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, JULY 20, 2026, 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, LNG Canada, Waste Discharge Authorization (WDA) Air Amendment (1.1.2.1.1) |

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, LNG Canada, Waste Discharge Authorization (WDA) Air Amendment (1.1.2.1.1) |
| Page | 35 | 7.2 | Minutes, June 15, 2026, Regular Meeting of Council |
| Page | 41 | 7.3 | Minutes, June 17, 2026, Special Meeting of Council |
| Page | 43 | 7.4 | Minutes, June 22, 2026, Special Meeting of Council |
| Page | 47 | 7.5 | Minutes, July 2, 2026, Special Meeting of Council |
| Page | 51 | 7.6 | July 2026 Registry of Observances |
| Page | 55 | 7.7 | 2023-2026 District of Kitimat Strategic Plan 2026 Update (1.5.1.9) |
| Page | 67 | 7.8 | For Information only report, Kitimat Public Art Alliance (KPAA) Art Concept for Overpass Pillars (5.15.6) |
| Page | 75 | 7.9 | Correspondence, letter received June 16, 2026, from the Minister of Justice and Attorney General of Canada regarding Bail and Sentencing Reform Act, Bill C-14 |
| Page | 77 | 7.10 | Correspondence, email dated June 18, 2026, from President of BC Nurses Union re: BCNU Health Care Champion award |
| Page | 79 | 7.11 | Correspondence, letter dated June 23, 2026, from the City of Prince George, regarding the Northern-Rural Homeowners Grant |
| Page | 81 | 7.12 | Correspondence, letter received July 8, 2026, from Kitimat Community Services Society requesting illumination of Tamitik Arena and Centennial Park fountain for the month of September for Literacy Month in B.C. |
| Page | 83 | 7.13 | Correspondence, email dated June 12, 2206, to Mayor and Council from the Kitimat Terrace Clean Air Coalition |
| Page | 85 | 7.14 | Correspondence, copy of a letter dated June 8, 2026, from the City of Dawson Creek to the Minister of Health regarding Joint Advocacy Request for Independent Expert Led Review of Universal Mental Health Care in British Columbia |
| Page | 89 | 7.15 | Correspondence, copy of letter dated June 25, 2026, from the Regional District of Central Okanagan to Premier Eby and Ministers regarding B.C. Local Government Climate Action Program (LGCAP) – Funding |

| | | | |
|---|---|---|---|
| | | | Continuation. |
| Page | 91 | 7.16 | Correspondence, copy of letter dated July 7, 2026 from the Town of Lake Cowichan regarding the Elect Respect campaign. |
| Page | 93 | 7.17 | News Release dated May 27, 2026, regarding the Province of BC's Air Access Program |

**8. Notice of Motions**

**9. Bylaws**

| | | | |
|---|---|---|---|
| Page | 97 | 9.1 | For consideration of first and second reading, 167 Konigus Street North Parcel "A" and "B" and South Parcel Official Community Plan and Zoning Amendment Bylaws No. 2093, 2094, 2095, 2096, 2097 and 2098, 2026 – Riverbrook Estates (7.5.3.159.1, 7.5.3.159.2, and 7.5.3.159.3) |
| Page | 293 | 9.2 | For consideration of first, second and third reading, Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026 (4.2.4) |
| Page | 321 | 9.3 | For consideration of Adoption - Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026 (7.17.30) |

**10. Reports and/or Communications**

| | | | |
|---|---|---|---|
| Page | 331 | 10.1 | Nechako Centre Development Plan (7.2.47.1) |
| Page | 415 | 10.2 | Water System Upgrade Project -2026 Update (9.2.3) |
| Page | 431 | 10.3 | Remedial Action Requirement – 76 Capilano St. (8.3.3.5.12) Development |
| Page | 447 | 10.4 | Permit and Development Variance Permit Applications, 589 Mountainview Square (7.8.3.178 & 7.9.3.132) |
| Page | 507 | 10.5. | Downtown Concept Plan (7.2.44) |
| Page | 557 | 10.6. | Environmental Control – Overgrown Grass vs. Pollinator Garden (8.3.3) |
| Page | 563 | 10.7 | 2024 Audited Financial Statements (2.1.0.2) |

**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)(c) | Labour Relations |
| - | Section 90(1)(e) | Acquisition of land |
| - | Section 90(1)(g) | Litigation or potential litigation |
| - | Section 90(1)(i) | Legal Advice |
| - | Section 90(1)(k) | Municipal Service |
| - | Section 90(2)(b)(i) | Negotiation Item between the municipality and Provincial and/or Federal Government Item |

**Reconvene and Adjourn Regular Meeting of Council**

# DELEGATION NOTICE

Date: July 15, 2026

File No: 1.1.2.1.1

To: Mayor and Council

From: Warren Waycheshen, CAO

Delegation: LNG Canada
Re: LNG Canada, Waste Discharge Authorization (WDA) Air Amendment, Flare Mitigation Activities and Flare Tip Replacement in Kind (RIK) Update.
Applicant: n/a
Location: n/a

Tara Barnett, LNG Canada, Chief Corporate Relations Officer, and Reid Person, P.Eng., Stantec, will be in attendance to present to Council on the Waste Discharge Authorization (WDA) Air Amendment, Flare Mitigation Activities and provide a Flare Tip Replacement in Kind (RIK) Update.

Attachment(s): A – PowerPoint

**THIS PAGE INTENTIONALLY LEFT BLANK**

LNG CANADA

Opportunity for British Columbia. Energy for the world



# LNG Canada Presentation
# District of Kitimat Council
# July 20, 2026

# Agenda

| Topic | Presenter |
|---|---|
| **Introductions** | Tara Barnett, Chief Corporate Relations Officer, LNG Canada |
| | Reid Person, P.Eng., Stantec |
| **Land Acknowledgement** | |
| **Waste Discharge Authorization (WDA) Air Amendment** | Reid Person, P. Eng. |
| **Flare Mitigation Activities** | Tara Barnett |
| **Flare Tip Replacement in Kind (RIK) Update** | Tara Barnett |
| **Questions** | |

# Introductions

# Tara Barnett, Chief Corporate Officer

Tara Barnett is the Chief Corporate Relations Officer and a member of the LNG Canada Leadership Team, bringing more than 20 years of experience across the environmental, social, and governance (ESG) spectrum. Her career began as an environmental and regulatory consultant, where she supported oil and gas exploration and infrastructure projects across western and northern Canada.

Since joining Shell in 2013, Tara has held a diverse range of roles spanning Venture Integration, Emergency Management, and Corporate Relations across all lines of business - from downstream operations to upstream, including frontier exploration, shales, distribution, and offshore power. Tara has worked in nearly every province and territory in Canada, from Sarnia to Inuvik and from St. John’s to Bare Point, gaining a deep appreciation for regional contexts, communities, and stakeholder perspectives.

Tara joined LNG Canada in 2023 as the Phase 2 Integration Manager, playing a key role in supporting the project’s ambition to double the size of the facility and deliver long-term value through scale.



# Reid Person, M.Eng. P.Eng.

Reid is a senior air quality engineer and is the technical leader for Air Quality in Canada at Stantec with 25 years of consulting experience.

His primary area of technical focus has been on emissions inventories, greenhouse gas emissions, air quality modelling and assessment. He has extensive experience with assessing the effects of air emissions from a wide range of industries including infrastructure, oil and gas, petrochemical, mining, power generation, pipeline utilities, and forest products.

Reid's technical and discipline leadership experience includes developing and advising on assessment methodology, leading multi-disciplinary teams, client liaison, internal and external training, technical analysis, report writing, regulatory advice and providing expert witness testimony regulatory hearings



# Land Acknowledgement

# Land Acknowledgement



The LNG Canada facility is on the traditional territory of the Haisla people alongside the neighbouring traditional territories of Kitselas First Nation and Kitsumkalum Band. Our shipping route passes through traditional territories of Gitga'at Nation, Gitxaala Nation, Metlakatla First Nation and Lax Kw'alaams Band. Working closely with Indigenous communities including Metis people has provided LNG Canada opportunities to listen, learn, and seek ways to participate in reconciliation.

# Waste Discharge Authorization (WDA) Air Amendment

# A Focused, Temporary Update to Routine Flaring Limits



LNG Canada is applying to amend WDA PA-110588 for routine vapour flaring during early operations. The amendment introduces no new emission sources, process units, or changes to the approved facility footprint or configuration.

**230 $m^3/min$**
Temporary combined routine vapour flare discharge rate

**3 years**
Initial Flare Performance Period (IFPP)

**4 flares**
Vapour flares under one combined IFPP limit

**0 new sources**
No new source types, units, or footprint change

WHY IT MATTERS

The IFPP manages two early-operations issues — a Warm Wet Flare backburn purge requirement and passing-valve contributions — while corrective actions, monitoring, and data collection define achievable post-IFPP limits.

# Proposed Flare Limit

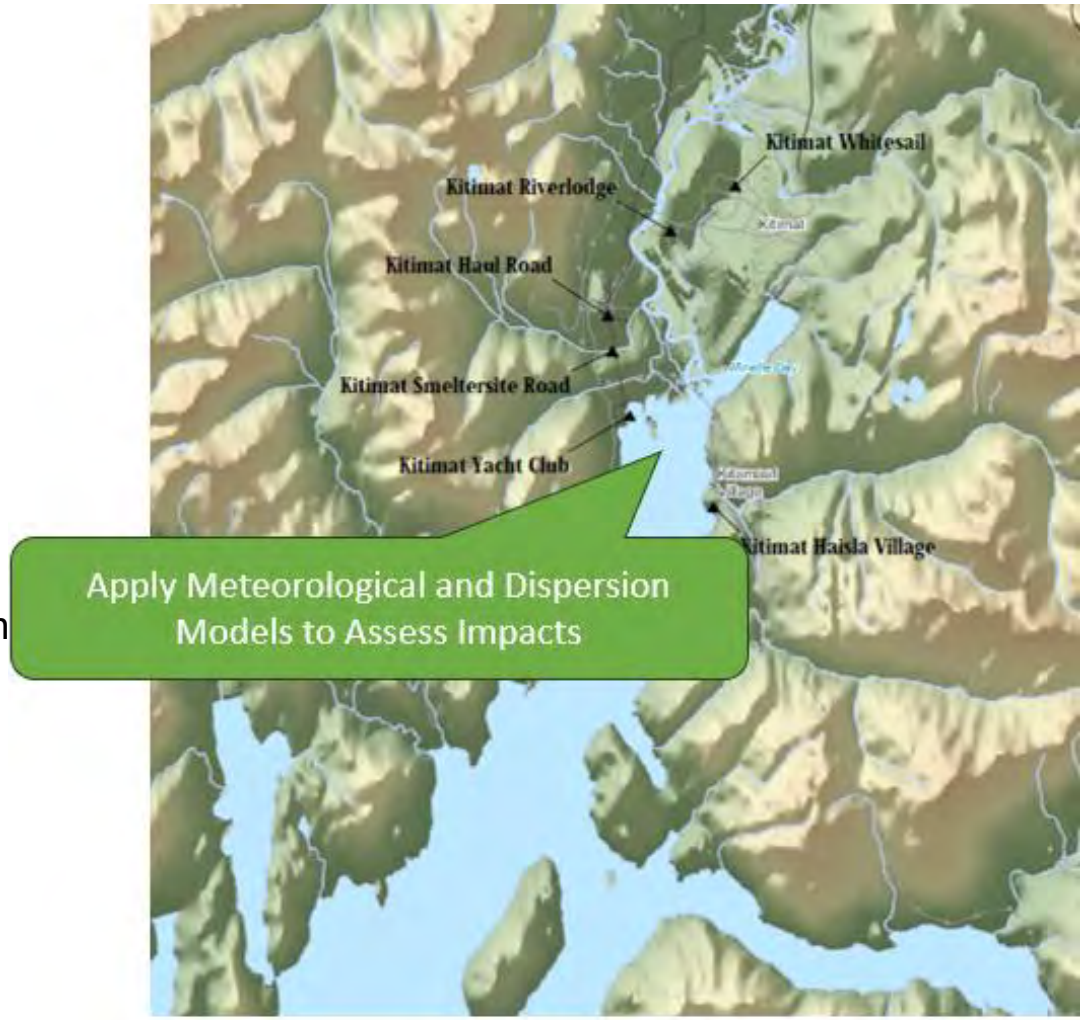
- The 230 $m^3$/min flaring limit is derived from observed data from each flare system under normal operating conditions to determine realistic discharge limits.
- The 230 $m^3$/min limit was selected to account for a worst-case combined operational scenario across all flare systems, including the potential for each system to concurrently and continuously operate at its observed maximum.
- Represents an upper-bound case. Expected that LNGC will operate below this limit in practice. Unlikely that worst-case conditions would persist for the full duration of a month.
- Compliance with the limit is assessed on a monthly average basis, and operational data demonstrates that actual flaring rates remain well below this limit during normal operations.



# Background & Regulatory Context

- **Amendment PA-110588 (originally issued by BCER July 15, 2024):**
  - To authorize a temporary cumulative routine vapour flare discharge rate of 230 $m^3$/min across the four vapour flares for IFPP.
  - Request permit clause updates related to flare limit language and timelines for repeat stack testing.

- **Technical Assessment Report (TAR) and Air Quality Technical Data Report (TDR):**
  - Apply CALPUFF dispersion model to predict changes to $NO_2$, $SO_2$, CO, $PM_{2.5}$ and VOC concentrations
  - Submit "model plan" to BCER to confirm acceptable methodology
  - Level 3 Assessment due to complex terrain and number of emission sources
  - Develop meteorological data that accounts for effects of complex terrain and coastal environment
  - Assessment follows the BC Air Quality Dispersion Modelling Guideline
  - The approach is consistent with methods used for other assessments in the Kitimat Airshed



# Flare Minimization During the IFPP

A targeted plan proportionate to the amendment's limited scope — directed at the sources and conditions that drive the temporary increase.

### Manage purge flow

Maintain increased Warm Wet Flare purge only as needed to manage backburn and ensure positive tip flow.

### Replace flare tip

Complete Warm Wet Flare tip replacement (anticipated mid-2028) as the long-term engineering fix.

### Find passing valves

Identify contributions via real-time data analysis, field testing, and systematic troubleshooting.

### Reduce where practicable

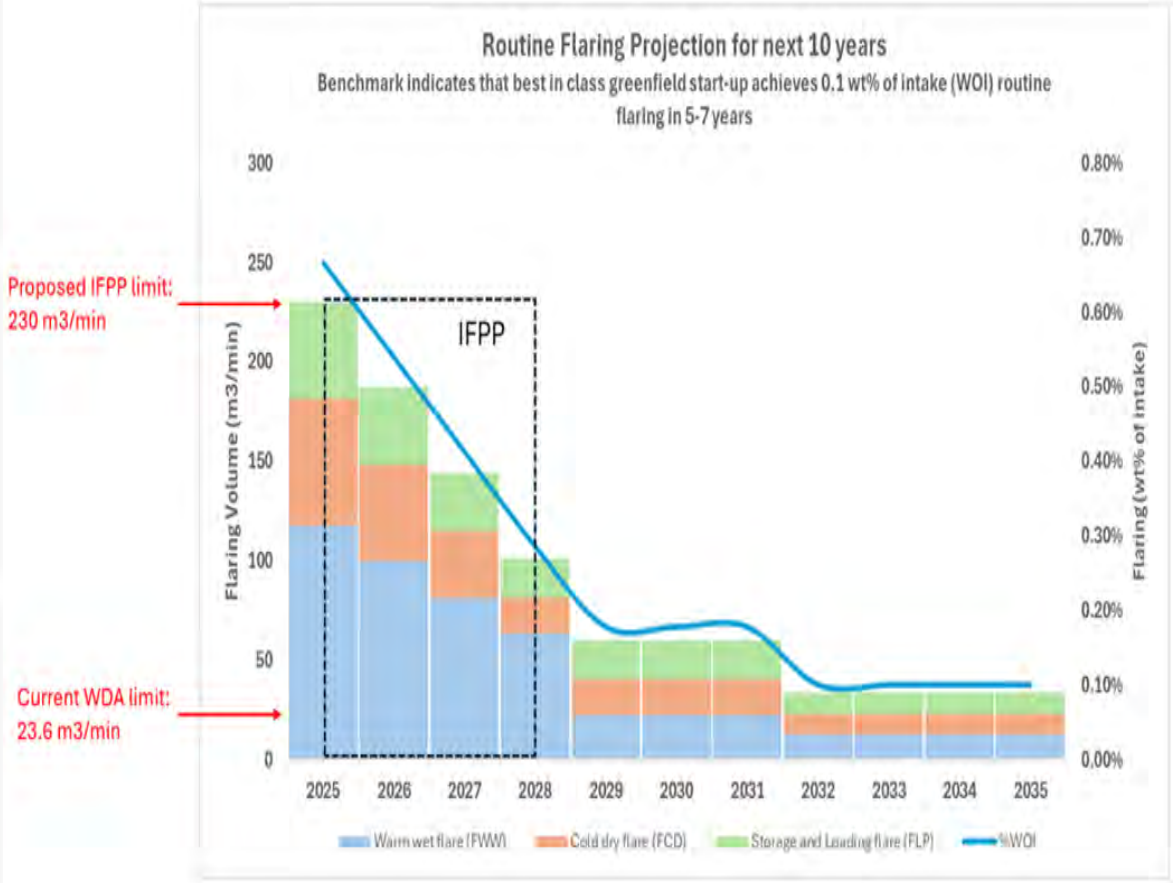
Implement corrective actions on passing valves as they are identified through the period.

### Collect operating data

Validate system performance and build the empirical basis for the post-IFPP routine flaring limits.

### Set durable limits

Use operational data from IFPP period to inform compliance-aligned routine flaring limits after the temporary period.



# How the Proposed Amendment Is Evaluated

Emissions were quantified, modelled (CALMET/CALPUFF), and evaluated against BC Air Quality Objectives. Five routine emission cases that consider existing, facility, and future conditions.

1

### Base Case

Existing regional sources (LNGC at current permit limits) and RT Aluminum Smelter, marine traffic, and baseline.

2

### Routine Flare-Alone

The combined vapour flare source assessed on its own.

3

### Facility-Alone

LNG Canada emissions including the proposed flaring amendment.

4

### Application Case

Base Case with the proposed updated flare emission rates substituted in.

5

### Future Case

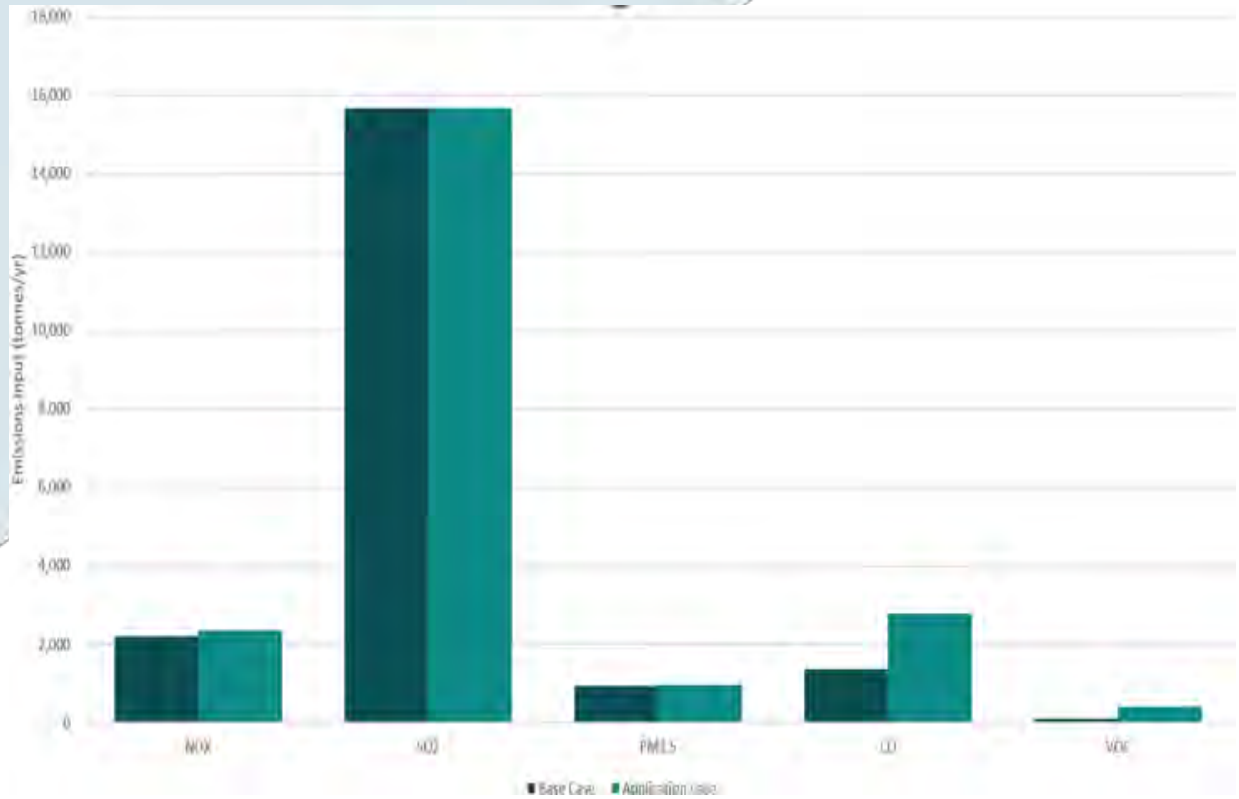
Cumulative effects if Cedar LNG operates before the IFPP ends.

KEY POLLUTANTS ASSESSED

- **$SO_2$** Sulphur dioxide
- **$NO_2$ and NOx** Nitrogen dioxide and Nitrogen Oxides
- **$PM_{2.5}$** Fine particulate
- **CO** Carbon monoxide
- **VOC** Total & speciated

# Evaluating Effects on Air Quality

## Updated Application Case Emissions Compared to Base Case




## Dispersion Characteristics of LNG Facility Flare System:

- The combination of tall flare stack and heat release allows the plume to rise high above the ground enhancing mixing (dilution).
- Net effect is the potential for increases in pollutant concentrations at ground-level from emissions from the flare is greatly mitigated by the combination of flare height, plume rise and resulting enhanced dispersion.
- Dispersion models account for factors such as stack height, plume rise, terrain effects, meteorology, atmospheric chemistry, and pollutant deposition.
- The magnitude of change in quantity of emitted pollutant is not a direct indicator of change in ambient pollutant concentration at ground-level.

# Evaluating Impact on Air Quality

## Change in Industrial Facility Emissions within the Kitimat Airshed

| Scenario | Emissions (t/y) | | | | |
|---|---|---|---|---|---|
| | $NO_x$ | $SO_2$ | $PM_{2.5}$ | CO | VOC |
| Existing Airshed Industrial Facility Emissions (Base Case, current permit limits) | 2,192 | 15,663 | 938 | 1,376 | 106 |
| Proposed Airshed Industrial Facility Emissions (Application Case, including increased routine flaring) | 2,351 | 15,666 | 960 | 2,781 | 410 |
| Change in Airshed Emissions (%) | 7.3% | 0.02% | 2.3% | 102% | 287% |

## Dispersion Characteristics of LNG Facility Flare System:

- The percent change in quantity of emitted pollutant is not a direct indicator of change in ambient pollutant concentration at ground-level.
- The combination of tall flare stack and heat release allows the plume to rise high above the ground enhancing mixing (dilution).
- Net effect is the potential for increases in pollutant concentrations at ground-level from emissions from the flare is greatly mitigated by the combination of flare height, plume rise and resulting enhanced dispersion.
- Dispersion models account for factors such as stack height, plume rise, terrain effects, meteorology, atmospheric chemistry, and pollutant deposition.



# Key Results (Change to Air Quality)

## $NO_2$

Maximum $NO_2$ concentrations increase just 0.1% (1-hour) and 1.8% (annual) without baseline. This negligible increment reflects the small contribution of the flare source to ground-level $NO_2$ relative to other emission sources.

**Maximum $NO_2$ concentrations associated with the flare alone are small (<4% of BC AQO).**

## $SO_2$

The proposed amendment does not increase predicted $SO_2$ concentrations. Exceedances of the BC AQO persist as in the Base Case — driven by the neighbouring industrial facility.

**Maximum $SO_2$ concentrations associated with the flare alone are small (<0.1% of BC AQO).**

| Substance | Averaging Period | Maximum Predicted Concentration ($\mu g/m^3$) | | Percent Change from the Base Case (%) | BC AQO ($\mu g/m^3$) |
|---|---|---|---|---|---|
| | | Base Case | Application Case | | |
| $NO_2$ | 1-hour | 93.4 | 93.4 | 0.1 | 113 |
| | Annual | 8.4 | 8.5 | 1.8 | 32 |
| $SO_2$ | 1-hour | **1,687** | **1,687** | 0 | 170 |
| | Annual | **73.1** | **73.1** | 0 | 10.5 |

*Maximum $SO_2$ exceedances are attributed to the emissions from the neighbouring industrial facility. The proposed flaring amendment does not change predicted $SO_2$, results.*

# Key Results (Change to Air Quality)

## $PM_{2.5}$

The proposed amendment does not increase maximum predicted $PM_{2.5}$ concentrations. Exceedances of the BC AQO are identical to the results for the Base Case — driven by the neighbouring industrial facility. **Maximum $PM_{2.5}$ concentrations associated with the flare alone are small (<0.8% of BC AQO).**

## CO

The Application Case hourly and daily CO concentrations increases by 0.3% to 13% relative to the Base Case. While maximum values increase, the maximum predicted CO concentrations remain much less than the applicable BC AQOs in all cases (14% to 19% of the BC AQO). **Maximum CO concentrations associated with the flare alone are small (<5% of BC AQO).**

| Substance | Averaging Period | Maximum Predicted Concentration ($\mu g/m^3$) | | Percent Change from the Base Case (%) | BC AQO ($\mu g/m^3$) |
|---|---|---|---|---|---|
| | | Base Case | Application Case | | |
| $PM_{2.5}$ | 24-hour | **79.4** | **79.4** | 0 | 25 |
| | Annual | **22.4** | **22.4** | 0 | 8 |
| CO | 1-hour | 1,867 | 2,001 | 13.4 | 14,300 |
| | 8-hour | 1,028 | 1,029 | 0.3 | 5,500 |

*Maximum $SO_2$ and $PM_{2.5}$ exceedances are attributed primarily to the neighbouring industrial facility and are consistent with baseline conditions — the proposed flaring amendment does not materially change predicted $SO_2$, $PM_{2.5}$, or deposition results.*

# Key Results (Change to Air Quality)

## VOC

- Assessment evaluated select VOC and PAH substances (substances with largest emission rates and lowest toxicological reference values (TRVs)).
- **Maximum predicted VOC/PAH concentrations are much less than air quality objectives for the Combined Vapour Flare Source alone (0.0003% to 0.03% of TRVs).**
- Maximum predicted VOC/PAH concentrations are much less than TRVs for the LNG Canada Facility alone (0.1% to 18% of TRVs).

| Substance | Averaging Period | Maximum Predicted Concentration (µg/m$^3$) | | LGG Canada Facility Percent of TRVs (%) | Relevant TRV (µg/m$^3$) |
|---|---|---|---|---|---|
| | | Flaring Alone | LNG Canada Facility | | |
| Benzene | 1-hour | 0.006 | 0.94 | 3.1 | 30 |
| | Annual | 0.00001 | 0.0023 | 0.1 | 3 |
| Formaldehyde | 1-hour | 0.02 | 7.5 | 18 | 41 |
| | Annual | 0.00004 | 0.02 | 0.9 | 2.2 |
| Benzo(a)pyrene | Annual | 0.0000001 | 0.000001 | 0.3 | 0.0003 |

# Key Results (Change to Air Quality and Environment)

## Effects on Receiving Environment and Cumulative Effects (Future Case)

- Nitrogen, sulphur, and acid deposition do not increase versus the original WDA application. No change to conclusions with regard to effects on water quality, soil, vegetation.
- Annual $NO_x$-as-$NO_2$ stays below the 30 µg/m³ vegetation criterion in all cases. No change relative to the original WDA application.
- Future Case: Dispersion modelling with the addition of the Cedar LNG produces only small increases in pollutant concentrations and does not substantially alter predicted air quality.

# Monitoring Program, 2025 Results

**Comprehensive Review for Air Quality Detailed Monitoring Plan**

LNGC monitors Facility emissions, effects on air quality, and effects in the environment using the following methods:

Air Quality Monitoring

- Continuous Monitoring
- Passive Monitoring
- Precipitation Chemistry Monitoring
- Source Emission Monitoring

Soil and Vegetation Monitoring Program

Aquatic Monitoring Program

| Pollutant | Averaging Period | Units | Concentration at each Air Monitoring Station | | | BC AAQO |
|---|---|---|---|---|---|---|
| | | | Kitamaat Village | Riverlodge | Whitesail | |
| $SO_2$ | 1-hour | ppb | 17.9 | 27.5 | 19.8 | 65 |
| $NO_2$ | 1-hour | ppb | 8.5 | 10.3 | 10 | 60 |
| | Annual | ppb | 0.5 | 1.3 | 1 | 17 |
| $PM_{2.5}$ | 24-hour | µg/m³ | 10 | 9 | 8 | 25 |
| | Annual | µg/m³ | 5 | 3.7 | 3.9 | 8 |

**Continuous Monitoring Results**

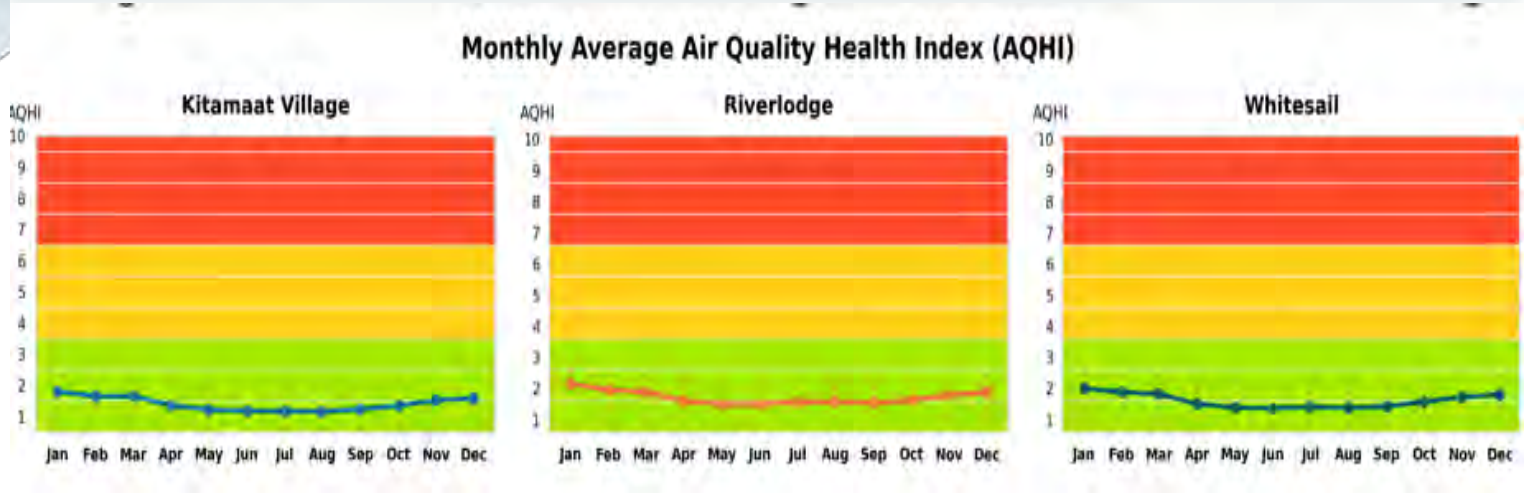
- No exceedances of Provincial Ambient Air Quality Objectives (BC AAQO) for $NO_2$, $SO_2$, or $PM_{2.5}$ in 2025.
- $NO_2$ concentrations levels fall within the low-risk management level for human health air monitoring.

| Management Response Thresholds For 1-hour $NO_2$ Concentration | | |
|---|---|---|
| Low Risk | Moderate Risk | High Risk |
| <55 | 55 to 60 | >60 |

# Key Results

## Updated Human Health Risk Assessment

- Air quality model assumes continuous maximum flaring throughout the IFPP, representing a conservative worst-case scenario for health effects.
- Flare emissions are buoyant and effectively dispersing in the atmosphere at elevation. Ground-level concentrations of $NO_2$, $SO_2$, and $PM_{2.5}$ from flaring are a small contributor to health risk.
- Model results were used to calculate the **Air Quality Health Index (AQHI)** for a 3-hour running average throughout the year. The monthly average AQHI remained within **1 to 3 (Low Risk).**
- Residents do not need to adjust their outdoor activity in response to flaring emissions.




## Air Quality Health Index (AQHI)

Health Canada

| AQHI | HEALTH RISK CATEGORY | GENERAL INTERPRETATION |
|---|---|---|
| 1-3 | LOW RISK | No need to modify usual outdoor activities. |
| 4-6 | MODERATE RISK | Consider reducing strenuous outdoor activities if experiencing symptoms. |
| 7-10 | HIGH RISK | Consider reducing or rescheduling strenuous outdoor activities. |
| 10+ | VERY HIGH RISK | Reduce or reschedule strenuous outdoor activities, particularly for health-sensitive individuals. |

# Conclusions

- Conservative (precautionary) evaluation that overestimates pollutant emissions and effects on air quality, human health and the environment.
- Predicted effects associated with the proposed increase to routine flaring range from negligible to small.
- The combination of the tall flare stack and heat release allows the plume to rise high above the ground enhancing mixing (dilution). Increases in pollutant concentrations at ground-level from increased flare emissions are greatly mitigated by the combination of flare height, plume rise and resulting enhanced dispersion.
- Predicted pollutant concentrations in Kitimat remain low relative to the BC AQOs.
- No elevated pollutant concentrations have been measured to date that have been attributable to flaring.



