needs Assessment
Not Applicable
Kitimat Age-Friendly Assessment Report and Action Plan
Not Applicable
Kitimat Cycle Network Plan
Not Applicable
Kitimat Poverty Reduction Strategy
Not Applicable
Leisure Services Master Plan
Not Applicable
Minette Bay West Concept Plan
Not Applicable
Official Community Plan (and Downtown Design Guidelines)
Not Applicable
Solid Waste Action Plan
Not Applicable
Water Conservation Plan
Not Applicable
BC Transit Future Services Plan
Not Applicable
Economic Development Strategic Plan (2023-2029)
Not Applicable

"Kiona Enders"
Submitted by
Kiona Enders, Deputy CAO

"Warren Waycheshen"
Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Environmental Control Amendment (Overgrown Grass) Bylaw No. 2091, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

DISTRICT OF KITIMAT
BYLAW NO. 2091, 2026

Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026

WHEREAS in accordance with section 260 of the *Community Charter*, Council may establish bylaws for the purpose of enforcing municipal regulations.

AND WHEREAS Council wishes to establish a property standard for front, side and rear yard grass length in the District of Kitimat.

AND WHEREAS the District of Kitimat has a consolidation of regulatory bylaws referred to as the *Kitimat Municipal Code*.

NOW THEREFORE the Council of the District of Kitimat, in open meeting assembled, enacts as follows:

1. This Bylaw will be cited as the “Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026”.

2. Part 9 – Planning, Division 12 - Environmental Control is hereby amendment by adding:

   9.12.2.6.1 No Owner or Occupier of a Premises shall allow the front, side or rear yard lawn to exceed 25 centimetres in length.

3. Part 1 General Provisions, Division 12 Municipal Bylaw Enforcement is hereby amended by amending Schedule A as follows:

Contravention	Kitimat Municipal Code Section	Fine	Early Payment Fine	Late Payment Fine
9.12.2.6.1	Front, side or rear yard lawn exceeds 25 cm	$350	$300	$500

4. Part 1 General Provisions, Division 12 Municipal Bylaw Enforcement is hereby amended by amending Schedule B as follows:

Contravention	Kitimat Municipal Code Section	Fine	Early Payment Fine
9.12.2.6.1	Front, side or rear yard lawn exceeds 25 cm	$1,000	$500

5. This bylaw shall come into force and be binding on all persons as from the date of adoption.

READ a first time this	1st day of	June, 2025
READ a second time this	day of	, 2025
READ a third time this	day of	, 2025
FINALLY ADOPTED this	day of	, 2025

MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares

THIS PAGE INTENTIONALLY LEFT BLANK

COUNCIL REPORT

Date: June 4, 2026

File: 10.1.2.2

To: Warren Waycheshen, CAO - for Mayor and Council

From: Kevin Carlson, Engineering Services Project Manager

Alex Ramos-Espinoza, Director of Engineering Services

Re: Project Update – Kitimat-Kitamaat Village Tsunami Hazard Modelling, Assessment and Hazard Mapping Project

Applicant: n/a

Location: n/a

Recommendation:

Action: Council review the report for information.

Recommended Motion:

THAT the report dated June 4, 2026, Project Update – Kitimat-Kitamaat Village Tsunami Hazard Modelling, Assessment and Hazard Mapping Project be received for information.

Background:

In partnership with the Haisla Nation, funding was received from the Union of British Columbia Municipalities to prepare a regional tsunami inundation modelling study to assess the risks of seismic and landslide generated tsunamis for Kitimat and Kitamaat Village.

Ocean Networks Canada was retained to complete the study, and the findings will be presented to Mayor and Council at the June 15, 2026, meeting (refer to Attachment A for presentation).

Presentation to the public will be held on Wednesday, June 17, 2026, from 5:00 p.m. to 7:00 p.m.at the Riverlodge Recreation Centre. A presentation for Haisla Nation Council is being held during this week as well.

Staff will be reviewing the final report once received and assess the recommendations and bring forward any potential actions to a further Council meeting for further direction.

Alternative Options:

1. Another option as developed through discussion of Council.

Budget Implications:

Funded through a grant from the UBCM

"SLT"

Director of Finance Initials

Budgeted: $300,000 **Unbudgeted: $0**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Priority 4 – Infrastructure, Services and Human Resources
Priority 6 – Partnerships and Community Engagement: Shared services with Haisla Nation

Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Objective 6 Action 6.5 – Haisla Nation and District of Kitimat will partner to provide emergency management in Haisla Territory.

District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Guiding Principle 2 – Collaboration and Partnership: We believe in working together to achieve common goals and sharing resources, knowledge, and expertise for the benefit of our communities.

Community Energy and Emissions Plan
Not Applicable

Housing Action Plan and Needs Assessment
Not Applicable

Kitimat Age-Friendly Assessment Report and Action Plan
Not Applicable

Kitimat Cycle Network Plan
Not Applicable

Kitimat Poverty Reduction Strategy
Not Applicable

Leisure Services Master Plan
Not Applicable

Minette Bay West Concept Plan
Not Applicable

Official Community Plan (and Downtown Design Guidelines)
Not Applicable

Solid Waste Action Plan
Not Applicable

Water Conservation Plan
Not Applicable

BC Transit Future Services Plan
Not Applicable

Economic Development Strategic Plan (2023-2029)
Not Applicable

"Alex Ramos-Espinoza"
Submitted by
Alex Ramos-Espinoza, P.Eng.
Director of Engineering Services

"Kevin Carlson"
Submitted by
Kevin Carlson
Engineering Services Project Manager

"Warren Waycheshen"
Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Ocean Networks Canada Presentation

OCEAN NETWORKS CANADA

PSG Océan Coastal Engineering

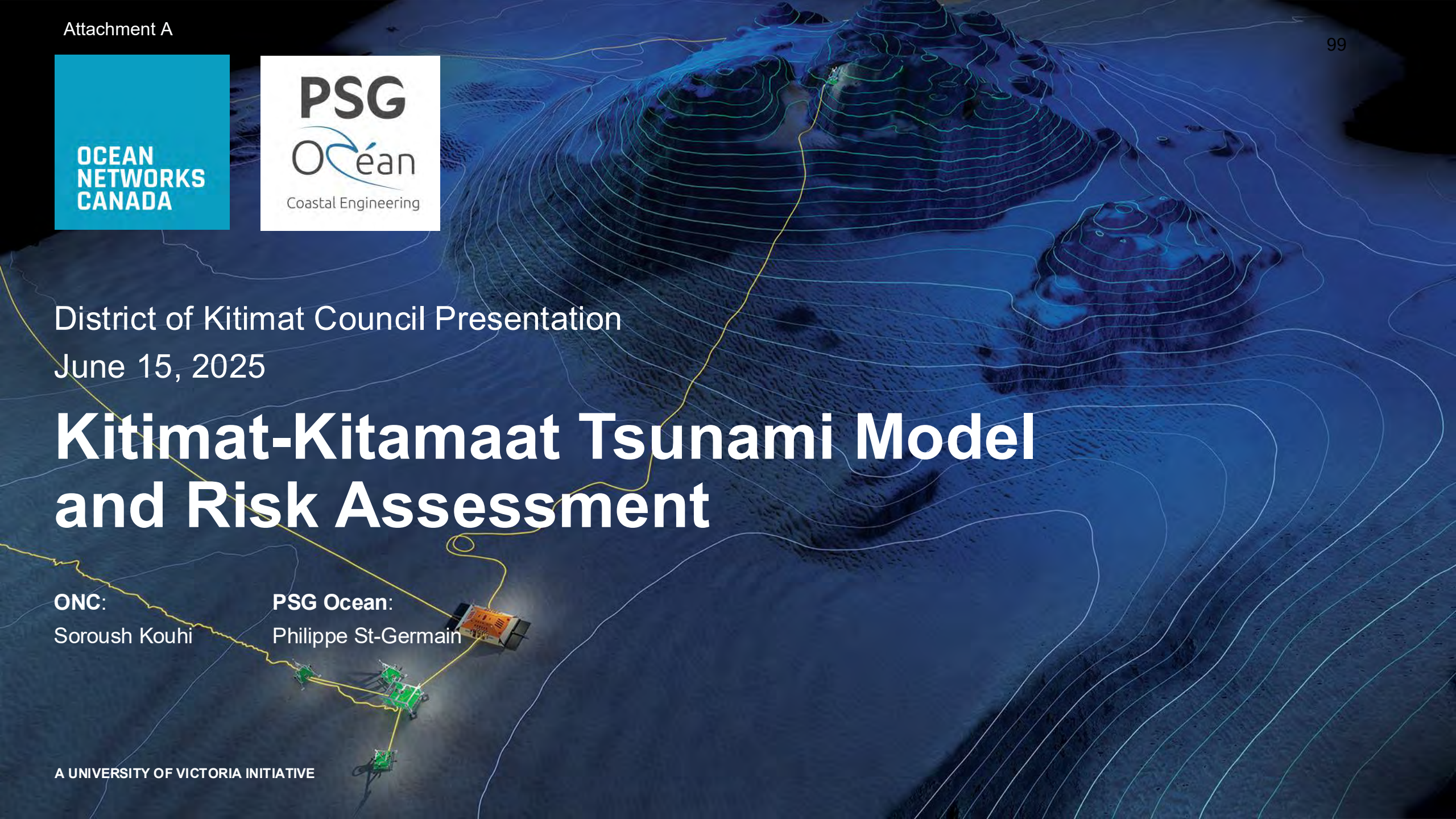
District of Kitimat Council Presentation

June 15, 2025

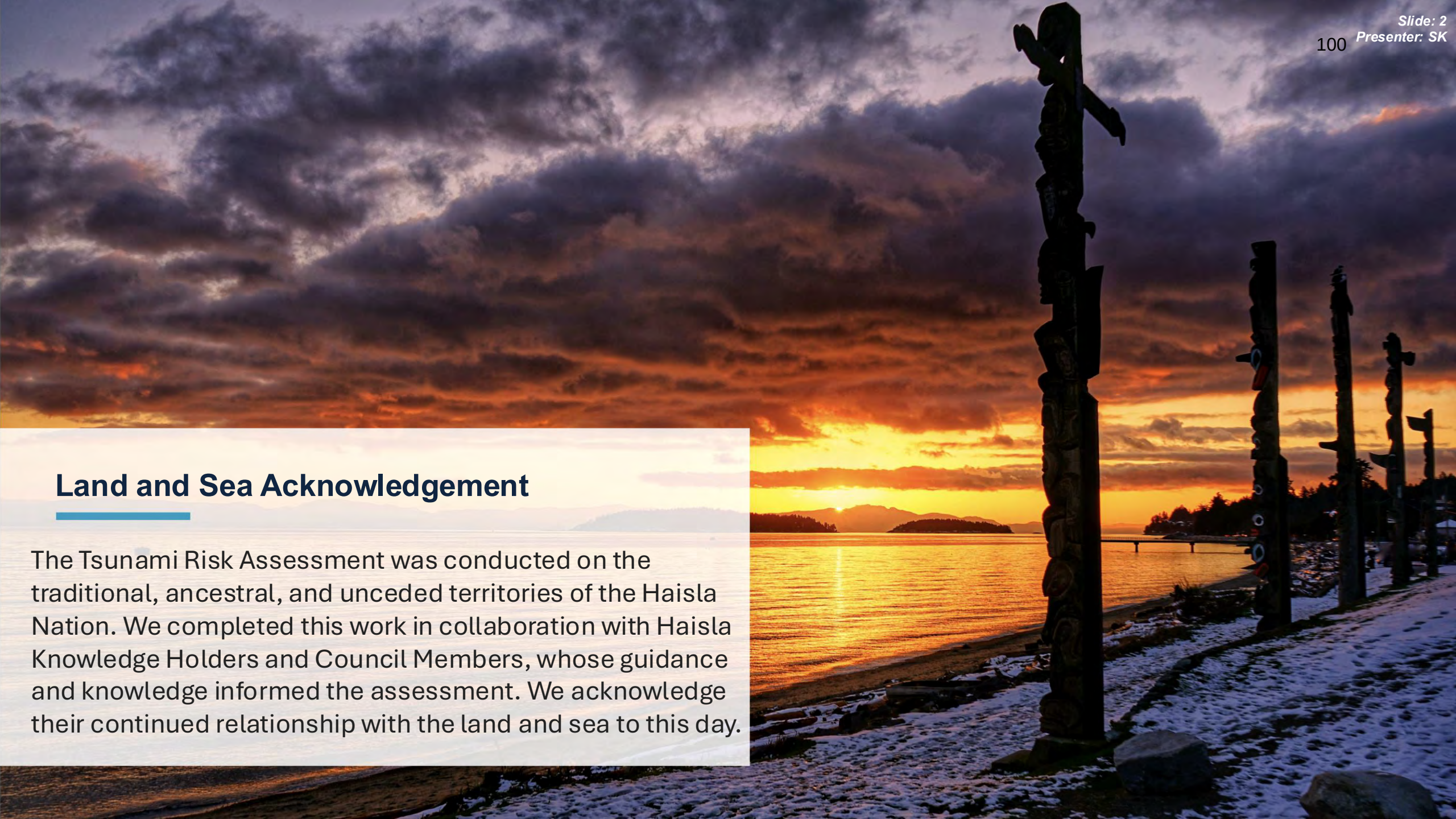
Kitimat-Kitamaat Tsunami Model and Risk Assessment

ONC:
Soroush Kouhi

PSG Ocean:
Philippe St-Germain



Slide: 2
Presenter: SK



Land and Sea Acknowledgement

The Tsunami Risk Assessment was conducted on the traditional, ancestral, and unceded territories of the Haisla Nation. We completed this work in collaboration with Haisla Knowledge Holders and Council Members, whose guidance and knowledge informed the assessment. We acknowledge their continued relationship with the land and sea to this day.

Presenters



Soroush Kouhi
ONC Senior Applied Science Specialist



Philippe St-Germain
PSG Ocean Coastal Engineer



Pieter Romer
ONC Indigenous Community Liaison

Agenda

1. Project Introduction
2. Background and Scope of Assessment
3. Indigenous & Community Engagement
4. Tsunami Hazard Analysis & Mapping
5. Qualitative Risk Assessment
6. Conclusion

Project Team

District of Kitimat (Client)

- Kevin Carlson — *Engineering Services Project Manager*
- Trent Bossence — *Fire Chief/Emergency Program Coordinator*
- Ronald Rich — *Purchasing Manager*

Haisla Nation (Partner)

- Denis Bento — *Executive Director – Infrastructure & Facilities*
- Robert Grant — *Fire And Emergency Services Coordinator*
- Sarah McLaughlin — *Interim Asset Management Coordinator*
- Dave Johnston — *Former Community Development Assistant Manager*

Ocean Networks Canada (Prime Consultant)

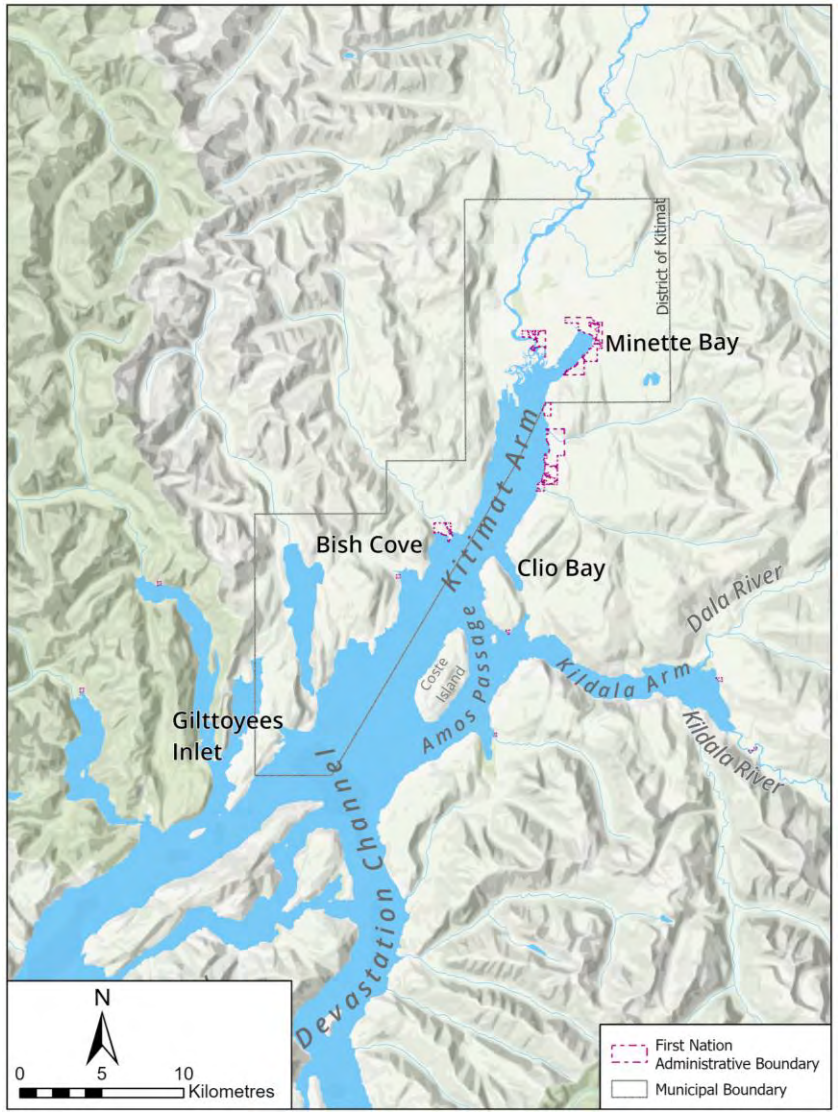
- Soroush Kouhi — *Tsunami Modeller, ONC Project Manager*
- Reza Amouzgar — *Tsunami Modeller*
- Pieter Romer — *Indigenous Community Liaison*
- Cassandra Bosma — *Geospatial Services Team Lead*
- Jeff Samson — *GIS Specialist and DEM Development*
- Caroline Lee — *GIS Specialist and Mapping*
- Mark Rankin — *GIS Specialist*

PSG Ocean (Sub-consultant)

- Philippe St-Germain — *Coastal Engineer and Risk Assessment*
- Capt. John Swann — *Master Mariner (consultant)*

Study Objectives

- **Define tsunami hazard** within the study region using advanced computer modelling and detailed mapping, considering both landslide-generated and earthquake-generated (coseismic) tsunamis.
- **Identify potential risk** to populations and critical infrastructure by understanding their exposure to tsunami hazard.
- **Engage** with rights and stakeholders to identify collective priorities and values, strengthen study outcomes, and promote concerted cooperation.
- **Recommend risk reduction measures** and inform emergency management plans.
- **Raise awareness** and disseminate life-safety information about tsunami hazard to the public.