*LNG Canada Facility, Kitimat, British Columbia*

# Proposed Amendment Discharge Rate

**230** $m^3/min$

Routine vapour flare discharge rate (i.e., flow of natural gas to the flare prior to combustion).
**Requesting 10x increase from current combined discharge rates**

**3** years

Initial Flare Performance Period (IFPP), discharge rates substantially reduced after 3 years

**4** flares

Combined for maximum discharge rate for the four vapour flares

# Emissions

## Change in Industrial Facility Emissions within the Kitimat Airshed

| Scenario | Emissions (t/y) | | | | |
|---|---|---|---|---|---|
| | $NO_x$ | $SO_2$ | $PM_{2.5}$ | CO | VOC |
| Current Authorized Limits (includes RT, LNGC, marine sources) | 2,192 | 15,663 | 938 | 1,376 | 106 |
| Proposed Authorized Limit (includes RT, updated LNGC, marine sources) | 2,351 | 15,666 | 960 | 2,781 | 410 |
| Change in Airshed Emissions (%) | 7.3% | 0.02% | 2.3% | 102% | 287% |

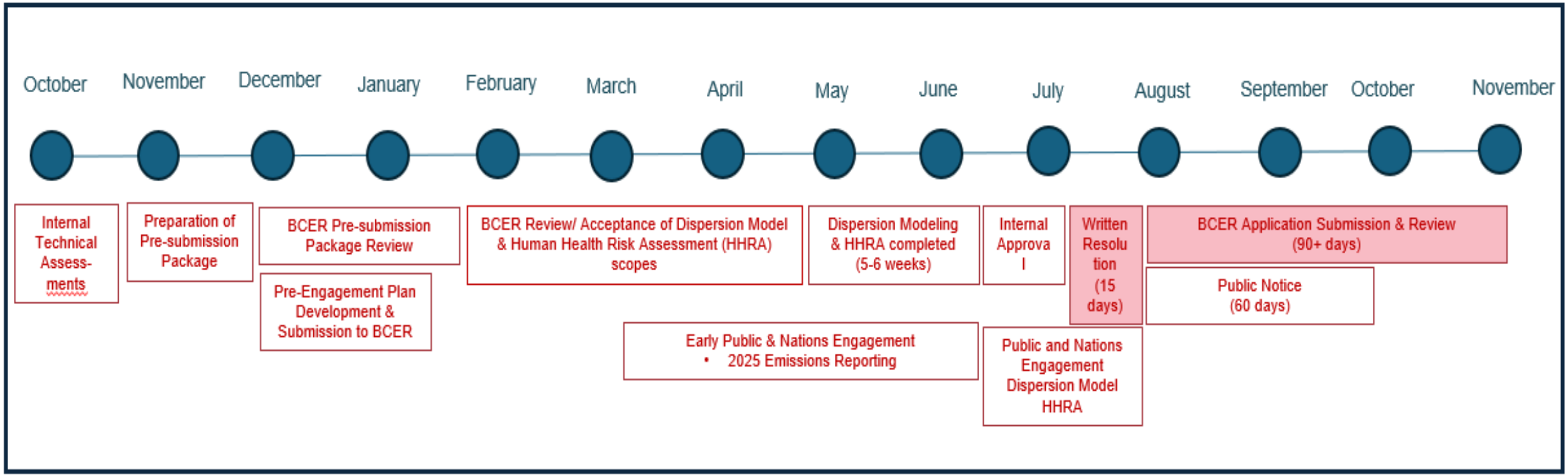
**Emissions increase by 0 to 2.9 times**

# Change in Predicted Effects

**The change in quantity of emissions is not a direct indicator of change in ambient pollutant concentration at ground-level (effects).**

| Substance | Averaging Period | Maximum Predicted Concentration ($\mu g/m^3$) | | Percent Change from the Base Case (%) | BC AQO ($\mu g/m^3$) |
|---|---|---|---|---|---|
| | | Base Case | Application Case | | |
| $NO_2$ | 1-hour | 93 | 93 | 0.1 | 113 |
| | Annual | 8.4 | 8.5 | 1.8 | 32 |
| $SO_2$ | 1-hour | **1,687** | **1,687** | 0 | 170 |
| | Annual | **73** | **73** | 0 | 10.5 |
| $PM_{2.5}$ | 24-hour | **79** | **79** | 0 | 25 |
| | Annual | **22** | **22** | 0 | 8 |
| CO | 1-hour | 1,867 | 2,001 | 13.4 | 14,300 |
| | 8-hour | 1,028 | 1,029 | 0.3 | 5,500 |

# Waste Discharge Authorization (Air) Amendment Application Timeline

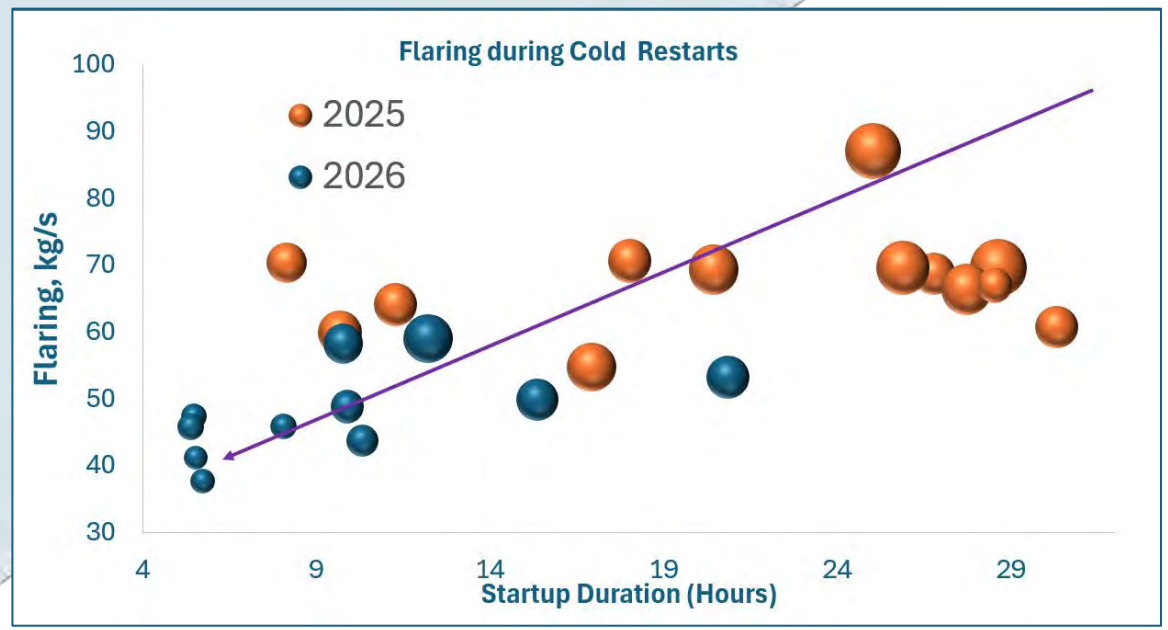


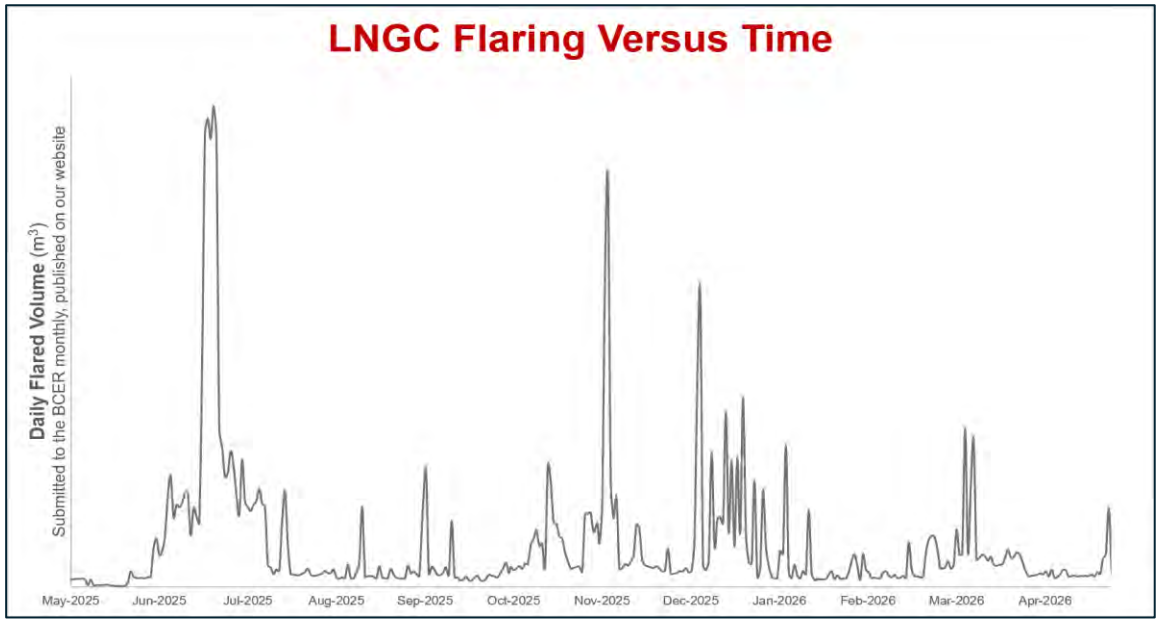

Target Timeline (subject to change)

# Flare Mitigation Activities

# Flare Mitigation Activities – Total Flaring Reduction Measures






- Since start-up, flaring volumes have decreased by more than 50%.
- Typical restart durations have improved from approximately 21 hours in 2025 to 7–10 hours today.
- Improvements have been achieved through operational refinements, including reduced start-up turndown requirements:
  - Up to 80% reduction at the warm end
  - Up to 50% reduction at the cold end
- Current performance exceeds the original project baseline and supports continued reductions over time.

# Flare Tip Replacement in Kind (RIK) Update

# Update on Flare Tip Replacement in Kind (RIK) Installation Update

- ✓ Replacement in Kind with upgraded metallurgy – purchased and at site
- ✓ Planning work and lining up workforce and parts – complete
- ✓ Preparation of site work and equipment – complete
- ✓ Mobilization of installation crew – complete
- ✓ Commence execution work – complete
- ✓ Old flare tip removed – complete
- ❑ Lifting the new flare tip – in progress
- ❑ Anticipate mechanical completion & commissioning – August









Flare tip replacement is on schedule.
Existing flare tip has been safely removed.
Replacement will result in immediate reduction in routine flaring.

# Questions

LNG CANADA

Opportunity for British Columbia. Energy for the world

MINUTES OF DISTRICT OF KITIMAT

**REGULAR MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, MONDAY, JUNE 15, 2026, AT 7:38 PM

| | | |
|---|---|---|
| Present: | Mayor | P. Germuth |
| Present: | Councillors | M. Feldhoff, G. Leibel, T. Marleau, G. Pitzel |
| | Via WebEx | M. Martins |
| Absent: | Councillor | E. Empinado |
| Present: | Staff | W. Waycheshen, Chief Administrative Officer |
| | | K. Enders, Deputy Chief Administrative Officer |
| | | A. Ramos-Espinoza, Director of Engineering Services |
| | | T. Tavares, Director of Corporate Administration |
| | | J. Stevenson, Deputy Director of Corporate Administration |
| | | S. Tarnowski, Director of Finance |
| | | K. Carlson, Project Manager |
| | | T. Bossence, Fire Chief |
| | | A. Spracklin, GIS Technician |
| | | R. Beaudry, Director of Planning |
| | | W. Tenshak, Director of Economic Development |
| | Via WebEx | C. McCulley, Director of Operations |

## 1. Call to Order

Mayor Germuth called the June 15, 2026, Regular Meeting of Council to order at 7:38 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. Tourism Kitimat

The Kitimat Chamber of Commerce's Tourism Kitimat representatives, Laurel D'Andrea, Executive Director, and Kelsey Kenny, Tourism Coordinator, shared a PowerPoint presentation updating Council on the 2025 activities of Tourism Kitimat.

Council asked questions of the delegation.

## 4. Public Input / Questions on Agenda Items

Mayor Germuth called for public input on agenda items.

Corinne Scott, applicant of Development Variance Permit for 635 Legion Road provided input on item 10.3 Development Variance Permit, 635 Legion Road.

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

Moved and seconded,
*THAT the two supplemental packages be received and the June 15, 2026, Regular Agenda be adopted as amended.*

Motion Carried Unanimously
Motion: R26-229

## 7. Consent Agenda

Moved and seconded,
*THAT the Consent Agenda for June 15, 2026, be approved as presented.*

Motion Carried Unanimously
Motion: R26-230

All correspondence was received and filed.

The following Council meeting minutes were adopted:

Regular Meeting of Council, June 1, 2026

## 8. Notice of Motion

There were no Notice of Motions.

## 9. Bylaws

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

Moved and seconded,
*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 adoption.*

Carried Unanimously
Motion: R26-231
Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026,
Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (7.17.30)

Moved and seconded,
*THAT the Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 receive third reading.*

Carried Unanimously
Motion: R26-232
Hen Keeping Residential Zoning Amendment Bylaw No. 2087, 2026,
Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (7.17.30)

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

Moved and seconded,
*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.*

Tabling motion:

Moved and seconded,
*THAT third reading and adoption of Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026, be tabled to a later date.*

In favour: Councillors Leibel and Martins
Opposed: Mayor Germuth, Councillors Feldhoff, Marleau, and Pitzel
Tabling Motion **Defeated**
Motion: R26-233
Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 (7.5.3.170)

The main motion was voted on.

In favour: Mayor Germuth, Councillors Feldhoff, Marleau and Pitzel
Opposed: Councillors Leibel and Martins
Motion **Carried**
Motion: R26-234
Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 (7.5.3.170)

Moved and seconded,
*THAT M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026, receive third reading and be adopted.*

In favour: Mayor Germuth and Councillors Feldhoff, Marleau and Pitzel
Opposed: Councillors Liebel and Martins
Motion **Carried**
Motion: R26-235
Industrial Land Use Designation Housekeeping Official Community Plan Amendment Bylaw No. 2089, 2026 and M1 Manufacturing Housekeeping Zoning Amendment Bylaw No. 2090, 2026 (7.5.3.170)

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

Moved and seconded,
*THAT the report on the proposed Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, be tabled to a future meeting to allow staff to return with additional information.*

Carried Unanimously
Motion: R26-236
Environmental Control (Overgrown Lawns) Bylaw No. 2091, 2026 (8.3.3)

## 10. Reports and/or Communications

### 10.1. Project Update, Kitimat-Kitamaat Village Tsunami Hazard Modelling, Assessment and Hazard Mapping

Philippe St-Germain, PSG Ocean Coastal Engineer, and Soroush Kouhi, Ocean Networks Canada Senior Applied Science Specialist, shared a PowerPoint presentation on Tsunami Hazard Modelling and Assessment and Hazard Mapping.

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

Motion Carried Unanimously
Motion: R26-237
Project Update, Kitimat-Kitamaat Village Tsunami Hazard Modelling, Assessment and Hazard Mapping (10.1.2.2)

### 10.2. Approval of the 2025 Annual Report

Moved and seconded,
*THAT the 2025 Annual Report be approved as presented.*

Carried Unanimously
Motion: R26-238
Approval of the 2025 Annual Report (1.2.1.14)

### 10.3. Development Variance Permit, 635 Legion Road

Moved and seconded,
*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.*

Carried Unanimously
Motion: R26-239
Development Variance Permit, 635 Legion Road (7.9.3.131)

## 11. New Business

There was no New Business.

## 12. Council Reports

Councillors Feldhoff, Leibel, Marleau, 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)(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.*

Motion Carried Unanimously
Motion: R26-240

The Regular Meeting of Council was recessed and moved into a Closed Meeting of Council at 9:27 p.m.

The Regular Meeting of Council reconvened at 10:27 p.m.

## Adjournment

Moved and seconded,
*THAT the June 15, 2026, Regular Meeting of Council be adjourned.*

Motion Carried Unanimously
Motion: R26-241

The Regular Meeting of Council adjourned at 10:27 p.m.

CERTIFIED TRUE AND CORRECT COPY of the minutes of the Regular Meeting of Council held Monday, June 15, 2026.

Phil Germuth
Mayor

Tracy Tavares
Corporate Officer

MINUTES OF DISTRICT OF KITIMAT

**SPECIAL MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS

606 MOUNTAINVIEW SQUARE ON WEDNESDAY, JUNE 17, 2026, AT 5:30 P.M.

| | | |
|---|---|---|
| Present: | Mayor | P. Germuth |
| Present: | Councillors | M. Feldhoff, G. Leibel, T. Marleau, G. Pitzel |
| | Via WebEx | M. Martins |
| Absent: | Councillor | E. Empinado |
| Present: | Staff | W. Waycheshen, Chief Administrative Officer |
| | | T. Tavares, Director of Corporate Administration |
| | | D. Sanghera, Director of Leisure Services |
| | | M. Penner, Director of Labour Relations and Human Resources |

## 1. Call to Order

Mayor Germuth called the June 17, 2026, Special Meeting of Council to order.

## 2. Move to Closed Meeting of Council

Moved and seconded,
*THAT in compliance with the Community Charter, Council move to a Closed Meeting of Council for one or more items falling under:*
- *Section 90(1)(c) labour relations*

Motion Carried Unanimously
Motion: S26-027

Director of Corporate Administration left the meeting at 5:31 p.m.

The Special Meeting was recessed and moved into a Closed Meeting of Council at 5:30 p.m.

The Special Meeting reconvened at 5:52 p.m.

## 3. Adjournment

Moved and seconded,
*THAT the June 17, 2026, Special Meeting of Council be reconvened and adjourned.*

Motion Carried Unanimously
Motion: S26-028

The Special Meeting of Council adjourned at 5:52 p.m.

CERTIFIED TRUE AND CORRECT COPY of
the minutes of the Special Meeting of Council
held Wednesday, June 17, 2026.

Philip Germuth
Mayor

Tracy Tavares
Corporate Officer

**THIS PAGE INTENTIONALLY LEFT BLANK**

MINUTES OF DISTRICT OF KITIMAT

**SPECIAL MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS

606 MOUNTAINVIEW SQUARE ON MONDAY, JUNE 22, 2026, AT 7:00 P.M.

| | | |
|---|---|---|
| Present: | Mayor: | P. Germuth |
| Present: | Councillors: | E. Empinado, M. Feldhoff, G. Leibel, T. Marleau, G. Pitzel |
| Absent: | Councillor | M. Martins |
| 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 |
| | | W. Tenshak, Director of Economic Development |
| | | S. Tarnowski, Director of Finance |
| | Via WebEx | R. Beaudry, Director of Planning |
| | Via WebEx | C. McCulley, Director of Operations |

## 1. Call to Order

Mayor Germuth called the June 22, 2026, Special Meeting of Council to order.

Mayor Germuth provided a brief message.

## 2. Adoption of Agenda

Moved and seconded,
*THAT the June 22, 2026, Special Agenda be adopted as presented.*

Motion Carried Unanimously
Motion: S26-029

## 3. Public Input/Questions on Agenda Items

Mayor Germuth called for public input on agenda items.

There was no public comment.

## 4. Media Inquiries

Mayor Germuth called for media inquiries.

There were no media inquiries.

## 5. Delegation Notice – Coastal GasLink/TC Energy's Cedar Link

Representatives Tamara Trevelyan, Community Relations Project Advisor and Candace MacKenzie, Land Representative, BC Projects were in attendance to provide Council an update on the Cedar Link Project.

The delegation took questions from Council.

## 6. Delegation Notice – LNG Canada – Operational Update

Representatives Tara Barnett, Chief Corporate Relations Officer and Teresa Waddington, Chief Safety and Sustainability Officer and Deputy Chief of Operations were in attendance to provide Council an operational update.

The delegation took questions from Council.

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

Moved and seconded,
*THAT Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 be adopted.*
Motion Carried Unanimously
Motion: S26-030
Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026 (7.17.30)

## 8. Report – 2025 Statement of Financial Information

Moved and seconded,
*THAT the 2025 Statement of Financial Information be approved.*

Motion Carried Unanimously
Motion: S26-031
2025 Statement of Financial Information (2.2.0.1)

## 9. Report – 2026/2027 BC Transit Annual Operating Agreement

Moved and seconded,
*THAT the Mayor and the Corporate Officer be authorized to execute the BC Transit 2026/2027 Annual Operating Agreement between the District of Kitimat and BC Transit for the period of April 1, 2026, and March 31, 2027.*

Motion Carried Unanimously
Motion: S26-032
2026/2027 BC Transit Annual Operating Agreement (9.1.1)

**10. Report – Leisure Services Department Fee Schedule 2026/2027**

Moved and seconded,
*THAT the District of Kitimat Leisure Services Fee Schedule be increased by four percent (4%);*

*THAT there be no increase in facility rental fees for Shows/Concerts;*

*THAT there be no increase for Park and Camping Fees;*

*AND THAT there be no increase to Advertising Rates.*

Motion Carried Unanimously
Motion: S26-033
Leisure Services Department Fee Schedule 2026/2027 (4.2.4)

**11. Report – Status Report of Regular Council Assignments**

Moved and seconded,
*THAT all items marked complete and shaded green on the Status Report of Regular Council Assignments be removed.*

Amendment

Moved and seconded,
*THAT Motions S24-085, S24-086 and S24-087 be removed from the Status Report of Regular Council Assignments.*

In favour: Councillors Leibel and Pitzel
Opposed: Mayor Germuth, Councillors Empinado, Feldhoff, and Marleau
Motion **Defeated**
Motion: S26-034
Status Report of Regular Council Assignments (1.1.2.21)

Moved and seconded,
*THAT Motions R26-193 and R26-194 be removed from the Status Report of Regular Council Assignments*

Motion Carried Unanimously
Motion: S26-035
Status Report of Regular Council Assignments (1.1.2.21)

Main Motion as amended

Moved and seconded,
*THAT all items marked complete and shaded green on the Status Report of Regular Council Assignments be removed;*

*THAT Motions R26-193 and R26-194 be removed from the Status Report of Regular Council Assignments*

Main Motion as Amended Carried Unanimously
Motion: S26-036
Status List of Regular Council Assignments (1.1.2.21)

**Move to Closed Meeting of Council**

Moved and seconded,
*THAT in compliance with the Community Charter, Council move to a Closed Meeting of Council for one or more items falling under:*

| | |
|---|---|
| Section 90(1)(a) | Personnel information |
| Section 90(1)(b) | Personal information |
| Section 90(1)(c) | Labour relations |
| Section 90(1)(e) | Acquisition, disposition or expropriation of land |
| Section 90(1)(g) | Litigation or potential litigation |
| Section 90(1)(i) | Legal advice |
| Section 90(1)(o) | Consideration of others attending a Closed Meeting of Council |
| Section 90(1)(k) | Municipal service |
| Section 90(2)(b)(i, ii, iii) | 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; or between the municipality and another local government or between another local government and a third party; or between the municipality and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party. |

Motion Carried Unanimously
Motion: S26-037

The Special Meeting was recessed and moved into a Closed Meeting of Council at 8:34 p.m.

The Special Meeting reconvened at 10:06 p.m.

**12. Adjournment**

Moved and seconded,
*THAT the June 22, 2026, Special Meeting of Council be reconvened and adjourned.*

Motion Carried Unanimously
Motion: S26-038

The Special Meeting of Council adjourned at 10:06 p.m.

CERTIFIED TRUE AND CORRECT COPY of
the minutes of the Special Meeting of Council
held Monday, June 22, 2026.

Philip Germuth
Mayor

Tracy Tavares
Corporate Officer

MINUTES OF DISTRICT OF KITIMAT

**SPECIAL MEETING**

MEETING HELD IN THE COUNCIL CHAMBERS

606 MOUNTAINVIEW SQUARE ON THURSDAY, JULY 2, 2026, AT 5:32 P.M.

| | | |
|---|---|---|
| Present: | Mayor: | P. Germuth |
| Present: | Councillors: | M. Feldhoff, G. Leibel, T. Marleau, M. Martins, G. Pitzel |
| Via WebEx | Councillor: | E. Empinado (In: 5:45 p.m.) |
| Present: | Staff: | W. Waycheshen, Chief Administrative Officer<br>K. Enders, Deputy Chief Administrative Officer<br>T. Tavares, Director of Corporate Administration<br>A. Spracklin, GIS Technician<br>R. Beaudry, Director of Planning<br>D. Sanghera, Director of Leisure Services<br>W. Tenshak, Director of Economic Development |

## 1. Call to Order

Mayor Germuth called the July 2, 2026, Special Meeting of Council to order.

Mayor Germuth provided a brief message.

## 2. Adoption of Agenda

Moved and seconded,
*THAT Council receive the supplemental information and adopt the July 2, 2026, Special Agenda as amended.*

Motion Carried Unanimously
Motion: S26-039

## 3. Public Input/Questions on Agenda Items

Mayor Germuth called for public input on agenda items.

There was no public comment.

## 4. Media Inquiries

Mayor Germuth called for media inquiries.

There were no media inquiries.

## 5. Delegation Notice – Cedar LNG

Cedar LNG representatives Craig Day, Vice President LNG New Ventures and Project Director Cedar LNG; Tara Frederick, Senior Strategic HR Partner, Pembina Pipeline and Strategic HR & Employment Lead with Cedar LNG; Micheal Eddy, Director of External Affairs, Cedar LNG were in attendance; John Mann, FLNG Pre-Operations Manager; Haisla Nation Chief Maureen Nyce; Tony Brady, Director of Business Development, Cedar LNG; and Doug Arnell, Chief Executive Officer, Cedar LNG were in attendance virtually to provide Council with an overview of Cedar LNG's operations and on-board accommodation staffing.

Councillor Empinado joined the meeting at 5:45 p.m.

The delegation took questions from Council.

Moved and seconded,
*THAT the July 2, 2026, Cedar LNG, Operating Safely, Building Locally presentation be received for information.*

Motion Carried Unanimously
Motion: S26-040
Delegation – Cedar LNG (1.1.2.1.1)

**6. Report Development Permit, Application and Development Variance Permit, Application Aggregate Design Studios Ltd, 589 Mountainview Square**

Moved and seconded,
*THAT the Corporate Officer is authorized to sign on behalf of the District of Kitimat the application from Aggregate Design Studio Ltd. to apply for a Development Permit at 589 Mountainview Square.*

*THAT the Corporate Officer is authorized to sign on behalf of the District of Kitimat the application from Aggregate Design Studio Ltd. to apply for a Development Variance Permit at 589 Mountainview Square.*

Motion Carried Unanimously
Motion: S26-041
DVP and DP 589 Mountainview Square (7.8.3.178/7.9.3.132)

Moved and seconded,
*THAT the Development Permit application from Aggregate Design Studio Ltd. dated June 23, 2026, for the property at 589 Mountainview Square, not be referred to the Advisory Planning Commission.*

In Favour: Mayor Germuth, Councillors Empinado, Feldhoff, Marleau, Martins and Pitzel
Opposed: Councillor Leibel
**Motion Carried**
Motion: S26-042
DVP and DP 589 Mountainview Square (7.8.3.178/7.9.3.132)

Moved and seconded,
*THAT staff be directed to process the Development Variance Permit application from Aggregate Design Studio Ltd., dated June 23, 2026, for the property at 589 Mountainview Square.*

*THAT the Development Variance Permit application from Aggregate Design Studio Ltd. dated June 23, 2026, for the property at 589 Mountainview Square, not be referred to the Advisory Planning Commission.*

In Favour: Mayor Germuth, Councillors Empinado, Feldhoff, Marleau, Martins and Pitzel
Opposed: Councillor Leibel
**Motion Carried**
Motion: S26-043
DVP and DP 589 Mountainview Square (7.8.3.178/7.9.3.132)

## 7. Move to Closed Meeting of Council

Moved and seconded,
*THAT in compliance with the Community Charter, Council move to a Closed Meeting of Council for one or more items falling under:*

Section 90(1)(k) Municipal service

Motion Carried Unanimously
Motion: S26-044

The Special Meeting was recessed and moved into a Closed Meeting of Council at 6:59 p.m.

The Special Meeting reconvened at 7:13 p.m.

## 8. Adjournment

Moved and seconded,
*THAT the July 2, 2026, Special Meeting of Council be reconvened and adjourned.*

Motion Carried Unanimously
Motion: S26-045

The Special Meeting of Council adjourned at 7:13 p.m.

CERTIFIED TRUE AND CORRECT COPY of
the minutes of the Special Meeting of Council
held Thursday, July 2, 2026.

| | |
|---|---|
| Philip Germuth | Tracy Tavares |
| Mayor | Corporate Officer |

**THIS PAGE INTENTIONALLY LEFT BLANK**

KITIMAT
A Marvel of Nature and Industry

# REGISTRY OF OBSERVANCES
# July 2026

| OBSERVANCE | DATE |
|---|---|
| National Drowing Prevention Week | July 19-25 |
| *District of Kitimat municipal facilities will be lit red and white for the month of July (Canada Day) as per policy P-30, Proclamation and Flag Requests Policy* | |

**THIS PAGE INTENTIONALLY LEFT BLANK**

**From:** Tracy Tavares
**To:** Lori Ferreira; Jane Stevenson
**Subject:** FW: Proclamation request for National Drowning Prevention Week
**Date:** June 15, 2026 3:49:03 PM
**Attachments:** NDPW 2026 - Proclamation Template.docx

---

**Tracy Tavares** *(she/her)*
Director of Corporate Administration
District of Kitimat
Phone: 250.632.8920

*We respectfully acknowledge that we live and work within the unceded territory of the Haisla Nation*

---

**From:** Dany Rubbo <danyr@lifesaving.bc.ca>
**Sent:** June 15, 2026 3:17 PM
**Subject:** Proclamation request for National Drowning Prevention Week

Good afternoon,

Canada faces a major problem – and a preventable one: over 450 people die every year from drowning. In fact, the drowning burden is so great around the world that the United Nations General Assembly passed the UN Resolution on Drowning Prevention (A/75/L.76) and named July 25th of each year as World Drowning Prevention Day. On behalf of the Lifesaving Society – British Columbia & Yukon Branch, I am writing to ask that you **proclaim July 19th-25th, 2026 as NATIONAL DROWNING PREVENTION WEEK**. Please see attached a proclamation template.

The Lifesaving Society is a national, charitable organization working to prevent drowning and reduce water-related injury through our training programs, Water Smart® public education, drowning research and aquatic safety standards. The Lifesaving Society certifies Canada's National Lifeguards.

National Drowning Prevention Week is one of the Society's leading public education initiatives, with events taking place across the country to focus media and community attention on the drowning problem and drowning prevention. During this week, the Society urges individuals to:

- Supervise children in and around the water.
- Refrain from drinking alcoholic beverages while participating in aquatic activities.
- Wear a lifejacket when boating.

If every Canadian followed these steps, we could greatly reduce Canada's drowning rate.

A proclamation from your office would give greater exposure to our lifesaving efforts. I hope you will consider our request.

If you have any questions, please contact me at danyr@lifesaving.bc.ca.

Sincerely,

DANY RUBBO
Manager, Communications and Events

Lifesaving Society - BC & Yukon Branch
#112-3989 Henning Drive, Burnaby, BC  V5C 6N5
604.299.5450  | @LifesavingBCYK
lifesaving.bc.ca

*I respectfully acknowledge that I work on the unceded, traditional and ancestral territory of the Musqueam, Squamish and Tsleil-Waututh nations.*

# COUNCIL REPORT For Information Only

Date: July 15, 2026
File: 1.5.1.9
To: Mayor and Council
From: Warren Waycheshen, CAO
Re: 2023-2026 District of Kitimat Strategic Plan 2026 Update
Applicant: N/A
Location: N/A

---

**Recommendation:**

Action: The following is provided for Council information.

**Background:**

In 2023, Council adopted a strategic plan with six priority areas:

1. Economic Development
2. Housing
3. Environmental Sustainability
4. Infrastructure, Services and Human Resources
5. Social Wellbeing
6. Partnerships and Community Engagement

This update is to review progress to date. It should be noted that the priorities described in the Strategic Plan and the projects identified in the work plan are intended to be a representative list of the strategic work that is being undertaken at the direction of this Council and are not intended to be an exhaustive list. Additionally, the ongoing District operations, plus any issues or opportunities that arise, absorb a substantial part of Council and employee efforts and time.

This update is to highlight the work done to date separated into three areas:

a) Completed – these are completed goals

b) In progress – these goals are still underway

c) Ongoing – these goals may include advocacy or relationship building and do not have a defined date or final outcome

**Alternative Options:**

1. If Council wishes to remove from the consent agenda for additional to provide direction, the following motion is offered for Council consideration:

   **THAT the 2023-2026 District of Kitimat Strategic Plan 2026 update report dated July 15, 2026, be removed from the Consent Agenda and added to New Business.**

**Budget Implications**: Not applicable

"SLT"

Director of Finance Initials

**Budgeted:** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Will be the focus of the meeting
**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

"Warren Waycheshen"

Submitted by
Warren Waycheshen
Chief Administrative Officer

Attachment(s): A –District of Kitimat Council Strategic Plan Community Update (2023-2026)

# DISTRICT OF KITIMAT COUNCIL STRATEGIC PLAN (2023-2026)

## Community Update

July 2026

# Council Strategic Plan Update 2026

## Overview

The District of Kitimat Council Strategic Plan 2023-2026 is a roadmap for the District's goals during the current Council term, focusing on community development and economic growth. The plan includes six priorities that guide staff work and community initiatives. It aims to create a diverse and stable economy that supports a high quality of life for citizens and ensures financial and environmental sustainability. The plan is a collaborative effort involving the community and is designed to address the vision set by the elected officials.

This report shows progress made to date on the strategic plan. Actions highlighted here are not the entirety of work done under each goal but summarized for conciseness. This strategic plan is also not the entirety of the work of Council. Council's work also involves decisions about the everyday services provided to the community and other new issues which may arise during their term.

If you have questions or would like to learn more, email info@kitimat.ca.



## Priorities

- Economic Development
- Housing
- Environmental Sustainability
- Infrastructure, Services and Human Resources
- Social Wellbeing
- Partnerships and Community Engagement

### Overall strategic plan progress

| Complete | Ongoing | In-Progress |
|---|---|---|
| 59% | 32% | 9% |

# Economic Development

## Completed

- Economic Development Strategic Plan (2023-2029) approved by Council October 30, 2023 and updated by Council July 15, 2024.
- Nechako Centre demolition completed.
- Northwest B.C. Regional Funding Agreement approved in 2024.

**Actions complete**

**50%**

**Ongoing**

**50%**



## Ongoing

- Council continues to advocate for LNG Canada Phase 2 with other levels of government and work with Cedar LNG through construction.
- Continued improvement to public accessible spaces through the horticulture program and Kitimat Public Arts Alliance art projects funded by Council.
- Encouraging new commercial development in major commercial centres.

# Housing

## Completed

- Council provided an initial $500,000 grant for the Kitimat Valley Housing Society and Northern Health's 12-bed dementia care home project.
- Council committed to the costs for a new road and servicing the lot for the proposed seniors home project led by Kitimat Valley Housing Society.
- The District provided a $500,000 grant of land and funding for the Tamitik Status of Women housing project in addition to waiving permit fees and building permit fees through Council grant.

**Actions complete**

**75%**

**Ongoing**

**25%**

## Ongoing

- Interim Housing Needs Report completed in December 2024. Housing-focused Official Community Plan Update completed in November 2025.
- Implementation of remaining actions from the 2020 Housing Action Plan and Needs Assessment (HAPNA) underway in accordance with 2025-2028 workplan approved by Council.



# Environmental Sustainability

## Completed

Energy efficiency upgrades such as the replacement of lighting in recreation facilities to LED completed in 2025, and new hydrogen units installed to two District vehicles in 2025.

## Ongoing

- Introduction of landfill tipping fees in 2023.
- Budget approved for preliminary design of an eco-depot facility in 2026.
- Completion and opening of a new organics facility at the Kitimat Landfill in 2025, for processsing food waste and yard waste collected at curbside.
- Solid Waste Action Plan update underway to reflect completed actions and include organic diversion, commercial organic collection, eco-depot facility, landfill and curbside program.

**Actions complete**

**45%**

**Ongoing**

**55%**



Compost produced through the organics facility at the landfill.

# Infrastructure, Services and Human Resources

## Completed

- Haisla Bridge completed total completion in June 2024.
- Flood Plain Mapping completed in 2023 and bylaw adopted by Council in 2025.
- Water Treatment Centre construction started in 2025. Facility is scheduled to be operational in fall 2026.

## In-progress

- Asset management plan data set completed. Lifecycle costing developed and presented to Council in 2025. The asset management plan is in progress.

**Actions complete**

**75%**

**Actions in-progress**

**25%**



At top, inside the new water treatment plant. Below, people walk on Haisla Bridge at its opening celebration.



# Social Wellbeing

## Completed

- BC Transit Future Services Plan approved in 2023. Includes expansion of hours on Crosstown route and three new transit shelters.
- Tamitik Status of Women housing project construction completed and facility operating from April 2026.
- The District partnered with the Haisla Nation and Kitimat-Kitamaat Food Policy Council (KKFPC) to organize two seed exchange events in 2023 and 2024.

## Ongoing

- Kitimat Bound project supporting marketing by childcare providers recruiting for Early Childhood Educations. (ECEs)
- Indigenous Hiring Policy launched by the District through the First Nation-Municipal Community Economic Development Initiative (CEDI) process.
- Budget for new fire truck allocated in 2026, and recruitment ongoing for fire department staffing.
- Leisure Services Masterplan implementation underway with support from the Leisure Services Advisory Committee.

**Actions complete**

**60%**

**Actions in-progress**

**10%**

**Ongoing**

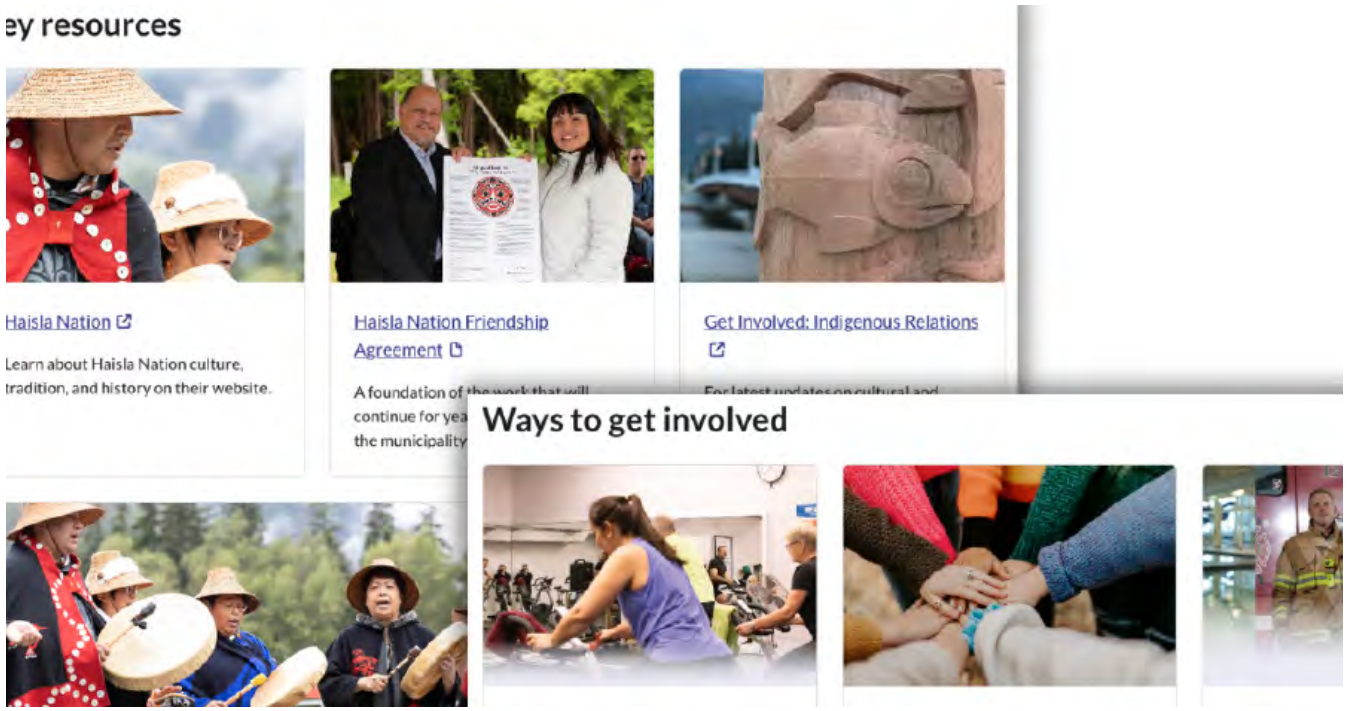
**30%**



# Partnerships and Community Engagement

## Completed

- Graduated from the First Nation-Municipal Community Economic Development Initiative (CEDI) program in 2024.
- Get Involved Kitimat site launched in 2024.
- Youth and Haisla pages built into redesigned Kitimat.ca.
- Ongoing citizen and youth engagement for the municipal election.




A screenshot displaying a new Youth Opportunities page and Haisla section on the District of Kitimat website.

**Actions complete**

**50%**

**Actions in-progress**

**17%**

**Ongoing**

**33%**

## Ongoing

- Memorandum of Understanding between Haisla and the District for shared museum and cultural facility. Working with Kitimat Museum & Archives and Haisla Nation to advance project.
- Working Committees established with Haisla Nation and DOK staff for economic development, communications, emergency services, social development, land development and capacity development. Committees meet regularly to advance items in the Joint Strategic Plan and collaborate on ongoing projects within both organizations.

KITIMAT

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT For Information Only

Date: July 15, 2026
File: 5.15.6
To: Warren Waycheshen, CAO - for Mayor and Council
From: Walsham Tenshak, Director of Economic Development
Re: Kitimat Public Art Alliance (KPAA) Art Concept for Overpass Pillars
Applicant: Kitimat Public Art Alliance (Drift Mural Co.)
Location: Overpass Pillars (Haisla Boulevard)

---

**Recommendation:**

Action: The following is provided for Council information. No action is required.

**Background:**

The Kitimat Public Art Alliance (KPAA) is a non-profit group of art enthusiasts who have led public art projects in Kitimat since 2020. Annual art projects led by KPAA have received consistent funding from Council since 2022. The group also works to raise funds and secure donations from residents and businesses for their projects.

Projects the group has helped facilitate include;

- Interconnection: Mural at City Centre Mall, 2022
- Kitimat's Chum: Mural at 330–334 City Centre (Behind Pace Yourself Wellness), 2023
- Good Morning Neighbor: Mural at 311 City Centre (Behind What's in Store), 2023
- Purple on Blue: Mural at 380 City Centre (Ron's Mobile Fishing Tackle Shop), 2024
- Ravens of Kitimat: Iron sculptures at Lower City Centre Courtyard and Coghlin Park, 2024
- Season After Season: Mural at 450 City Centre (Canada Post), 2024
- Summer Berries: Mural at 193 Nechako Centre (Century 21 Northwest Realty Building), 2024
- Otters: Mural inside Sam Lindsay Aquatic Centre, 2025
- gáiqelanuxʷgax̄g "We Belong Here": Mural at Save-On Foods, 2025

During the 2026 municipal budget process, KPAA applied for and received $35,900 in funding towards new murals, a residential micro-mural project, an art upcycling event called Art from the Attic and public art registry.

Early in the year, KPAA approached District staff with the concept of finding an indigenous artist to create totem like art on the pillars underneath the overpass on Haisla Boulevard. Staff had no structural or operational concerns with having art on the pillars. In April, KPAA put out a call for artists to work on the overpass pillars and a wall at the Co-op gas station downtown. The Call for Artists ended with only one submission for the overpass pillars (Attachment A).

KPAA provided the design to staff for feedback and modifications have been made by the artist to capture concerns raised. KPAA intends to proceed with Drift Mural Co. working on the pillars from July 29 – August 1, 2026. As the overpass is within the downtown core, the designs proposed are to align with the theme “Our Natural Environment”.

**Alternative Options:**

1. If Council wishes to remove from the consent agenda to provide direction, the following motion is offered for Council consideration:

   **THAT the KPAA Art Concept for Overpass Pillars report dated July 15, 2026, be removed from the Consent Agenda and added to New Business.**

**Budget Implications:**

Council provided a grant of $35,900 in the 2026 budget to the Kitimat Public Art Alliance through the Kitimat Chamber of Commerce. The cost for this art installation will be covered by the group.

"SLT"
Director of Finance Initials

**Budgeted: X** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**

Strategic Priority 1: Economic Development
- *Encourage investment and rejuvenate commercial centres*
- *Create vibrant public spaces*

Strategic Priority 6: Partnerships and Community Engagement
- *Identify and seize opportunities to partner and collaborate with all other levels of government and community stakeholders*

**Joint Strategic Plan For Haisla Nation Council – District of Kitimat (2024-2029)**

3.3 Identify if there are collaborative tourism initiatives, informed by what is appropriate in Haisla territory, that showcase the natural beauty and cultural significance of Haisla Nation, while also providing economic opportunities for both communities.

3.5 Increase supports and widely promote available offerings for Haisla and local entrepreneurs through programming and events.

**District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṗ nis**

Guiding Principles:

1*. Respect and Recognition: We recognize the traditional territory of the Haisla people and value their culture, history, and rights. We approach all decisions with mutual respect for each other’s jurisdictions and priorities.*

*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.*

*3. Inclusivity and Diversity: We are committed to promoting diversity and inclusion within our communities by acknowledging and respecting the perspectives, needs, and contributions of all residents.*

**Community Energy and Emissions Plan**

Not Considered

**Housing Action Plan and Needs Assessment**
Not Applicable
**Kitimat Age-Friendly Assessment Report and Action Plan**
Not Applicable
**Kitimat Cycle Network Plan**
Not Considered
**Kitimat Poverty Reduction Strategy**
Not Applicable
**Leisure Services Master Plan**
Goal 3 - Community Beautification and the Natural Environment
Goal 4 – Social Connections and Engagement
**Minette Bay West Concept Plan**
Not Considered
**Official Community Plan (and Downtown Design Guidelines)**
Theme 2: Enhance 'Sense of Place'
Theme 3: Maximize Livability
Theme 5: Foster Local Culture and Heritage
**Solid Waste Action Plan**
Not Considered
**Water Conservation Plan**
Not Applicable
**BC Transit Future Services Plan**
Not Applicable
**Economic Development Strategic Plan (2023-2029)**
2.1.4 Beautification Committee: Celebrate beautification wins (from small to big) on social media and expand beautification conversation (needs, ideas, ways to get involved).
2.2.2 Public Art: Consider consistent funding for public art installation annually with focus on City Centre.

"Walsham Tenshak"
_____
Submitted by
Walsham Tenshak
Director of Economic Development

"Warren Waycheshen"
_____
Approved for Submission
Warren Waycheshen, CAO

Attachment(s):
A- Drift Mural Co. Design Concept

**THIS PAGE INTENTIONALLY LEFT BLANK**

Attachment A

DRIFT
MURAL CO.

# Design Concept – Our Natural Environment

## Kitimat, BC - 2026



*Drift represents the gradual shift of attitude, opinion, and position as we strive to implement a variety of mural projects in communities around the world, celebrating each one's unique identity through the power of public art.*


**Dominic Laporte** (He/Him/His)

Lead Muralist and Illustrator
Co-Founder of DRIFT Mural Co.

**Anaïs Labrèque** (She/Her/Hers)

Project Manager and Assistant
Co-Founder of DRIFT Mural Co.

---

E: info@driftmurals.com
www.driftmurals.com
Instagram: @domlasoul @driftmuralco
T: 647-515-7692

1-115 Powell Ave.
Ottawa, ON
K1S 2A2
Canada

## Overpass Pillars – Five Elements of Kitimat

The five pedestrian overpass pillars are envisioned here as a series of vibrant, interconnected artworks inspired by the landscapes and ecosystems that define Kitimat. Each circular pillar explores one of five core elements: the Rainforest, the Mountains, the Fjord, the Sky, and the River. Given their shape and scale, the pillars are well suited to bold, graphic compositions that rely on pattern, movement, and colour rather than highly detailed realism.

While each pillar has its own distinct identity, together they create a cohesive visual journey through the use of saturated colour palettes, transparent swoops, and light speckled textures. The designs celebrate the interconnected relationship between land, water, wildlife, and community while bringing energy and visual interest to the space. The colours are bright and contemporary, allowing the artwork to stand out from the surrounding environment without feeling fluorescent.

### 1 – Rainforest

Ferns, wood grain textures, and rich forest greens reflect the lush coastal rainforest ecosystem.

### 2 – Mountains

Mountain contours, treeline and its reflection draw inspiration from the surrounding peaks and dramatic landscape.

### 3 – Fjord & Douglas Channel

A humpback whale, flowing water patterns, and blue speckled textures celebrate the marine environment and the waters that connect the region.

### 4 – Sky

A great blue heron in flight, atmospheric patterns, and flowing forms capture movement, migration, and the ever-changing sky above.

### 5 – River

Flowing water, salmon silhouettes, and river-inspired patterns represent the Kitimat River and its role in connecting the region's ecosystems.

Please note that during the installation phase, the artwork would be refined to wrap continuously around the full circumference of each pillar, ensuring a cohesive and immersive experience from all viewpoints.

Five Elements of Kitimat



**THIS PAGE INTENTIONALLY LEFT BLANK**

Minister of Justice
and Attorney General of Canada

Ministre de la Justice
et procureur général du Canada

The Honourable / L'honorable Sean Fraser, P.C., K.C., M.P. / c.p., c.r., député
Ottawa, Canada K1A 0H8

His Worship Philip Germut
Mayor
District of Kitimat

Dear Mr. Mayor:

I am writing to inform you that the *Bail and Sentencing Reform Act* (Bill C-14) is now law.

A safe, peaceful, and prosperous Canada depends on strong protections for our communities. With over 80 changes to the *Criminal Code*, this legislation delivers on the federal government's promise to strengthen bail and sentencing laws, in particular for repeat and violent offending.

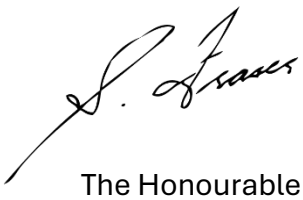
With these reforms, obtaining bail will be more difficult for those accused of repeat offending and for those charged with serious offences such as violent auto theft, organized crime, home invasion, human trafficking, and violent extortion. Sentencing laws will be tougher for serious crimes through consecutive sentences and restrictions on house arrest for certain sexual offences, including sexual offences against children.

These sweeping reforms reflect extensive consultation and close collaboration with partners across the country. We heard your concerns, considered your feedback carefully, and worked hard to reflect those perspectives in the legislation. The result: a stronger *Criminal Code*. Thank you for your collaboration throughout this process.

To support this work, we are providing funding to help provincial and territorial governments strengthen national bail data collection, reporting, and analysis. Better national data will help measure what is working, identify gaps, and support public safety on an ongoing basis. This builds on nearly $1 billion in annual federal investments across the country, including funding for legal aid, victims' services, and other programs that help provinces and territories deliver justice services.

The federal government is doing its part to make communities safer. I look forward to continuing to work closely with you and other partners across Canada to ensure these reforms achieve their intended impact.

Yours sincerely,



The Honourable Sean Fraser, P.C., K.C., M.P.
Minister of Justice and Attorney General of Canada
Minister responsible for the Atlantic Canada Opportunities Agency

| | |
|---|---|
| **From:** | Tracy Tavares |
| **To:** | Tracy Tavares |
| **Subject:** | RE: Tell us how your local government is supporting BC nurses |
| **Date:** | June 19, 2026 8:58:06 AM |

**From:** President, BCNU <president@bcnu.org>
**Sent:** June 18, 2026 2:27 PM
**To:** President, BCNU <president@bcnu.org>
**Subject:** Tell us how your local government is supporting BC nurses

To all BC local governments,

The annual BC Nurses' Union Health Care Champion award shines a spotlight on local governments that have taken significant actions to support nurses in our province. Each year we recognize one local government that has supported our efforts to provide the high-quality health care every community deserves. The second annual award will be presented and announced to media this fall during the Union of BC Municipalities (UBCM) convention in Vancouver (Sept. 14 – 18).

The award recognizes the key role local governments can play in nurse retention and recruitment by making their communities more attractive to nurses. Nearly half of BC nurses are under 40, and over 90 percent are women, making local resources that help promote work/life balance essential. Particularly important are investments that make housing, childcare, transportation, and recreational opportunities more readily available and affordable.

The award also recognizes local governments that support nurses advocacy efforts when calling for provincial and federal government investments that help retain and recruit nurses. This includes supporting BCNU's Ratios Save Lives campaign and helping to educate the public about the importance of minimum nurse-to-patient ratios. Evidence shows that ratios not only save lives but also play a crucial role in improving nurse retention and recruitment by ensuring safer workloads and better working conditions.

Tell us how your local government is supporting nurses, and your local government could be the 2026 BCNU Health Care Champion. Learn more and fill out the nomination form by July 31.

**Adriane Gear**

**President, BCNU**
BC Nurses' Union

**P:** 604 433 2268 Ex. 2283 | 1 800 663 9991
**F:** 604 433 7945 | 1 888 284 2222
**E:** president@bcnu.org

4060 Regent Street | Burnaby, BC V5C 6P5

*The BCNU head office in Burnaby is located on the traditional, ancestral and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh Úxwumixw (Squamish) and səl̓ilw̓ətaʔɬ (Tsleil-Waututh) nations whose historical relationships to the land continue to this day.*

*Learn more about BCNU's commitment to truth and reconciliation.*




This email is intended only for the person(s) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, copying or disclosure is strictly prohibited. If you received this transmission in error, we apologize but we would appreciate you notifying the sender of this circumstance by replying to this email and deleting the original.

CITY OF PRINCE GEORGE

OFFICE OF THE MAYOR

1100 Patricia Blvd. I Prince George, BC, Canada V2L 3V9

p: 250.561.7600 I www.princegeorge.ca

Northern & Rural Governments in
British Columbia

Transmitted via email

June 23, 2026

RE: City of Prince George requesting support for the Northern-Rural Homeowners Grant

Dear Colleagues,

On behalf of Prince George City Council, thank you to the many local governments that have supported our request for the Province to reconsider its decision to end the Northern-Rural Homeowner Benefit.

## Background

As outlined in our April 28 letter, the homeowner grant offered by the Government of British Columbia helps reduce the amount of property tax residents pay each year on their principal residence. The grant is available to homeowners who pay property taxes either to a municipality or directly to the Province if they live in a rural area.

The current regular grant amount is **$570** for properties in the Capital, Metro Vancouver, and Fraser Valley Regional Districts. For all other areas of the province, the grant amount is **$770**. Effective for the 2027 and subsequent taxation years, the additional **$200** Northern and Rural Homeowner Benefit will be repealed.

## Why this matters

Repealing this benefit will have a disproportionate impact on northern and rural communities, where residents and municipalities face persistent cost pressures—including higher transportation costs, longer supply chains, increased heating expenses, and limited access to services—that are not experienced to the same extent in southern urban centres.

Maintaining regional recognition within provincial programs remains essential to supporting affordability and fairness for northern and rural residents.

## Requested action

We appreciate the responses and support received to date. UBCM has confirmed that it will not add local governments as additional sponsors after the submission deadline. If two local governments submit very similar or identical resolutions, UBCM will advance one for consideration and place the other in the Referred Resolutions section of the Resolutions Book, with each resolution cross-referenced in the Committee Comments.

Although additional co-sponsors can no longer be added, we believe a strong, united voice against this planned provincial change remains important.

We ask northern and rural local governments affected by this decision to support the UBCM

resolution at the September 2026 convention by speaking at the Pro Mic and voting in favour of the resolution. We also welcome additional support letters from municipalities so that the City may leverage these during future advocacy (such as Minister meetings at UBCM).

We also encourage direct advocacy with your local MLAs to reinforce the importance of maintaining fair and regionally responsive provincial programs.

Respectfully,

Simon Yu
Mayor
City of Prince George

Kitimat Community Services Society

102- 370 City Centre
Kitimat, BC V8C 1T6

July 8, 2026

Dear Mayor and Council,

On behalf of Literacy Kitimat, we respectfully request that the District of Kitimat illuminate the exterior of Tamitik Arena and the Centennial Park fountain in purple throughout the month of September in recognition of Literacy Month in British Columbia and International Literacy Day on September 8.

Literacy is the foundation for lifelong learning, health, employment, and full participation in our communities. While many people think of literacy simply as reading and writing, it also includes the skills needed to understand information, solve problems, make informed decisions, and navigate everyday life.

In British Columbia:

- More than 700,000 people experience significant literacy challenges.
- 45% of adults aged 16–65 have difficulty understanding newspapers, following instruction manuals, reading health information, and completing other everyday literacy tasks.
- 52% of adults have difficulty with numeracy skills such as calculating interest, interpreting graphs, or determining medication dosages.
- Among kindergarten children, 10.5% were identified as vulnerable on the Language and Cognitive Development scale of the Early Development Instrument (2019–2022), with an additional 11% considered at risk. These findings highlight the importance of supporting literacy from the earliest years.

As UNESCO defines literacy:

"Literacy is the ability to identify, understand, interpret, create, communicate and compute, using printed and written materials associated with varying contexts. Literacy involves a continuum of learning in enabling individuals to achieve their goals, to develop their knowledge and potential, and to participate fully in their community and wider society."

Illuminating the exterior of Tamitik Arena and the Centennial Park fountain in purple throughout September would serve as a visible reminder of the importance of literacy and lifelong learning while recognizing the many individuals, families, volunteers, educators, and organizations working to strengthen literacy in our community.

We appreciate the District's continued support of community initiatives and hope you will once again join communities across British Columbia by "putting on the purple" for Literacy Month.

Thank you for your consideration.

Sincerely,

Brandi Thornton – Program Coordinator, Literacy Kitimat
Kitimat Community Services Society

**THIS PAGE INTENTIONALLY LEFT BLANK**

**From:** Charles Claus
**To:** DL_Administration
**Subject:** Dear Mayor Germuth and Councillors,
**Date:** June 12, 2026 8:54:43 AM

Dear Mayor Germuth and Councillors,

As residents living in the Kitimat-Terrace Airshed who are directly impacted by the massive LNG Canada facility in Kitimat, the Kitimat-Terrace Clean Air Coalition urgently demands that Phase 2 not proceed until the severe, ongoing problems associated with the Phase 1 Flaring Tower are entirely rectified.

Providing a green light to Phase 2 lacks common sense and puts the public at unnecessary risk. We were promised a "world class facility," yet locals are subjected to a defective tower that regularly billows thick black smoke. The BC Energy Regulator itself issued an order citing LNG Canada for non-compliance regarding these emissions BC Energy Regulator Issues Order to LNG Canada (IU 2026-02). We who live and breathe here need to know that this design flaw is permanently fixable.

Protracted, ongoing disruptions over the past year have exhausted Kitimat and area residents. The constant roaring noise, extremely bright flames, unregulated emissions, and unknown risks to human health are taking a serious toll, with some residents making active plans to relocate.

We firmly believe that solving the existing flaring issue must be an "all-in" company priority. Granting LNG Canada approval to proceed with Phase 2 without first requiring them to solve their Phase 1 flaring problem sets a dangerous precedent. One does not launch a defective spacecraft without first fixing its basic design flaws. LNG Canada needs to fix this crisis now—not "hopefully" down the road.

We respectfully ask the BC Energy Regulator to mandate that LNG Canada operate Phase 1 safely and cleanly before any regulatory approvals, incremental funding, or construction pushes forward on Phase 2.

Sincerely,

Charles Claus,

Vice President,

Kitimat-Terrace Clean Air Coalition

cc:

- The Right Hon. Mark Carney, Prime Minister of Canada
- The Hon. David Eby, Premier of British Columbia

- The Hon. Julie Dabrusin, Federal Minister of Environment and Climate Change
- The Hon. Tim Hodgson, Federal MInister of Energy and Natural Resources
- The Hon. Tamara Davidson, BC Minister of Environment and Parks & MLA for North Coast-Haida Gwaii
- The Hon. Adrian Dix, BC Minister of Energy and Climate Solutions
- Kerry-Lynne Findlay, Leader of the Official Opposition (BC)
- Pierre Poilievre, Leader of the Official Opposition (Canada)
- Chief and Council, Haisla Nation
- Mayor and Council, District of Kitimat
- Mayor and Council, City of Terrace
- Board of Directors, BC Energy Regulator

June 8, 2026

Honourable Josie Osborne
Minister of Health
Government of British Columbia
Email: HLTH.Minister@gov.bc.ca

Dear Minister Osborne,

**Re: Request for an Independent Expert Led Review of Universal Mental Health Care in British Columbia**

This request is being brought forward in the wake of the February 10, 2026 tragedy in Tumbler Ridge, where nine lives were lost and several others were injured in one of the deadliest school shootings in Canadian history.

This devastating event has prompted renewed reflection on mental health supports, early intervention pathways, and system coordination across British Columbia.

As communities grieve, we also share a responsibility to strengthen preventive mental health systems to help reduce the likelihood of future tragedies.

In light of these concerns, we respectfully request that the Province initiate an independent, expert led review to examine the feasibility and design of universal, publicly funded mental health care in British Columbia.

Communities across British Columbia continue to face substantial barriers to accessing timely mental health care, including limited clinical capacity, long wait times, fragmented service pathways, and reliance on private insurance or out of pocket payment for counselling and psychological services. These barriers delay early intervention and create inequities in care.

When accessible mental health supports are unavailable, pressures shift downstream to emergency services, policing, community safety systems, homelessness response, and other municipal services. Local governments throughout the province are increasingly managing the visible impacts of upstream health system gaps.

Such a review would provide:

- Clear, evidence-based options for implementing universal mental health care administered through the public health system, including access to counselling and psychological services without eligibility barriers or session limits.
- An examination of implementation considerations, including affordability and long-term sustainability.

the City of Dawson Creek
BRITISH COLUMBIA
"the Capital of the Peace"

- Targeted analysis of rural, remote, and northern communities, alongside consideration of system pressures in urban centres across the province.
- Recommendations for integrating Indigenous led healing approaches and culturally safe care within a universal framework.

This request is not a proposal for immediate program implementation or a predetermined funding commitment. Rather, it seeks an independent, evidence informed review to support thoughtful provincial discussion and future policy consideration.

We believe that undertaking such a review would contribute meaningfully to long term system sustainability and equitable access for all British Columbians, regardless of geography or socioeconomic status.

We affirm our willingness to participate constructively by offering community context, local insights, and collaborative support throughout the review process.

Thank you for your attention to this important matter. We look forward to continued dialogue and would welcome the opportunity to meet with you to discuss next steps.

Sincerely,

the City of Dawson Creek
BRITISH COLUMBIA

Darcy Dober, Mayor
City of Dawson Creek

MACKENZIE
BRITISH COLUMBIA

Joan Atkinson, Mayor
District of Mackenzie

DISTRICT OF CHETWYND

Allen Courtoreille, Mayor
District of Chetwynd

TAYLOR B.C.

Brent Taillefer, Mayor
District of Taylor

Box 150, Dawson Creek, BC V1G 4G4
Telephone: (250) 784-3600
Administration Fax: (250) 782-3203
General Fax (250) 782-3352

the City of Dawson Creek
BRITISH COLUMBIA
"the Capital of the Peace"

NORTH COAST REGIONAL DISTRICT

Barry Pages, Chair
North Coast Regional District

REGIONAL DISTRICT of Fraser-Fort George

Lara Beckett, Chair
Regional District of Fraser-Fort George

Cariboo Regional District

Margo Wagner, Chair
Cariboo Regional District

KITIMAT

Phil Germuth, Mayor
District of Kitimat

FORT ST. JAMES DISTRICT

Martin Elphee, Mayor
District of Fort St. James

PRRD PEACE RIVER REGIONAL DISTRICT

Brad Sperling, Chair
Peace River Regional District

DISTRICT OF 100 Mile House

Maureen Pinkney, Mayor
District of 100 Mile House

The Village of Port Clements

Scott Cabianca, Mayor
Village of Port Clements

Box 150, Dawson Creek, BC V1G 4G4
Telephone: (250) 784-3600

Administration Fax: (250) 782-3203
General Fax (250) 782-3352

**THIS PAGE INTENTIONALLY LEFT BLANK**

Regional District of Central Okanagan

**Office of the Chair**
1450 K.L.O. Road
Kelowna, B.C. V1W 3Z4

Telephone: (250) 469-6220
Chair@rdco.com
rdco.com

June 25, 2026

The Honourable David Eby, Premier
The Honourable Adrian Dix, Minister of Energy and Climate Solutions
The Honourable Kelly Greene, Minister of Emergency Management and Climate Readiness
The Honourable Christine Boyle, Minister of Housing and Municipal Affairs
The Honourable Brenda Bailey, Minister of Finance

Dear Premier Eby and Ministers:

**Re: BC Local Government Climate Action Program (LGCAP) – Funding Continuation**

On behalf of the Regional District of Central Okanagan, I am writing to request the Province's continued commitment to the Local Government Climate Action Program (LGCAP).

For more than 15 years, LGCAP has provided stable funding that enables local governments to deliver climate mitigation and adaptation initiatives, support staff capacity, and leverage additional grant funding.

Local governments are on the front lines of responding to climate impacts and play a key role in achieving provincial climate objectives. The loss of this predictable funding source would create financial and operational challenges and limit the ability to advance climate initiatives aligned with provincial priorities.

The Regional Board respectfully requests that the Province confirm its commitment to ongoing, stable LGCAP funding. Continued partnership with local governments is essential to achieving shared climate goals and supporting resilient communities.

Yours sincerely,

Loyal Wooldridge
Chair

cc: Local MLAs
Southern Interior Local Government Association
BC regional districts and municipalities

**THIS PAGE INTENTIONALLY LEFT BLANK**

**Town of Lake Cowichan**

Municipal office: PO Box 860, 39 South Shore Road, Lake Cowichan B.C. V0R 2G0
Phone: 250-749-6681 Fax: 250-749-0281 www.lakecowichan.bc.ca

July 7th, 2026

To: Association of Vancouver Island Coastal Communities Members
Union of BC Municipalities Members
Federation of Canadian Municipalities Members

Council for the Town of Lake Cowichan passed the following motion and wished to seek your support on this worthwhile initiative.

That the Town of Lake Cowichan supports the *Elect Respect* pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct.

THAT the Town of Lake Cowichan, calls on elected officials, organizations, and community members to support the *Elect Respect* campaign and sign the online pledge at https://electrespect.ca/; and

THAT a copy of this resolution be sent to the Association of Vancouver Island and Coastal Communities, Union of BC Municipalities, and the Federation of Canadian Municipalities.

Yours truly,

Tim McGonigle
Mayor
Town of Lake Cowichan

**THIS PAGE INTENTIONALLY LEFT BLANK**

# NEWS RELEASE

For Immediate Release
2026TT0048-000601
May 27, 2026

Ministry of Transportation and Transit

**Supporting economic growth, strengthening health, safety services through airport improvements**

Airports will get upgrades through B.C. Air Access Program

VICTORIA –

***Summary***

- *More than $8 million from the B.C. Air Access Program will support 18 airport upgrades*
- *Investment bolsters wildfire suppression, air ambulance, emergency response, tourism and economic development*
- *Funding focuses on supporting rural, remote and Indigenous communities*

_____

Eighteen B.C. communities will benefit from upgrades to land and water airports through an investment of more than $8 million from B.C. Air Access Program.

“The B.C. Air Access Program strengthens local economies and supports good jobs, while improving safety for people living in and travelling through rural and regional communities,” said Mike Farnworth, Minister of Transportation and Transit. “This program recognizes that smaller airports help connect communities and are essential for the people throughout B.C.”

**Investment in services, economic development**

The investment will include upgrades to air facilities to support wildfire suppression, air ambulance and other emergency-response services. For example, the Anahim Lake apron expansion project will improve access for medevac and expand the wildfire operations base for a large, isolated area.

Upgraded airports support economic development and tourism potential by getting goods and people faster to destinations throughout the province. At the Ganges Outer Harbour on Salt Spring Island, expanded dock moorage facilities will allow floatplanes to land more often, supporting the local economy and tourism needs.

**Beneficial community impacts**

“This program has a significant positive impact for communities throughout the province,” said Cathy Press, chair, BC Aviation Council. “It provides funding for a variety of projects from lighting improvements to facility expansions, which will benefit communities and residents for years to come.”

The program is open to facilities that serve fewer than one million passengers per year. BCAAP

opens intake for all eligible applicants from November until January each year.

**Quick Facts:**

- B.C. is home to more than 300 public airports, heliports and water aerodromes that connect people and their communities, support the economy and help keep people safe.
- Since 2017, the B.C. Air Access Program has committed more than $80 million in grants to infrastructure projects at 83 air facilities.

**Learn More:**

For more information about aviation infrastructure funding, visit: https://gov.bc.ca/BCAirAccessProgram

A backgrounder follows.

**Contact:**

Ministry of Transportation and Transit
Media Relations
250-356-8241

---

BRITISH COLUMBIA

# BACKGROUNDER

For Immediate Release
2026TT0048-000601
May 27, 2026

Ministry of Transportation and Transit

**What to know about projects awarded funding for 2026-27**

Air facilities in the following communities have received funding through the BC Air Access Program for 2026-27:

- Alert Bay – $97,700 for airport lighting and crack sealing at Alert Bay Airport
- Anahim Lake – Nearly $1.6 million for an apron expansion at Anahim Lake Airport
- Bella Bella – $624,750 to relocate fuelling operations at Bella Bella Airport
- Bella Coola – $30,400 for a facility master plan at Bella Coola Airport
- Burns Lake – $24,406 for a facility master plan at Burns Lake Airport
- Chetwynd – $303,314 for airfield lighting upgrade at Chetwynd Airport
- Cranbrook – $729,660 for space capacity upgrades at Canadian Rockies International Airport
- Dawson Creek – $293,194 for an aircraft de-icing vehicle at Dawson Creek Airport
- Elk Valley – $17,250 for pavement improvement at Elk Valley Airport
- Fairmont Hot Springs – $114,472 for a skid steer loader and attachments at Fairmont Hot Springs Airport
- Ganges – $813,578 to expand the floatplane facility in the Ganges Outer Harbour
- Hope – $206,250 for a tractor and related equipment at Fraser Valley Regional Airpark
- Kitimat – $156,985 for maintenance and safety equipment upgrades at Kitimat Airpark
- Langley – $2 million for an airfield electrical and lighting systems upgrade at Langley Regional Airport
- Masset – $648,515 for tree clearing at Masset Municipal Airport
- McBride - $546,066 for improved lighting safety at Charlie Leake Airfield
- Pemberton – $14,981 for runway approach safety improvements at Pemberton Regional Airport
- Quesnel – $24,234 for a facility master plan at Quesnel Regional Airport

**Contact:**

Ministry of Transportation and Transit
Media Relations
250-356-8241

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT

Date: July 14, 2026

File: 7.5.3.159.1, 7.5.3.159.2, and 7.5.3.159.3

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry, Director of Planning

Re: 167 Konigus Street North Parcel "A" and "B" and South Parcel Official Community Plan and Zoning Amendment Bylaws No. 2093, 2094, 2095, 2096, 2097 and 2098, 2026

Applicant: Riverbrook Estates Ltd.