Focused Study Area

PSG Océan Coastal Engineering

Background

Local vs. Distant Tsunami

- Local tsunami arrives within one hour
- Distant tsunami takes three hours or longer
- Regional tsunami (in between) often categorized as distant

Exposure of Kitimat Arm

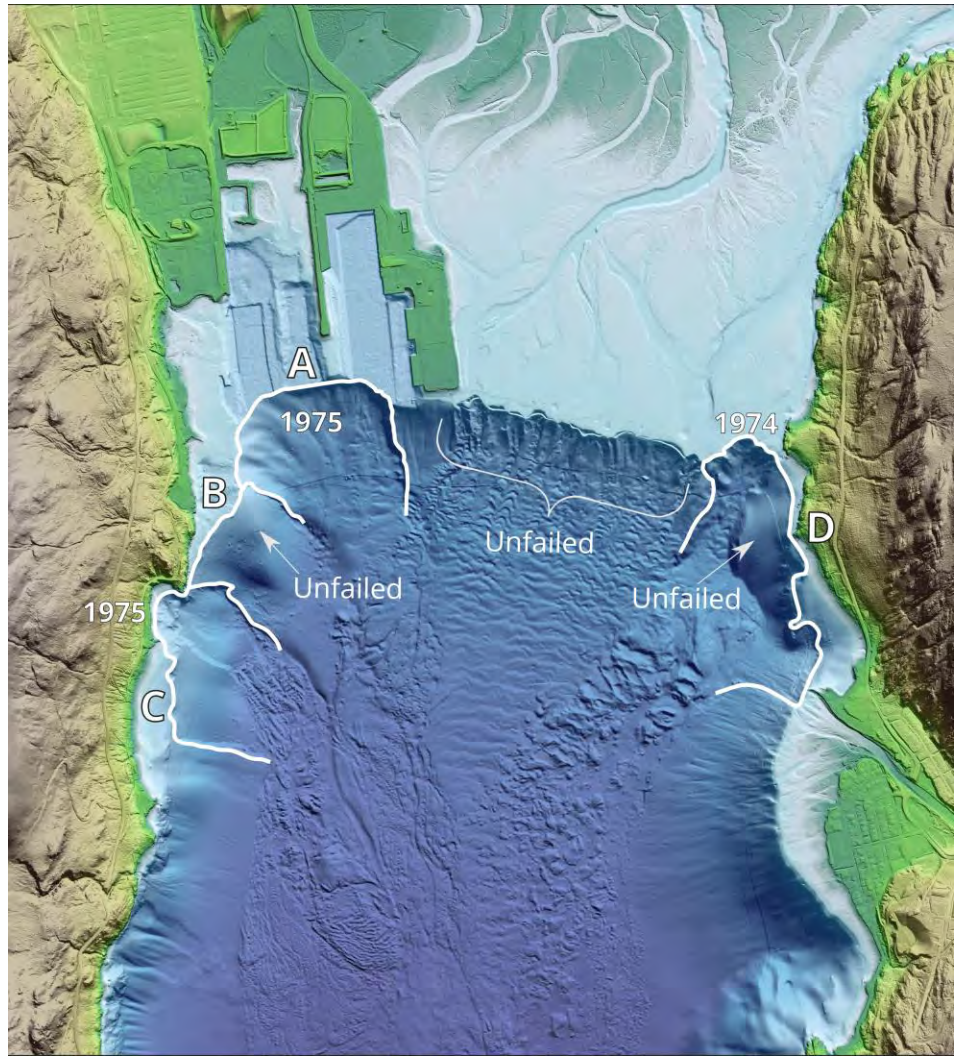
- A tsunami generated by a landslide attenuates considerably over relatively short distances
- Tsunamigenic earthquakes not expected within the Douglas Channel region (e.g., Brillon, 2016)

→ Local tsunami: Generated by a landslide in Kitimat Arm

→ Distant tsunami: Generated by an earthquake outside the region

Background – Local Tsunami

- Historical slides:
  - October 17, 1974, and April 27, 1975
  - Slides occurred around low tide (contributing factor)
  - Primary causes linked to human activity (e.g., AMEC, 2011)
  - 1975 slide in Moon Bay (~2 million m^3) believed to have triggered a secondary slide (e.g., Kirby et al, 2016)
- Large slides occurred naturally before (e.g., Lintern et al., 2019)
  - 620, 2,430, 2,590, and 2,770 years before present
- Natural Resources Canada (NRCan) mapped a complex of submarine headwalls and identified three unfailed slopes
  - Failure of slope at headwall B believed more plausible in comparison to other unfailed slopes



Source: Figure based on information available in Stacey et al. (2018) and information provided by NRCan, overlaid on DEM produced as part of this project.

Kitimat slide complex and headwalls (labeled A to D) associated with past and potential future landslides.

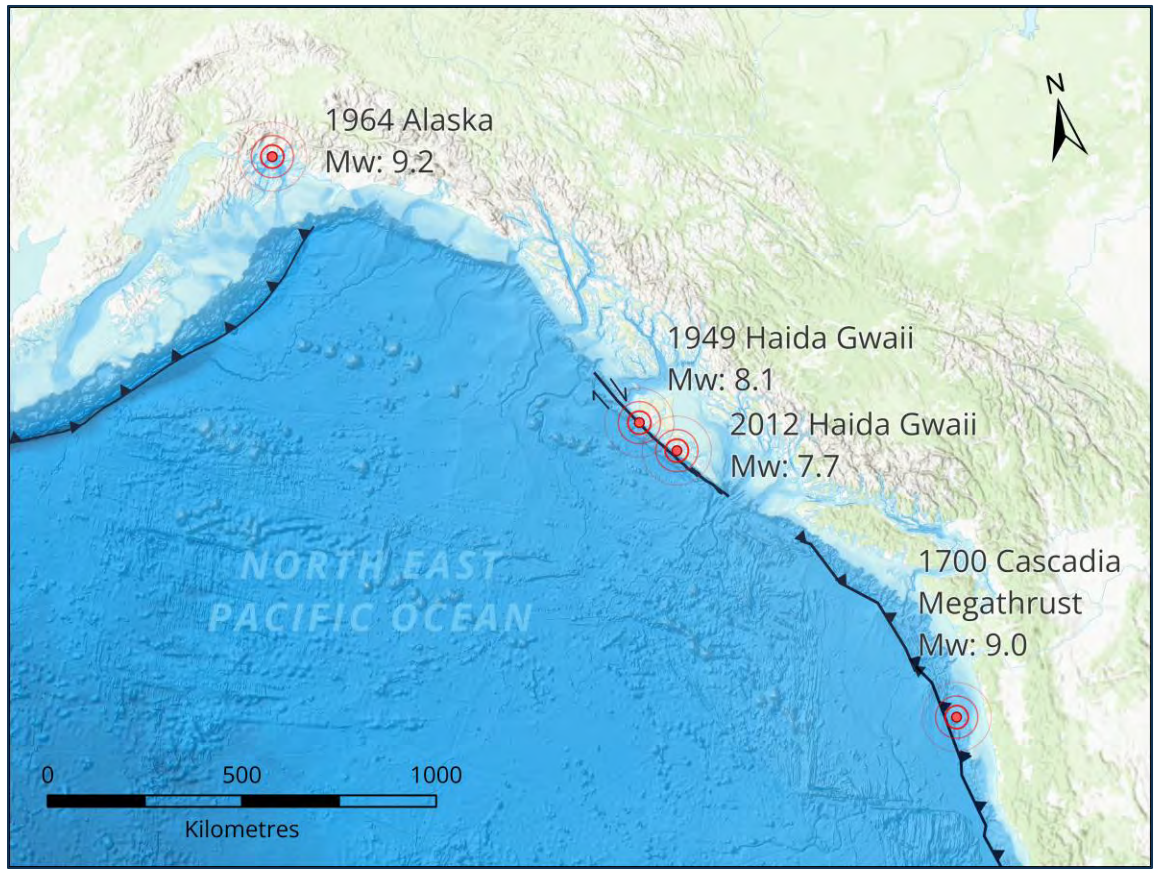
Background – Distant Tsunami

Subduction Zones

- Alaska-Aleutian subduction zone
  - 1964 Mw 9.2 earthquake and tsunami caused extensive damage in Port Alberni and on northwest coast of Vancouver island.
- Cascadia subduction zone
  - Over the last 10,000 years, 19 earthquakes with magnitudes ranging from 8.7 to 9.2 (Witter et al., 2011)
  - 1700 Mw ~9.0 earthquake and tsunami demonstrated by geological studies, historical records from Japan, and Oral Traditions from First Nations (Atwater et al., 2005)

Queen Charlotte Fault

- Produced Canada's two strongest earthquakes:
  - 1949 Mw 8.1 offshore Graham Island (strike-slip motion)
  - 2012 Mw 7.7 offshore Moresby Island (thrust motion)



Queen Charlotte Fault and subduction zones in Northeast Pacific Ocean.

PSG Océan Coastal Engineering

Scope

Tsunami Scenarios

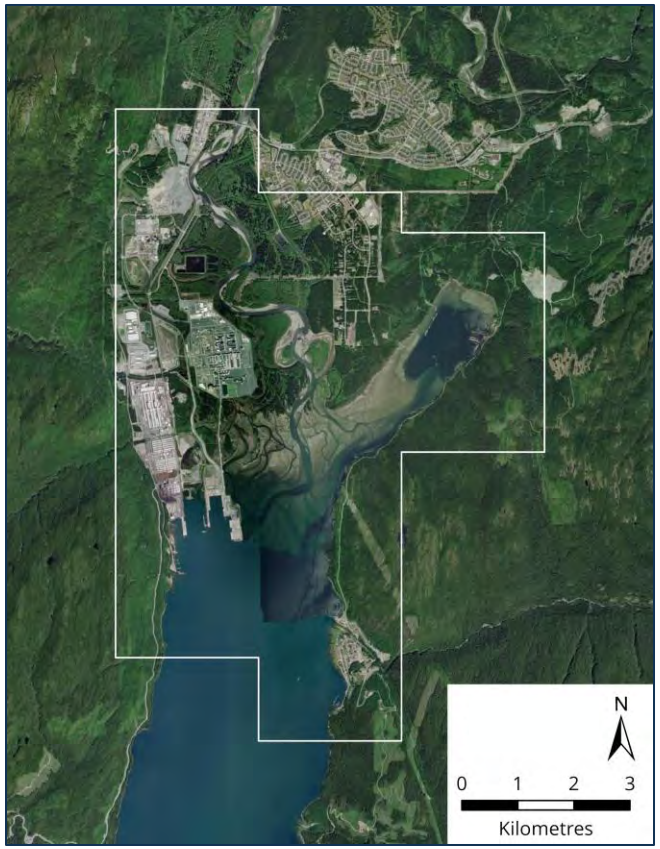
- Two tsunami scenarios from an emergency management perspective (life safety):
  - Local tsunami – Slope failure at headwall B based on information from NRCan (~4 million m^3)
  - Distant tsunami – Mw 9.2 Cascadia earthquake (worst-case, scientifically plausible earthquake)
- Two water levels considered:
  - 2.4 m CGVD2013 (HHWMT) plus 1 m sea-level rise for mapping flood hazards (risk assessment)
  - 3.5 m CGVD2013 (HHWLT) plus 1 m sea-level rise for tracing upper bound of flood hazard (evacuation planning)

Flood Hazard Mapping Extent

- Based on priorities of the District and Haisla Nation and limited by LiDAR coverage in conjunction with modelling resolution.

Jurisdiction

- Assessment limited to community infrastructure and assets managed by the District and Haisla Nation, and to the information available to the project team.



Spatial extent of flood hazard mapping.

PSG Océan Coastal Engineering

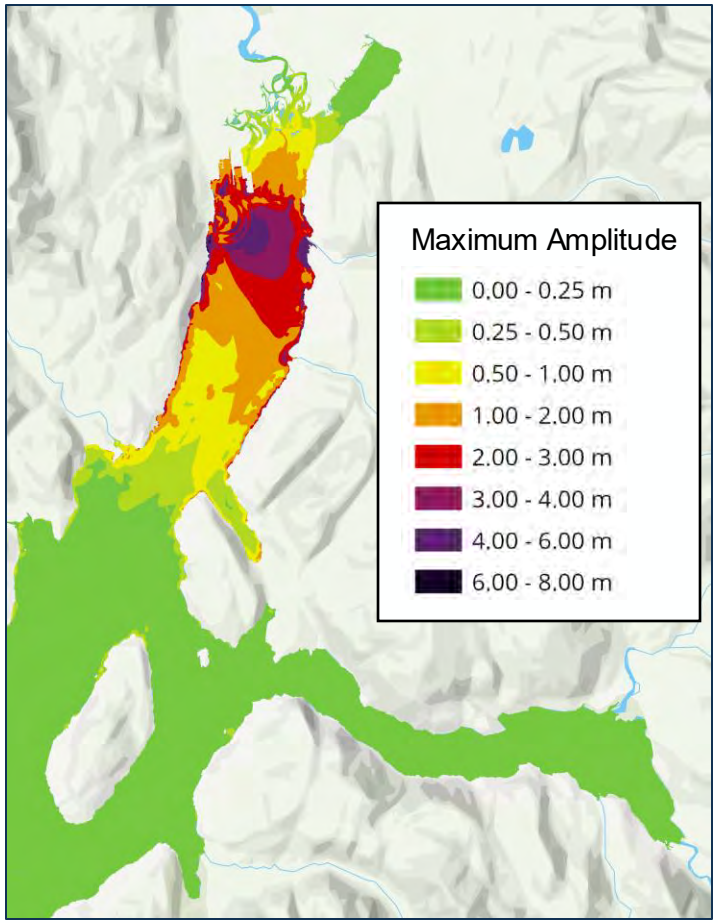
Indigenous & Community Engagement

- Importance of “making space at the table for everyone” in disaster risk reduction and management.
- Advisory Group
  - Counsel with community representative and communicate findings
  - Promotes ongoing exchange of knowledge and foster collaboration between rights holders and stakeholders
  - Representation from:
    - District of Kitimat
    - Haisla Nation
    - Gitga'at Nation
    - Regional District of Kitimat-Stikine
    - Canadian Coast Guard
    - BC Coast Pilots
    - Transport Canada
    - Emergency Management and Climate Readiness
    - Cedar LNG
- Indigenous Knowledge Research
  - Interviews with Elders of the Haisla Nation and Gitga’at First Nation
- Upcoming public Meetings
  - Raise awareness and disseminate life-safety information
  - Opportunity to collect public inputs before finalizing project

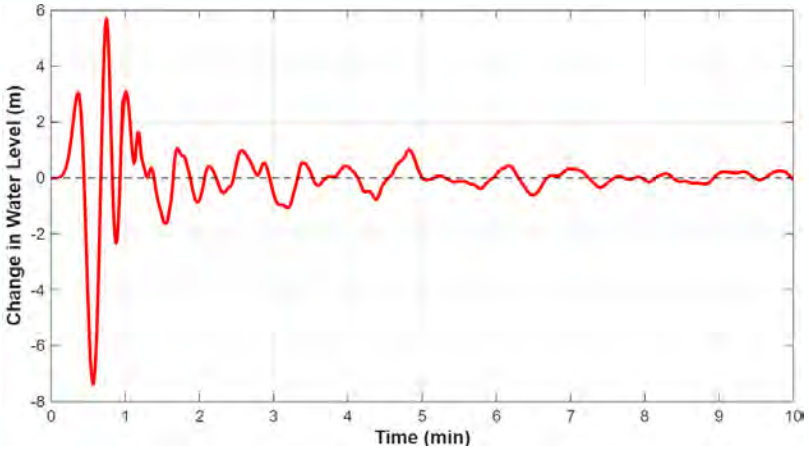
Photo credits: Photo of Tim Paul’s carving tools by Pieter Romer of ONC.