Location: 167 Konigus Street

---

**Recommendation:**

Action: Council consider first two readings of bylaws related to the three applications for zoning and Official Community Plan (OCP) amendments at 167 Konigus Street as shown in the reference map in **Attachment A**. If bylaws receive first two readings, then Council considers scheduling a Public Hearing.

Recommended Motion:

Council first consider the OCP amendment bylaws for the three applications:

**THAT the OCP amendment bylaw for Application #1 (Apartments), 167 Konigus Street North Parcel "A" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026, receive first and second reading;**

**THAT the OCP amendment bylaw for Application #2 (Townhouses and Single-Family Dwellings), 167 Konigus Street North Parcel "B" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026, receive first and second reading;**

**THAT the OCP amendment bylaw for Application #3 (Modular Home Park), 167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026, receive first and second reading;**

**THAT in accordance with Section 477 of the *Local Government Act*, Council confirms it has considered Bylaw No. 2093, 2026, Bylaw No. 2095, 2026, and Bylaw No. 2097, 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*, Bylaw No. 2093, 2026, Bylaw No. 2095, 2026, and Bylaw No. 2097, 2026 be referred to 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;**

If the OCP amendment bylaws receive first two readings, Council consider the following:

**THAT the zoning amendment bylaw for Application #1 (Apartments), 167 Konigus Street North Parcel "A" R3-E Zoning Amendment Bylaw No. 2094, 2026, receive first and second reading;**

**THAT the zoning amendment bylaw for Application #2 (Townhouses and Single-Family Dwellings), 167 Konigus Street North Parcel "B" R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026, receive first and second reading;**

**THAT the zoning amendment bylaw for Application #3 (Modular Home Park), 167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026, receive first and second reading;**

If Council provides first and second readings to the bylaws, the following should be considered to set the Public Hearing. Staff recommend that one public hearing considering all the bylaws be considered. If Council prefers to have one public hearing per application, staff could assist with that motion.

**THAT a Public Hearing for Bylaw Nos. 2093, 2094, 2095, 2096, 2097, and 2098, 2026, be scheduled for 7:00 pm on September 8, 2026;**

**AND THAT the Public Hearing allow electronic participation.**

**Background:**

On September 12, 2025, the District of Kitimat received three Zoning Amendment applications from Riverbrook Estates Ltd. for a site in the Kildala neighbourhood at 167 Konigus Street. Staff forwarded the applications to Council for consideration at the Regular Meeting on November 17, 2025, and Council passed the following motion:

> *"THAT staff be directed to process the Zoning Amendment application by Riverbrook Estates Ltd, dated September 12, 2025, in Attachment A of the Zoning Amendment Applications – 167 Konigus Street report dated November 7, 2025;*
>
> *THAT staff be directed to process the Zoning Amendment application by Riverbrook Estates Ltd, dated September 12, 2025, in Attachment B of the Zoning Amendment Applications – 167 Konigus Street report dated November 7, 2025;*
>
> *AND THAT staff be directed to process the Zoning Amendment application by Riverbrook Estates Ltd, dated September 12, 2025, in Attachment C of the Zoning Amendment Applications – 167 Konigus Street report dated November 7, 2025."*
> *(*R25-270)

167 Konigus Street consists of two legal parcels totalling just over 11 hectares, including a 5.7-hectare northern parcel ("north parcel") and a 5.4-hectare southern parcel ("south parcel"). The north and south parcels have the following legal descriptions:

- North parcel: Block 210, District Lots 6019, 6020, 6023 AND 6024, Range 5 Coast District, Plan 8918 Except Plan EPP89122 (167 Konigus Street)
- South parcel: Lot A, District Lots 6019, 6020, 6023 AND 6024, Range 5 Coast District, Plan EPP89122 (167 Konigus Street)

There are two applications under consideration for portions of the north parcel, and one application under consideration for the south parcel. Each application consists of one proposed OCP amendment bylaw and one proposed zoning amendment bylaw, for a total of six proposed bylaws for Council's consideration, as listed below and outlined in the reference map in Attachment A:

1. Application #1 (Apartments) - CFI 7.5.3.159.1
    - 167 Konigus Street North Parcel "A" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026 (**Attachment B**)
    - 167 Konigus Street North Parcel "A" R3-E Zoning Amendment Bylaw No. 2094, 2026 (**Attachment C**)

2. Application #2 (Townhouses and Single-Family Dwellings) – CFI 7.5.3.159.2
    - 167 Konigus Street North Parcel "B" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026 (**Attachment D**)
    - 167 Konigus Street North Parcel "B" R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026 (**Attachment E**)

3. Application #3 (Modular Home Park) – CFI 7.5.3.159.3
    - 167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026 (**Attachment F**)
    - 167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026 (**Attachment G**)

On the bylaw reference map in Attachment A, the area subject to Application #1 is shown in blue, Application #2 is shown in pink, and Application #3 is shown in yellow. The application forms, location maps, site plans, and other supporting details for Applications #1, #2, and #3 are included in **Attachments H**, **I** and **J** respectively.

1. Summary of Proposal

The applicant is proposing to rezone portions of 167 Konigus Street totalling about 8 hectares as part of a master planned residential development called Riverbrook Estates. The Riverbrook Estates master plan envisions a mix of single-family dwellings, townhouses, apartment buildings and manufactured/modular homes, serviced with internal roads, walkways and green space. The development is proposed to be accessed from Kuldo Boulevard via Nadina and Liard Streets, with a new dedicated road creating a loop through the proposed development. An overall rezoning plan and context plan are included in **Attachment K** and a traffic impact study is included in **Attachment L**.

Staff note that Council approved a rezoning for a portion of the north parcel in January 2015 for a first phase of townhouses (47 units) and park/green space. These areas, along with a proposed strip of nine single-family dwellings/lots at the north end of the site, are shown as having existing zoning in the bylaw reference map (shown in beige) in Attachment A and are therefore not part of the applications in Attachments H – J.

Further details about the applications and the planning analysis and process undertaken by staff to date, as well as next steps should Council wish to grant initial readings to the proposed bylaws, are provided in sections 2 through 7 below.

2. Overview of OCP and Zoning Amendment Applications

*a. Application #1: North Parcel "A" rezoning from R1-B to R3-E for two apartment buildings with 106 units (see areas shown in blue on the reference map in Attachment A)*

The purpose of Application #1 (Attachment H) is to allow for two apartment buildings on the west side of the north parcel. This portion of the property is currently zoned R1-B One Family Residential Zone, which limits the property to one dwelling unit. The applicant is proposing a zoning change to a new R3-E zone to allow for apartment buildings up to three storeys in height.

The area proposed to be rezoned to R3-E totals about 1.2 hectares. As shown in Attachment H, the apartment buildings are proposed to be similar in size and unit count, with the north building slightly smaller (50 units) than the south building (56 units).

The area in Application #1 is currently designated in the OCP as “Neighbourhood”. This land use designation supports a maximum of four units on one parcel, which is not consistent with the proposed rezoning. Five or more units per parcel are supported in the “Multi-Unit Residential” designation, which is intended for townhouses, rowhouses, apartment buildings, temporary worker accommodation facilities, and mobile/manufactured home parks.

The applicant has proposed to amend the OCP to change the land use designation of the subject site to Multi-Unit Residential. Application #1 therefore consists of two proposed bylaws as follows:

- 167 Konigus Street North Parcel “A” Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026 (Attachment B)
- 167 Konigus Street North Parcel “A” R3-E Zoning Amendment Bylaw No. 2094, 2026 (Attachment C)

*b. Application #2: North Parcel “B” rezoning from R1-B to R3-A for phase 2 townhouses with 46 units, and G5 to R1-B for seven single-family dwellings/lots (see areas shown in pink on the reference map in Attachment A)*

The purpose of Application #2 (Attachment I) is to allow for the second phase of townhouses and a strip of seven single-family dwellings/lots in the east and south portions of the north parcel respectively. The east portion of the north parcel is currently zoned R1-B One Family Residential Zone, which limits the property to one dwelling unit. The applicant is proposing a zoning change to R3-A Multi-Family – Apartment or Terrace to allow for 46 townhouse units.

The south portion of the north parcel is currently zoned G5 Forestry, allowing one detached dwelling with up to two dwelling units while permitting agriculture and forestry uses. The applicant is proposing a zoning change for this section to R1-B One Family Residential Zone to allow for seven single-family dwellings/lots.

Approximately one hectare of the north parcel is proposed to be rezoned from R1-B to R3-A for the phase 2 townhouse section, and approximately 0.4 hectares of the north parcel is proposed to be rezoned from G5 to R1-B for the seven single-family dwellings/lots. The total area proposed to be rezoned in Application #2 (Attachment I) is about 1.4 hectares.

The proposed phase 2 townhouse section and seven single-family dwellings/lots in Application #2 are intended to mirror the portion of the north parcel that already has sufficient existing zoning for the phase 1 townhouses and nine single family dwellings/lots, as shown in beige in Attachment A.

The area in Application #2 is currently designated in the OCP as Neighbourhood. This land use designation supports a maximum of four units on one parcel, which is not consistent with the proposed rezoning for the proposed phase 2 townhouse site but is consistent with the proposed rezoning for the strip of seven single-family dwellings/lots. Five or more units per parcel are supported in the “Multi-Unit Residential” designation, which is intended for townhouses, rowhouses, apartment buildings, temporary worker accommodation facilities, and mobile/manufactured home parks.

The applicant has proposed to amend the OCP to change the land use designation of the phase 2 townhouse site to Multi-Unit Residential. Application #2 therefore consists of two proposed bylaws as follows:

- 167 Konigus Street North Parcel “B” Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026 (Attachment D)
- 167 Konigus Street North Parcel “B” R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026 (Attachment E)

*c. Application #3: South Parcel rezoning from G5 to R6-B for a modular home park with 72 units (see area shown in yellow on the reference map in Attachment A)*

The purpose of Application #3 (Attachment J) is to allow for a modular home park. The south parcel is zoned G5 Forestry, allowing one detached dwelling with up to two dwelling units while permitting agriculture and forestry uses. The applicant is proposing a zoning change to R6-B Manufactured Home Park to allow a modular home park with 72 units. The area of the south parcel proposed for this rezoning is about 5.3 hectares.

The area in Application #3 is designated in the Official Community Plan as Neighbourhood. This land use designation supports a maximum of four units on one parcel, which is not consistent with the proposed rezoning. Five or more units per parcel are supported in the “Multi-Unit Residential” designation, which is intended for townhouses, rowhouses, apartment buildings, temporary worker accommodation facilities, and mobile/manufactured home parks.

The applicant has proposed to amend the OCP to change the land use designation of the South Parcel to Multi-Unit Residential. Application #3 therefore consists of two proposed bylaws as follows:

- 167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026 (Attachment F)
- 167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026 (Attachment G)

Staff note that the south parcel is currently encumbered by a flood covenant (**Attachment M**) that has been registered on title since 1978. This covenant restricts buildings from being constructed or mobile homes from being placed on the south parcel. As part of the rezoning process, the applicant is proposing to modify the noted covenant to allow development to proceed while addressing flood risk. A modified covenant, prepared by the developer in consultation with District staff, is included in **Attachment N**. If Council passes first and second readings of the proposed bylaws for the south parcel (Attachments F and G), and if the bylaws progress to third reading, staff will recommend that the modified covenant in Attachment N be registered on title prior to Council’s consideration of final reading/adoption of the bylaws.

3. Planning Analysis

*a. Application #1: North Parcel “A” rezoning from R1-B to R3-E for two apartment buildings with 106 units*

The north parcel “A” rezoning (where the apartment buildings are proposed - shown in blue on the bylaw reference map in Attachment A) covers an area of about 1.2 hectares, with an existing permitted density equivalent to approximately 17 single-family dwellings/lots based on the subdivision regulations in the R1-B zone. The proposed R3-E rezoning would increase the unit density of this area to 106 units between the two proposed apartment buildings. This

proposed housing type and density are supported under the proposed Multi-Unit Residential future land use designation in the OCP for north parcel “A”.

The subject site is located in proximity to transit stops along Kuldo Boulevard and is within walking distance (less than 800 metres) to a range of community amenities, including a recreation and fitness centre (Riverlodge), parks and green spaces, sports fields, childcare facilities, commercial uses, and an elementary school.

The proposed new R3-E zone has been drafted based on the details outlined in the application package in Attachment H. Staff have incorporated additional regulations to ensure that the proposed development meets the District’s standards for distance between buildings, internal lane width, snow storage, and screening of refuse and recycling bins.

The site is located within the Kitimat River floodplain and the District’s updated floodplain management regulations located in Part 14 of the *Kitimat Municipal Code* will apply to the proposed development at the time of building permit, pending approval of the OCP and zoning amendments.

*b. Application #2: North Parcel “B” rezoning from R1-B to R3-A for phase 2 townhouses with 46 units, and G5 to R1-B for seven single-family dwellings/lots*

The north portion of the north parcel “B” rezoning (where the phase 2 townhouses are proposed – shown in pink on the bylaw reference map in Attachment A) covers an area of one hectare, with an existing permitted density equivalent to approximately 14 single-family dwellings/lots based on the subdivision regulations in the R1-B zone. The proposed rezoning would increase the unit density of this area to 46 townhouse units. This proposed housing type and density are supported under the proposed Multi-Unit Residential future land use designation in the OCP for north parcel “B”.

The south portion of the north parcel “B” rezoning (where the seven single-family dwellings/lots are proposed – shown in pink on the bylaw reference map in Attachment A) covers an area of 0.4 hectares, with an existing permitted density of two dwelling units under the existing G5 zoning. The proposed rezoning would increase the unit density of this area to seven single-family dwellings/lots. This proposed housing type and density are supported under the existing Neighbourhood future land use designation in the OCP.

The subject site is located in proximity to transit stops along Kuldo Boulevard and is within walking distance (less than 800 metres) to a range of community amenities, including a recreation and fitness centre (Riverlodge), parks and green spaces, sports fields, childcare facilities, commercial uses, and an elementary school. The site is located within the Kitimat River floodplain and the District’s updated floodplain management regulations located in Part 14 of the *Kitimat Municipal Code* will apply to the proposed development at the time of building permit, pending approval of the OCP and zoning amendments.

*c. Application #3: South Parcel rezoning from G5 to R6-B for a modular home park with 72 units*

The south parcel rezoning (shown in yellow on the bylaw reference map in Attachment A) covers an area of about 5.3 hectares, with an existing permitted density of two dwelling units. The proposed rezoning would increase the unit density of this area to 72 manufactured homes. This proposed housing type and density are supported under the proposed Multi-Unit Residential future land use designation in the OCP for the south parcel.

The subject site is located in proximity to transit stops along Kuldo Boulevard and is within walking distance (less than 800 metres) to a range of community amenities, including a recreation and fitness centre (Riverlodge), parks and green spaces, sports fields, childcare facilities, commercial uses, and an elementary school. The site is located within the Kitimat River floodplain and the District's updated floodplain management regulations located in Part 14 of the *Kitimat Municipal Code*, along with the modified covenant in Attachment N, will apply to the proposed development at the time of building permit, pending approval of the OCP and zoning amendments.

4. Internal Referrals

The applications were referred to internal District departments for review and comment, which included representatives from the Engineering, Public Works, Fire, Building, Administration and Planning departments. Staff discussed the appropriate number of accesses; internal lane width; parking stall size, and snow storage areas to be included in the proposed R3-E zone. Staff also confirmed the setback requirement from the Kitimat River dike to the subject property, as required through Covenant G7441. To address these comments, staff advised the applicant who in response, updated their drawings to illustrate that the requirements can be accommodated on the site.

The District's Engineering department confirmed that the proposed rezoning of the property will require offsite improvements for Liard Street and Nadina Street, which are to be funded by the developer. The required offsite improvements will bring these residential streets to a residential collector road cross section as per District of Kitimat standard drawing ADM-02-P-1976-14-A. There are two considerations for the required width of the road, including emergency vehicle access and average daily traffic:

- Emergency Vehicle Access: the existing local residential road width of 3.9m lanes is not sufficient to comfortably fit a large emergency vehicle with average-sized trucks parked on each side of the road.
- Average Daily Traffic: the traffic impact study in Attachment L identified that morning and afternoon peak traffic of the proposed development is 277 trips, therefore the Average Daily Traffic volumes will be greater than 200 vehicles, which would classify the roads as District of Kitimat residential collectors.

Therefore, a full redesign of Liard and Nadina Streets will be required, utilizing space within the existing District of Kitimat road right-of-way. Some of the road right-of-way includes the existing paved surface of the road and some is the "boulevard"/grassed area near the curb that residents perceive to be part of their front yard. For example, the first ~4 metres from the curb back towards the house on properties on the north sides of Liard and Nadina Streets is District-owned boulevard space. This boulevard area is the space that is intended to be used to widen the streets to a collector road standard.

To secure the offsite works outlined above from the developer, staff are recommending that an offsite works covenant be registered on title of the two legal parcels that comprise 167 Konigus Street, prior to adoption of the OCP and zoning amendment bylaws, pending the applicable bylaws progressing to third reading. The offsite works covenant would specify the scope of the works required, and the required phasing of the works to be timed in accordance with development phasing. Legal fees to prepare the covenant would be borne by the developer. Staff have advised the applicant, and no further concerns have been identified.

Staff discussed the regulations in the R6-B Manufactured Home Parks zone and the applicable definitions in Part 9, Division 1 of the *Kitimat Municipal Code* (KMC), identifying that the existing

definition of "Manufactured Home" does not explicitly reference modular and mobile home standards CSA A-277 and CSA Z-240. These standards provide a label of the specifications confirming that the home is built to the required standards. Staff advised the applicant who acknowledged that the District will require that manufactured homes are built under CSA A-277 and CSA Z-240 standards. This has been addressed as a proposed site-specific text amendment in Bylaw No. 2098, 2026 (Attachment G).

5. Public Notice

A public hearing notice that describes the proposed bylaws and invites public comment will be mailed to property owners and tenants located within 90 metres of the subject property (**Attachment O**). The public hearing notice will be posted to the District's Public Notice Posting Places (bulletin boards and website) as well on Get Involved Kitimat and Facebook for two consecutive weeks. The notice will also be advertised in the Northern Sentinel in accordance with Council policy.

6. Advisory Planning Commission

As per the *Kitimat Municipal Code*, staff are directed to refer OCP and zoning amendments to the Advisory Planning Committee (APC) unless Council identifies otherwise by resolution. Staff recommend that the proposed OCP and zoning amendments be referred to the APC prior to public hearing and Council's consideration of further readings.

7. Conclusion

For the reasons outlined in this report, the Planning Department supports the applications and recommends that Council grant first and second readings to the proposed OCP and zoning amendment bylaws, refer the bylaws to the APC, and advance the bylaws to public hearing.

**Alternative Options:**

1. If Council wishes to proceed with first and second readings and scheduling of a public hearing for some but not all of the bylaws addressed in this report, the bylaws that Council wishes to not proceed may be struck from the recommended motion at the top of this report.

2. If Council wishes to not give readings to one or more of the bylaws addressed in this report and to deny the applicable application(s), the following is offered for Council consideration:

   For Application #1 (Apartments):

   **THAT the OCP amendment bylaw for Application #1 (Apartments), 167 Konigus Street North Parcel "A" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026, not proceed and the application to amend the Official Community Plan be denied.**

   **THAT the zoning amendment bylaw for Application #1 (Apartments), 167 Konigus Street North Parcel "A" R3-E Zoning Amendment Bylaw No. 2094, 2026, not proceed and the application to amend the Kitimat Municipal Code be denied.**

   For Application #2 (Townhouses and Single-Family Dwellings):

**THAT the OCP amendment bylaw for Application #2 (Townhouses and Single Family Dwellings), 167 Konigus Street North Parcel "B" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026, not proceed and the application to amend the Official Community Plan be denied.**

**THAT the zoning amendment bylaw for Application #2 (Townhouses and Single-Family Dwellings), 167 Konigus Street North Parcel "B" R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026, not proceed and the application to amend the Kitimat Municipal Code be denied.**

For Application #3 (Modular Home Park):

**THAT the OCP amendment bylaw for Application #3 (Modular Home Park), 167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026, not proceed and the application to amend the Official Community Plan be denied.**

**THAT the zoning amendment bylaw for Application #3 (Modular Home Park), 167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026, not proceed and the application to amend the Kitimat Municipal Code be denied.**

3. Another option as developed through discussion of Council.

**Budget Implications:**

There are no financial implications associated with this report.

"SLT"

Director of Finance Initials

**Budgeted:** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 2 Housing - Adequate, appropriate, affordable, diverse housing for all

**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**
Strategy 1.1 – Support Compact Communities

**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)**

Policy 4.3.3 – Preserve the diversity of housing types (e.g., single houses and multi-unit housing such as duplexes, row houses, apartments, and condominiums), lot sizes and price ranges by ensuring that infill and new development supports housing choice.
Policy 4.4.5 – Encourage redevelopment and infill in developed areas as an alternative to expanding into new areas.
Policy 4.8.5 – Consideration of future amendments to the map in Schedule D – Future Land Use to add new properties to the “Multi-Unit Residential” or “Mixed Use” land use designations should address complete community principles, including but not limited to:

- Infrastructure servicing and capacity
- Proximity to community amenities and services (e.g., parks, schools, day care, recreation facilities and others)
- Transportation considerations (e.g., transit service, active transportation connections, off-street parking, adjacent road classification(s) and others)

**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 - Bylaw Reference Map
B - 167 Konigus Street North Parcel “A” Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026
C - 167 Konigus Street North Parcel “A” R3-E Zoning Amendment Bylaw No. 2094, 2026
D - 167 Konigus Street North Parcel “B” Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026
E - 167 Konigus Street North Parcel “B” R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026
F - 167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026
G - 167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026
H - Application #1 (Apartments): Application Form, Supporting Details, and Location Map
I - Application #2 (Townhouses and Single-Family Dwellings): Application Form, Supporting Details, and Location Map
J - Application #3 (Modular Home Park): Application Form, Supporting Details, and Location Map
K - Overall Rezoning Plan and Context Plan
L - Traffic Impact Study

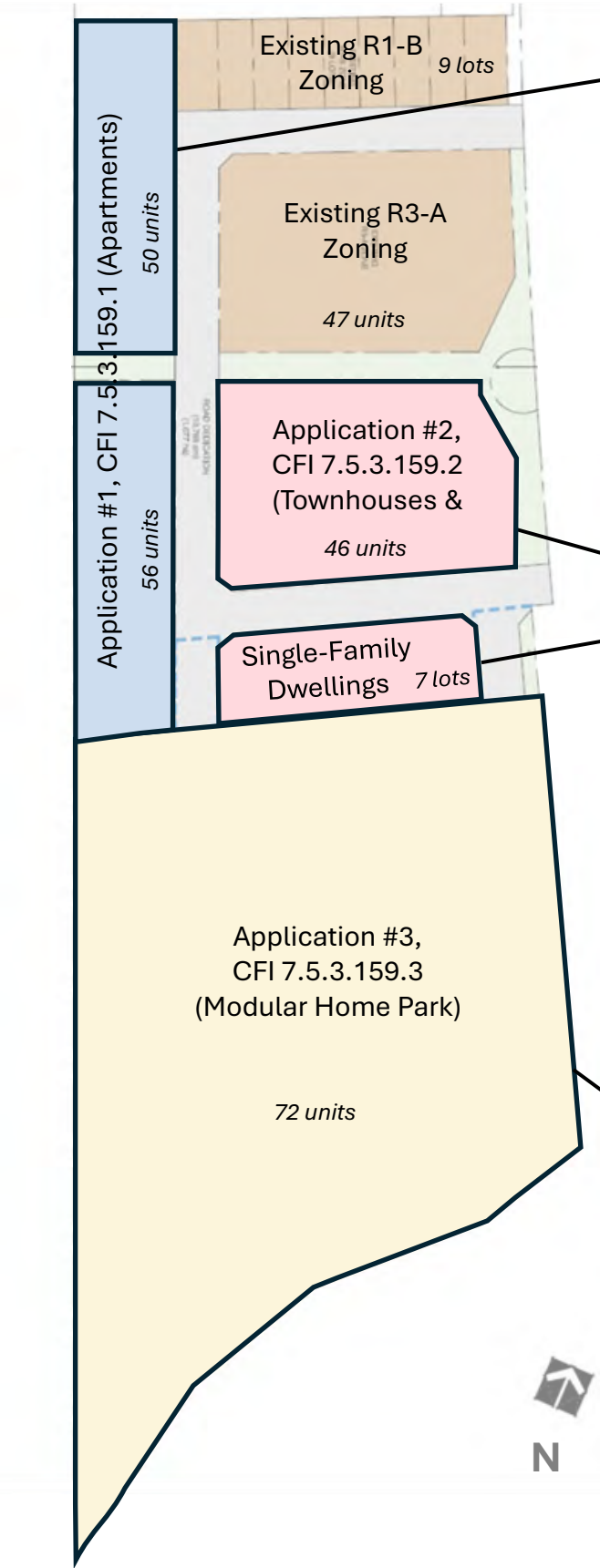
M - Flood Covenant G7441
N - Modified Flood Covenant G7441
O - 90 Metres Buffer Map

**THIS PAGE INTENTIONALLY LEFT BLANK**

Attachment A

# Bylaw Reference Map for OCP and Zoning Amendment Applications

167 Konigus Street - Proposed Riverbrook Estates Development




## Application #1, CFI 7.5.3.159.1

167 Konigus Street North Parcel "A" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026

167 Konigus Street North Parcel "A" R3-E Zoning Amendment Bylaw No. 2094, 2026

## Application #2, CFI 7.5.3.159.2

167 Konigus Street North Parcel "B" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026

167 Konigus Street North Parcel "B" R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026

## Application #3 – CFI 7.5.3.159.3

167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026

167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026

**THIS PAGE INTENTIONALLY LEFT BLANK**

DISTRICT OF KITIMAT
BYLAW NO. 2093, 2026

167 Konigus Street North Parcel "A" Multi-Unit Residential Land Use Designation
Official Community Plan Amendment Bylaw No. 2093, 2026

---

A BYLAW TO AMEND SCHEDULE D OF THE KITIMAT OFFICIAL COMMUNITY PLAN WITH RESPECT TO A LAND USE DESIGNATION CHANGE FOR A PORTION OF THE NORTH PARCEL AT 167 KONIGUS STREET

---

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

AND WHEREAS the Kitimat Council deems it is in the public interest to amend the *Kitimat Official Community Plan* to change the future land use designation of a portion of the north parcel at 167 Konigus Street to Multi-Unit Residential;

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

1. This bylaw may be cited as "167 Konigus Street North Parcel "A" Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2093, 2026".

2. *Kitimat Official Community Plan (OCP) Schedule D (Land Use Map)* is hereby amended to amend the future land use designation of a portion of the following legal parcel to "Multi-Unit Residential" as shown in Schedule A:

    a. BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122 (167 Konigus Street)

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

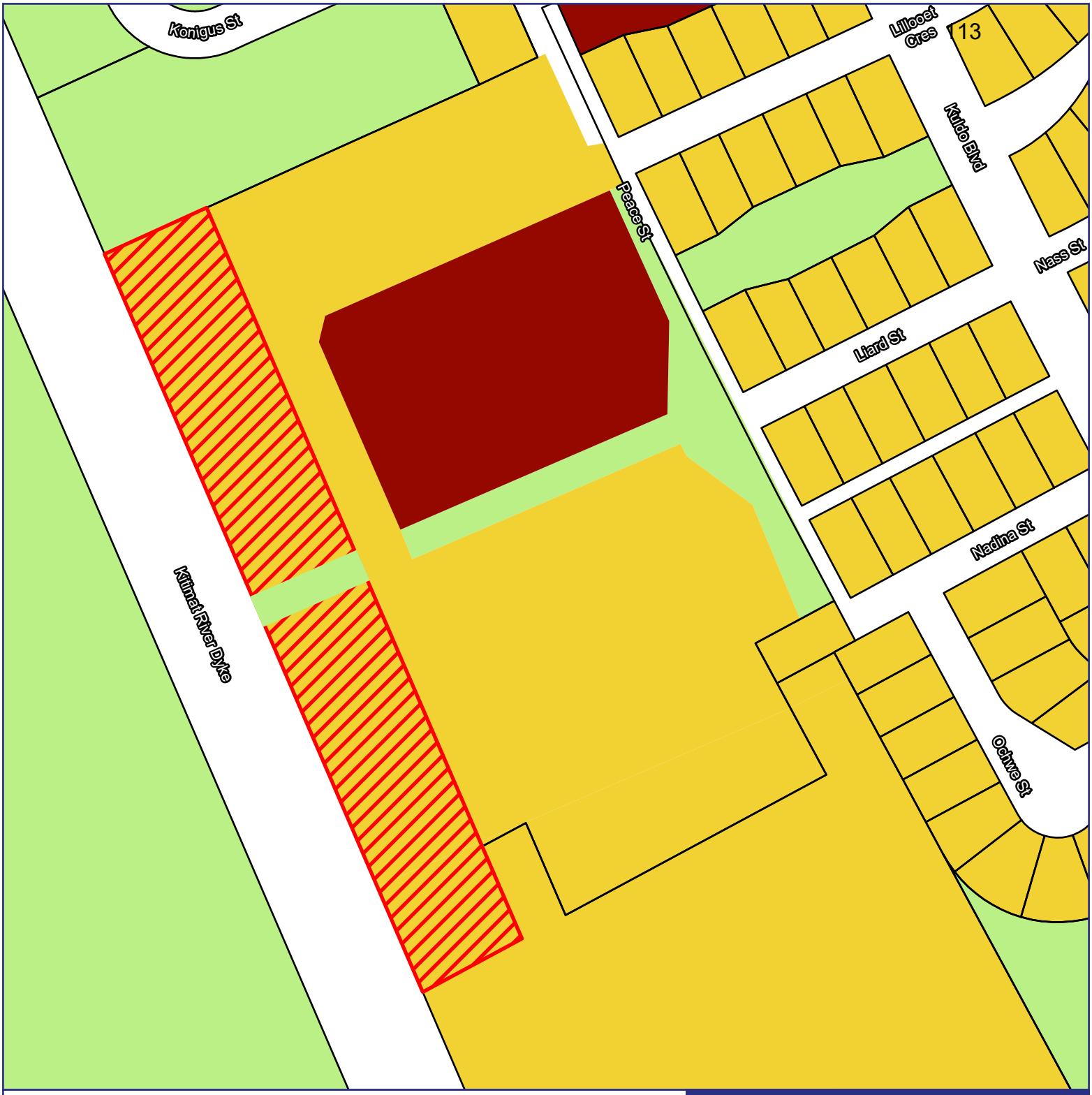
| | | |
|---|---|---|
| READ a first time this | day of | , 2026 |
| READ a second time this | day of | , 2026 |
| PUBLIC NOTICE ISSUED this | day of | , 2026 |
| PUBLIC NOTICE ISSUED this | day of | , 2026 |
| A PUBLIC HEARING was held this | day of | , 2026 |
| READ a third time this | day of | , 2026 |
| FINALLY ADOPTED this | day of | , 2026 |

DRAFT

MAYOR _____
Philip Germuth

CORPORATE OFFICER _____
Tracy Tavares

DRAFT




- Area to be redesignated to Multi-Unit Residential
- Legal Parcel
- Multi-Unit Residential Land Use Designation
- Neighbourhood Land Use Designation
- Parks and Recreation Land Use Designation

KITIMAT
A Marvel of Nature and Industry

# SCHEDULE A: OCP AMENDMENT BYLAW NO. 2093, 2026

Scale: 1:2,000
Requisitor: KH Author: AWS Date: 26-Jan-2026
File: Planning Revision: 0
0 20 40 80 m

DISTRICT OF KITIMAT
BYLAW NO. 2094, 2026

167 Konigus Street North Parcel “A” R3-E
Zoning Amendment Bylaw No. 2094, 2026

A BYLAW TO: (1) AMEND PART 9, DIVISION 4 OF THE KITIMAT MUNICIPAL CODE WITH RESPECT TO THE ADDITION OF A NEW MULTI-FAMILY RESIDENTIAL ZONE; (2) AMEND THE KITIMAT MUNICIPAL CODE PART 9 ZONING MAP WITH RESPECT TO REZONING A PORTION OF THE NORTH PARCEL AT 167 KONIGUS STREET

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 the Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to add a new multi-family residential apartment zone and rezone a portion of the north parcel at 167 Konigus Street to this new zone;

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

1. This bylaw may be cited as “167 Konigus Street North Parcel “A” R3-E Zoning Amendment Bylaw No. 2094, 2026”.

2. The *Kitimat Municipal Code* is hereby amended by adding the following new zone as Subdivision 19 to Part 9 - Planning, Division 4 Residential Zoning:

Subdivision 19 – R3-E Multi-Family Residential - Apartment

9.4.19

1. Permitted Uses

    a. Apartment Building
    b. Senior Citizens Housing

2. Permitted Accessory Uses

    a. Day Care (Child)
    b. Day Care (Adult)
    c. Home Business Address
    d. Temporary Uses in accordance with Part 9, Division 8

DRAFT

Conditions of Use

3. Lot Area (minimum): 100 m² per Dwelling Unit, subject to a minimum of 1000 m².

4. Lot Frontage (minimum): 2 metres per Dwelling Unit, subject to a minimum of 30 metres.

5. Lot Coverage (maximum): 25%, plus 30 m² for Accessory Buildings

6. Floor Area Ratio (maximum): 1.0

7. Height of Buildings (maximum): 12 metres or three Storeys, whichever is less.

8. Front Yard (minimum): 4.5 metres

9. Side Yard (minimum): 3 metres

10. Rear Yard (minimum): 7.5 metres

11. Distances Between Buildings (minimum):
    a. 9.0 metres between Apartment Buildings or Senior Citizens Housing
    b. 2.0 metres between an Apartment Building or Senior Citizens Housing and an accessory structure.

Off Street Parking and Internal Roads

12. 1.5 Parking Spaces per Dwelling Unit, which must have unrestricted access to a highway. In addition, 0.2 visitor Parking Spaces per Dwelling Unit is required.

13. Each Parking Space shall be 2.7 metres in width and 6 metres in length.

14. The minimum internal road width shall be 6 metres and no parking shall be allowed on such internal access roads.

Access (maximum)

15. Each Access shall be paved if the abutting street is paved.

16. One Access not exceeding 7.5 metres in width is permitted where Lot Frontage is less than 30 metres.

17. Where a Lot has Frontage of 30 metres or more, one additional

DRAFT

Access not exceeding 7.5 metres shall be allowed.

Snow Storage

18. An area equal to 10% of the required parking area shall be provided for snow storage per Lot.

19. Snow storage areas shall be located away from public roads and other areas so that motorists and pedestrian sight lines are not impacted.

20. Snow storage areas cannot be located in required parking areas.

Refuse Storage & Landscaping

21. All refuse and recycling bins shall have a Landscape Screen as to be screened from adjacent Lots and Streets.

22. All Landscape Screens shall be a height equivalent to the height of the refuse or recycling bin.

23. All refuse or recycling bins shall be located entirely within the property boundary lines and not obstruct pedestrian and vehicle traffic.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.13

3. The *Kitimat Municipal Code* is hereby amended by amending the zoning of a portion of the following legal parcel to “R3-E Multi-Family Residential - Apartment” as shown in Schedule A:

    a. BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122 (167 Konigus Street)

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

| | | |
|---|---|---|
| READ a first time this | day of | , 2026 |
| READ a second time this | day of | , 2026 |
| PUBLIC NOTICE issued this | day of | , 2026 |
| PUBLIC NOTICE issued this | day of | , 2026 |
| PUBLIC HEARING held this | day of | , 2026 |

DRAFT

READ a third time this day of ,2026

ADOPTED this day of , 2026

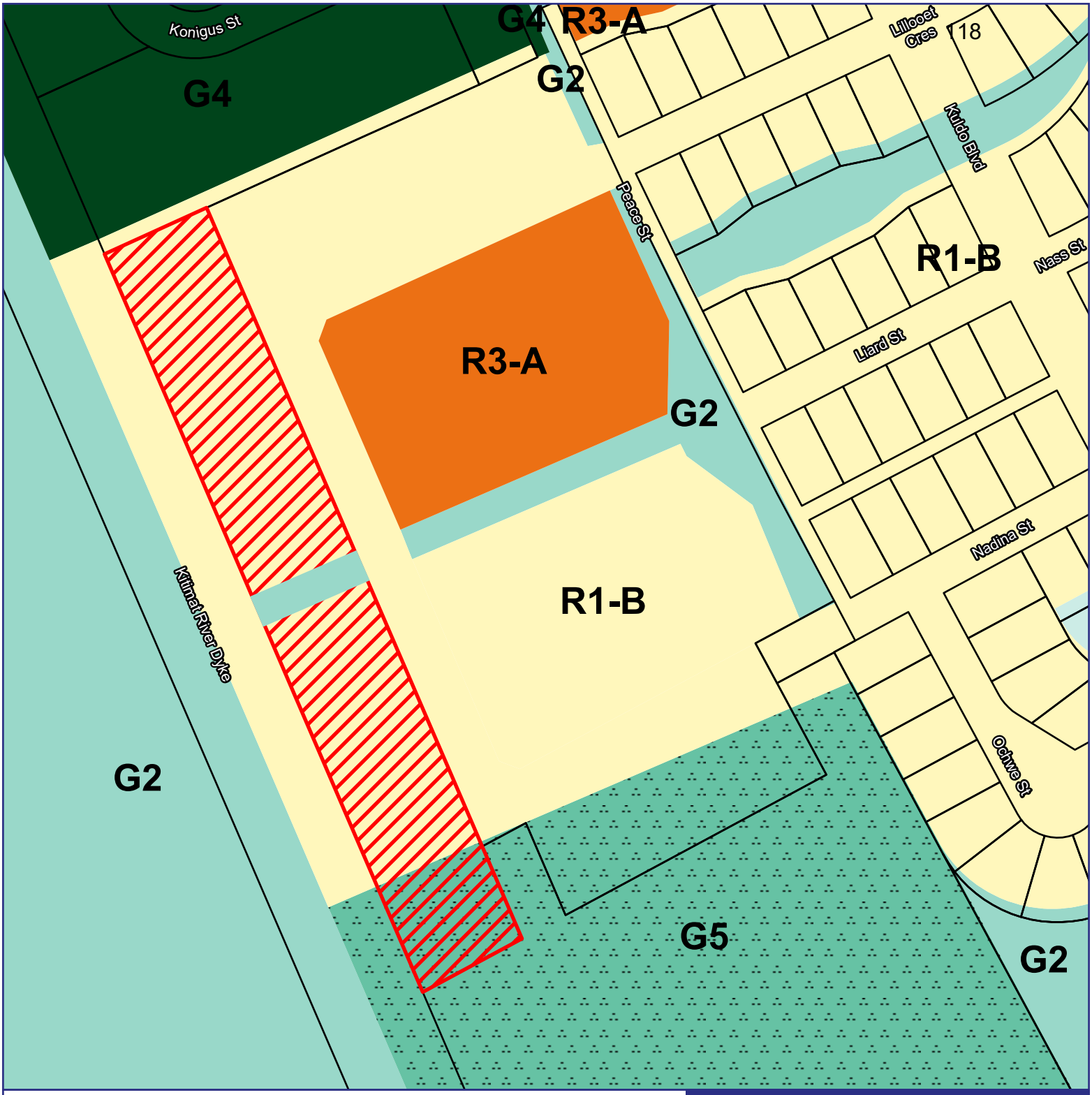
MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares

DRAFT




Area to be rezoned to R3-E

Legal Parcel

**Residential Zone**

R1-B: One Family - Detached or Semi-Detached

R3-A: Multi-Family - Apartment or Terrace

**Greenbelt Zone**

G1: Institutional

G2: Local Park

G4: Recreation

G5: Forestry

KITIMAT
A Marvel of Nature and Industry

# SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2094, 2026

Scale: 1:2,000

Requisitor: KH Author: AWS Date: 26-Jan-2026

File: Planning Revision: 0

0 20 40 80 m

DISTRICT OF KITIMAT
BYLAW NO. 2095, 2026

167 Konigus Street North Parcel “B” Multi-Unit Residential Land Use Designation
Official Community Plan Amendment Bylaw No. 2095, 2026

---

A BYLAW TO AMEND SCHEDULE D OF THE KITIMAT OFFICIAL COMMUNITY PLAN WITH RESPECT TO A LAND USE DESIGNATION CHANGE FOR A PORTION OF THE NORTH PARCEL AT 167 KONIGUS STREET

---

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

AND WHEREAS the Kitimat Council deems it is in the public interest to amend the *Kitimat Official Community Plan* to change the future land use designation of a portion of the north parcel at 167 Konigus Street to Multi-Unit Residential;

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

1. This bylaw may be cited as “167 Konigus Street North Parcel “B” Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2095, 2026”.

2. *Kitimat Official Community Plan (OCP) Schedule D (Land Use Map)* is hereby amended to amend the future land use designation of a portion of the following legal parcel to “Multi-Unit Residential” as shown in Schedule A:

    a. BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122 (167 Konigus Street)

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

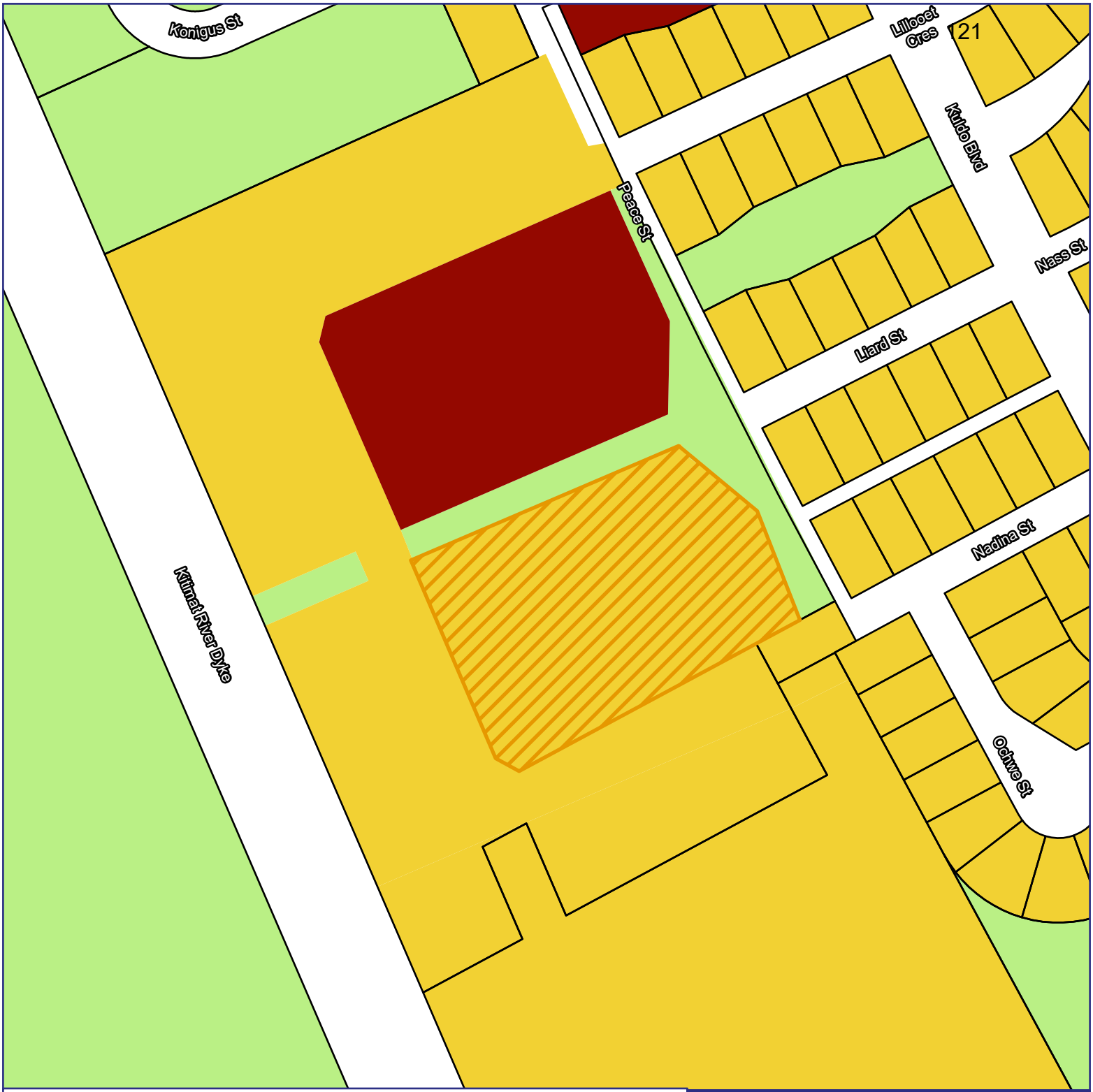
| | | |
|---|---|---|
| READ a first time this | day of | , 2026 |
| READ a second time this | day of | , 2026 |
| PUBLIC NOTICE ISSUED this | day of | , 2026 |
| PUBLIC NOTICE ISSUED this | day of | , 2026 |
| A PUBLIC HEARING was held this | day of | , 2026 |
| READ a third time this | day of | , 2026 |
| FINALLY ADOPTED this | day of | , 2026 |

DRAFT

MAYOR _____
Philip Germuth

CORPORATE OFFICER _____
Tracy Tavares

DRAFT




Area to be redesignated to Multi-Unit Residential

Legal Parcel

Multi-Unit Residential Land Use Designation

Neighbourhood Land Use Designation

Parks and Recreation Land Use Designation

KITIMAT
A Marvel of Nature and Industry

# SCHEDULE A: OCP AMENDMENT BYLAW NO. 2095, 2026

Scale: 1:2,000

Requisitor: KH Author: AWS Date: 26-Jan-2026

File: Planning Revision: 0

0 20 40 80 m

**THIS PAGE INTENTIONALLY LEFT BLANK**

DISTRICT OF KITIMAT
BYLAW NO. 2096, 2026

167 Konigus Street North Parcel “B” R3-A and R1-B
Zoning Amendment Bylaw No. 2096, 2026

A BYLAW TO AMEND THE KITIMAT MUNICIPAL CODE PART 9 ZONING MAP WITH RESPECT TO REZONING PORTIONS OF THE NORTH PARCEL AT 167 KONIGUS STREET

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 the Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to rezone portions of the north parcel at 167 Konigus Street to R3-A and R1-B;

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

1. This bylaw may be cited as “167 Konigus Street North Parcel “B” R3-A and R1-B Zoning Amendment Bylaw No. 2096, 2026”.

2. The *Kitimat Municipal Code* is hereby amended by amending the zoning of a portion of the following legal parcel to “R3-A Multi-Family Residential” as shown in Schedule A:

    a. BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122 (167 Konigus Street)

3. The *Kitimat Municipal Code* is hereby amended by amending the zoning of a portion of the following legal parcel to “R1-B One Family Residential Zone”” as shown in Schedule A:

    a. BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122 (167 Konigus Street)

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

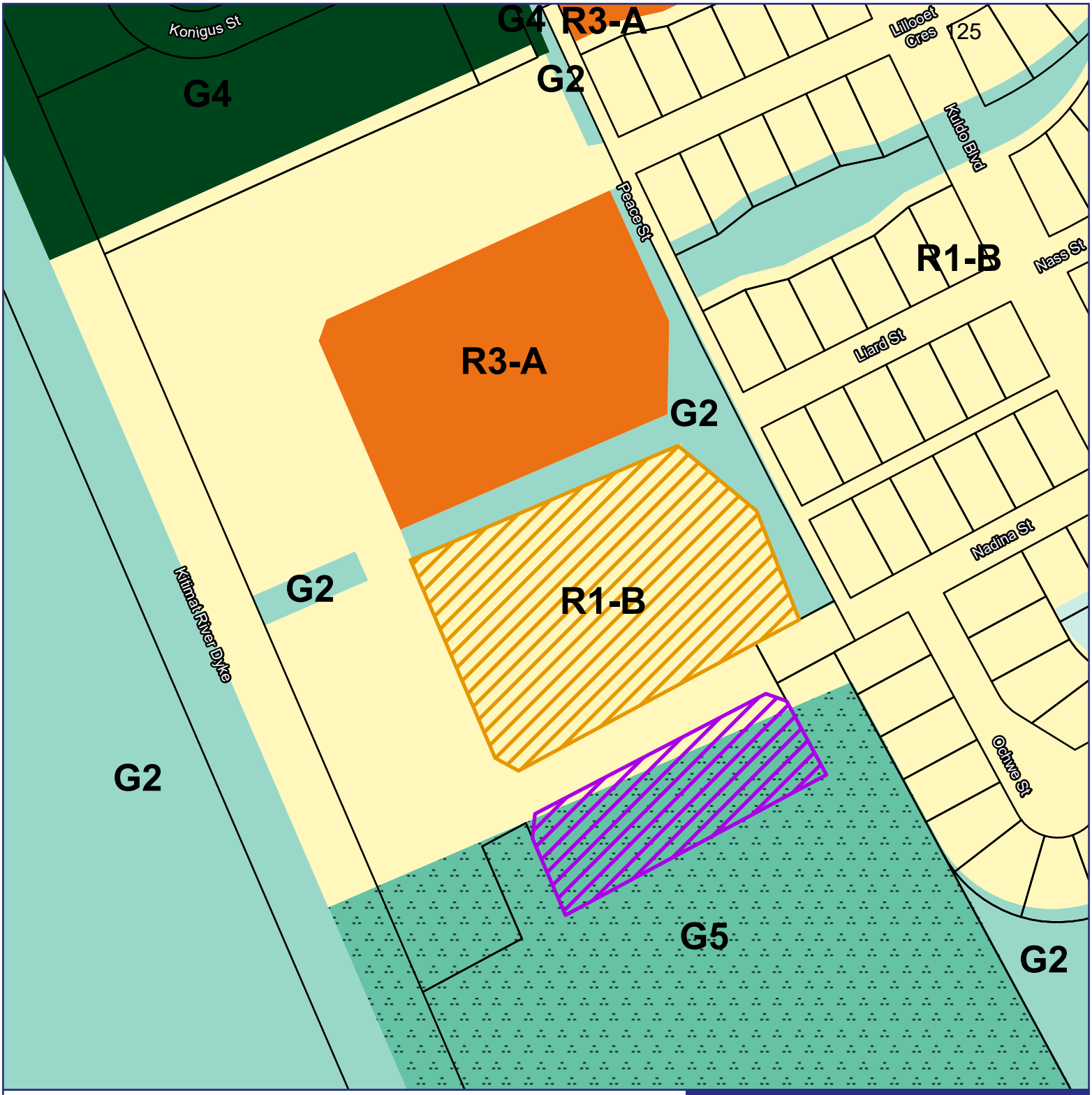
DRAFT

| | | |
|---|---|---|
| READ a first time this | day of | , 2026 |
| READ a second time this | day of | , 2026 |
| PUBLIC NOTICE issued this | day of | , 2026 |
| PUBLIC NOTICE issued this | day of | , 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

DRAFT




Area to be rezoned to R3-A

Area to be rezoned to R1-B

Legal Parcel

**Residential Zone**

R1-B: One Family - Detached or Semi-Detached

R3-A: Multi-Family - Apartment or Terrace

**Greenbelt Zone**

G1: Institutional

G2: Local Park

G4: Recreation

G5: Forestry

KITIMAT
A Marvel of Nature and Industry

# SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2096, 2026

Scale: 1:2,000

Requisitor: KH Author: AWS Date: 26-Jan-2026

File: Planning Revision: 0

0 20 40 80 m

**THIS PAGE INTENTIONALLY LEFT BLANK**

DISTRICT OF KITIMAT
BYLAW NO. 2097, 2026

167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026

A BYLAW TO AMEND SCHEDULE D OF THE KITIMAT OFFICIAL COMMUNITY PLAN WITH RESPECT TO A LAND USE DESIGNATION CHANGE FOR THE SOUTH PARCEL AT 167 KONIGUS STREET

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

AND WHEREAS the Kitimat Council deems it is in the public interest to amend the *Kitimat Official Community Plan* to change the future land use designation of the south parcel at 167 Konigus Street to Multi-Unit Residential;

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

1. This bylaw may be cited as "167 Konigus Street South Parcel Multi-Unit Residential Land Use Designation Official Community Plan Amendment Bylaw No. 2097, 2026".

2. *Kitimat Official Community Plan (OCP) Schedule D (Land Use Map)* is hereby amended to amend the future land use designation of the following legal parcel to "Multi-Unit Residential" as shown in Schedule A:

    a. LOT A DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN EPP89122 (167 Konigus Street)

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

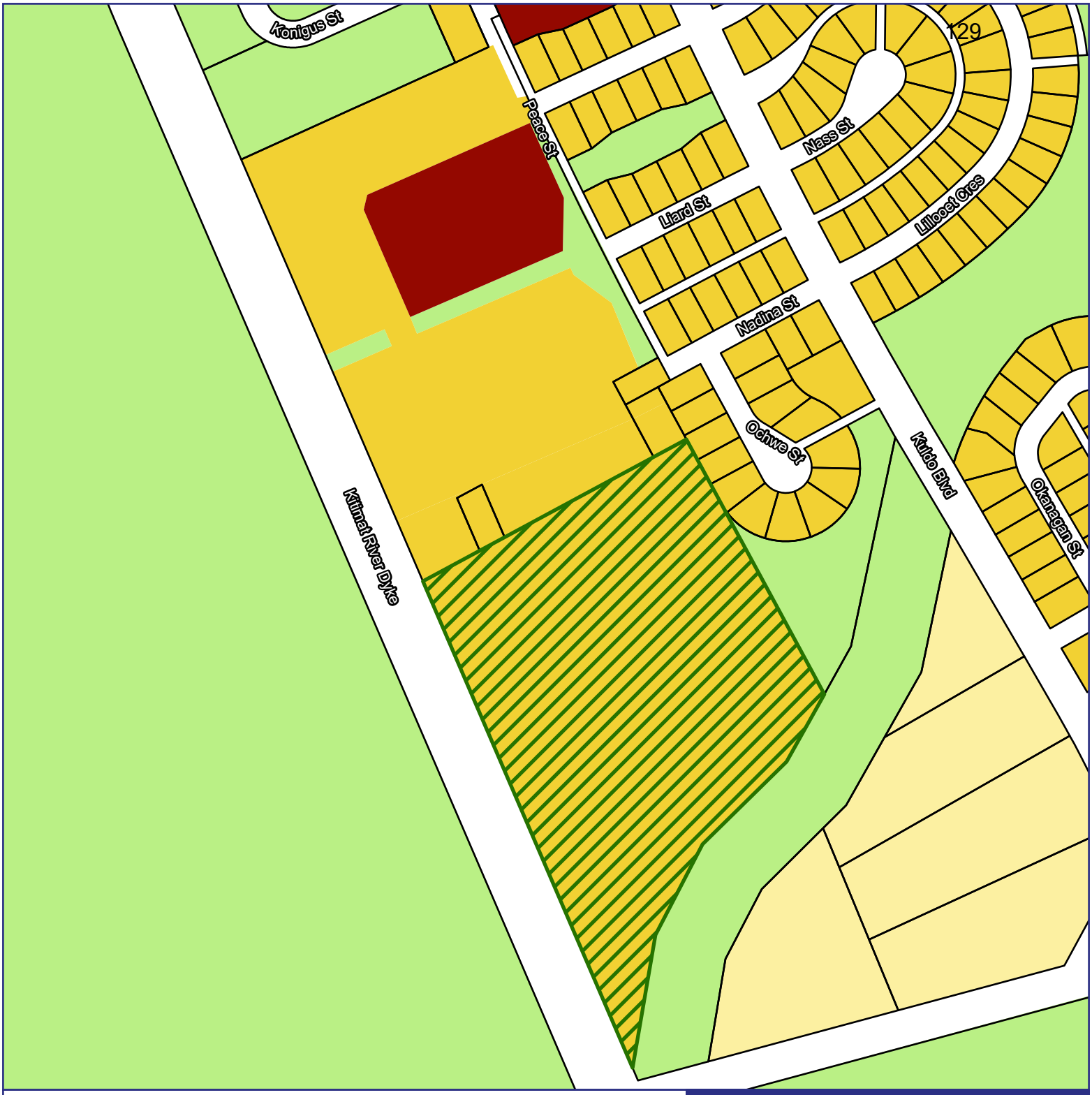
| | | |
|---|---|---|
| READ a first time this | day of | , 2026 |
| READ a second time this | day of | , 2026 |
| PUBLIC NOTICE ISSUED this | day of | , 2026 |
| PUBLIC NOTICE ISSUED this | day of | , 2026 |
| A PUBLIC HEARING was held this | day of | , 2026 |
| READ a third time this | day of | , 2026 |
| FINALLY ADOPTED this | day of | , 2026 |

DRAFT

MAYOR _____
Philip Germuth

CORPORATE OFFICER _____
Tracy Tavares

DRAFT




- Area to be redesignated to Multi-Unit Residential
- Legal Parcel
- Multi-Unit Residential Land Use Designation
- Neighbourhood Land Use Designation
- Parks and Recreation Land Use Designation
- Residential Small Holdings Land Use Designation

KITIMAT
A Marvel of Nature and Industry

# SCHEDULE A: OCP AMENDMENT BYLAW NO. 2097, 2026

Scale: 1:3,500
Requisitor: KH
Author: AWS
Date: 27-Jan-2026
File: Planning
Revision: 0
m
0 40 80 160

**THIS PAGE INTENTIONALLY LEFT BLANK**

DISTRICT OF KITIMAT
BYLAW NO. 2098, 2026

167 Konigus Street South Parcel R6-B
Zoning Amendment Bylaw No. 2098, 2026

A BYLAW TO AMEND THE KITIMAT MUNICIPAL CODE PART 9 ZONING MAP WITH RESPECT TO REZONING THE SOUTH PARCEL AT 167 KONIGUS STREET

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 the Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to rezone the south parcel at 167 Konigus Street to R6-B;

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

1. This bylaw may be cited as “167 Konigus Street South Parcel R6-B Zoning Amendment Bylaw No. 2098, 2026”.

2. The *Kitimat Municipal Code* is hereby amended by amending the zoning of the following legal parcel to “R6-B Manufactured Home Parks” as shown in Schedule A:

    a. LOT A DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN EPP89122 (167 Konigus Street)

3. Part 9 – Planning, Division 4 – Residential Zoning of the *Kitimat Municipal Code* is hereby amended by adding the following under section 9.4.17.2(a):

    i. All Manufactured Homes shall be built under Canadian Standards Association (CSA) standard Z240 or A277, at:

        1. LOT A DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN EPP89122 (167 Konigus Street)

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

| | | |
|---|---|---|
| READ a first time this | day of | , 2026 |
| READ a second time this | day of | , 2026 |

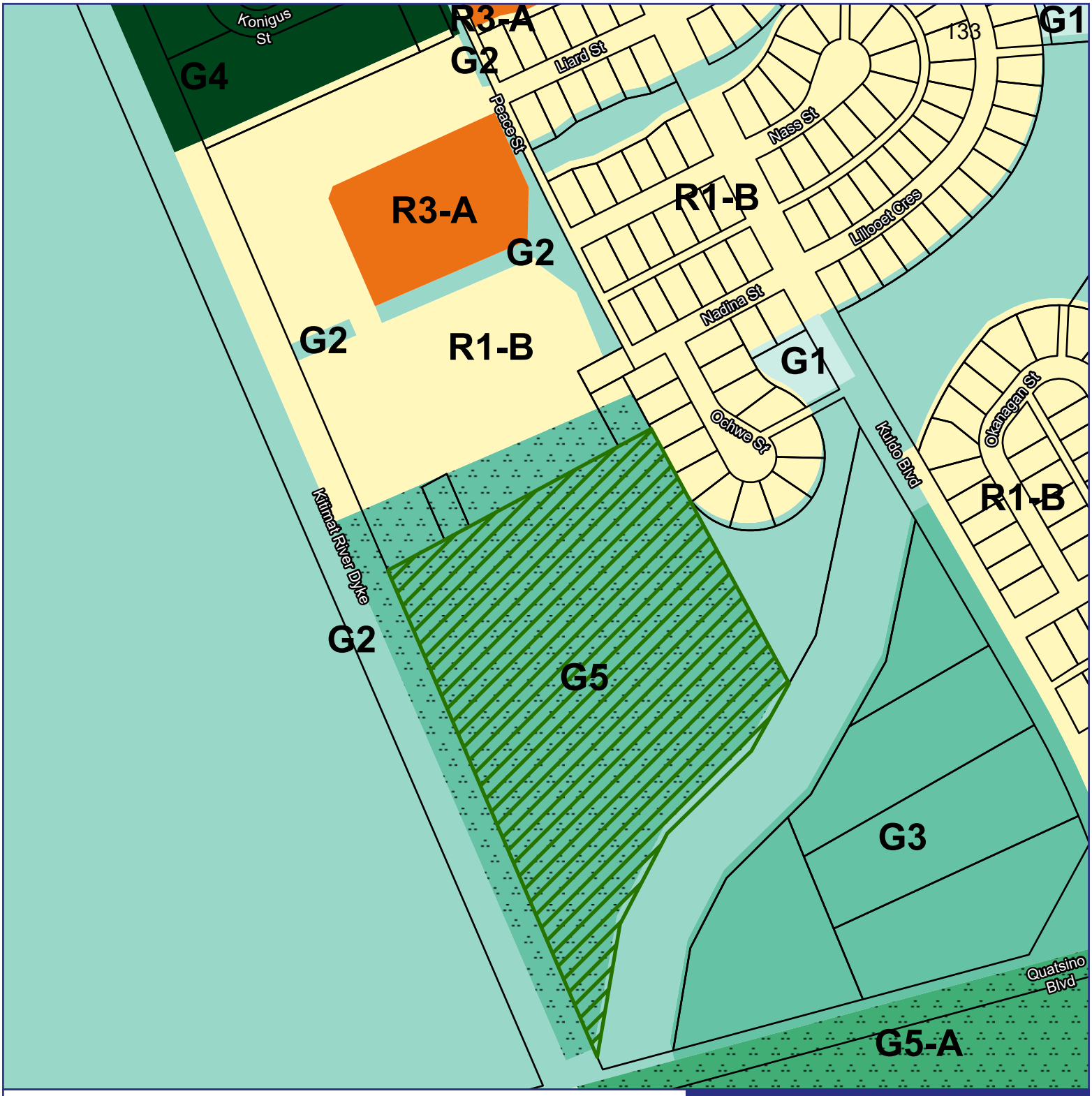
DRAFT

| | | |
|---|---|---|
| PUBLIC NOTICE issued this | day of | , 2026 |
| PUBLIC NOTICE issued this | day of | , 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

DRAFT




Area to be rezoned to R6-B

## Residential Zone

- R1-B: One Family - Detached or Semi-Detached
- R3-A: Multi-Family - Apartment or Terrace

## Greenbelt Zone

- G1: Institutional
- G2: Local Park
- G3: Small Holding
- G4: Recreation
- G5: Forestry
- G5-A: Forest Transition

KITIMAT
A Marvel of Nature and Industry

# SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2098, 2026

Scale: 1:3,500
Requisitor: KH
Author: AWS
Date: 27-Jan-2026
File: Planning
Revision: 0
0 40 80 160 m

**THIS PAGE INTENTIONALLY LEFT BLANK**

Docusign Envelope ID: 86FA526D-84F5-498D-8D4B-884FEEA8EA8C

KITIMAT
A Marvel of Nature and Industry

# Zoning / OCP Amendment Application

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

Central File #: _____

## APPLICANT INFORMATION

Full Name: Riverbrook Estates Ltd.

Mailing Address: 205- 8995 Progress Way, Chilliwack, BC Postal Code: V2R 0E6

Phone: (604) 824-4122 Cell: (604) 793-3939 E-mail: nfernandes@kerkhoff.ca

## OWNER INFORMATION *(if different from above)*

Full Name: _____

Mailing Address: _____ Postal Code: _____

Phone: _____ Cell: _____ E-mail: _____

## PROPERY INFORMATION

Civic Address(es): 167 Konigus Street, Kitimat, BC, V8C 2K8

Legal Description(s): BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122

Parcel Identifier(s): 006-652-701

Is the property 800 metres or closer to a provincial highway? Yes [ ] No [X]

Current Zoning (*Kitimat Municipal Code*): R1-B Residential One Family - Detached

Current Land Use Designation (*Kitimat Official Community Plan 2008*): Neighbourhood

Lot Size (m²/ha/acre): 13.969 acres

Is the property serviced by municipal water? Yes [ ] No [X]

Is the property serviced by sanitary sewer? Yes [ ] No [x]

## PROJECT INFORMATION *(attach additional pages if necessary)*

[X] Zoning Amendment [ ] Official Community Plan Amendment

Describe the current use: Currently site is bare land that has been cleared and preloaded.

_____

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



Describe the proposed development and use: This is a revised application for two apartment buildings to provide new housing for the residents of Kitimat.

Describe the reason for zoning and/or OCP amendment: We wish to change the zoning to R3-E to provide new apartment housing that fits the District of Kitimat's vision for this neighbourhood. This will be on two subsections of the abovementioned lot as noted in the civil drawings and landscape renderings attached.

## 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.

| Leonard Kerkhoff | DocuSigned by: BD6950BFC5494AB... | September 12th 2025 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

## AUTHORIZATION OF APPLICANT

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

| Leonard Kerkhoff | DocuSigned by: BD6950BFC5494AB... | September 12th 2025 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

## 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) | 510 | 6,000 |
| Min. Lot Frontage (metres) | 15 | 100 |
| Max. Lot Coverage (%) | 25% | 25% |
| Max. Gross Floor Area (m²) | N/A | 5,000 |
| Max. Floor Area Ratio (FAR) | 0.5 | 1 |
| Number of Buildings/Structures | 1 | 1/parcel |
| Type of Buildings/Structures | Single Family | Apartment Building for Residential and/or Senior Housing uses |
| Max. Building Height (metres) | 9 | 12 |
| Building(s) Setbacks (metres) - Front, Side, Side, Rear | F=4.5 / S=1.8/ R=7.5 | F=4.5 / S=3 / R=7.5 |
| Drive Aisle Width (metres) | N/A | 7 |
| Min. Off-Street Parking | 2/lot | 1.5/unit + 0.2 visitor/unit |
| Max. Access Width (metres) | 7.5 | 7 |
| Max. Sign Area (m²) | N/A | N/A |
| Max. Sign Height (metres) | N/A | N/A |

To: The District of Kitimat Planning Office

From: Nathalia Fernandes – Kerkhoff Develop - Build

Date: August 8th, 2025

Re: 167 Konigus Rezoning 2 Sub-Sections of North Parcel to R3-E

To whom it may concern,

We are proposing to change the zoning for two sections of the North Parcel from R1-B to R3-E to allow the construction of two apartment buildings that will either be residential or senior housing.

This will help the District of Kitimat increase housing supply with new apartment or senior housing that fits the look and feel of your unique community.



kerkhoff®
DEVELOP • BUILD



Please contact me should you have further questions.

Regards,

Nathalia Fernandes
Development Manager
778.266.3335

To: Finlay Sinclair

**District of Kitimat**

Date: February 21, 2024

**RE: Design Intent Statement for Our Proposed Application To Develop Two Apartment-Style Buildings Within Kitimat:**

**Dear Finlay,**

The site is part of a comprehensive development that takes place on subdivided lots, forming a master plan with 4 distinct areas featuring different densities and programming to create a coherent overall development. Lot 18 and 19 are apartment-oriented, while the remaining areas are a mix of single-family homes, townhomes, and manufactured homes.

The proposed developments will consist of two 3-story buildings accommodating around 50 units per building. The entrance to the residential lobby is accessed at the east side of the buildings, on Liard Road, either through a set of stairs or a ramp. The building massing is rectangular-shaped, spanning north-south along Liard Road. The building shape is pushed forward towards Liard Road to activate the street frontage and the pedestrian realm. Appropriately sized setbacks are landscaped, softening the built form and creating a transition between the public and private spaces. Both parking areas have been designed to provide adequate parking, efficient vehicle circulation, and snow storage areas.