PSG Océan Coastal Engineering

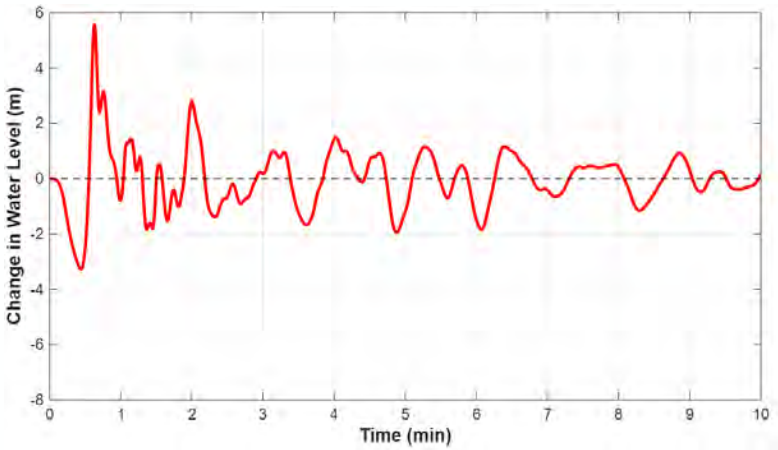
Tsunami Hazard Analysis – Local Tsunami



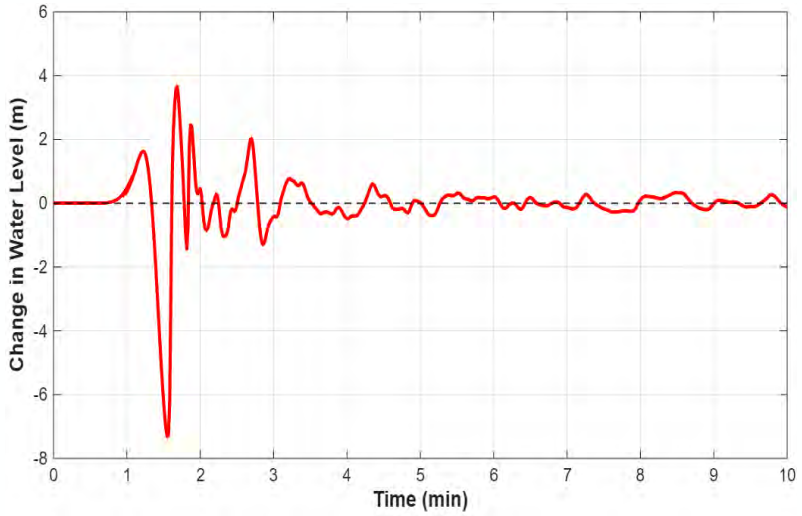
Port of Kitimat

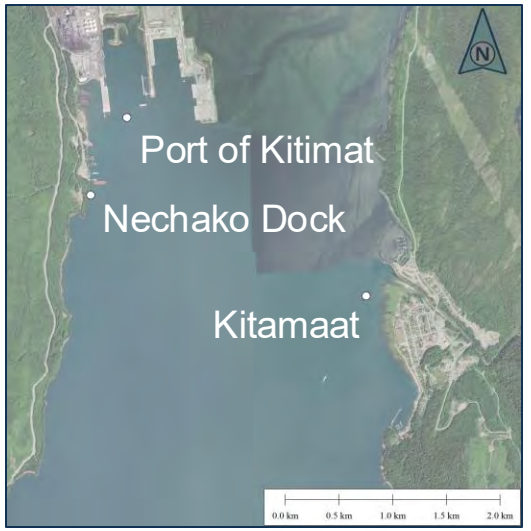


Nechako Dock



Kitamaat





PSG Océan
Coastal Engineering

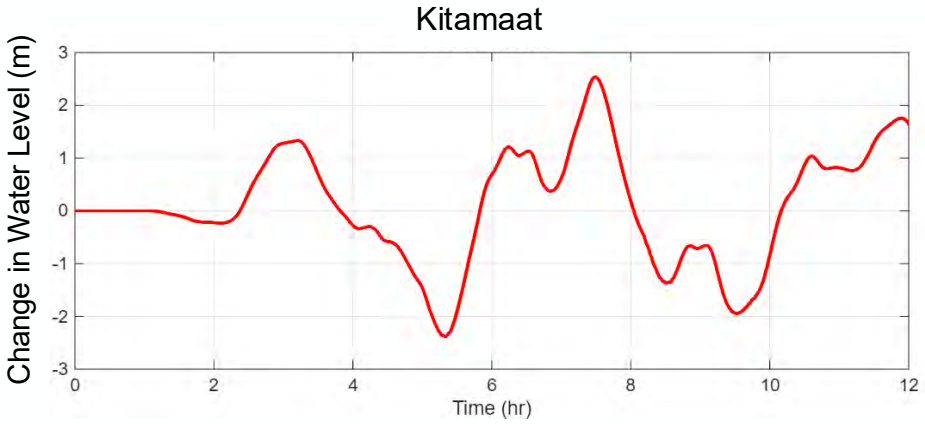
Distant Tsunami

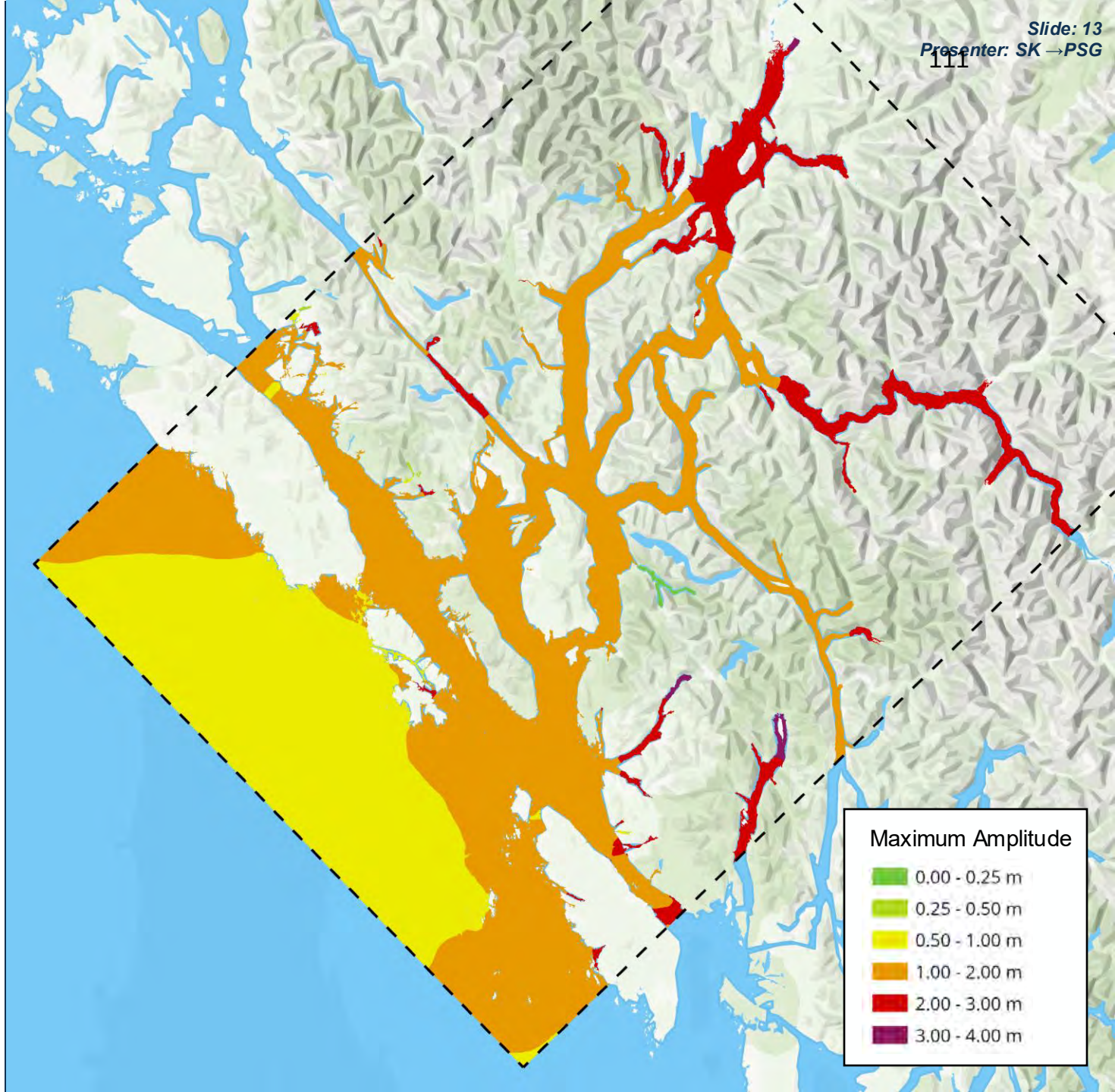
Key observations:

- Amplification at head of inlets
- Increase in water level up to 3 m in Kitimat (Minette Bay)

Not shown:

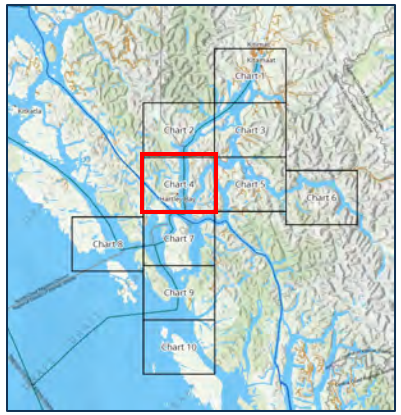
- Relatively slow tsunami-induced current speeds in study region due to deep water
- Localized areas of fast currents (e.g., narrows and shoals)

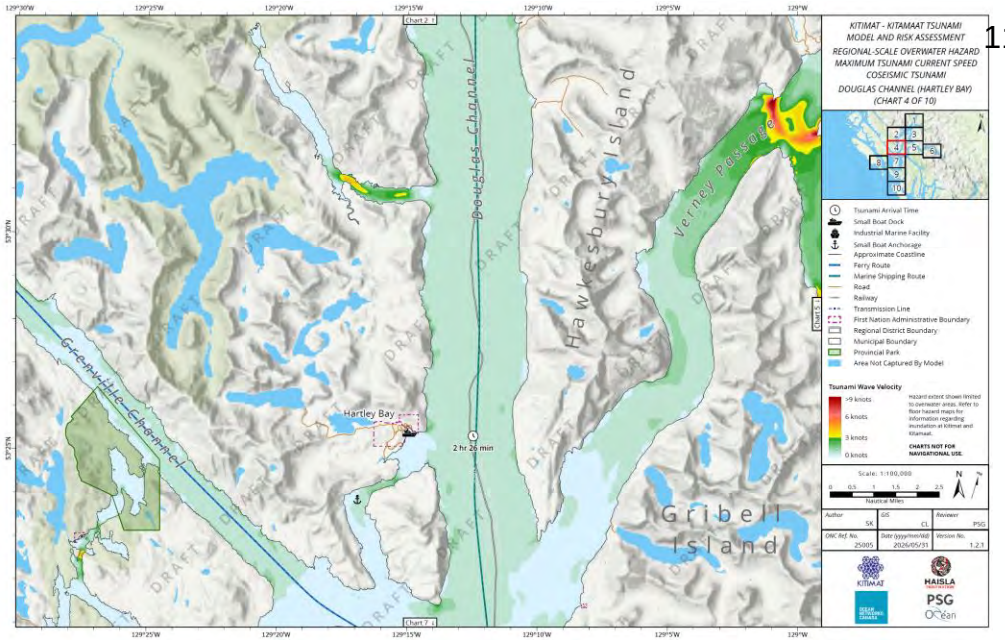




Tsunami Hazard Mapping

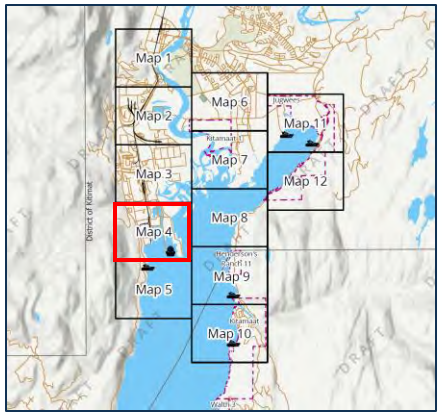
- Regional Scale:
  - Overwater Hazard Charts
    - Inform mariners and boaters
    - Provide some indication of potential for flood hazard





Sample Overwater Hazard Chart (Current Speed, Distant Tsunami)

- Local Scale
  - Flood Hazard Maps (overland and overwater)
    - Water depth
    - Flow velocity
  - Assets at Risk Maps (overland)
    - Hazard rating
    - Identifies assets and critical infrastructure



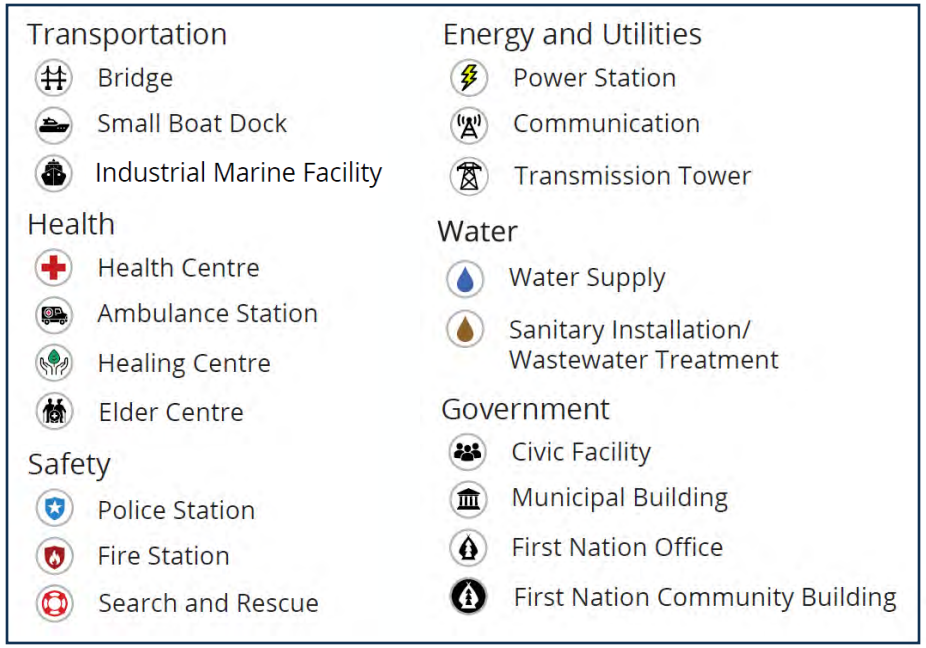


Sample Flood Hazard Chart (Water Depth, Local Tsunami)