The proposed ground floor programming is double-loaded and street-oriented along Liard Road, following best practices of urban design to provide connections to the future public sidewalks and pathways. The building massing will break the building volume into a series of rows of 2-floor volumes to create a smaller human scale for the nearby townhomes. Facing the street, the ground-connected fins with textured materials will bring visual interest and create articulation of the building's façade. The specific Form and Character treatments have been included in the design to allow for a warmer, small townhouse-scale feeling. Planting around the patios will add privacy while increasing street greenery and attractiveness.

With thoughtful design and adherence to established local standards, we aim to deliver buildings that seamlessly integrate into Kitimat's unique spirit while offering modern functionality with a timeless aesthetic.

Please contact me should you have further questions.

Regards,

Riley Phillips

Development Manager

**NORTH SITE DATA:**

Civic Address:
210 Dyke Blvd. Kitimat, B.C.

Zoning:
Existing: R1-B
Proposed: R3-E

Site Area:
Gross:
1.486 Acres (64,715 sf +/-)(6,012 sm +/-)

Building Area:
Proposed Building: 14,492 sf

Lot Coverage:
22.4%

Proposed Floor Area:
1st Floor: 14,348 sf
2nd & 3rd Floor: 14,492 sf (28,984 sf)
Total: 43,332 sf

Proposed Density:
0.700

Unit Count:
50 Units

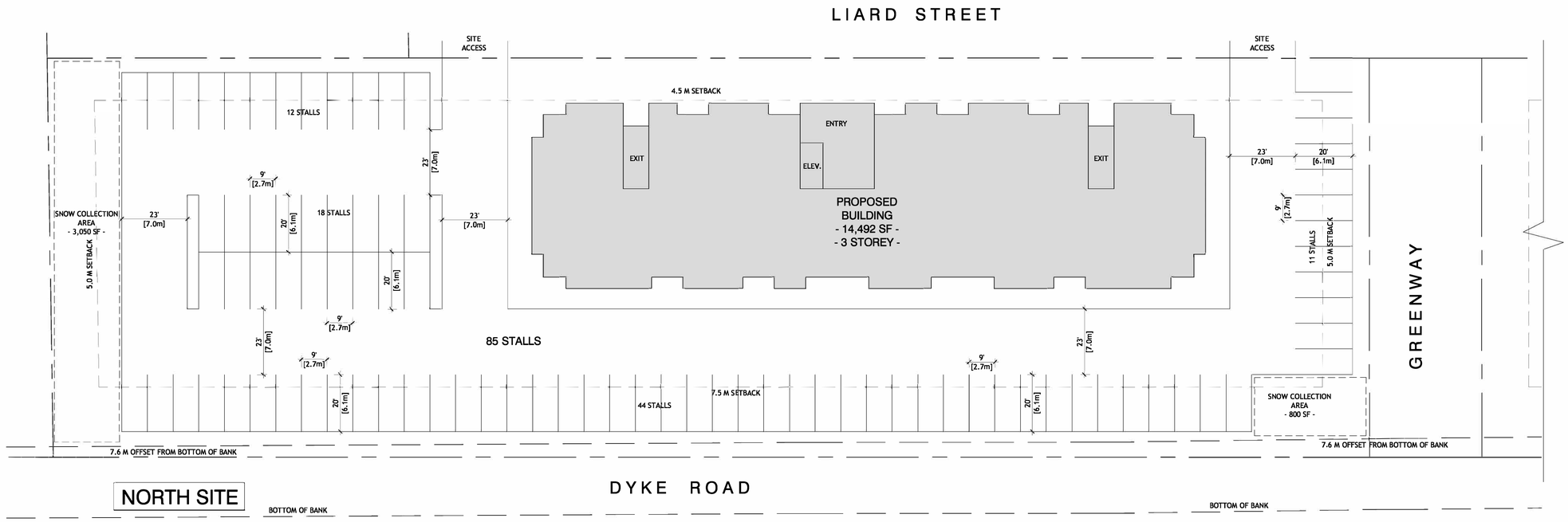
Frontage:
Provided: 336'-8" (102.6 m)(2.05 m/unit)

Lot Area per Dwelling Unit:
Provided: 1,294 sf / unit (120 sm / unit)

Proposed Parking Requirement:
Resident: 50 x 1.5 = 75 Stalls
Visitor: 50 x 0.2 = 10 Stalls
Total Required: 85 Stalls

Parking Provided:
Surface: 85 Stalls
Total Provided: 85 Stalls

Snow Collection:
Surface Parking Area: 32,640 sf
Snow Collection Areas: 3,850 sf (11.8%)




**SOUTH SITE DATA:**

Civic Address:
210 Dyke Blvd. Kitimat, B.C.

Zoning:
Existing: R1-B
Proposed: R3-E

Site Area:
Gross:
1.584 Acres (69,015 sf +/-)(6,412 sm +/-)

Building Area:
Proposed Building: 15,835 sf

Lot Coverage:
22.9%

Proposed Floor Area:
1st Floor: 15,690 sf
2nd & 3rd Floor: 15,835 sf (31,670 sf)
Total: 47,360 sf

Proposed Density:
0.686

Unit Count:
56 Units

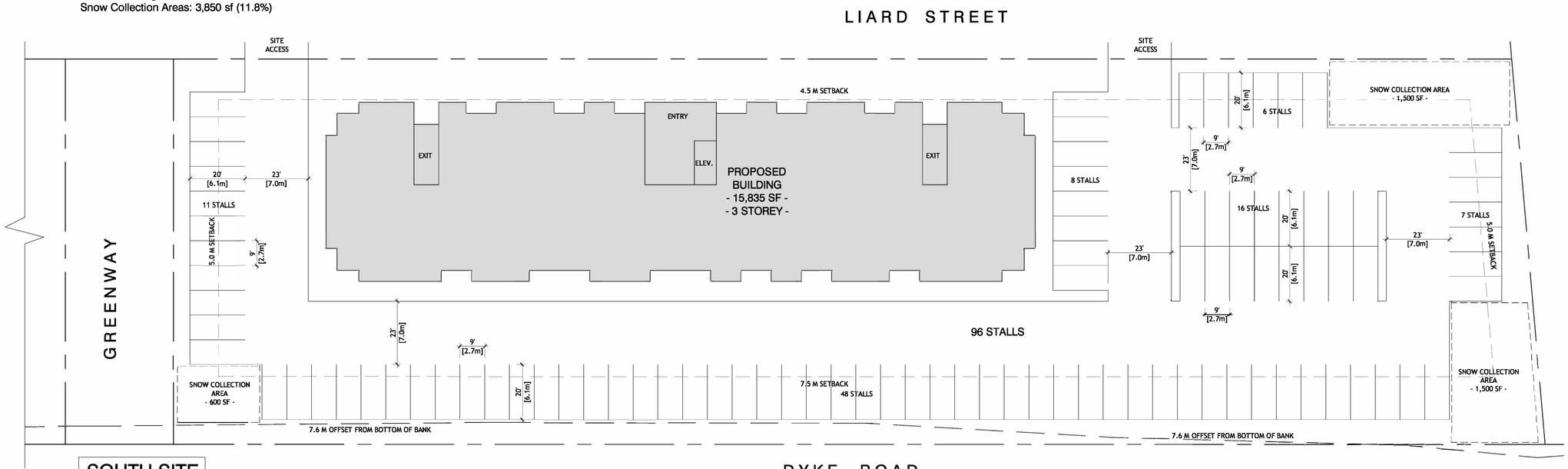
Frontage:
Provided: 486'-9" (148.4 m)(2.65 m/unit)

Lot Area per Dwelling Unit:
Provided: 1,232 sf / unit (115 sm / unit)

Proposed Parking Requirement:
Resident: 56 x 1.5 = 84 Stalls
Visitor: 56 x 0.2 = 11.2 Stalls
Total Required: 95.2 = 96 Stalls

Parking Provided:
Surface: 96 Stalls
Total Provided: 96 Stalls

Snow Collection:
Surface Parking Area: 34,915 sf
Snow Collection Areas: 3,600 sf (10.3%)



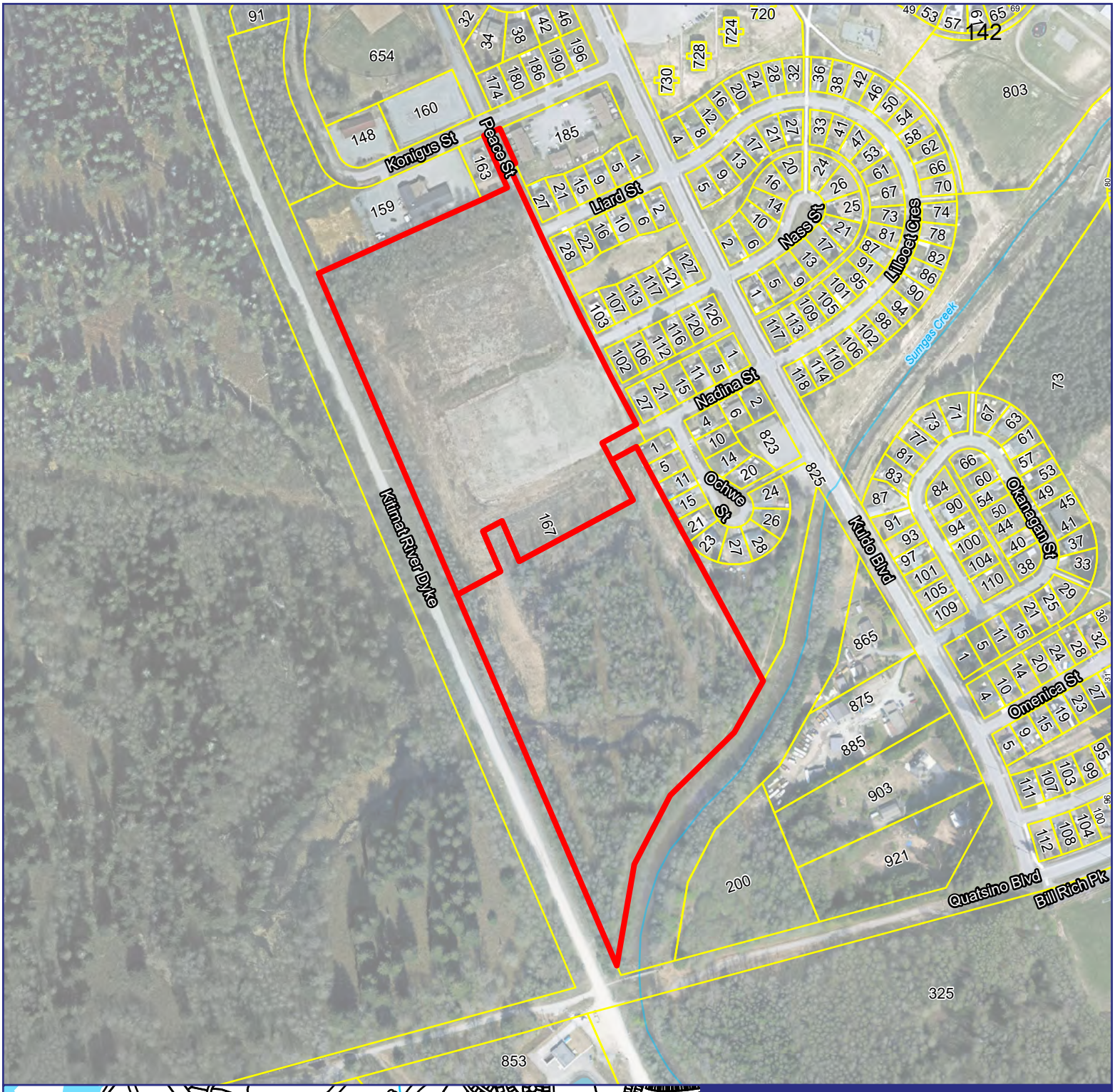

KEYSTONE ARCHITECTURE
WWW.KEYSTONEARCH.CA

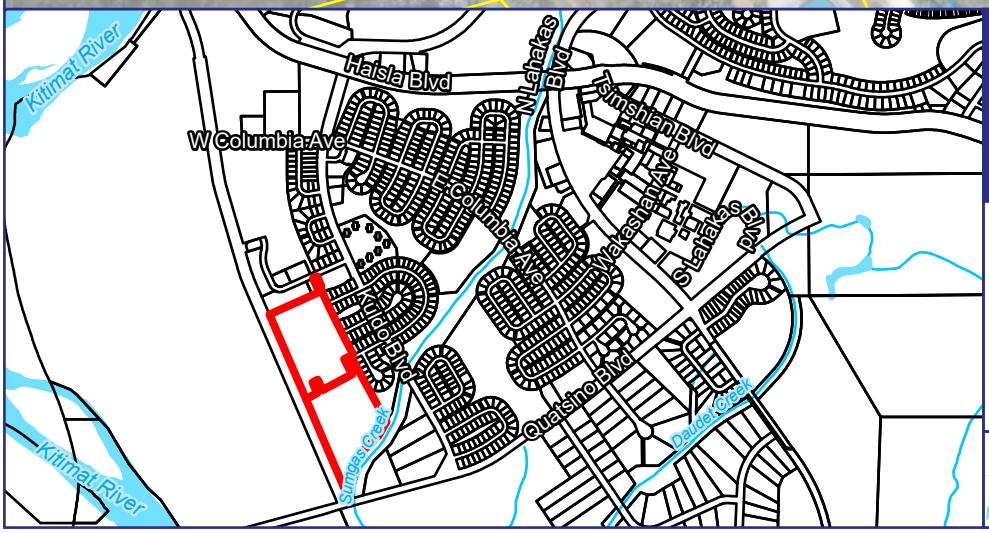
# SITE PLAN

SCALE: 1" = 20'

PD4.2

26-05-19




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 167 KONIGUS ST

167 Konigus St
Stream
Legal Parcel

Scale: 1:4,687
Requisitor: KH
Author: AWS
Date: 27-Jan-2026
File: LocationMap
Revision: 1

0 55 110 220 m

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



KITIMAT
A Marvel of Nature and Industry

# Zoning / OCP Amendment Application

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

Central File #: _____

## APPLICANT INFORMATION

Full Name: Riverbrook Estates Ltd.

Mailing Address: 205-43995 Progress Way, Chilliwack, BC Postal Code: V2R 0E6

Phone: (604) 824-4122 Cell: (778) 226-3335 E-mail: rphillips@kerkhoff.ca

## OWNER INFORMATION *(if different from above)*

Full Name: _____

Mailing Address: _____ Postal Code: _____

Phone: _____ Cell: _____ E-mail: _____

## PROPERY INFORMATION

Civic Address(es): 167 Konigus Street, Kitimat, BC, V8C 2K8

Legal Description(s): BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122

Parcel Identifier(s): 006-652-701

Is the property 800 metres or closer to a provincial highway? Yes [ ] No [X]

Current Zoning (*Kitimat Municipal Code*): R1-B Residential Family - Detached

Current Land Use Designation (*Kitimat Official Community Plan 2008*): Neighbourhood

Lot Size (m²/ha/acre): 13.969 acres

Is the property serviced by municipal water? Yes [ ] No [X]

Is the property serviced by sanitary sewer? Yes [ ] No [X]

## PROJECT INFORMATION *(attach additional pages if necessary)*

[X] Zoning Amendment [ ] Official Community Plan Amendment

Describe the current use: Currently site is cleared and preloaded.

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



Describe the proposed development and use: This is a revised application for a Townhome complex addressing some of the council comments regarding appearance.

Also included in this application are 7 single family homes to be rezoned from G5 to R1-B

Describe the reason for zoning and/or OCP amendment: We wish to change the zoning to R3-A and R1-B to provide affordable housing that fit the District of Kitimat's vision for this neighbourhood.

## 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.

| Leonard Kerkhoff | DocuSigned by: BD6950BFC5494AB... | September 12th 2025 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

## AUTHORIZATION OF APPLICANT

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

| Leonard Kerkhoff | DocuSigned by: BD6950BFC5494AB... | September 12th 2025 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



KITIMAT
A Marvel of Nature and Industry

# Zoning / OCP Amendment 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. | | | KH |
| Application Fee | Application fee paid and receipt provided. | | | KH |
| Title Certificate | Documentation of current ownership, including relevant property title charges (i.e. covenant). | The title search must be completed within 30 days of submission. Available from Land Title Office. | | KH |
| Site Disclosure Statement | Required for all applications as per the *Environmental Management Act*. | Download a Site Disclosure Statement form from the BC Ministry of Environment's website. | | KH |

## 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. | | KH |
| Elevations | Height, dimensions, and overall exterior building design. | Measurements must use metric system. | | KH |
| Rationale Letter | Statement of intent outlining the rationale behind the application and how the District may benefit or be impacted from the amendment. | | | KH |




# CONTEXT PLAN

SCALE: 1" = 60'

KEYSTONE ARCHITECTURE
WWW.KEYSTONEARCH.CA

PD2.1

25-07-11

To: The District of Kitimat Planning Office

From: Nathalia Fernandes – Kerkhoff Develop - Build

Date: September 12th, 2025

Re: 167 Konigus Rezoning 1 Sub-Section of North Parcel to R3-A and R1-B

To whom it may concern,

We are submitting a proposal to change the zoning for one section of the North Parcel of 167 Konigus from R1-B to R3-A and from G5 to R1-B as noted in the overall zoning plan.




This change will increase available housing with clean, bright townhomes and single family homes that fit the aspirational character of Kitimat.

Overview of planned development:




Street view:




View from nature path:

kerkhoff®
DEVELOP • BUILD




Street view from cul-de-sac:




We look forward bringing this opportunity to life for the residents of Kitimat.

Warm regards,

Nathalia Fernandes
Development Manager
Kerkhoff Develop - Build




**PHASE 2 TOWNHOUSE SITE DATA:**

Civic Address:
210 Dyke Blvd. Kitimat, B.C.

Zoning:
Existing: R1-B
Proposed: R3-A

Site Area (Gross):
2.560 Acres (111,525 sf +/-)(10,361 sm +/-)

Building Area:
Proposed Buildings: 24,945 sf

Floor Area:
4,715.2 sm (50,754 sf)

Unit Count:
46 Units

FAR:
0.455

Lot Coverage:
22.4%

Lot Density:
Required: 200 s.m. / unit
Proposed: 225.2 s.m. / unit

Frontage:
Required: 4 m / unit
Provided: 213.4 m / 46 = 4.63 m / unit

Lot Area per Dwelling Unit:
Provided: 1,294 sf / unit (120 sm / unit)

Proposed Parking Requirement:
Resident: 46 x 2.0 = 92 Stalls
Visitor: 46 / 5 = 9.2 Stalls

Parking Provided:
Resident: 92 Stalls
Visitor: 12 Stalls (Inc. 2 H/C)

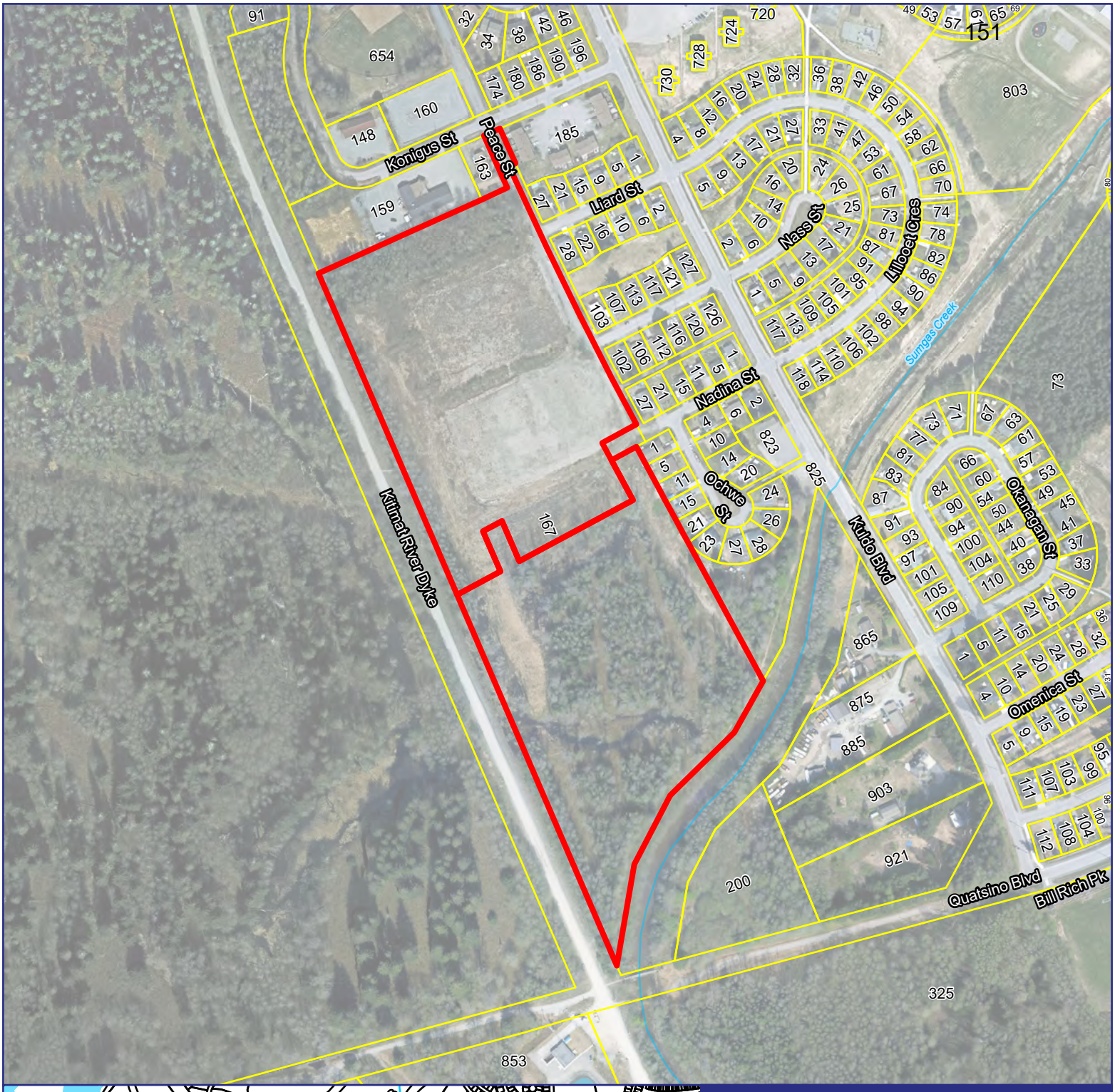
KEYSTONE
ARCHITECTURE
WWW.KEYSTONEARCH.CA

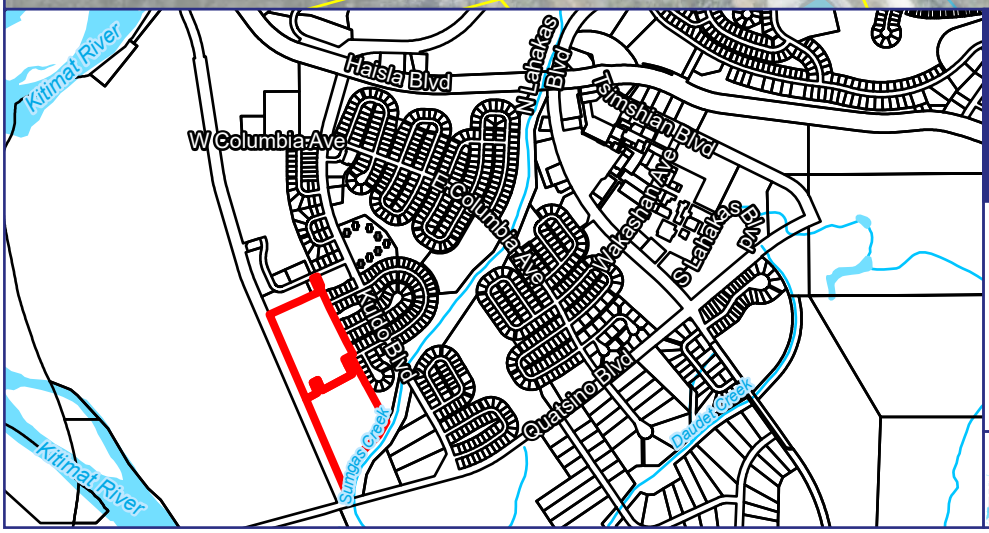
# SITE PLAN

SCALE: 1" = 30'

PD3.2

25-03-04




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 167 KONIGUS ST

167 Konigus St
Stream
Legal Parcel

Scale: 1:4,687
Requisitor: KH
Author: AWS
Date: 27-Jan-2026
File: LocationMap
Revision: 1

0 55 110 220 m

**THIS PAGE INTENTIONALLY LEFT BLANK**

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



KITIMAT
A Marvel of Nature and Industry

# Zoning / OCP Amendment Application

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

Central File #: _____

## APPLICANT INFORMATION

Full Name: Riverbrook Estates Ltd.

Mailing Address: 205-43995 Progress Way, Chilliwack, BC Postal Code: V2R 0E6

Phone: (604) 824-4122 Cell: (778) 266-3335 E-mail: nfernandes@kerkhoff.ca

## OWNER INFORMATION *(if different from above)*

Full Name: _____

Mailing Address: _____ Postal Code: _____

Phone: _____ Cell: _____ E-mail: _____

## PROPERY INFORMATION

Civic Address(es): 167 Konigus Street, Kitimat, BC, V8C 2K8

Legal Description(s): Lot A Plan EPP89122 District Lot 6019 Range 5 Land District 14 & DL 6020, 6023 & 6024

Parcel Identifier(s): 031-073-425

Is the property 800 metres or closer to a provincial highway? Yes [ ] No [X]

Current Zoning (*Kitimat Municipal Code*): G5 - Forestry

Current Land Use Designation (*Kitimat Official Community Plan 2008*): Neighbourhood

Lot Size (m²/ha/acre): 5.38 ha.

Is the property serviced by municipal water? Yes [ ] No [X]

Is the property serviced by sanitary sewer? Yes [ ] No [X]

## PROJECT INFORMATION *(attach additional pages if necessary)*

[X] Zoning Amendment [ ] Official Community Plan Amendment

Describe the current use: Currently site is bare land and forested with small diameter trees.

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



Describe the proposed development and use: This is a revised application for a mobile home park addressing some of the council comments regarding appearance. This application only applies to the site currently zoned G5.

Describe the reason for zoning and/or OCP amendment: We wish to change the zoning to R6-B to provide affordable housing that fit the District of Kitimat's vision for this neighbourhood.

## 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.

| Leonard Kerkhoff | DocuSigned by: BD6950BFC5494AB... | September 12th, 2025 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

## AUTHORIZATION OF APPLICANT

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

| Leonard Kerkhoff | DocuSigned by: BD6950BFC5494AB... | September 12th, 2025 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

Docusign Envelope ID: 66FA526D-94F5-499D-BD4B-894FEEA6EA8C



KITIMAT
A Marvel of Nature and Industry

# Zoning / OCP Amendment 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. | | | KH |
| Application Fee | Application fee paid and receipt provided. | | | KH |
| Title Certificate | Documentation of current ownership, including relevant property title charges (i.e. covenant). | The title search must be completed within 30 days of submission. Available from Land Title Office. | | KH |
| Site Disclosure Statement | Required for all applications as per the *Environmental Management Act*. | Download a Site Disclosure Statement form from the BC Ministry of Environment's website. | | KH |

## 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. | | KH |
| Elevations | Height, dimensions, and overall exterior building design. | Measurements must use metric system. | | KH |
| Rationale Letter | Statement of intent outlining the rationale behind the application and how the District may benefit or be impacted from the amendment. | | | KH |

To: The District of Kitimat Planning Office

From: Nathalia Fernandes – Kerkhoff Develop Build

Date: July 22nd, 2025

Re: 167 Konigus Rezoning South Parcel from G5 Forestry to R6-B

To whom it may concern,

We are proposing to change the zoning for the south parcel of 167 Konigus from G5 Forestry to R6-B Residential and remove the existing No-Build Covenant.

This will help the District of Kitimat increase housing supply with new affordable housing. It will also help replace the significant loss of affordable, clean, and livable manufactured homes in Kitimat.





205-43995 Progress Way, Chilliwack, B.C. V2R 0E6 Tel: (604)824-4122 Fax: (604)824-4171 www.kerkhoff.ca

kerkhoff®
DEVELOP • BUILD







Please contact me should you have further questions.
Regards,

Nathalia Fernandes
Development Manager
Kerkhoff Develop - Build
778.266.3335




**MODULAR PARK SITE DATA:**

Zoning:
- Existing: R1-B
- Proposed: R3-A

Site Area (Gross):
- 13.045 Acres (568,244 sf +/-)(52,792 sm +/-)
  (5.279 Ha)

Allowable Density (Max. 20 Units / Ha):
- 105 Units

Unit Count:
- 72 Units

Outdoor Open Space (280 sm + 50 sm / unit Above 10):
- Required:
  - 280 sm
  - 72 - 10 = 62 Units x 50 sm = 3,100 sm
  - Total Required: 3,380 sm (36,382 sf)
- Provided: 38,953 sf (3,619 sm)

Parking Required:
- Resident (1 Per Home):
  - 72 x 1 = 72 Stalls
- Visitor (1 Per 3 Homes):
  - 72 / 3 = 24 Stalls
- Total Required = 96 Stalls

Parking Provided (3.5m x 6.5m):
- Resident = 72 Stalls
- Visitor = 24 Stalls
- Total Provided = 96 Stalls

# RIVERBROOK MODULAR PARK SITE PLAN

SCALE: 1" = 60'

PD3.4

25-08-26

# RIVERBROOK MODULAR PARK

## KITIMAT, BRITISH COLUMBIA

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY




1 AMENITY SPACE
BBQ area,Pic-nic tables, open grassed area within a wooded setting

2 SINGLE MODULE

3 DOUBLE MODULE

4 DRIVEWAYS
Track driveways with grass medians. All planting within gardens offset 3 metres from the road to aid snow clearing.

5 HEDGE PLANTING
Prunus laurocerasus
Prunus Lusitanica

6 SIGNAGE + FEATURE PLANTING
Signage and planting to aid wayfinding and enhance entrance appeal

7 VISITOR PARKING
Concrete/stamped conc.

8 WALKING TRAILS

9 FENCES
To the rear of each property.

10 EXISTING TREES
Selection of healthy significant trees to be retained and protected throughout development to maintain a 'wooded' landscape character.