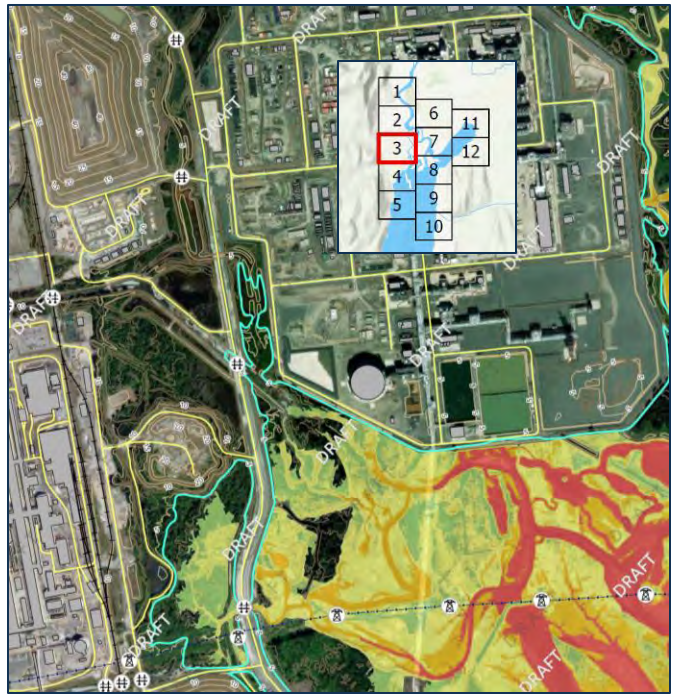
Assets at Risk Maps

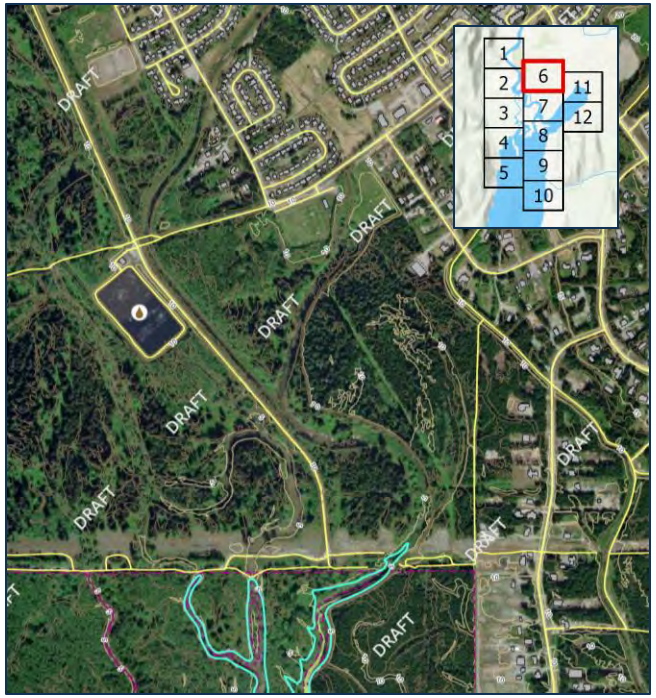
- Show hazard rating on the intertidal zone and above
  - Rating based on depth-velocity product (water depth x flow velocity)
  - Classified according to Australian Institute for Disaster Resilience handbook (AIDR, 2017)
- Highlight buildings, roads, and pathways affected by flooding to identify the potential risk to people
- Identify assets critical for response and recovery
  - Based on sectors of National Strategy for Critical Infrastructure

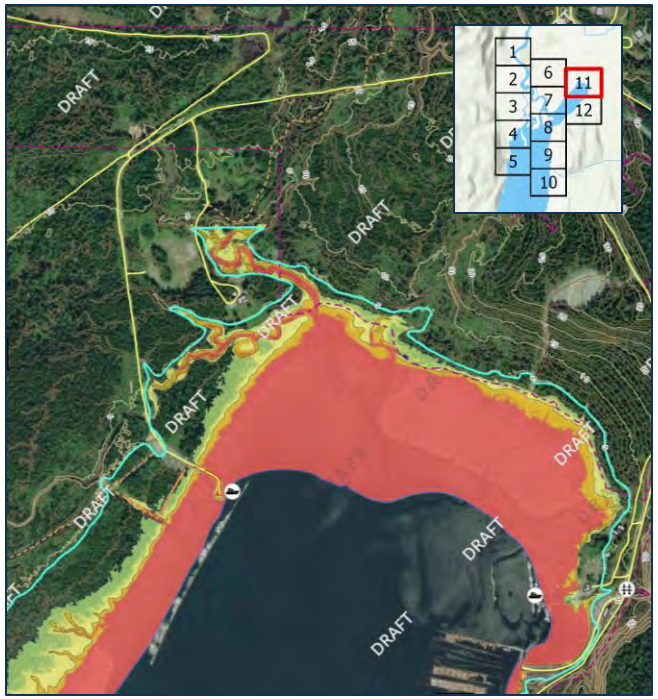
Hazard Rating	AIDR Classification	Description
Low	H1	Generally safe for vehicles, people and buildings.
Considerable	H2	Unsafe for small vehicles.
	H3	Unsafe for vehicles, children and the elderly.
High	H4	Unsafe for vehicles and people.
Extreme	H5	All building types vulnerable to structural damage. Some less robust building types vulnerable to failure.
	H6	All building types considered vulnerable to failure.

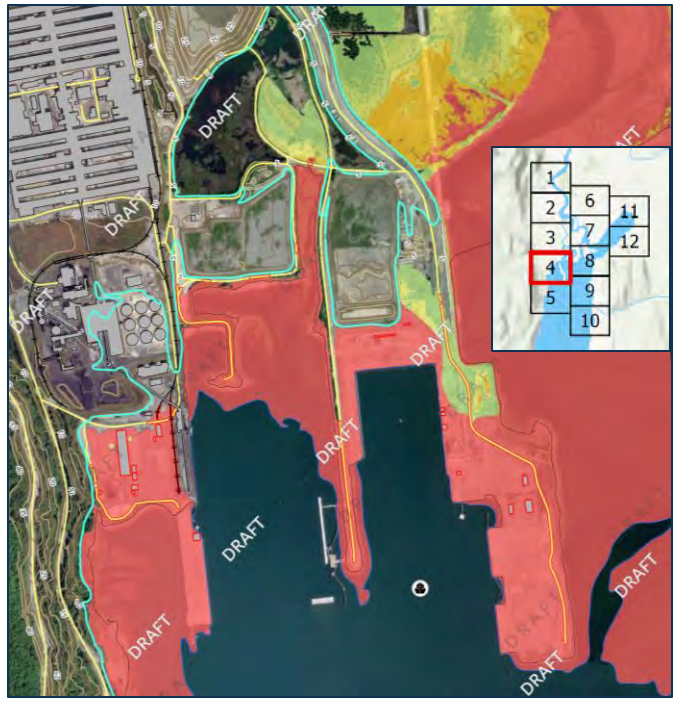


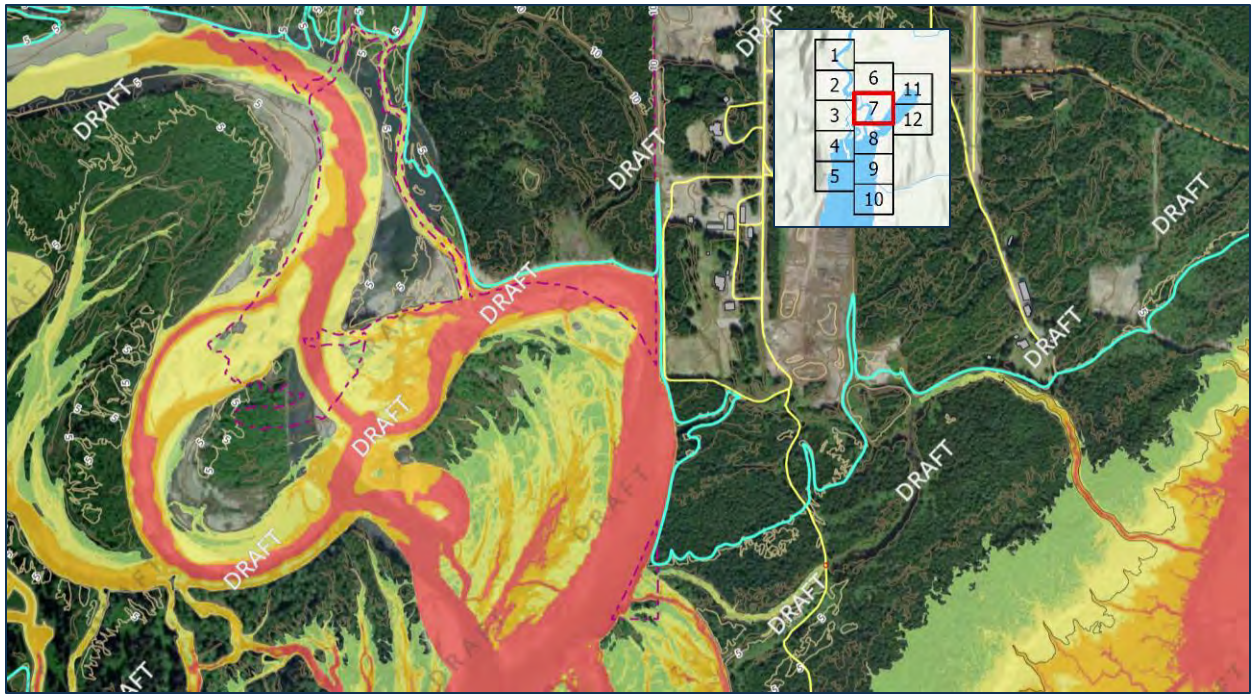
PSG Océan Coastal Engineering





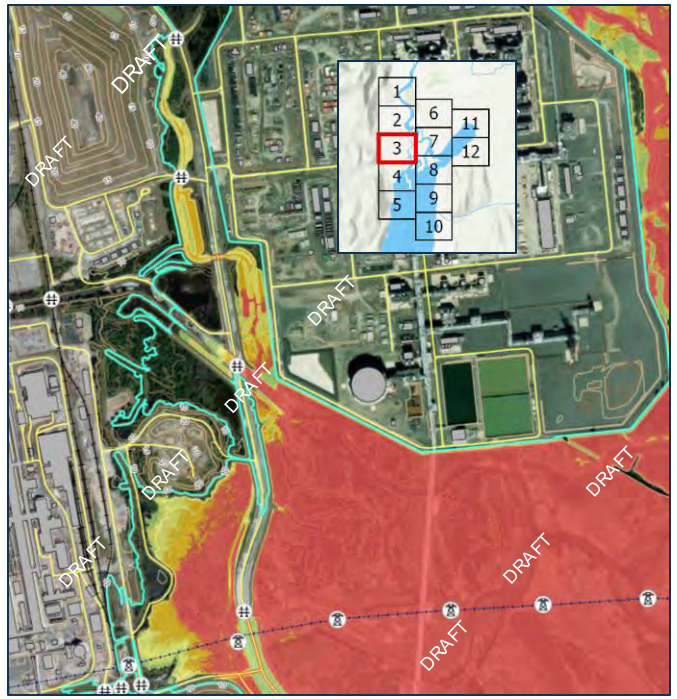


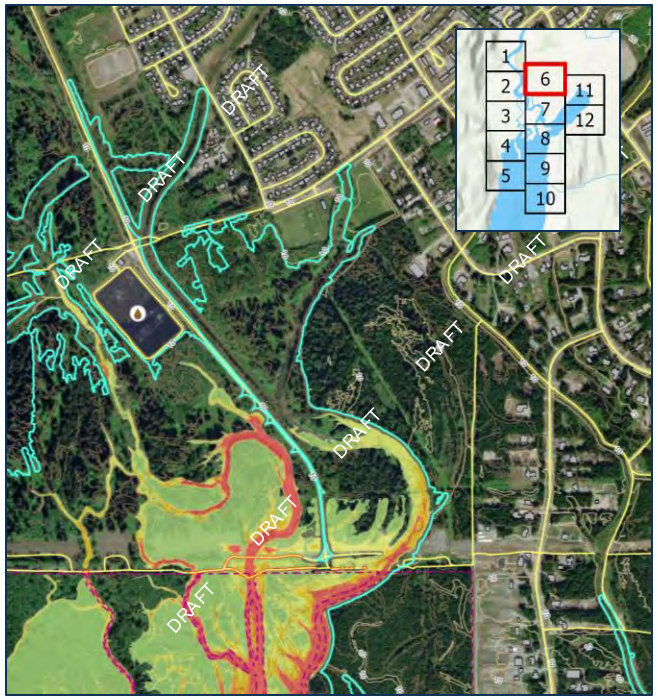


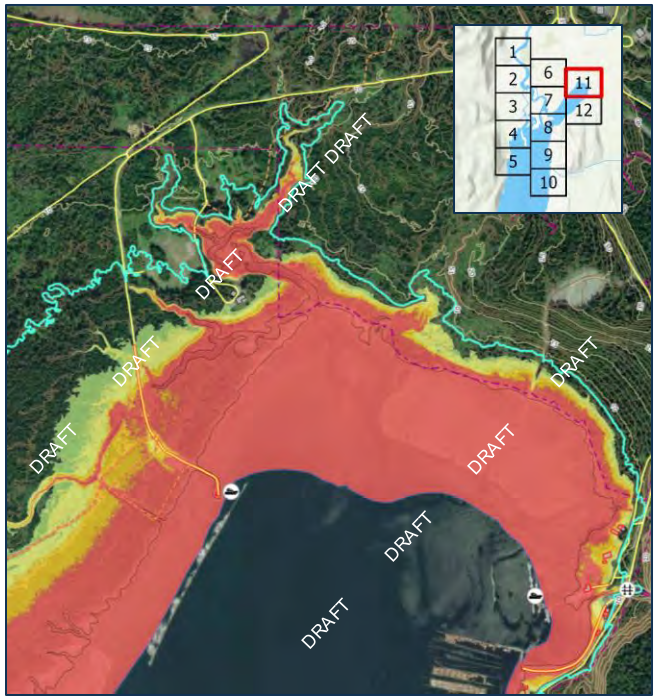


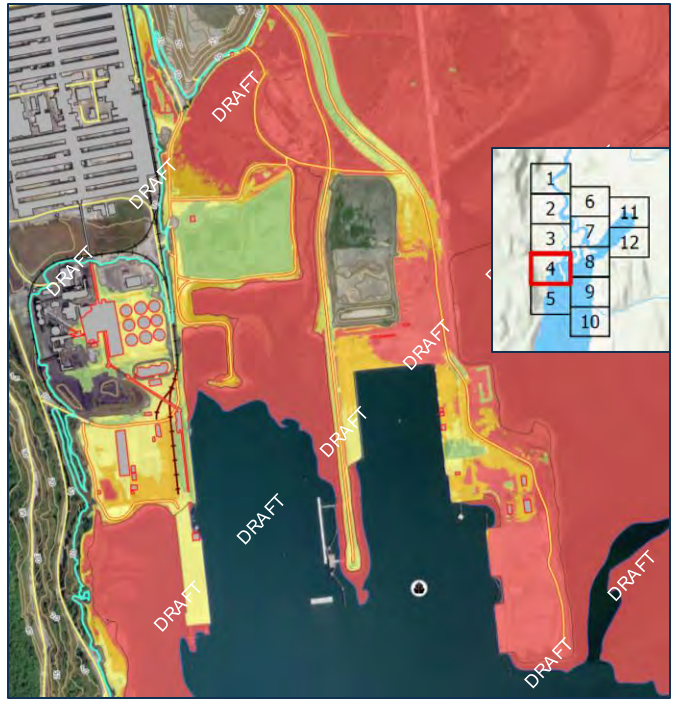
Details of assets at risk maps in Kitimat area for local tsunami scenario.

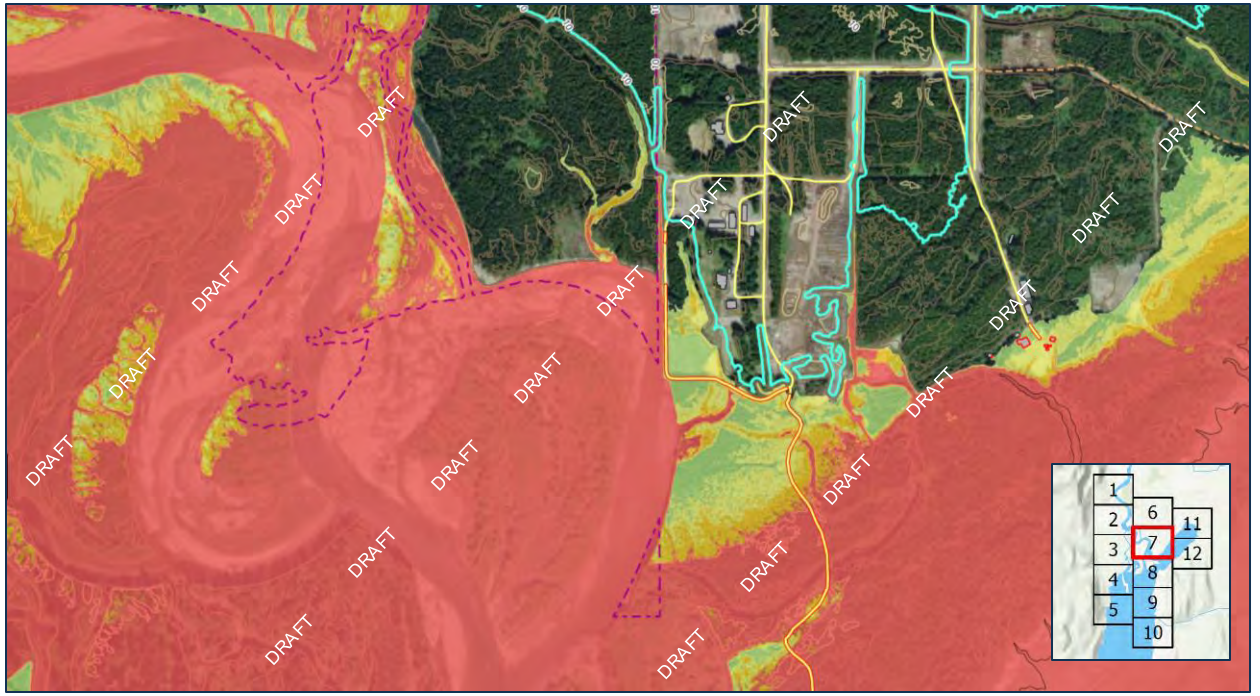
PSG Océan
Coastal Engineering











Details of assets at risk maps in Kitimat area for distant tsunami scenario.

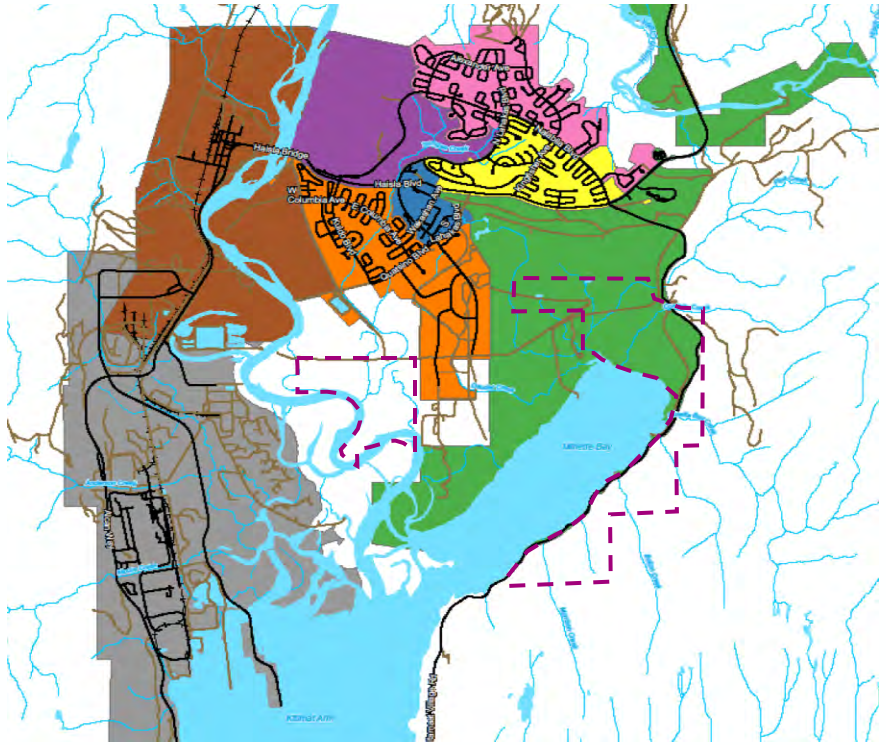
Hazard Rating

- Extreme
- High
- Considerable
- Low

PSG Océan
Coastal Engineering

Qualitative Risk Assessment – Kitimat Area

- Not exposed:
  - City Centre
  - Nechako
  - Whitesail
  - Imatra Heights
- Local tsunami:
  - Industrial sector (port) most impacted
  - Minette Bay West Park affected
  - Otherwise, hazard limited to low-lying undeveloped estuary and near-stream areas.
- Distant tsunami:
  - Industrial and Highway (Minette Bay) sectors most impacted
  - Kitimat 1 Reserve affected
  - Limited exposure to Kildala
  - Tsunami propagates upriver into Service Center, but unlikely to affect Radley Park, Haisla Bridge, and water supply installations



District of Kitimat Sectors

Highway
Industrial
Kildala
Nechako
Service Centre
Whitesail
City Centre
Imatra Heights

Kitamaat 1 (left)
Jugwees (right)

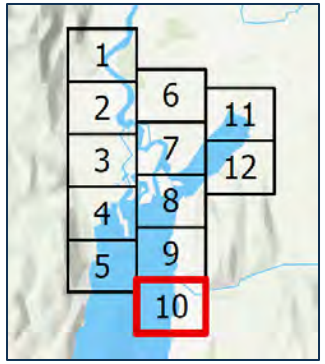
PSG Océan
Coastal Engineering

Qualitative Risk Assessment – Kitamaat Village

- Community considerably impacted by both local and distant tsunamis
- Flooding of Kitamaat Village Rd:
  - Coming down into the village next to MK Bay Marina (both scenarios)
  - Distant tsunami: Near Minette Bay Marina road not far nor high above hazard
- Local tsunami:
  - Much of the community on Wathl Creek's alluvial fan is impacted
  - Run-up particularly high in proximity of Haisla Harbour to the south
  - Roadway bridge over Wathl Creek may be affected
- Distant tsunami:
  - Critical infrastructure impacted are Gya'Wa 'Tlaab Healing Centre, Haisla Youth Centre, wastewater treatment plant, and Haisla Harbour



Detail of assets at risk map at Kitamaat for local tsunami scenario.







Detail of assets at risk map at Kitamaat for distant tsunami scenario.

PSG Océan Coastal Engineering

Conclusion

- Head of Kitimat Arm is exposed to tsunami hazard from both local (landslide) and distant (earthquake) sources
- Spatial and temporal characteristics of tsunami vary considerably between the two scenarios
- Tsunami scenarios selected based on an emergency management standpoint (life safety):
  - Landslide-generated tsunami scenario associated with a slope failure based on limited assessment by NRCan
  - In terms of likelihood, a Mw 9.2 earthquake from the Cascadia subduction zone can be considered a remote scenario compared to a Mw 9.0 earthquake (e.g., event of 1700)
- Study findings:
  - Main hazard associated with landslide-generated tsunami
  - Port and Kitamaat Village most affected in both scenarios
  - Earthquakes not expected to create significant tsunami flood hazard in Kitimat Arm:
    - Earthquakes at the Queen Charlotte Fault
    - Earthquakes at Cascadia and Alaska-Aleutian subduction zones with magnitude less than 8.0
    - Earthquakes from subduction zones further away in the Pacific basin
- Project items not included in presentation:
  - Recommendations for potential mitigation measures
  - Marine safety considerations
  - Recommendations for further assessment



Thank You!

Questions?

THIS PAGE INTENTIONALLY LEFT BLANK

COUNCIL REPORT

Date: June 9, 2026

File: 1.2.1.14

To: Mayor and Council

From: Warren Waycheshen, CAO

Re: Approval of the 2025 Annual Report
Applicant: N/A
Location: N/A

Recommendation:

Action: That Council consider approving the 2025 Annual Report.

Recommended Motion: **THAT the 2025 Annual Report be approved as presented.**

Background:
The *Community Charter* requires Council to prepare an Annual Report containing:

- The municipality's audited annual financial statements for the previous year (for 2025, the audited financial statements will be added once received and approved by Council);
- A list of the permissive tax exemptions provided by the municipal council, and for each exemption, the amount of property tax that would have been imposed during the previous year if the exemption had not been granted;
- A report on the municipality's services and operations for the previous year;
- A progress report on the performance of the municipality with respect to established objectives and measures;
- A statement of objectives and measures that will be used as the basis for determining the municipality's performance during the current year and following year; and
- The details of any declarations of disqualification made against individual council members during the previous year.

The audited financial statements will be presented to Council separately and, following Council approval, will be included as part of the final Annual Report.

The Annual Report must be considered at an annual meeting, which may be a Regular or a Special Meeting of Council.

Notice of the 2025 Annual Report was made in accordance with section 99(3) of the *Community Charter*, including notice on our website, Facebook, Municipal Hall front counter as well as published in the local newspaper (Northern Sentinel). The draft 2025 Annual Report was made available to the public at Municipal Hall and on our website.

Submissions or questions received from the public will be provided to Council at the Annual Meeting scheduled at the June 15, 2026 Regular Meeting of Council. The public may also provide public input to Council at the June 15 meeting. At the time of this report, no public comments were received.

Alternative Options:

1. If Council wished to make amendments to the Annual Report before approving, the following is offered for Council consideration:

THAT the 2025 Annual Report be amended by (as determined) **and approved.**

2. Another option as developed through discussion of Council.

Budget Implications: Not applicable

"SLT"
Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
All strategic priorities are incorporated into the District's actions
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2025-2029)
Not Applicable
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not Applicable
Community Energy and Emissions Plan
Not Applicable
Housing Action Plan and Needs Assessment
Not Applicable
Kitimat Age-Friendly Assessment Report and Action Plan
Not Applicable
Kitimat Cycle Network Plan
Not Applicable
Kitimat Poverty Reduction Strategy
Not Applicable
Leisure Services Master Plan
Not Applicable
Minette Bay West Concept Plan
Not Applicable
Official Community Plan (and Downtown Design Guidelines)
Not Applicable
Solid Waste Action Plan
Not Applicable
Water Conservation Plan
Not Applicable
BC Transit Future Services Plan
Not Applicable
Economic Development Strategic Plan (2023-2029)
Not Applicable

"Warren Waycheshen"
Submitted by
Warren Waycheshen, CAO

Attachment(s): A – 2025 Annual Report

District of Kitimat

ANNUAL REPORT



2025

KITIMAT

TABLE OF CONTENTS

A message from the Mayor.....3

Our departments and services.....4

Kitimat Fire and Ambulance.....6

Economic Development

and Communications.....8

Public Works.....8

Engineering Services.....9

Planning and

Community Development.....10

Leisure Services.....10

Royal Canadian Mounted Police.....11

Looking ahead.....12





In July 2025, the District of Kitimat celebrated the opening of its new organics facility which will procees local food and yard waste into compost.

We respectfully acknowledge that we are gathered on the unceded territory of the x̄a'isla Nation.

A MESSAGE FROM THE MAYOR

Each year we aim to provide services and programs that improve the lives of Kitimat residents. In this annual report, we are proud to highlight the work completed in 2025 and the goals we are setting for 2026. While we are proud of what has been accomplished, we also recognize there is always more to do, and we remain committed to continually improving how we serve the community.

This past year included major road resurfacing projects on Haisla Boulevard and Kingfisher Boulevard, adding locally produced compost at our landfill, and focusing our attention on addressing unsightly and derelict houses for the benefit of all residents.

We also advanced several key initiatives that support long-term community well-being. Our ongoing water treatment plant upgrade will significantly reduce the number of water quality advisories we experience. We continue to support healthcare recruitment efforts, including our involvement in bringing a CT scanner to the community—an important step in improving local access to medical services.

Looking ahead, 2026 will bring exciting opportunities. We will continue our focus on street rebuilding and addressing the potholes and road wear that residents experience throughout the year. We are also planning for



new recreational amenities such as adding pickleball facilities, which many residents have expressed strong interest in. Long-term planning for the redevelopment of Nechako Centre will continue, as will improvements to District facilities such as the Sam Lindsay Aquatic Centre and enhancements at Radley Park.

We also know that the strength of Kitimat comes not only from the work of the District, but from the many people who give their time, energy, and passion to this community. We extend our sincere thanks to the volunteers, organizations, and committees—District-led and community-led alike—who contribute so much.

We live in a remarkable part of the world, and we strive to provide services that exceed expectations for a community our size. It remains our honour to serve the people of Kitimat, and we look forward to continuing this work together in the years ahead.

Mayor Phil Germuth



Regular Council meetings are generally held at 7:00 p.m. on the first and third Monday of the month. Committee of the Whole meetings are held as needed.

Mayor Phil Germuth

Councillors:
Edwin Empinado
Mario Feldhoff
Gerry Leibel
Terry Marleau
Michelle Martins
Graham Pitzel



OUR DEPARTMENTS AND SERVICES

Economic Development and Communications

The Economic Development and Communications Department plays two distinct roles managing economic development and providing timely and effective communications to the public. The department collaborates with a variety of other departments as well as local, regional, provincial, national, and international groups to facilitate a healthy and robust local economy.

In 2025 department staff included a Director of Economic Development and Communications, a Business and Communications Manager, a Businesss Development Officer (funded by Northern Development Initiative Trust), and an Economic Development and Communications Administrative Assistant.

Engineering Services

The Engineering Services Department includes environmental services, project management services and building inspections, as well as bylaw enforcement activities.

The department employs 13 regular full-time employees with additional assistance from temporary employees and engineering consultants for specialized disciplines.

Community Planning and Development

This department is responsible for long range community planning and day-to-day development and current planning, including guiding community documents, land use plans, and regulations. This department also administers all planning applications.

The department includes a Director, Manager, two Planners and an Administrative Assistant.

Planners assess applications against Kitimat bylaws, relevant Council plans and policies, and planning best practices to make recommendations to Kitimat Council.

Council ultimately decides on applications based on reports from Planning and input from the community.

Kitimat Fire and Ambulance

The primary mission of the Kitimat Fire & Ambulance Service is to provide a range of services designed to save lives and protect property against the impact of fire, medical emergencies, accidents, and disasters that are both natural and human caused.

The department currently has a Fire Chief / Emergency Program Coordinator, two Deputy Chiefs, one Training Officer, two Administrative Assistants and 28 Firefighters. There is also a FireSmart Coordinator funded by the Union of B.C. Municipalities, providing service for the District and Haisla Nation.

Leisure Services

Leisure Services provides indoor and outdoor recreation activities for the community year-round. It employs 32 regular full-time employees, two regular part-time staff, and 31 part-time staff.

Our Leisure Facilities

Tamitik Jubilee Sports Complex
- Tamitik Arena
- Kitimat Ice Rink
- Sam Lindsay Aquatic Centre

Riverlodge Recreation Centre
- Gymnasiums
- Cardio and weight rooms
- 50+ Centre
- Kitimat Youth Centre
- Outdoor sports fields

Campgrounds
- Radley Park
- Hirsch Creek



Plus
- Accessible fishing area
- Centennial, Coghlin and Lions Parks
- Fire Mountain Shooting Range
- Kitimat Air Park
- Minette Bay West Park
- Municipal gardens
- Nechako tennis court
- Nine municipal hiking trails
- Sk8 Park
- 15+ community playgrounds
- Two wading pools
- Oviatt Bike Park

Public Works

Public Works is responsible for a number of services including:

- Transportation services such as maintenance of roads, walkways and parking lots.
- Maintenance and oversight of community water supply, and distribution.
- Sewage collection and disposal.
- Turf and landscape maintenance.
- Kitimat Municipal Cemetery operations and maintenance including burials.
- Flood protection through dyke maintenance.
- Litter and vandalism control.

This department has 45 regular full-time employees, and casual and temporary staff hired as needed for peak demands.

RCMP

The Kitimat RCMP provides 24-hour coverage to the District of Kitimat and to Kitamaat Village.

The full complement of police officers is 25, with 20 municipally funded. There is one federally-funded Indigenous Policing Section officer with the detachment. There are five municipal employees at the detachment providing administrative support in various capacities. In addition there is one Victim Services support worker and six on-call guards.