11 MAIL AND COVERED GARBAGE AREA

0 10M 20M 50M





EXISTING SITE PHOTOS + CREEK



















CHARACTER IMAGES THROUGHOUT MODULAR PARK

PROPOSED MODULAR HOMES

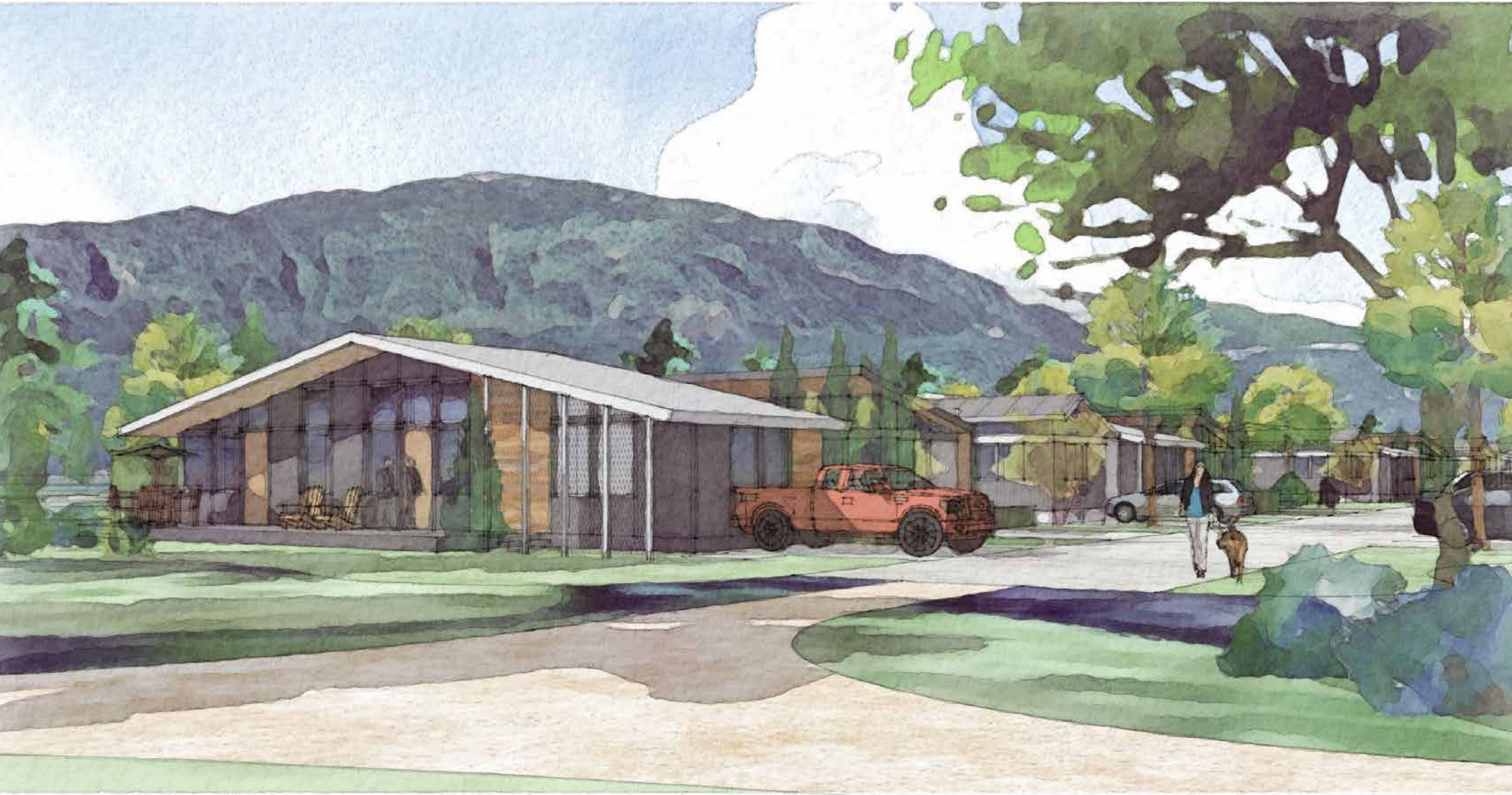
# SITE PLAN - PRELIMINARY SKETCH PROPOSAL

Rezoning - 167 Konigus Street



EKISTICS **RIVERBROOK NEIGHBOURHOOD**







## STREET VIEW





STREET VIEW



EKISTICS **RIVERBROOK NEIGHBOURHOOD**

**STREET VIEW AMENITY BUILDING**



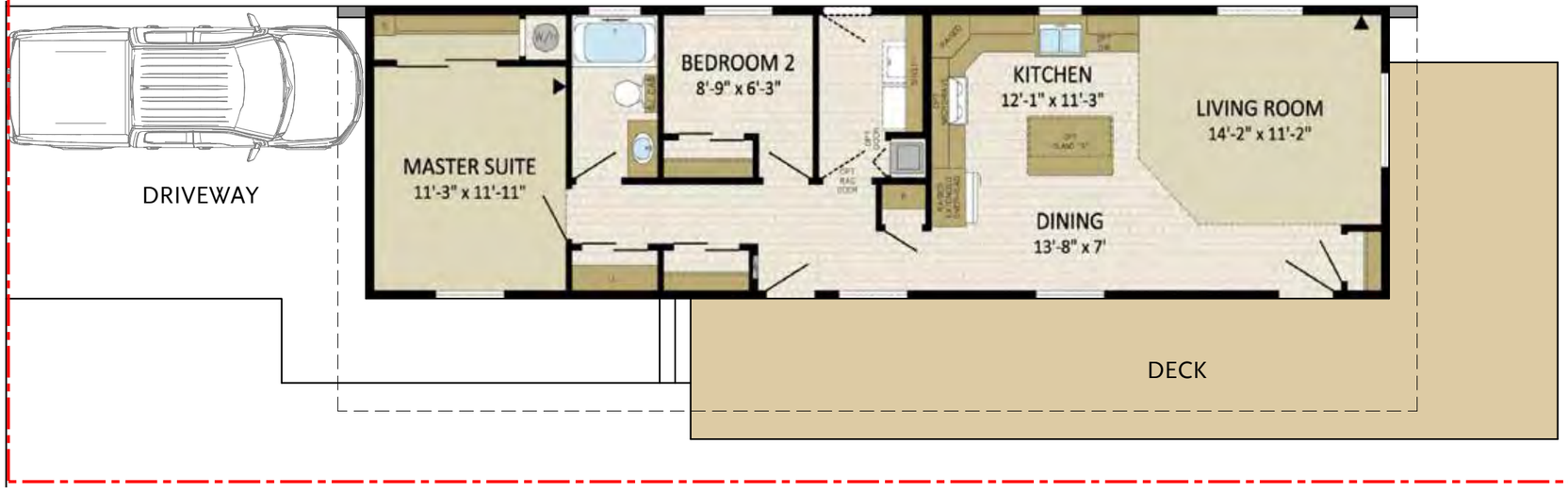
EKISTICS RIVERBROOK NEIGHBOURHOOD

PARK VIEW



EKISTICS **RIVERBROOK NEIGHBOURHOOD**

**MODEL HOME A**

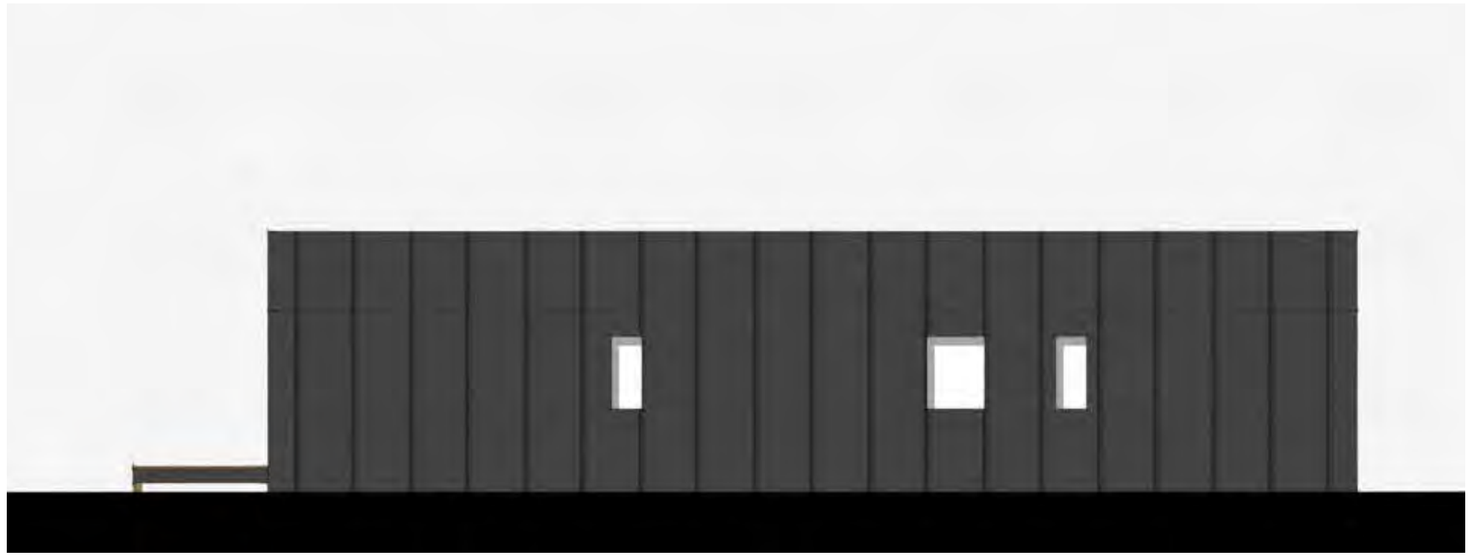

DRIVEWAY
MASTER SUITE
11'-3" x 11'-11"
BEDROOM 2
8'-9" x 6'-3"
KITCHEN
12'-1" x 11'-3"
LIVING ROOM
14'-2" x 11'-2"
DINING
13'-8" x 7'
DECK



SIDE ELEVATION



REAR ELEVATION



BACK ELEVATION

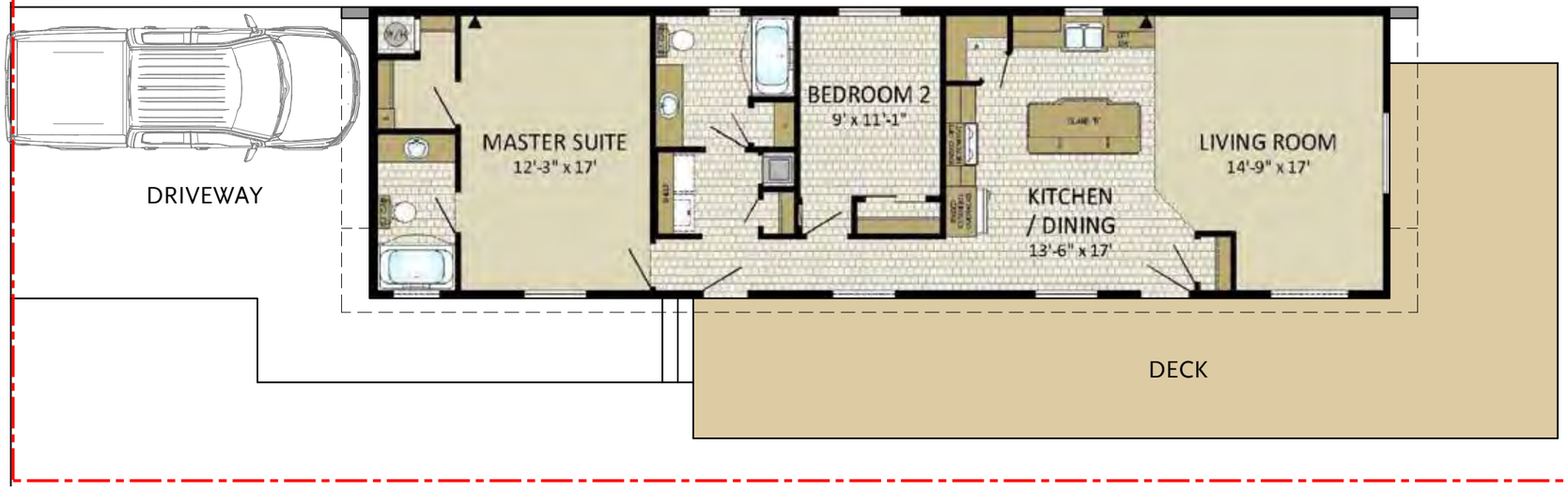


FRONT ELEVATION



EKISTICS RIVERBROOK NEIGHBOURHOOD

MODEL HOME B


DRIVEWAY
MASTER SUITE
12'-3" x 17'
BEDROOM 2
9' x 11'-1"
KITCHEN
/ DINING
13'-6" x 17'
LIVING ROOM
14'-9" x 17'
DECK



SIDE ELEVATION



REAR ELEVATION



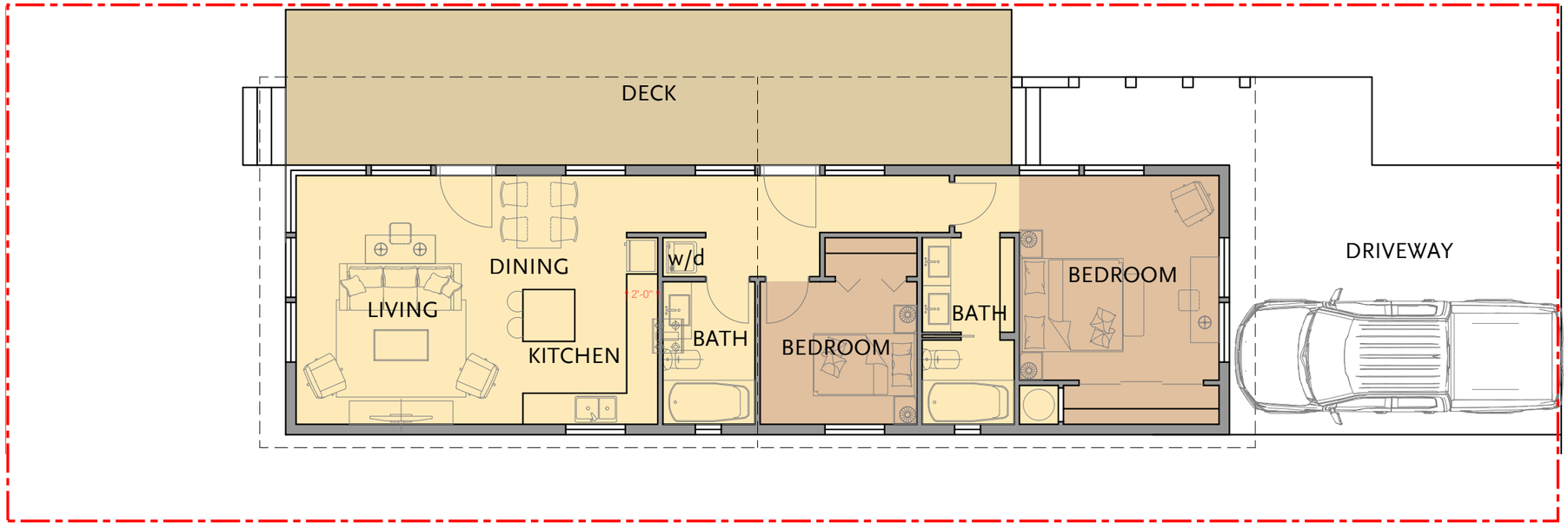
BACK ELEVATION



FRONT ELEVATION

EKISTICS **RIVERBROOK NEIGHBOURHOOD**

**MODEL HOME C**


DECK
DINING
w/d
LIVING
KITCHEN
BATH
BEDROOM
BATH
BEDROOM
DRIVEWAY



SIDE ELEVATION



REAR ELEVATION



BACK ELEVATION



FRONT ELEVATION



EKISTICS **RIVERBROOK NEIGHBOURHOOD**

**MODEL HOME D**


DECK
DINING
13' x 8'
KITCHEN
14'-8" x 14'-10"
BEDROOM 3
12' x 9'-1"
LIVING ROOM
15' x 11'
DRIVEWAY
DECK
MASTER SUITE
17'-6" x 11'
BEDROOM 2
14'-6" x 9'-2"



SIDE ELEVATION



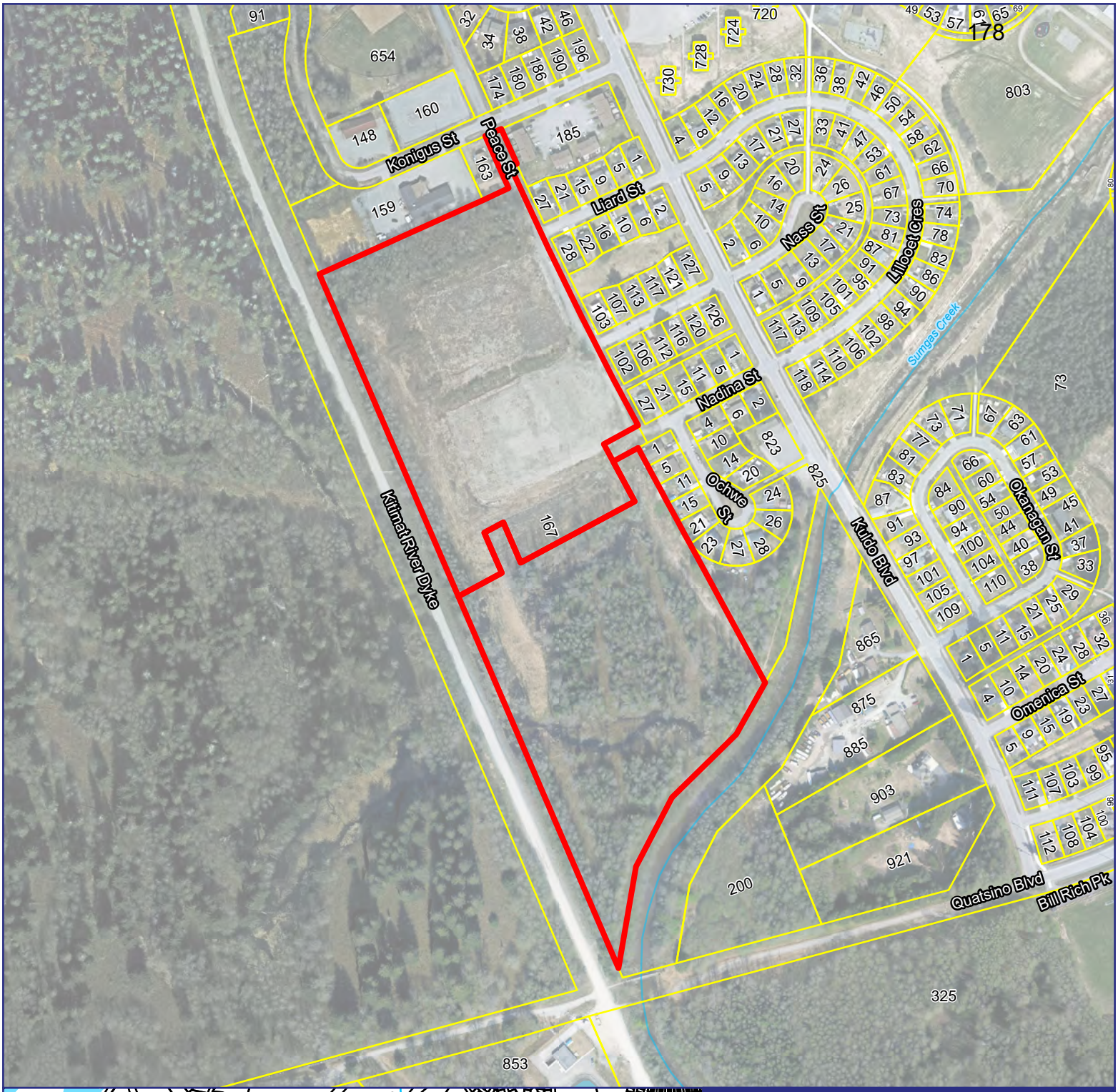
REAR ELEVATION

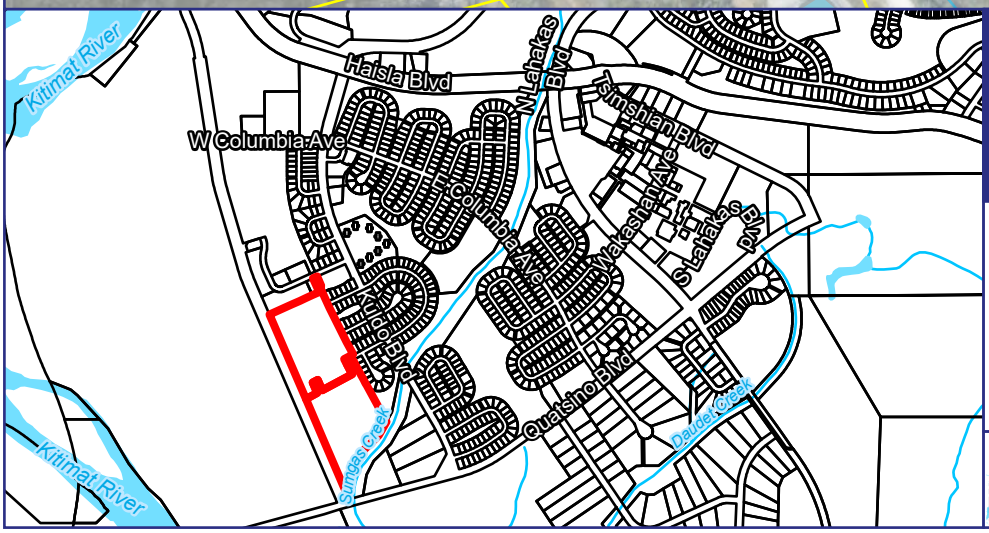


BACK ELEVATION



FRONT ELEVATION




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 167 KONIGUS ST

167 Konigus St
Stream
Legal Parcel

Scale: 1:4,687
Requisitor: KH
Author: AWS
Date: 27-Jan-2026
File: LocationMap
Revision: 1

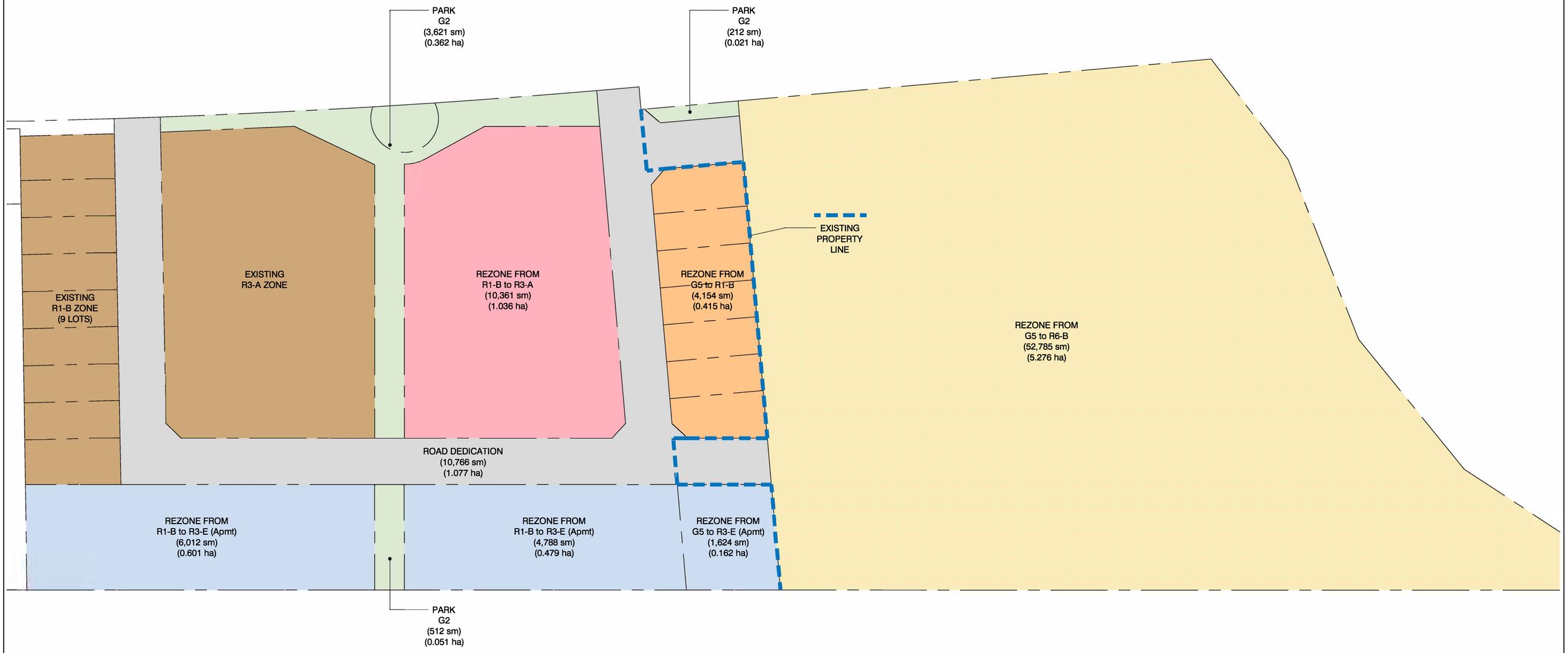
0 55 110 220 m

**SITE AREA DATA:**

Proposed Site Areas (By Zone):
(Not Including Road Dedication)
(Not Including Existing R1-B & R3-A Zoned Lands)

R3-A: 10,361 sm (1.036 ha) - (12.3%)
R3-E (Apmt): 12,424 sm (1.242 ha) - (14.8%)
R1-B: 4,154 sm (0.415 ha) - (4.9%)
R6-B: 52,785 sm (5.278 ha) - 62.8%)
Park (G2): 4,345 sm (0.435 ha) - (5.2%)

**Total: 84,069 sm (8.407 ha) - ( 100%)**




# REZONE DESIGNATION PLAN

SCALE: 1" = 60'

PD3.1

25-01-31




# CONTEXT PLAN

SCALE: 1" = 60'

KEYSTONE ARCHITECTURE
WWW.KEYSTONEARCH.CA

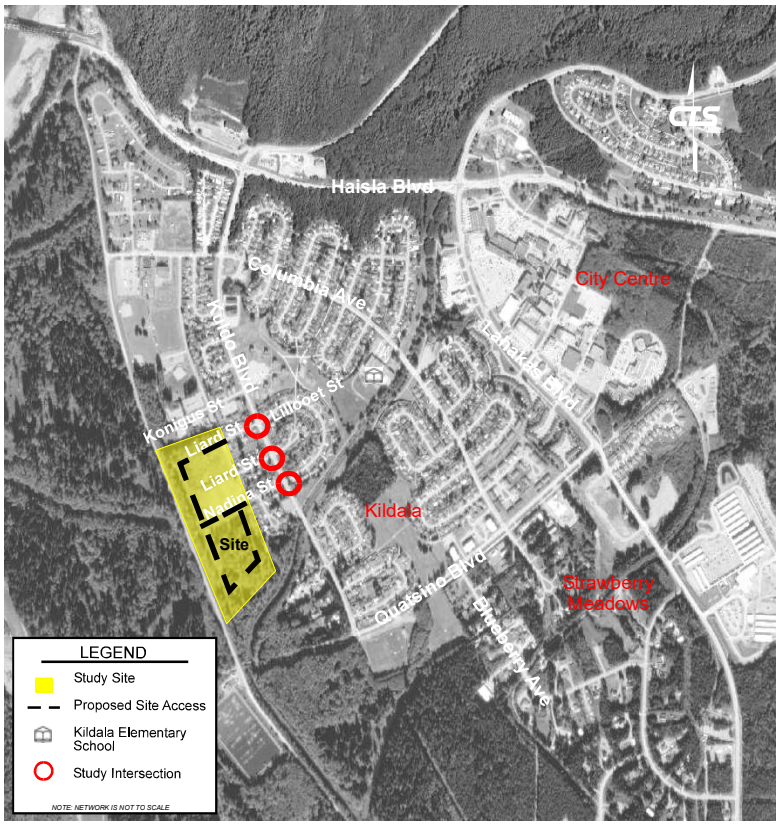
PD2.1

25-07-11

# Riverbrook Estates
# Traffic Impact Study Update

Prepared for:

Kerkhoff Construction










Prepared by:

Traffic Engineering Specialists

JANUARY 2024

101a 1952 kingsway ave.
port coquitlam, bc
canada v3c 6c2

604.936.6190
www.cts-bc.com

Traffic Engineering Specialists

101A - 1952 Kingsway Avenue
Port Coquitlam, British Columbia
Canada V3C 6C2

604.936.6190
604.936.6175
www.cts-bc.com

Date: 19 January 2024
File No: 9084-01

BY EMAIL

Riley Phillips
Development Manager
Kerkhoff Construction
205 – 43995 Progress Way
Chilliwack, BC
V2R 0E6

Dear Mr. Phillips,

**Re: Riverbrook Estates Traffic Impact Study Update**
**Kitimat, BC**

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this Final Traffic Impact Study for a proposed new residential development located on Liard St in the District of Kitimat, BC. The primary objectives of this study were as follows:

1. To update the traffic impact study previously prepared by CTS dated 27 November 2014 for the proposed residential development located at Liard Street in the District of Kitimat; and
2. To document the site conditions, data, analyses, conclusions and recommendations in a report that meets the requirements of the District of Kitimat.

# TABLE OF CONTENTS

**1.0 BACKGROUND ..... 1**
1.1 Study History ..... 1
1.2 Current Proposed Development ..... 2
1.3 Scope of Work ..... 3

**2.0 EXISTING CONDITIONS ..... 4**
2.1 The Road Network ..... 4
2.2 Study Area ..... 4
2.3 Exising Base Traffic Voluems ..... 4

**3.0 FUTURE BASE TRAFFIC VOLUMES ..... 9**

**4.0 SITE TRAFFIC VOLUEMS ..... 13**
4.1 Trip Generation ..... 13
4.2 Trip Distribution ..... 14

**5.0 BASE + SITE TRAFFIC VOLUMES ..... 18**

**6.0 TRAFFIC ANALYSIS ..... 21**
6.1 Capacity Analysis ..... 21

**7.0 ADDITIONAL ANALYSIS ..... 26**
7.1 Public Transit Plan ..... 26
7.2 Pedestrian Circulation Plan ..... 27
7.3 Emergency Vehicle Circulation Plan ..... 27

**8.0 CONCLUSIONS ..... 30**

**9.0 RECOMMENDATIONS ..... 32**

## LIST OF FIGURES

**FIGURE 1 STUDY AREA AND ADJACENT ROAD NETWORK....2**
**FIGURE 2 MONTHLY AVERAGE DAILY TRAFFIC (MADT) ON HIGHWAY 37 (2018- 2022)...5**
**FIGURE 3 AVERAGE ANNUAL DAILY TRAFFIC (AADT) ON HIGHWAY 37 (2016-2022).....6**
**FIGURE 4 2023 WEEKDAY MORNING PEAK HOUR BASE TRAFFIC VOLUMES.....7**
**FIGURE 5 2023 WEEKDAY AFTERNOON PEAK HOUR BASE TRAFFIC VOLUMES.....8**
**FIGURE 6 2027 WEEKDAY AFTERNOON PEAK HOUR BASE TRAFFIC VOLUMES.....10**
**FIGURE 7 2032 WEEKDAY AFTERNOON PEAK HOUR BASE TRAFFIC VOLUMES.....12**
**FIGURE 8 SITE GENERATED TRAFFIC VOLUMES FOR WEEKDAY AFTERNOON PEAK HOUR (PHASE 1 & PHASE 2).....16**
**FIGURE 9 SITE GENERATED TRAFFIC VOLUMES FOR WEEKDAY AFTERNOON PEAK HOUR (PHASE 1, PHASE 2, & PHASE 3) .....17**
**FIGURE 10 2027 WEEKDAY PM PEAK HOUR BASE + SITE TRAFFIC VOLUMES.....19**
**FIGURE 11 2032 WEEKDAY PM PEAK HOUR BASE + SITE TRAFFIC VOLUMES.....20**
**FIGURE 12 EXISTING CROSSWALK AT KULDO BOULEVARD AND LIARD STREET.....24**
**FIGURE 13 EXISTING CROSSWALK AT KULDO BOULEVARD AND NADINA / LILLOOET STREET.....25**
**FIGURE 14 EXISTING TRANSIT ROUTE ADJACENT TO THE STUDY SITE.....26**
**FIGURE 15 PEDESTRIAN CIRCULATION PLAN FOR PHASE 1 AND PHASE 2.....28**
**FIGURE 16 EMERGENCY VEHICLE CIRCULATION PLAN BY USING KITKMAT FIRE TRUCK .....29**

# LIST OF TABLES

**TABLE 1 SUMMARY OF SITE GENERATED TRAFFIC FROM WORK CAMP (2027).....9**

**TABLE 2 SUMMARY OF SITE GENERATED TRAFFIC FROM OTHER DEVELOPMENT (2032).....11**

**TABLE 3 SUMMARY OF SITE GENERATED TRAFFIC.....13**

**TABLE 4 TRIP DISTRIBUTION PARAMETERS FOR SITE GENERATED TRAFFIC.....14**

**TABLE 5 TRIP DISTRIBUTION VEHICLE VOLUMES FOR SITE GENERATED TRAFFIC (PHASE 1 & PHASE 2) .....15**

**TABLE 6 TRIP DISTRIBUTION VEHICLE VOLUMES FOR SITE GENERATED TRAFFIC (PHASE 1, PHASE 2, & PHASE 3).....15**

**TABLE 7 LEVEL OF SERVER DESCRIPTIONS.....21**

**TABLE 8 VEHICLE DELAY BY INDIVIDUAL MOVEMENT S FOR UNSIGNALIZED INTERSECTIONS.....22**

# 1.0 BACKGROUND

## 1.1 Study History

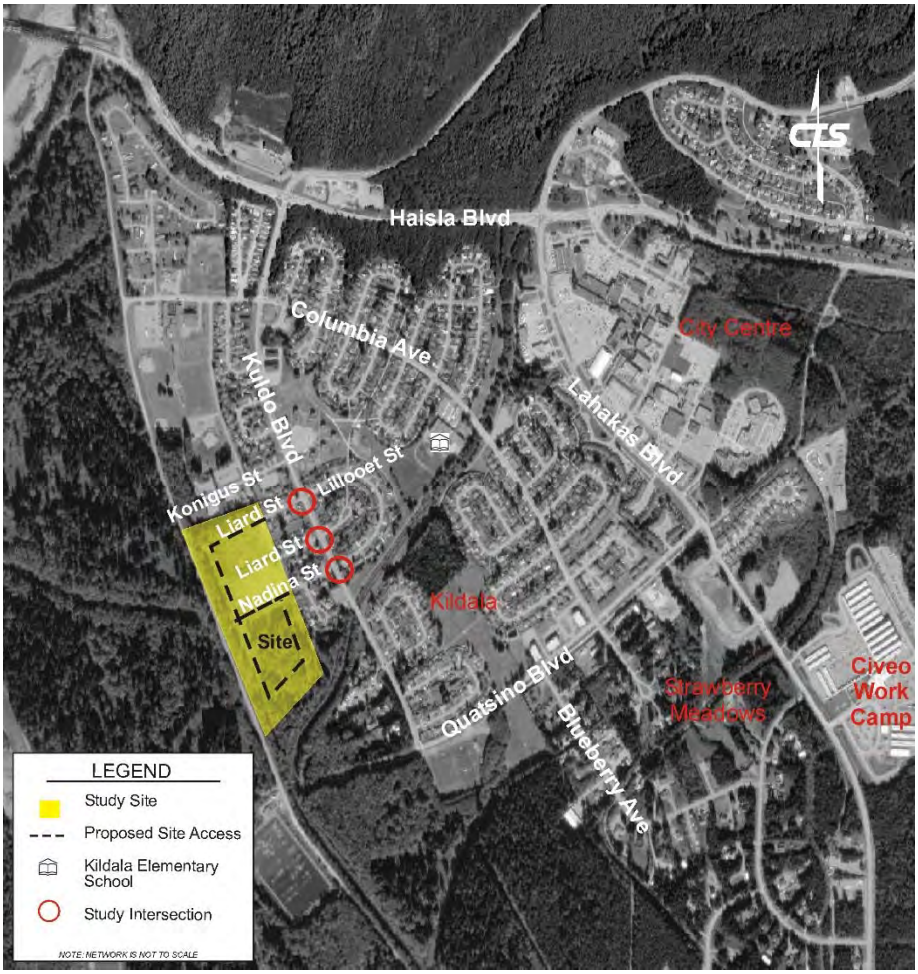
The vacant site is located west of Kuldo Boulevard and South of Liard Street in the District of Kitimat as illustrated in **FIGURE 1**. In 2014, CTS prepared a traffic impact study for a proposed subdivision at the site consisting of the following:

- 51 townhouse units in Phase 1
- 16 single family units, 50 townhouse units, 100 apartment units in Phase 2; and
- 10 single family units, 58 townhouse units, 57 apartment units in Phase 3.

It was assumed that Phase 1 & Phase 2 development would be completed and fully occupied by the year 2018. Phase 3 development would be completed by the year 2023. The key findings from that study were as follows:

1. Phase 1 and Phase 2 would generate a total of 101 vehicle trips during the weekday morning peak hour (i.e. 18 inbound and 83 outbound), and 121 vehicle trips during the weekday afternoon peak hour (i.e. 80 inbound and 41 outbound).
2. With the addition of Phase 3, the entire development under full build-out would generate 161 vehicle trips during the weekday morning peak hour (i.e. 28 inbound and 133 outbound), and 192 vehicle trips during the weekday afternoon peak hour (i.e. 127 inbound and 65 outbound).
3. All intersections examined were found to be operating below capacity and no operational improvements were warranted at the intersections to mitigate the site generated traffic upon the full build-out.
4. The transit network and bus stop locations were located within a comfortable walking distance from the study site. However, it was recommended pathways or sidewalks be constructed between the site and the nearest bus stop.
5. Sidewalk and sidewalk let down was recommended to linking the bus stop on Kuldo Blvd. just south of Nadina Street.
6. Sidewalk and sidewalk let down was recommended to linking the bus stop on Kuldo Blvd. just south of Liard Street.
7. Relocate the existing pedestrian crosswalk sign to the south side of the intersection on Kuldo Blvd.

**FIGURE 1**
**STUDY AREA AND ADJACENT ROAD NETWORK**




## 1.2 Current Proposed Development

The existing site is currently zoned R1-A Zone (Single Family – Detached Dwelling). The site is proposed to be rezoned to R3 (Multi-Family Residential) to permit the development of the following components:

- Phase 1 – 47 townhouses;
- Phase 2 – 16 single family homes, 40 townhouses, and 100 apartments;
- Phase 3 – 82 manufactured homes.

Phase 1 and Phase 2 of the proposed development is anticipated to be completed and fully occupied by the year 2027. Phase 3 would be would be anticipated to be completed by the year 2032. A copy of the site plan used for this traffic assessment update is in **APPENDIX A**.

## 1.3 Scope of Work

A Scope Development Meeting was held with District of Kitimat officials on Wednesday, 27 September 2023 to discuss the project and local traffic issues, confirm the scope of work and obtain any relevant background material. A copy of the approved scope of work is included in **APPENDIX B**.