KITIMAT FIRE AND AMBULANCE

Medicals In Town	Medicals Out of Town	Transfers Out of Town	Cross Coverage	Fire	Rescue	Trouble	Dangerous Goods
1,170	221	672	247	187	20	11	19

* Cumulative incidences of calls for service for 2025



Fire & Ambulance

- 2,547 services calls, an approximately 30 per cent increase over 2024.
- A slight decrease in in-town medical and emergency response calls within Kitimat and Kitamaat Village.
- Recruitment ongoing, currently budgeted for 32 Firefighter / Paramedics.
- 4,000 training hours logged.

Fire Prevention and Education

- There were 116 inspections of businesses, industrial properties, and multi-level housing.
- FireSmart Coordinator / Emergency Program Coordinator active in community and across social media platforms. FireSmart program expanded collaboration with Haisla Nation Volunteer Fire Department.
- Working with, training with, and sharing educational opportunities with BC Wildfire Service, BC Parks, and neighbouring municipalities.

Emergency Program

The Emergency Program plays a vital role in ensuring the community's resilience and preparedness for a wide range of emergencies. Kitimat faces unique risks that require a well-structured emergency management approach. The program focuses on proactive planning, hazard mitigation, and coordinated response efforts to protect residents, businesses, and critical services.



A key component of the program is its Emergency Operations Centre (EOC), which serves as the central command for incident coordination. The EOC facilitates communication between first responders, municipal departments, industry partners, and external agencies to ensure a unified and efficient response. Regular training exercises, emergency drills, and public engagement through the FireSmart program further strengthens the community's preparedness and resilience. By prioritizing collaboration, resource management, and risk reduction, the Emergency Program is essential in safeguarding lives, infrastructure, and economic stability in the face of evolving threats.



FireSmart

Even in our lush, coastal climate, the risk of wildfire is real. FireSmart Kitimat, with the Kitimat Emergency Program, helps our community prepare, protect, and thrive; no matter what nature brings.

Actions in 2025 include:

- Door-to-door outreach reached 90 per cent of homes.
- 22 property assessments completed.
- Actively work with Haisla Nation on programming.

Supporting local healthcare

The District of Kitimat supports local healthcare through a Healthcare Recruitment and Retention Program. In 2025 we provided 10 financial incentives for these professions:

- Physician (1)
- Registered Nurse (4)
- Physiotherapist (1)
- Health Sciences/Allied Health (4)

We also provided three housing incentives.

Funding for these incentives in 2025 was provided by LNG Canada.

Learn more:
www.kitimat.ca/health-incentive

ECONOMIC DEVELOPMENT AND COMMUNICATIONS

The Economic Development and Communications Department reached a number of achievements over the course of 2025.

These major achievements include:

- The completion of a Kitimat All-Season Market feasibility study, as well as a market assessment and preliminary site design.
- Completion of feasibility studies for development opportunities on two commercial centres in Kitimat's downtown.
- Launched a new data platform with streamlined dashboards for community and investment data.

Economic Development highlights

187 Leads generated through the Kitimat Bound marketing campaign with 25 confirmed success stories since 2023.

38 Actioned items from the Economic Development Strategic Plan.

98 Businesses reached during the annual business walk.

225 Businesses engaged through projects and business programs.

Communications highlights

82,000
Recorded users to Kitimat.ca by Google Analytics.

18,397
Views on Get Involved Kitimat site. (getinvolved.kitimat.ca.)

PUBLIC WORKS

82 Customer service requests, including curb cuts and perimeter drain flushes.

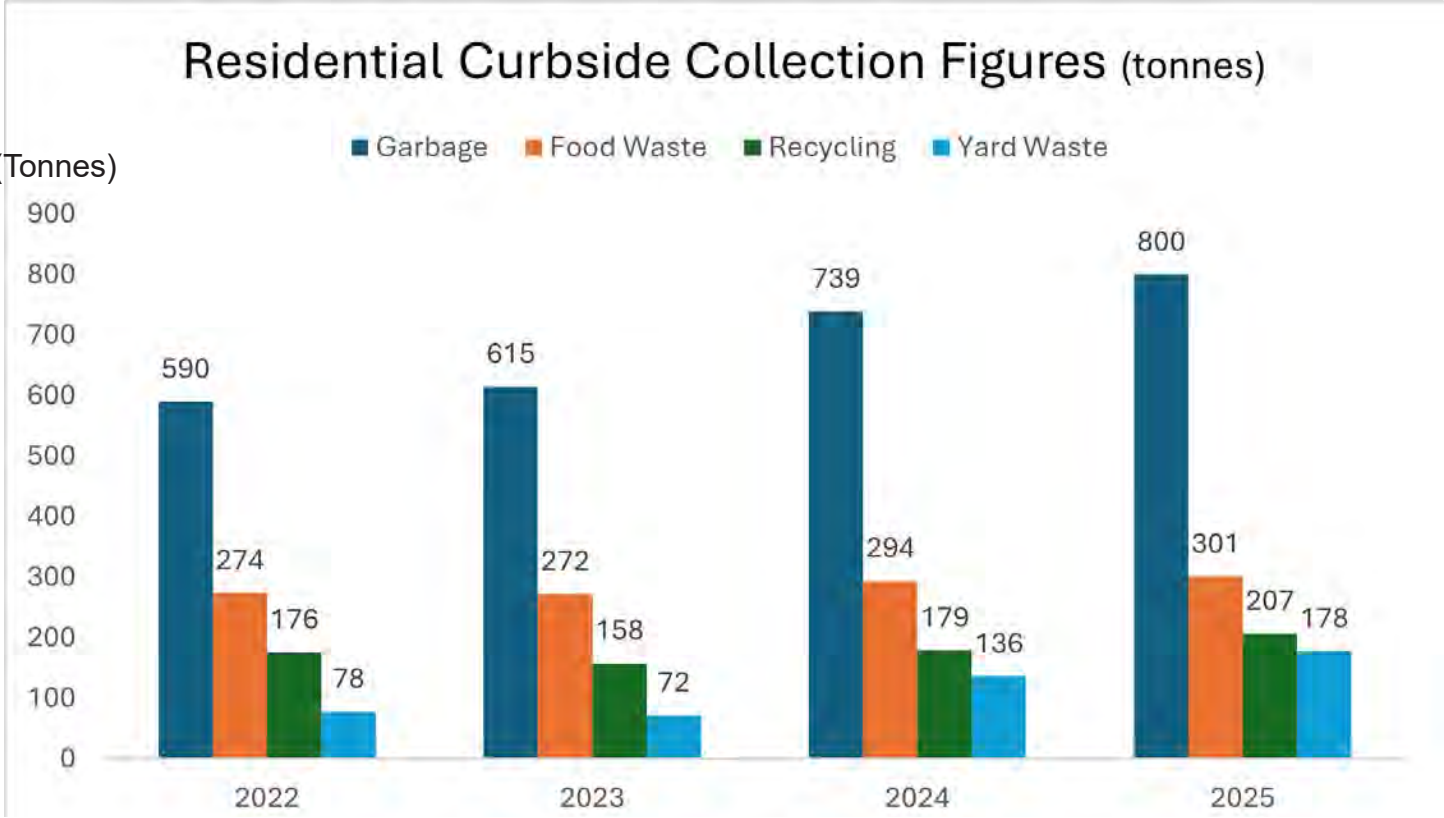
164 Emergency responses, such as water main leaks, emergency water shut-offs, and electrical emergencies.

697 Maintenance requests, largely internal (District-related) requests for maintenance, repairs and installations.

61 Water service repairs, including water main breaks requiring excavation.

24 Cemetery burials and interments.





Diversion of waste has meant that since 2022, 1,861 tonnes of recycling and food waste has gone elsewhere than to our active landfill. That's like 74 fully loaded semi trucks.

ENGINEERING SERVICES

- Resurfaced 17,000 square metres of road, focusing largely on Haisla Boulevard, and sections of Kuldo and Kingfisher Boulevard.
- Completed detailed design for a spray park at Lions Park. Community feedback guided choice of an ocean theme for the facility.
- Construction began on a new Water Treatment Plant. Concrete foundation and building frame completed before year's end, additional work is in progress.

Building services

There were 180 building permits issued in 2025 representing the following values:

- $6,836,934 residential construction value.
- $2,805,400 commercial construction value.
- $15,297,879 industrial construction value.
- $16,482,149 institutional construction value.

Bylaw enforcement

371
Bylaw complaints registered with the municipality.

213
Bylaw warnings issued, excluding parking violations.

200
Parking warnings issued.

200
Initial notices to cut lawns.

107
Follow-up lawn warnings.

52
Second warning notices for lawns.

31
District actions to cut lawns.

PLANNING AND COMMUNITY DEVELOPMENT

- Completed the Development Approvals Process Review and now working on implementing the action items approved by Council.
- Completed the Industrial Land Strategy and are now working on implementing the action items approved by Council.
- Completed the Complete Community Study and Housing Focused Official Community Plan Update to meet legislative requirements.
- Progressed the long-term Nechako Centre development plan process and prepared a draft concept for temporary improvements.
- Reestablished the Housing Committee and held two meetings in 2025 as per the Committee's Terms of Reference.



A view of Nechako Centre following demolition.

Planning highlights by the numbers

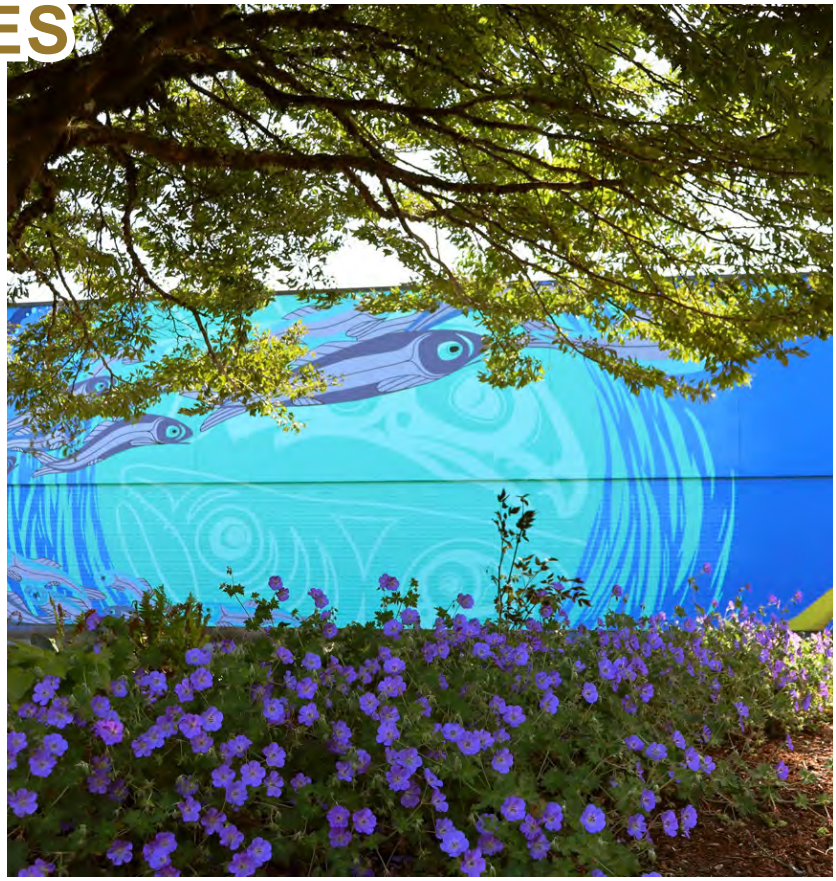
42 Development applications processed or underway in 2025.

8 Planning initiatives completed in 2025.

9 Started items identified in action / implementation plans arising from planning initiatives.

LEISURE SERVICES

- Total of 180,658 visits for our Leisure facilities, more than 20,000 more than 2024.
- Hosted many events including Winterfest, Canada Day, and enjoyed collaborations with the Haisla Nation including Indigenous Peoples Day celebrations, Truth and Reconciliation Ceremonies and another successful Cultural Spirit Kitamaat Open Basketball Tournament.
- Technical upgrades for Tamitik Arena.
- Radley Park improvements to campsite electrical, installation of two new electrical sites, and completion of universal washroom and shower.



ROYAL CANADIAN MOUNTED POLICE

Community Engagement

The Kitimat RCMP participated in a variety of activities including:

- Guns & Hoses Charity Hockey Game
- Bull-O-Rama
- Bike Rodeo at Riverlodge
- Cram the Cruiser for Kitimat Food Bank
- Presentations on Frauds, Drugs, Internet Safety
- Breakfast Program at Kitimat City High
- Business Public Safety Survey
- Halloween Howl
- Annual Community Telethon
- McHappy Day

Services

Boat Patrols:

There is a marine vessel to facilitate policing the Douglas Channel, Gardner Canal and Kemano areas, which are within the Kitimat RCMP patrol area. We were unable to conduct patrols in 2025 as our new vessel is slated to arrive in early 2026.

Specialized Sections:

The Kitimat RCMP has access to specialized sections such as BC Highway Patrol, Police Dog Services, Forensic Identification Service, Regional General Investigation Section and Collision Reconstructionist based in Terrace. Other specialized services are based at North District RCMP in Prince George.

Victim Services:

A Victim Services employee provides support to victims of crime and assists them with such things as familiarization of the judicial process, providing file updates, and support for victims of crime and sudden deaths.

Human Resources:

In 2025, the detachment welcomed four new members.



External Communication:

Media Relations – Sgt. Rob Gardner oversees our Detachment's Media Relations. The Kitimat RCMP post weekly reports and media releases online and have a "Kitimat RCMP" Facebook page.

Committees

The Kitimat RCMP participated in a number of community committees including: Interagency Case Assessment Team (High Risk Domestic Violence), Harm Reduction Committee, Festivals Kitimat, Vulnerable Youth Committee and Kitimat Interagency Committee, Kitimat Situation Table, Repeat Violent Offending Intervention Initiative (ReVOII), Vulnerable Populations Committee.



LOOKING AHEAD

Economic Development & Communications

- Complete Labour Market research in collaboration with partners.
- Launch Kitimat Bound community film, wrap up current campaign and plan future workforce attraction campaign.
- Enable development within major commercial centres.
- Launch new municipal website.
- Grow participation in business incentive programs by 20%.

Engineering Services

- Prepare road reconstruction designs for Eagle Street, Oriole Street, and 3rd Street.
- Focus road resurfacing work towards sections of Kuldo Boulevard and Alexander Avenue.
- Have repairs to Kitimat Ice Rink completed in time for facility opening in Fall 2026.
- Establish new goals and objectives following our second Solid Waste Management Strategy and Action Plan, to be presented to Council in 2026.
- Complete the construction of new water treatment plant in Summer 2026.

Leisure Services

- At Radley Park, upgrading of two power sites to 30 amp, installation of two new picnic shelters and campground signage.
- Sam Lindsay Aquatic Centre: Mechanical upgrades including air handling ducting, pool filter replacement and replacement of the emergency lighting converter.
- Riverlodge Recreation Centre: Replacement of electrical switching gear.
- Minette Bay Park: Signage and life jacket loaner program set up for the floating dock.
- Horticulture: Adoption of Fire Smart landscaping techniques, renovation of front flower bed at Riverlodge Recreation Centre, renovation of three flower beds at Coghlin Park, construction of a micro-park in Mountainview Square, continued improvements on Hirsch Creek disc golf course and loop trail network.

Community Planning and Development

- Bring forward a backyard hens zoning amendment bylaw.
- Bring forward a parking spaces bylaw for consideration for City Centre, on Council's direction.
- Complete the long-term Nechako Centre development plan.
- Implement short-term action items in Development Approvals Process Review and Industrial Land Strategy.
- Implement remaining action items in the Housing Action Plan and Needs Assessment 2020.







Public Works

- The department’s focus in 2026 will center on improving the maintenance of existing infrastructure while identifying efficiencies, new technologies, and innovative work methods to sustain current service levels within available funding. A continual challenge for the Public Works Department will be maintaining service levels with aging infrastructure, responding to increasing customer service requests, and keeping pace with the growth of our community.
- Looking ahead, the department will also focus on building and strengthening skills within the team to better meet the evolving needs of our community.
- In addition to maintaining service levels for the community, the Public Works Yard will continue to place a strong emphasis on worker health and safety.
- The department will continue to review, update, and develop safe work procedures to ensure staff can deliver the reliable services the community has come to expect in a safe and efficient manner.
- Staff are preparing for the upcoming operation of the new water treatment facility, ensuring the team has the skills and training required to support this important addition to our infrastructure.

Page reserved for financial reports

Page reserved for financial reports

KITIMAT
A Marvel of Nature and Industry

In accordance with Section 98(2(b) of the *Community Charter,* these properties were provided permissive property tax exemptions by Council in 2025.

Buildings used for Public Worship, Section 224 (2)(g)			
Name of Institution	**Legal Description**	**Location**	**Tax Value**
Alliance Church Kitimat	Lot A, D.L. 6162, Plan 9134 Roll No. 01600.000	1332 Lahakas Boulevard	$31,273.63
Anglican Church of Canada	Lot 2, Block 59, D.L. 6043, Plan 3472 Roll No. 00590.020	1220 Kingfisher Avenue	$12,919.13
Christ the King Catholic Church	Lot 1, Block 74, D.L. 6040, Plan 7019 Roll No. 00740.010	Nalabila Boulevard	$14,859.86
Christ the King Catholic Church	Lot 1, Block 74, D.L. 6039 and 6040, Plan 3566; and Lot A, Block 74, D.L. 6039 and 6040, Plan 3689 Roll No. 00740.011	1750 Nalabila Boulevard	$21,700.48
Christ the King Catholic Church	Lot 2, Block 74, D.L. 6040, Plan 7019. To the extend of Class 6 Assessment only Roll No. 00740.020	1760 Nalabila Boulevard	$7,245.05
Christ the King Catholic Church	Lot A, Block 184, D.L. 6039, 6040, 6041, and 6042, Plan 10662 Roll No. 01840.350	1730 Nalabila Boulevard	$67,595.30
Kingdom Hall of Jehovah's Witness	Lot 3, Block 180, D.L. 6161 and 6168, Plan 9620 Roll No. 01800.050	134 Baxter Avenue	$30,961.45
Kitimat First Baptist Church	Lot 1, Block 211, PRP14970, D.L. 6033, to the extent of Class 8 Assessment only Roll No. 02110.001	840 Columbia Avenue	$52,149.29
Kitimat First United Church	Block 58, D.L. 6043, Plan 3472 Roll No.00580.000	1180 Kingfisher Avenue	$14,575.72
Kitimat Pentecostal Fellowship	Parcel A, Block 62, D.L. 6042, 6152, and 6153, Plan 3595 Roll No.00620.010	1340 Kingfisher Avenue	$38,901.93
Kitimat Presbyterian Church	Lot 2, Block 162, D.L. 6157, Plan 6111 Roll No. 01620.200	1274 Nalabila Boulevard	$9,895.03
Kitimat Sikh Temple	Lot 1, D.L. 6042, Plan 10455 Roll No. 01840.300	1600 Nalabila Boulevard	$24,481.38
Redeemer Lutheran Church	Lot 2, Block 107, D.L. 6153, Plan 3699 Roll No. 01070.020	1474 Nalabila Boulevard	$10,422.03
The Church of Jesus Christ of Latter-day Saints	Lot 3, Block 251, D.L. 6042, Plan 6188 Roll No. 02510.030	823 Kuldo Boulevard	$9,170.14

Non-Profit Organization and Recreational Exemptions, Section 224, (2) (a) and 224 (2) (i)			
Name of Institution	**Legal Description**	**Location**	**Tax Value**
Bill Rich Soccer Fields	D.L. 6019, Except Plans 3634, 3650, 3826, 4235, 6034, 6424, 8918, 12224, PRP44236 & PRP45574 To the extent of Class 8 Assessment only Roll No. 50601.900	Quatsino Boulevard	$4,825.22
Delta King Place	Block 1023, Plan PRP9274, D.L 6037 Roll No.10230.000	890 Tsimshian Boulevard	$2,032.42
Greek Orthodox Community Hall	Lot 1, D.L. 6034, Plan PRP9389 Roll No.02690.100	148 Konigus Street	$6,684.15
Hirsch Creek Golf and Winter Club	Lot A, D.L.'s 6163, & 6166 – 6182, Plan EPP63968 Roll No. 01640.500	2000 Kingfisher Avenue	$301,777.63
Kitamaat Valley Education Society	PRP6095, DL 6062 & 6167 Roll No. 01630.000	1352 Alexander Avenue	$36,156
Kitimat General Hospital and Health Centre	Lot 1, DL 6025, 6032, 6037, Plan BCP2854 Roll No.10220.000	920 Lahakas Boulevard	$1,859.66
Kitimat Rod & Gun Association	Lot 1, D.L. 6046 & 6270, Plan PRP45835, Roll No. 50604.700	386 Haisla Boulevard	$29,640.63
Kitimat Valley Housing Society	Lot A, D.Ls 6025 & 6032, Plan EPP80286, Roll No.50602.285	100 Loganberry Avenue	$1,211.30
Luso Canadian Club	Lot A, DL's 6023 & 6034, PRP11012, to the extend of Class 8 assessment only Roll No. 02710.000	159 Konigus Street	$16,721.49
Royal Canadian Legion	Lot A, Block 79, D.L. 6036 & 6045, PRP6966, Roll No. 00790.011	Legion Road	$3,620.21
Royal Canadian Legion	Lot 2, Block 79, D.L. 6036, 6045, PRP3789 To the extent of Class 8 Assessment only Roll No. 00790.020	665 Legion Road	$9,583.73
Snowflake Community Fair Grounds Society	D.L. 6197, 6198, 6199; Licence number 633898 Roll No. 50619.701	Highway 37	$5,008.47

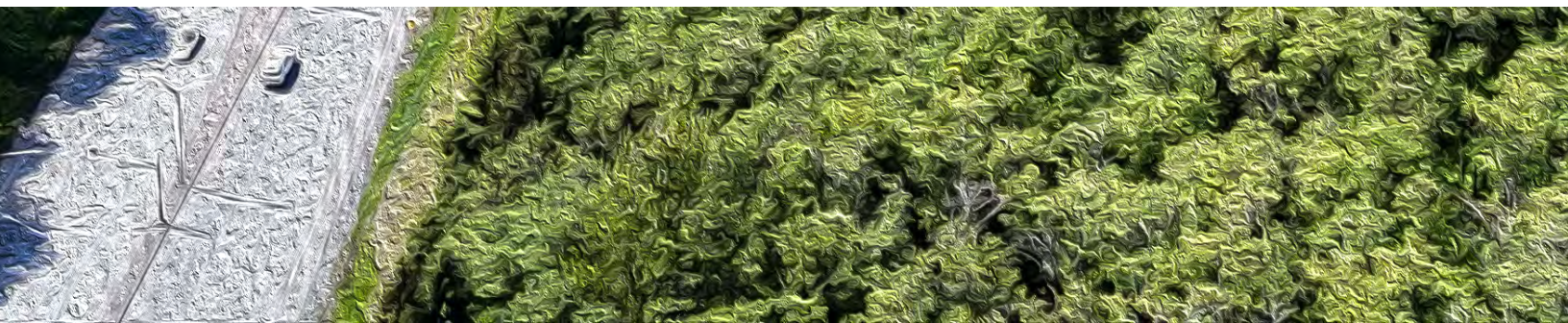
The Tax Value of each Permissive Exemption is the amount of property taxes that would have been imposed on each property in 2025. Values have been calculated using 2025 tax rates.



Where to find us

www.kitimat.ca
250-632-8900
KitimatDistrict
KitimatLeisure
270 City Centre, Kitimat, BC

KITIMAT



COUNCIL REPORT

Date: June 10, 2026
File: 7.9.3.131
To: Warren Waycheshen, CAO – for Mayor and Council
From: Ryan Beaudry, Director of Planning
Re: Development Variance Permit Application
Applicant: Sean Gust on behalf of 788758 Alberta Inc.
Location: 635 Legion Road

KITIMAT
A Marvel of Nature and Industry

Recommendation:

Action: Council provide direction regarding issuance of a Development Variance Permit.

Recommended Motion:

THAT Development Variance Permit No. 03-2026, attached to the Development Variance Permit Application report for 635 Legion Road, dated June 10, 2026, be approved.

Background:

At the May 19, 2026, Regular Meeting, staff presented a report regarding an application for a Development Variance Permit (DVP) at 635 Legion Road. Council passed a motion directing staff to process the application and to not refer the application to the Advisory Planning Commission (APC). The application, site plan, and other supporting details that were provided to Council at the May 19 meeting are included in **Attachment A.**

1. Summary of Proposal

The applicant is proposing to vary the maximum access width permitted on the subject property in the C5 zone. When the application initially went to Council for consideration on May 19, the applicant was requesting to vary the maximum access width from 5 metres to 7 metres, as shown in the table below.

Original Proposal

C5 Zoning Regulation	Current Requirement	Proposal
KMC Section 9.5.6.18 (b) *Access*	Maximum access width of 5 metres	Maximum access width of 7 metres

On June 10, 2026, the applicant requested to change the proposed variance, to 9.8 metres for the west access (property entrance) and 8.1 metres for the east access (property exit); see revised site plan in **Attachment B**. A summary of the revised proposal is shown in the table below.

Revised Proposal

C5 Zoning Regulation	Current Requirement	Proposal
KMC Section 9.5.6.18 (b) *Access*	Maximum access width of 5 metres	9.8 m – West access (entrance) 8.1 m – East access (exit)

As previously outlined in the initial consideration report on May 19, 2026, the proposed variance is intended to allow large vehicles - such as buses, large trucks, and recreational vehicles - to enter and exit the subject property. The applicant has indicated that without the variance, large vehicles will not be able to access the property due to a combination of factors including the 5-metre width restriction in the *Kitimat Municipal Code,* the turning radius of large vehicles, and the slope of Legion Road.

2. Public Notice

Public notice that describes the application and invites public comment was mailed to property owners and tenants located within 30 metres of the subject property (**Attachment C**). The public notice was also posted to the District's Public Notice Posting Places (bulletin boards and website) and posted on Get Involved Kitimat for two consecutive weeks.

At the time of writing this report, one public comment has been received (**Attachment D**). Any additional public comments received in advance of the June 15, 2026, Regular Meeting will be provided to Council at the meeting.

3. Internal Referrals

On June 3, 2026, the DVP application was reviewed at an internal meeting that included representation from the Engineering, Public Works, Fire, and Planning departments. At this meeting, staff identified a discrepancy between the applicant's request for a 7-metre access width variance and the original engineered design for the carwash development at 635 Legion Road.

On June 4, 2026, staff conducted a site visit and observed that some of the proposed works for the two accesses, including concrete curbing, had already been constructed without District approval. Staff subsequently met with the applicant, and the applicant requested to update their DVP application to reflect the current conditions (Attachment B).

4. DVP No. 03 - 2026

Staff have prepared a draft DVP No. 03 - 2026 for Council's consideration (**Attachment E**). The attached permit addresses the applicant's revised variance request for a 9.8-metre-wide access on the west side of the property frontage and an 8.1-metre-wide access on the east side of the property frontage.

Alternative Options:

1. If Council wishes to deny the application, the following is offered for Council consideration:

   THAT Development Variance Permit No. 03-2026, attached to the Development Variance Permit Application report for 635 Legion Road, dated June 10, 2026, be denied.

2. Another option as developed through Council debate.

Budget Implications:

None

"SLT"
Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiatives/Other Relevant Plans:

Strategic Plan (2023-2026)
Not Considered
Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not Considered
District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis
Not Considered
Community Energy and Emissions Plan
Not Considered
Housing Action Plan and Needs Assessment
Not Considered
Kitimat Age-Friendly Assessment Report and Action Plan
Not Considered
Kitimat Cycle Network Plan
Not Considered
Kitimat Poverty Reduction Strategy
Not Considered
Leisure Services Master Plan
Not Considered
Minette Bay West Concept Plan
Not Considered
Official Community Plan (and Downtown Design Guidelines)
Not Considered
Solid Waste Action Plan
Not Considered
Water Conservation Plan
Not Considered
BC Transit Future Services Plan
Not Considered
Economic Development Strategic Plan (2023-2029)
Not Considered

"Ryan Beaudry"
Submitted by
Ryan Beaudry, Director of Planning

"Warren Waycheshen"
Approved for Submission
Warren Waycheshen, CAO

Attachments
A - Application and supporting details
B – Revised site plan
C - 30 metre buffer map
D - Public comment
E - DVP No. 03-2026

KITIMAT
A Marvel of Nature and Industry

Development Variance Permit Application

Community Planning and Development
270 City Centre, Kitimat, BC V8C 2H7
T: 250-632-8900
www.kitimat.ca

DISTRICT OF KITIMAT
RECEIVED
APR 16 2026
FILE

PAID
APR 16 2026

Central File #: 7.9.3.____

APPLICANT INFORMATION

Full Name: Sean Gust

Mailing Address: [redacted] Postal Code: [redacted]

Phone: [redacted] Cell: [redacted] E-mail: [redacted]

OWNER INFORMATION *(if different from above)*

Full Name: 788758 Alberta Inc.

Mailing Address: Same as above Postal Code: Same

Phone: Same as above Cell: Same E-mail: Same

PROPERTY INFORMATION

Civic Address(es): 635 Legion Avenue, Kitimat BC

Legal Description(s): Lot 1, DLS 6036 & 6045, Plan 3789, Excl PL 6966

Parcel Identifier(s): Car/Truck/Bus Wash

Is the property 800 metres or closer to a provincial highway? Yes ☐ No ☒

Zoning (*Kitimat Municipal Code*): C5 Limited Commercial

Lot Size (m²/ha/acre): 0.47 ha. / 1.17 ac.

Is the property serviced by municipal water? Yes ☒ No ☐

Is the property serviced by sanitary sewer? Yes ☒ No ☐

PROJECT INFORMATION *(attach additional pages if necessary)*

Describe the current use: Currently constructing a car/truck/bus wash with entry access and exit lanes.

Describe the proposed development and use: Car/truck/bus Wash

Describe requested variance and reason variance is require: We wish to extend the access entrance from the current 17' to 23' (7.0104 m). The entrance is too narrow to allow buses, motor homes and some trucks to enter the site safely.

APPLICATION ACKNOWLEDGMENT

Personal Information provided on this form is collected under the authority of Section 26(c) of the Freedom of Information and Protection of Privacy Act and will be used only for purposes related to your application. Your name will be treated as public information. Home address and telephone number will not be released except in accordance with the Freedom of Information and Protection of Privacy Act.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning and Development Department immediately to avoid any unnecessary delay in processing the application. I accept responsibility for delay caused by incorrect or insufficient submission materials. Processing begins only when an application is certified as complete. To be considered complete, the application must include this completed form, required fees, and supporting plans, relevant property title charges, documents and/or drawings as required.

Sean Gust, Director 788758 Alberta Inc.		April 15, 2026
Applicant or Authorized Representative	Signature	Date

AUTHORIZATION OF APPLICANT

By signing this application, I authorize the above applicant to apply for this permit, receive and submit information regarding this property and this application, and otherwise act on behalf of the property owner regarding this application.

Corinne Scott, President 788758 Alberta Inc.		April 15, 2026
Applicant or Authorized Representative	Signature	Date

KITIMAT
A Marvel of Nature and Industry

Development Variance Permit Application
Checklist and Zoning Analysis

APPLICATION CHECKLIST

This checklist must be followed and submitted with your application form. If the application is incomplete, it will affect the processing time of the pending application. Please complete the application by initialing in the box under "Copies Attached" to verify completion of each submittal requirement. District staff will review the checklist and application package. Only complete applications will be accepted and assigned for review.

FORMS AND FEES REQUIRED

Document	Details	Notes	Copies Attached	Accepted by Staff
Application Form	Application form must be completed and signed at the time of submission.		X	
Application Fee	Application fee paid and receipt provided.	$350.00	X	Jen Castle
Title Certificate	Documentation of current ownership, including relevant property title charges (i.e. covenant), if applicable	The title search must be completed within 30 days of submission. Available from Land Title Office.	ON FILE @ DOK	

DRAWINGS AND DOCUMENTS

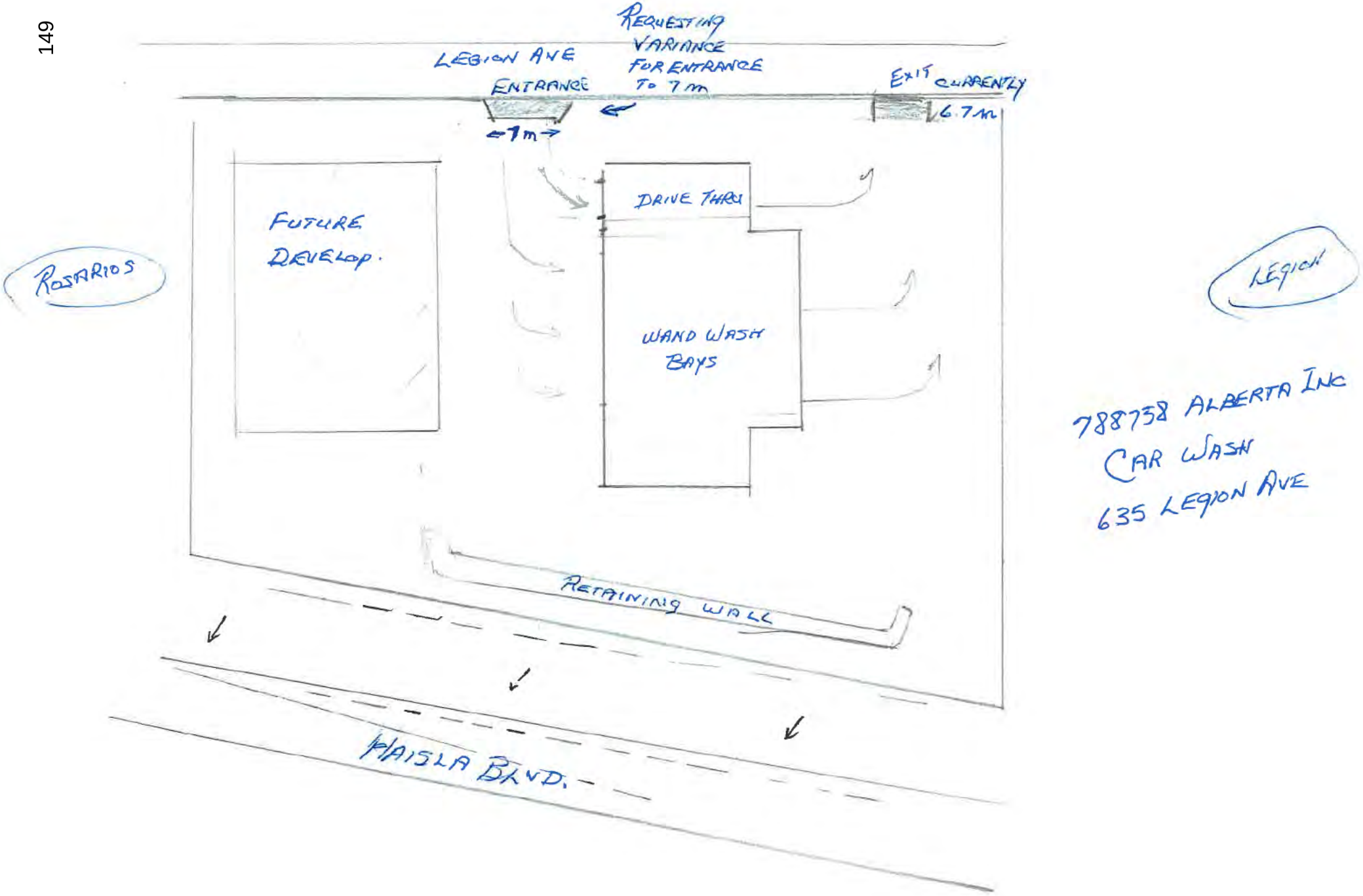
Document	Details	Notes	Copies Attached	Accepted by Staff
Site Plan	Overhead view of proposed development in context of buildings and property lines to scale.	Use the metric system when showing dimensions of buildings, property lines, setbacks, height, etc.	✓	
Floor Plan	Existing and proposed building floor areas.		N/A	
Elevations	Height, dimensions, and overall exterior building design.	Measurements must use metric system.	N/A	
Signage Plan	Signage locations and dimensions of sign areas and height	Measurements must use metric system.	N/A	

ZONING ANALYSIS TABLE

The Zoning Analysis Table provides the applicant an opportunity to demonstrate that the proposal meets the regulations of the Zoning Bylaw (Part 9 of the *Kitimat Municipal Code*) and applies to all the Zoning Amendment, Development Permit, and Development Variance Permit applications. Please refer to Part 9 of the *Kitimat Municipal Code* when completing this section.

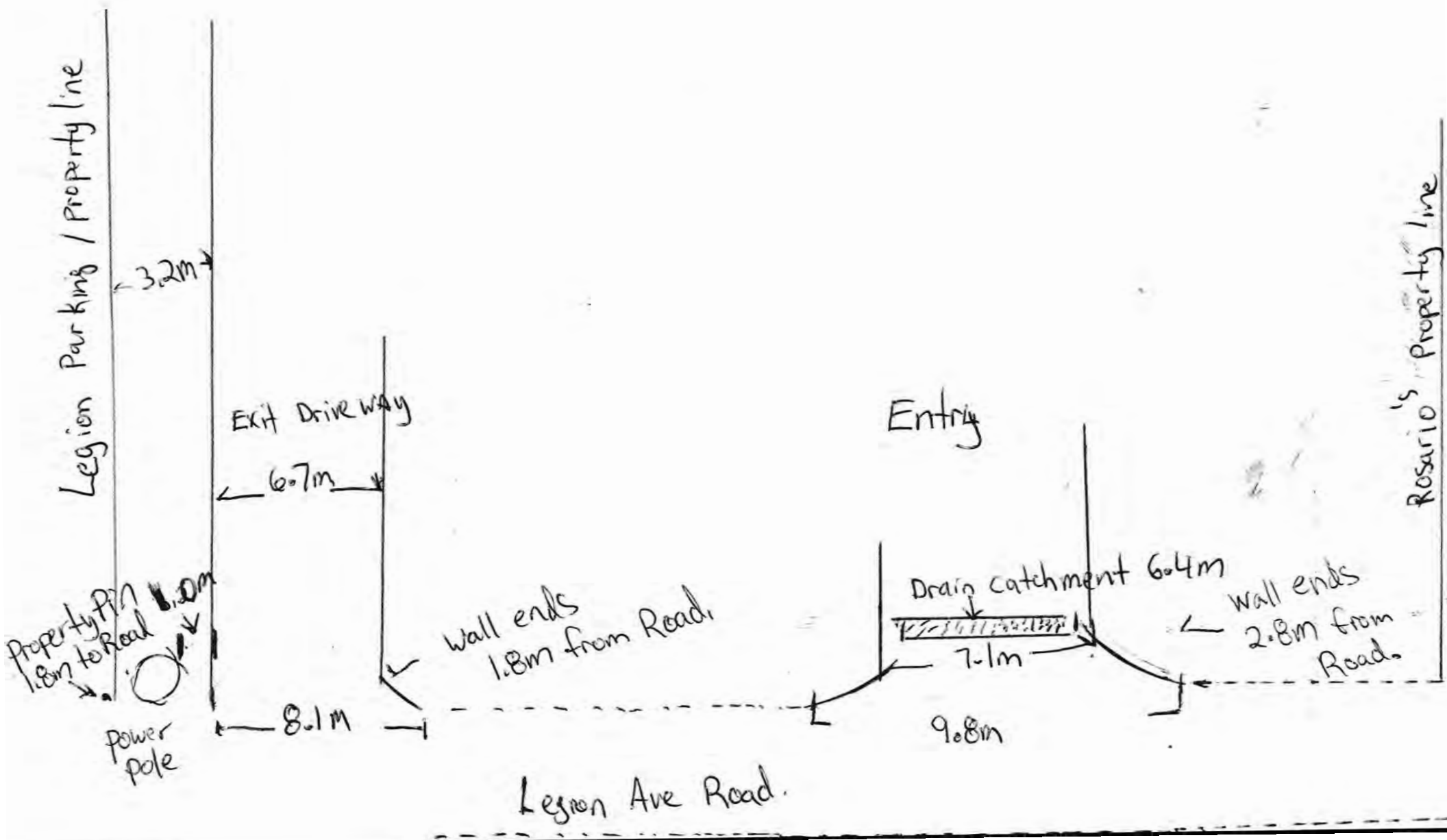
All measurements to be provided in metric.

Site Details and Development Regulations	**Zoning Requirement**	**Proposal**
Min. Lot Area (m²)		
Min. Lot Frontage (metres)		
Max. Lot Coverage (%)		
Max. Gross Floor Area (m²)		
Max. Floor Area Ratio (FAR)		
Number of Buildings/Structures		
Type of Buildings/Structures		
Max. Building Height (metres)		
Building(s) Setbacks (metres)- Front, Side, Side, Rear		
Drive Aisle Width (metres)		
Min. Off-Street Parking		
Max. Access Width (metres)		7.0104 m (23')
Max. Sign Area (m²)		
Max. Sign Height (metres)		

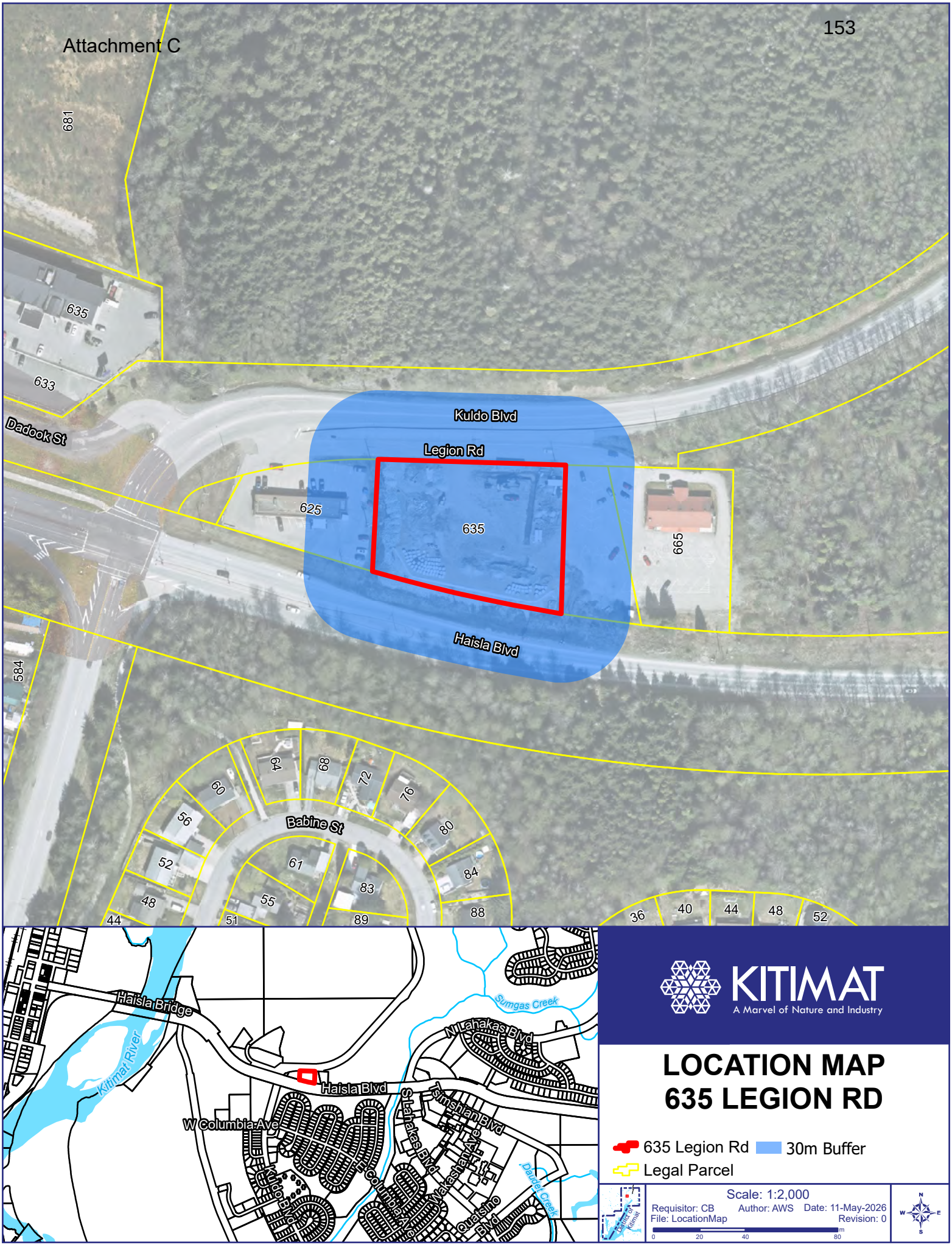

REQUESTING VARIANCE FOR ENTRANCE TO 7m
LEGION AVE ENTRANCE
EXIT CURRENTLY 6.7m
7m
FUTURE DEVELOP.
DRIVE THRU
WAND WASH BAYS
ROSARIOS
LEGION
RETAINING WALL
HAISLA BLVD.
788758 ALBERTA INC
CAR WASH
635 LEGION AVE

THIS PAGE INTENTIONALLY LEFT BLANK

Kitimat Car Wash



THIS PAGE INTENTIONALLY LEFT BLANK



KITIMAT
A Marvel of Nature and Industry

LOCATION MAP
635 LEGION RD

635 Legion Rd 30m Buffer
Legal Parcel

Scale: 1:2,000
Requisitor: CB Author: AWS Date: 11-May-2026
File: LocationMap Revision: 0
0 20 40 80 m

THIS PAGE INTENTIONALLY LEFT BLANK

The Royal Canadian Legion – Kitimat (Branch 250)
PO Box 152 Kitimat BC, V8C 2G7

June 9, 2026

Planning Department
District of Kitimat
270 City Centre
Kitimat, B.C. V8C 2H7

VIA EMAIL: planning@kitimat.ca

Dear Planning Department

RE: DEVELOPMENT VARIANCE PERMIT APPLICATION

We are responding to the development variance permit application for the address of 635 Legion Road with the applicant being Sean Gust.

1. The entrances and exits to the car wash have already been built and the applicant is asking for a variance after the fact.
2. In Sean Gust's application he is asking for busses and RV'S to have access to his car wash. We would like assurances that busses can actually make that turn going up the slope into the carwash. We would also like assurances that once a bus is on carwash property, that it can turn around and will not have to reverse back out onto the Legion Road.
3. Could you please provide us with a calculation of the area needed for a radius turn into the carwash for a bus? Legion Road is a two-way road and we believe that any larger vehicle will have to move over into the oncoming traffic lane to make that turn into the carwash. If this is the case we are against any variance or access for larger vehicles like busses and RV'S.
4. For the District of Kitimat's information, once Sean Gust has removed his building supplies and equipment off the Legion's property, we will be installing concrete barriers along our property line and no access will be given to the carwash from our property.
5. Under no circumstance do we want any traffic on Legion property from carwash operations. These include deliveries, turning, parking, waiting or any other activities associated with carwash operations.

We look forward to your response. I can be reached at [redacted].

Yours truly,

SL Little for

Margaret Bogaert
President

Cc: Andy Towse – [redacted]

THIS PAGE INTENTIONALLY LEFT BLANK

KITIMAT
A Marvel of Nature and Industry

270 City Centre, Kitimat, BC, Canada V8C 2H7 **P:** 250.632.8900 **W:** kitimat.ca **E:** dok@kitimat.ca

7.9.3.131

DISTRICT OF KITIMAT
DEVELOPMENT VARIANCE PERMIT NO. 03-2026

1. Issued in accordance with Section 498 of the *BC Local Government Act*.

2. This Development Variance Permit is issued subject to compliance with the *Kitimat Municipal Code* and *Official Community Plan* except as specifically varied or supplemented by the Permit.

3. This Development Variance Permit applies only to lands within the Municipality described below, and any and all buildings, structures and other development thereon:

   LOT 1 DISTRICT LOTS 6036 AND 6045 RANGE 5 COAST DISTRICT PLAN 3789
   EXCEPT PLAN 6966
   PID: 011-740-469

4. Nothing herein contained shall be construed to authorize the owner of said lands to vary except as approved by Kitimat Council on June 15th, 2026, the *Kitimat Municipal Code,* and the *Kitimat Official Community Plan*.

5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit. This Development Variance Permit varies the maximum access widths for the parcel as follows and as shown in Attachment A:

   i. West access (entrance) – from 5.0 metres to 9.8 metres
   ii. East access (exit) – from 5.0 metres to 8.1 metres

6. This Permit is NOT a Building Permit

AUTHORIZING RESOLUTION PASSED BY KITIMAT COUNCIL June 15, 2026

Date of Issue: June 16, 2026

District of Kitimat, by Authorized Signatory

_____
Tracy Tavares
Director of Corporate Administration

Attachment A – Site Plan

DRAFT

Attachment A - Site Plan

North