The following horizon years were selected for the traffic impact assessment:

- *2023 Base (i.e. existing);*
- *2027 Base (future base);*
- *2027 Future Base + Site Traffic (assuming full build-out of Phase 1 & 2);*
- *2032 Future Base + Site Traffic (assuming full build-out of Phase 1, 2 & 3).*

# 2.0 EXISTING CONDITIONS

## 2.1 The Road Network

Kuldo Boulevard is a two lane north-south roadway that connects the Kildala neighbourhood with Haisla Boulevard (Highway 37) to the north. Transit Bus Route 3 services the neighbourhood with a one way counter clockwise operation on Kuldo Blvd. The posted speed on Kuldo Boulevard is 50 km/hr within the study area.

## 2.2 Study Area

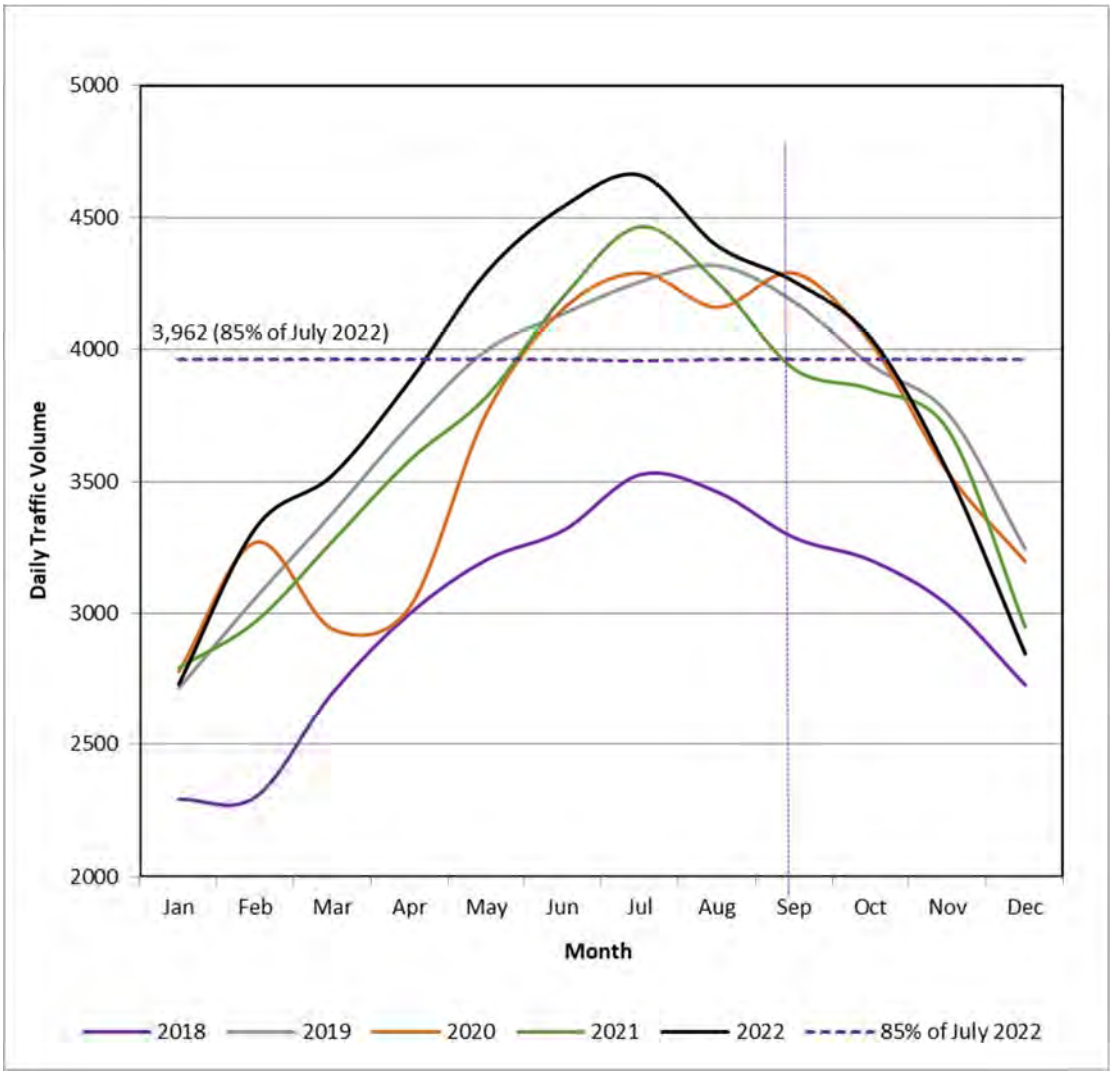
The study area is bounded by Kuldo Boulevard to the east and the site property line to the north, west and south. The following intersections were included in this assessment as discussed with municipal officials:

1) Kuldo Boulevard & Liard Street / Lillooet Street (*unsignalized*);
2) Kuldo Boulevard & Liard Street / Nass Street (*unsignalized*);
3) Kuldo Boulevard & Nadina Street / Lillooet Street (*unsignalized*); and
4) Site Access(s)

## 2.3 Existing Base Traffic Volumes

A review of available historical monthly average daily traffic (MADT) on Highway 37 from a permanent counter P-47-8NS, located on Highway 37, 0.8 km south of Oolichan Avenue determined that the busiest month of the year for vehicle volumes on Highway 37 is July. **FIGURE 2** illustrates the month average daily traffic (MADT) at station P-47-8NS.

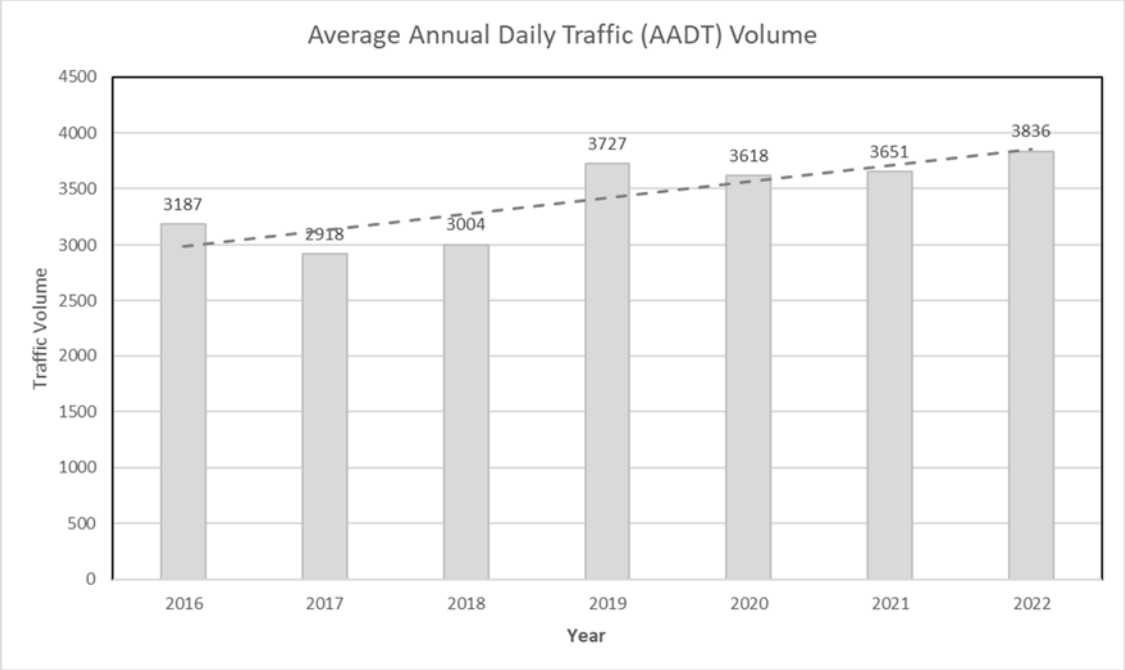
**FIGURE 2**
**MONTHLY AVERAGE DAILY TRAFFIC (MADT) ON HIGHWAY 37 (2018- 2022)**




From the above figure, 85% of peak July 2022 was 3,962 veh/day, which typically occurs in April and September.

**FIGURE 3** illustrates the Average Annual Daily Traffic (AADT) on Highway 37 from 2016 to 2022. The average growth rate over 7 years (2016-2022) was 2.6%.

**FIGURE 3**
**AVERAGE ANNUAL DAILY TRAFFIC (AADT) ON HIGHWAY 37 (2016-2022)**




In order to obtain current traffic data for the study area, CTS conducted intersection traffic counts at each intersection on Tuesday, 26 September 2023 from 14:45 to 18:00; on Wednesday, 27 September 2023, from 07:30 to 09:30; and on Thursday, 28 September 202, from 06:00 to 08:00 to augment the available historical traffic data. The tabulated traffic movement count data sheets are included in **APPENDIX C**. From the collected data, the weekday morning, and afternoon peak hours were determined. The measured traffic volumes are illustrated in **FIGURE 2** and **FIGURE 3**.

Please note that no seasonal adjustment factor was applied to the collected data as September traffic volumes are considered to represent design volumes on Kuldo Blvd. for the District of Kitimat, which typically represent 85% of the annual peak in July (See **FIGURE 2**). In addition, school related traffic was captured by the September traffic counts as public schools were in session at the time and all indications were that school operations were normal during the traffic counts.

**FIGURE 4**
**2023 WEEKDAY MORNING PEAK HOUR BASE TRAFFIC VOLUMES**

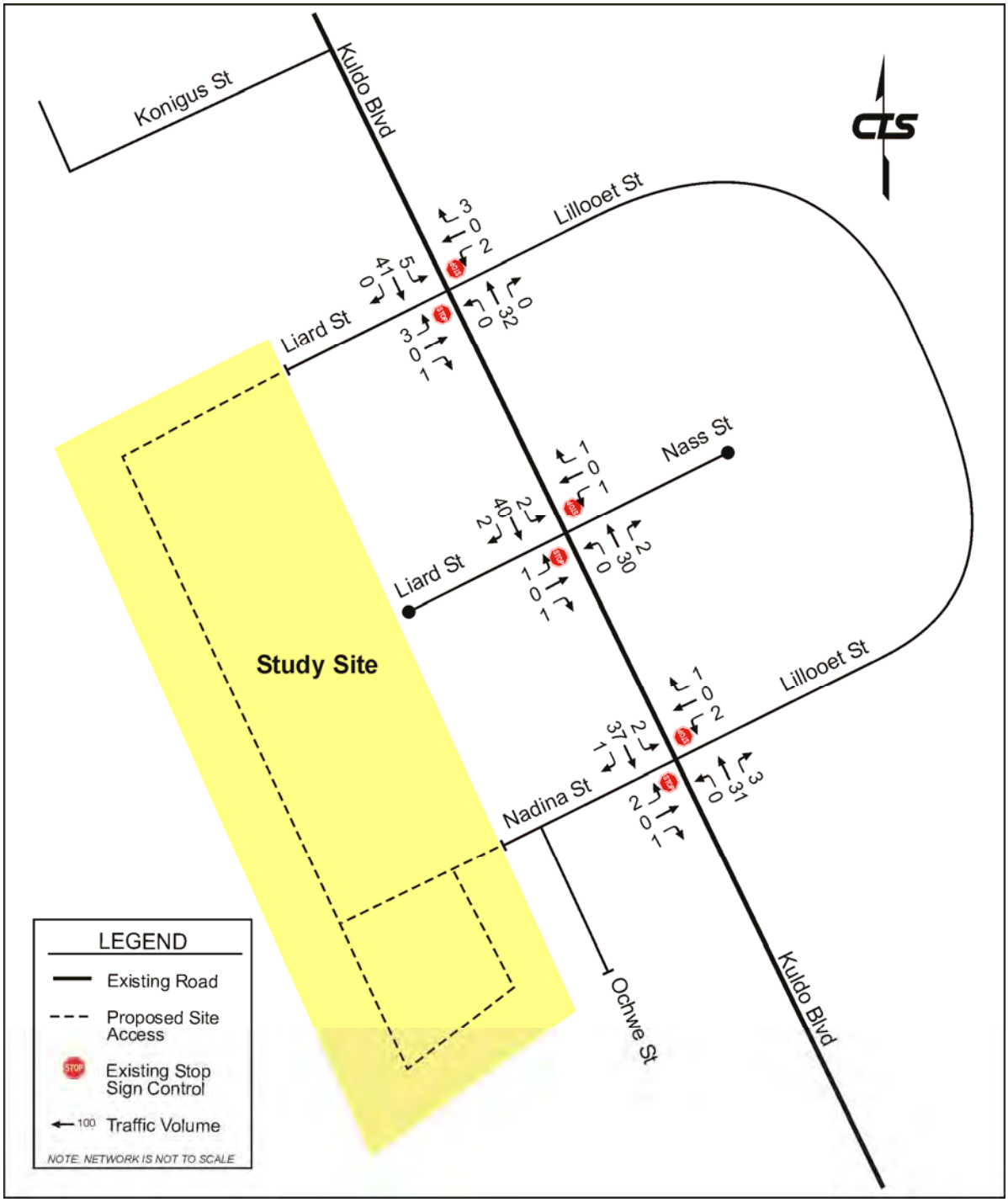
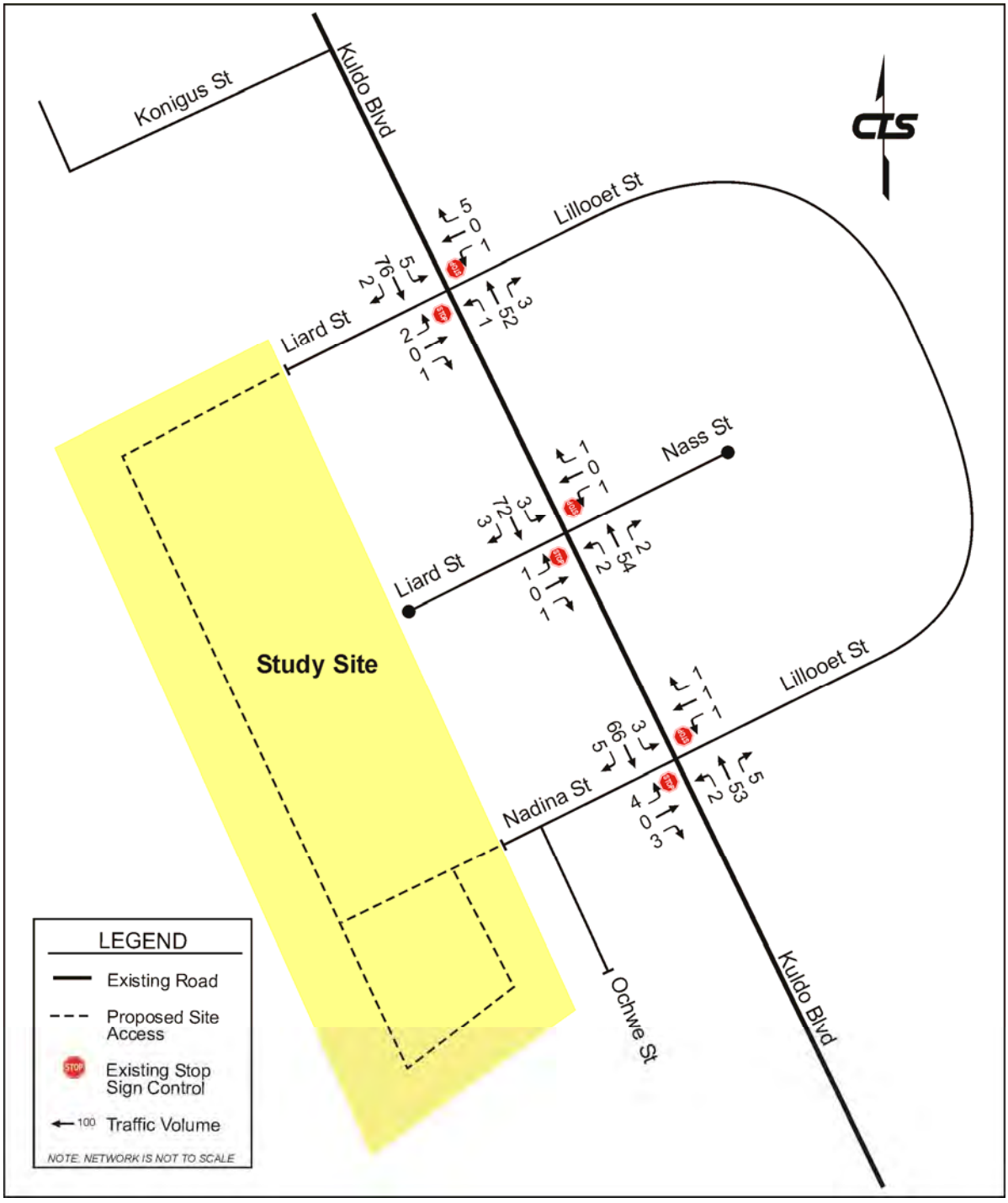


**FIGURE 5**
**2023 WEEKDAY AFTERNOON PEAK HOUR BASE TRAFFIC VOLUMES**




In reviewing the collected traffic volume data on Kuldo Blvd from **FIGURE 4** and **FIGURE 5**, the weekday afternoon peak hour was the dominant hour.

## 3.0 FUTURE BASE TRAFFIC VOLUMES

2027 Base Traffic Volumes

For the future base traffic volumes, the 2023 base traffic volumes were factored up by an approved traffic growth rate of 2.6% per annum (simple straight line) to represent initial base year 2027 volumes. Then, traffic volumes were estimated from the following nearby planned / potential developments based on information provided by the District of Kitimat Planning Department:

- Civeo Sitka Lodge work camp south of Quatsino Boulevard – (estimated 2,154 beds)

**TABLE 1** summarizes the forecast site generated traffic for Civeo Sitka Lodge work camp. The site has approval for 2,154 rooms but currently only 1,000 rooms are occupied according to the District of Kitimat. For this study update, it was assumed that up to an additional 1,154 temporary rooms could be constructed and occupied by the year 2027. Of note, in order to undertake a conservative assessment, it was assumed that most residents of the work camp will drive their own vehicle instead of taking a shuttle bus.

**TABLE 1**
**SUMMARY OF SITE GENERATED TRAFFIC FROM WORK CAMP (2027)**

| Land Use | Peak Hour | Trip Generation Variable | Horizon Year | Scope of Development | Vehicle Trip Generation Rate | Trip Rate Source | Directional Split | | Peak Hour Volumes (vph) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | % in | % out | in | out | total |
| Work Camp | Weekday Afternoon | Number of Rooms | 2027 | 1154 | 0.36 | ITE Edition 11, Code 320 | 54% | 46% | 225 | 191 | 416 |

Because the Civeo work camp will have 2 direct road network links to Haisla Blvd (i.e. via Lahakas Blvd and Columbia Avenue /Kuldo Blvd), it was assumed that only 20% of work camp traffic will be on Kuldo Boulevard between Nadina Street and Liard Street as it is a more circuitous and longer route to Haisla Blvd. The estimated traffic volumes from the work camp were then superimposed on the initial 2027 base volumes to represent the total 2027 future base traffic volumes and these are illustrated in **FIGURE 6**.

*2032 Future Base Traffic Volumes*

For the year 2032, base traffic volumes were also factored up by an approved traffic volume growth rate of 2.6% per annum (simple straight line) to represent the initial base year 2032 traffic volumes. Then, traffic volumes were estimated from the addition of 100 single family homes from a future subdivision south of Quatsino Blvd. with access via Blueberry Avenue. **TABLE 2** summarizes the forecast site generated traffic for the proposed subdivision.

**FIGURE 6**
**2027 WEEKDAY AFTERNOON PEAK HOUR BASE TRAFFIC VOLUMES**

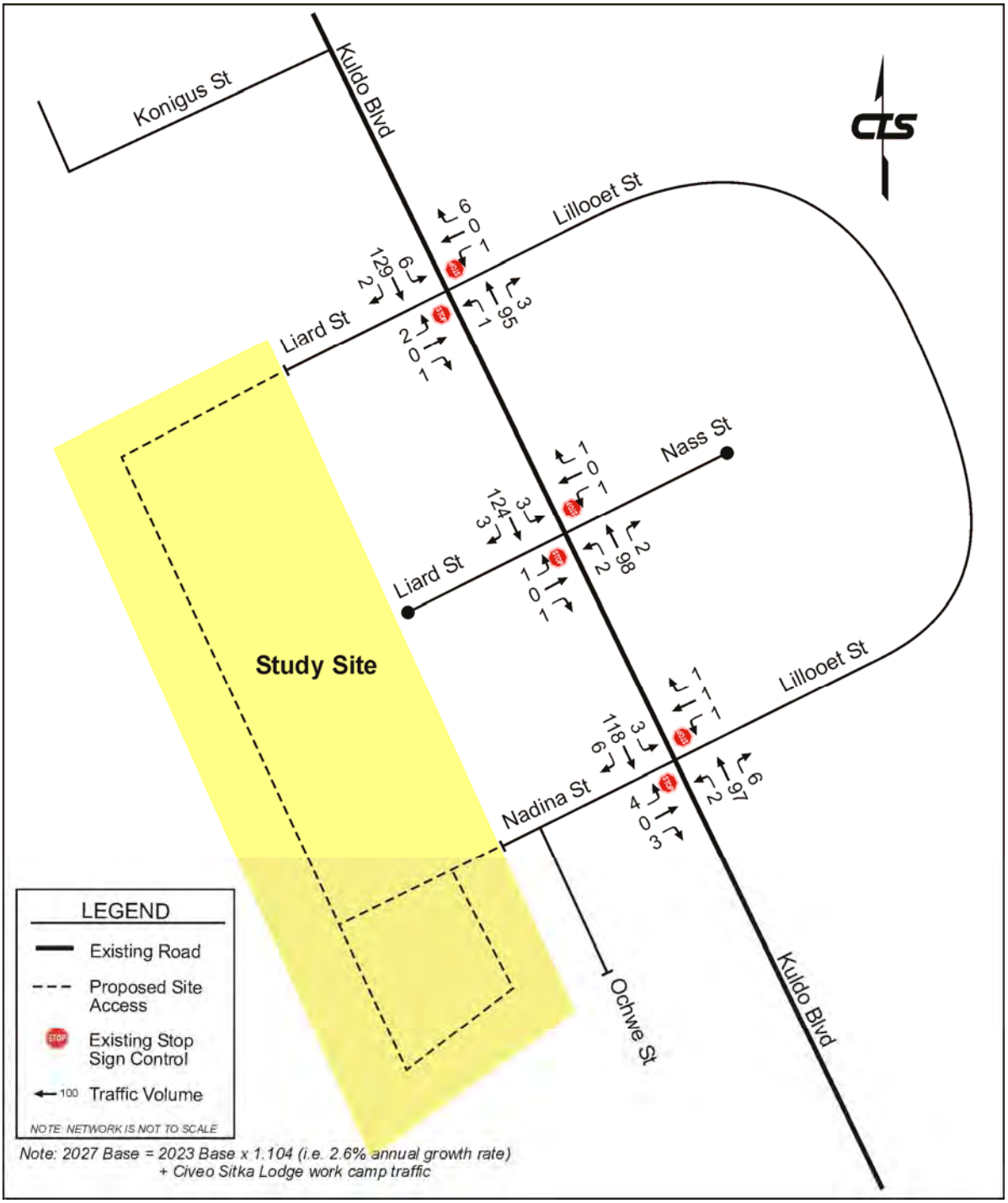
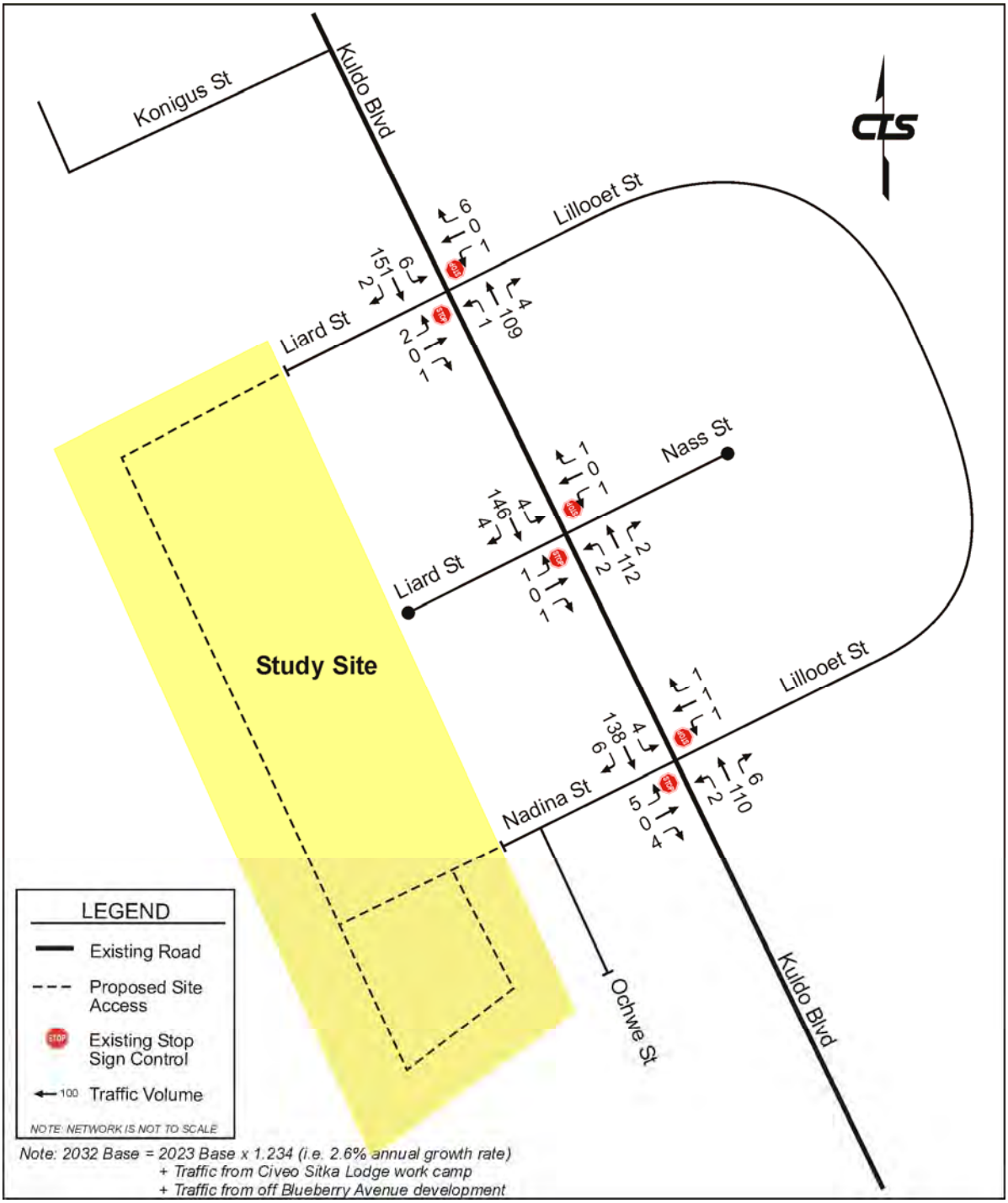


**TABLE 2**
**SUMMARY OF SITE GENERATED TRAFFIC FROM OTHER DEVELOPMENT (2032)**

| Land Use | Peak Hour | Trip Generation Variable | Horizon Year | Scope of Development | Vehicle Trip Generation Rate | Trip Rate Source | Directional Split | | Peak Hour Volumes (vph) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | % in | % out | in | out | total |
| Single Family House | Weekday Afternoon | Number of Dwelling Units | 2032 | 100 | 0.94 | ITE Edition 11, Code 210 | 63% | 37% | 59 | 35 | 94 |

The traffic volumes from both **TABLE 1** and **TABLE 2** were then superimposed on the initial 2032 base volumes to estimate the total 2032 future base traffic volumes. Of note, it was assumed again that 20% of this additional traffic will travel on Kuldo Boulevard with the majority on both Lahakas Boulevard and Columbia Avenue which have direct connections to Haisla Boulevard. **FIGURE 7** illustrates the projected 2032 weekday afternoon peak hour volumes for the future base conditions.

**FIGURE 7**
**2032 WEEKDAY AFTERNOON PEAK HOUR BASE TRAFFIC VOLUMES**



# 4.0 SITE TRAFFIC VOLUEMS

## 4.1 Trip Generation

In order to predict the future traffic volumes for the site, the published vehicle trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition Code 210 – Single-Family Detached Housing, Code 215 – Single-Family Attached Housing, Code 221 – Multifamily Housing (Mid-Rise), and Code 240 – Mobile Home Park were used. Of note, internal trip making credits and pass-by traffic were all assumed to be zero so that the projected volumes would represent the worst-case scenario in that all the traffic would be "new" traffic to the adjacent road network. **FIGURE 3** summarizes the forecast site generated traffic for the proposed development.

**TABLE 3**
**SUMMARY OF SITE GENERATED TRAFFIC**

| Phase | Land Use | Peak Hour | Trip Generation Variable | Horizon Year | Scope of Development | Vehicle Trip Generation Rate | Trip Rate Source | Directional Split | | Peak Hour Volumes (vph) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | % in | % out | in | out | total |
| 1 | Townhouse | Weekday Morning | Dwelling Units | 2025 | 47 | 0.48 | ITE Edition 11, Code 215 | 31% | 69% | 7 | 16 | 23 |
| | | Weekday Afternoon | | | | 0.57 | | 59% | 41% | 16 | 11 | 27 |
| 2 | Single Family House | Weekday Morning | Dwelling Units | 2027 | 16 | 0.7 | ITE Edition 11, Code 210 | 25% | 75% | 3 | 9 | 12 |
| | | Weekday Afternoon | | | | 0.94 | | 63% | 37% | 10 | 6 | 16 |
| | Townhouse | Weekday Morning | Dwelling Units | 2027 | 40 | 0.48 | ITE Edition 11, Code 215 | 31% | 69% | 6 | 14 | 20 |
| | | Weekday Afternoon | | | | 0.57 | | 59% | 41% | 14 | 9 | 23 |
| | Condominium | Weekday Morning | Dwelling Units | 2027 | 100 | 0.37 | ITE Edition 11, Code 221 | 23% | 77% | 9 | 28 | 37 |
| | | Weekday Afternoon | | | | 0.39 | | 61% | 39% | 24 | 15 | 39 |
| ***PHASE 1 & PHAS E 2 TOTAL WEEKDAY MORNING PEAK HOUR VEHICLE TRIP*** | | | | | | | | | | ***25*** | ***67*** | ***92*** |
| ***PHASE 1 & PHASE 2 TOTAL WEEKDAY AFTERNOON PEAK HOUR VEHICLE TRIP*** | | | | | | | | | | ***64*** | ***41*** | ***105*** |
| 3 | Manufactured Homes | Weekday Morning | Dwelling Units | 2032 | 82 | 0.39 | ITE Edition 11, Code 240 | 21% | 79% | 7 | 25 | 32 |
| | | Weekday Afternoon | | | | 0.58 | | 62% | 38% | 30 | 18 | 48 |
| ***ALL PHASES (1, 2 & 3) TOTAL WEEKDAY MORNING PEAK HOUR VEHICLE TRIP*** | | | | | | | | | | ***32*** | ***92*** | ***124*** |
| ***ALL PHASES (1, 2, & 3) TOTAL WEEKDAY AFTERNOON PEAK HOUR VEHICLE TRIP*** | | | | | | | | | | ***94*** | ***59*** | ***153*** |

From **TABLE 3**, Phase 1 and Phase 2 are forecast to generate a total of 92 vehicle trips during the weekday morning peak hour (i.e. 25 inbound and 67 outbound) and 105 vehicle trips during the weekday afternoon peak hour (i.e. 64 inbound and 41 outbound). With the addition of potential Phase 3, the entire development under full buildout will generate 124 vehicle trips during the weekday morning peak hour (i.e. 32 inbound and 92 outbound) and 153 vehicle trips during the weekday afternoon peak hour (i.e. 94 inbound and 59 outbound). The projected volume of traffic at full buildout represents on average a demand of 2.6 vehicle movements per minute (or 1 vehicle movement every 24 seconds), and which will be distributed over multiple access points.

The new development concept compared to the one examined in 2014 is forecast to generate 23% less traffic during the weekday morning peak hour and 20% less traffic during the weekday afternoon peak hour.

Of note, the Ministry of Transportation & Infrastructure's warrant for triggering a traffic impact assessment is 100 or more vehicles during the design hour. Therefore, the proposed development currently meets the requirements for a formal traffic impact study.

## 4.2 Trip Distribution

Trip distribution parameters to distribute the site generated vehicle trips to/from the site were developed from existing traffic patterns entering and exiting the study area for the weekday afternoon peak hours. The trip distribution parameters used in this study are summarized in **TABLE 4** while the associated traffic volumes assignment is summarized in **TABLE 5** and **TABLE 6**.

**TABLE 4**
**TRIP DISTRIBUTION PARAMETERS**
**FOR SITE GENERATED TRAFFIC**

| FROM / TO | | WEEKDAY AFTERNOON PEAK HOUR | |
|---|---|---|---|
| | | INBOUND | OUTBOUND |
| North | Kuldo Blvd | 58.0% | 46.7% |
| South | Kuldo Blvd | 42.0% | 53.3% |
| | TOTAL | 100% | 100% |

**TABLE 5**
**TRIP DISTRIBUTION VEHICLE VOLUMES**
**FOR SITE GENERATED TRAFFIC (PHASE 1 & PHASE 2)**

| FROM / TO | | WEEKDAY AFTERNOON PEAK HOUR | |
|---|---|---|---|
| | | INBOUND | OUTBOUND |
| North | Kuldo Blvd | 37 | 19 |
| South | Kuldo Blvd | 27 | 22 |
| TOTAL | | 64 | 41 |
| | | 105 | |

**TABLE 6**
**TRIP DISTRIBUTION VEHICLE VOLUMES**
**FOR SITE GENERATED TRAFFIC (PHASE 1, PHASE 2, & PHASE 3)**

| FROM / TO | | WEEKDAY AFTERNOON PEAK HOUR | |
|---|---|---|---|
| | | INBOUND | OUTBOUND |
| North | Kuldo Blvd | 55 | 28 |
| South | Kuldo Blvd | 39 | 31 |
| TOTAL | | 94 | 59 |
| | | 153 | |

**FIGURE 8** illustrates the projected site generated traffic volumes on the road network for the year of 2027 during the weekday afternoon peak hour. Summarily, **FIGURE 9** illustrates the projected site generated traffic volumes on the road network for the year of 2032 during the weekday afternoon peak hour.

**FIGURE 8**
**SITE GENERATED TRAFFIC VOLUMES FOR WEEKDAY AFTERNOON PEAK HOUR**
**(PHASE 1 & PHASE 2)**

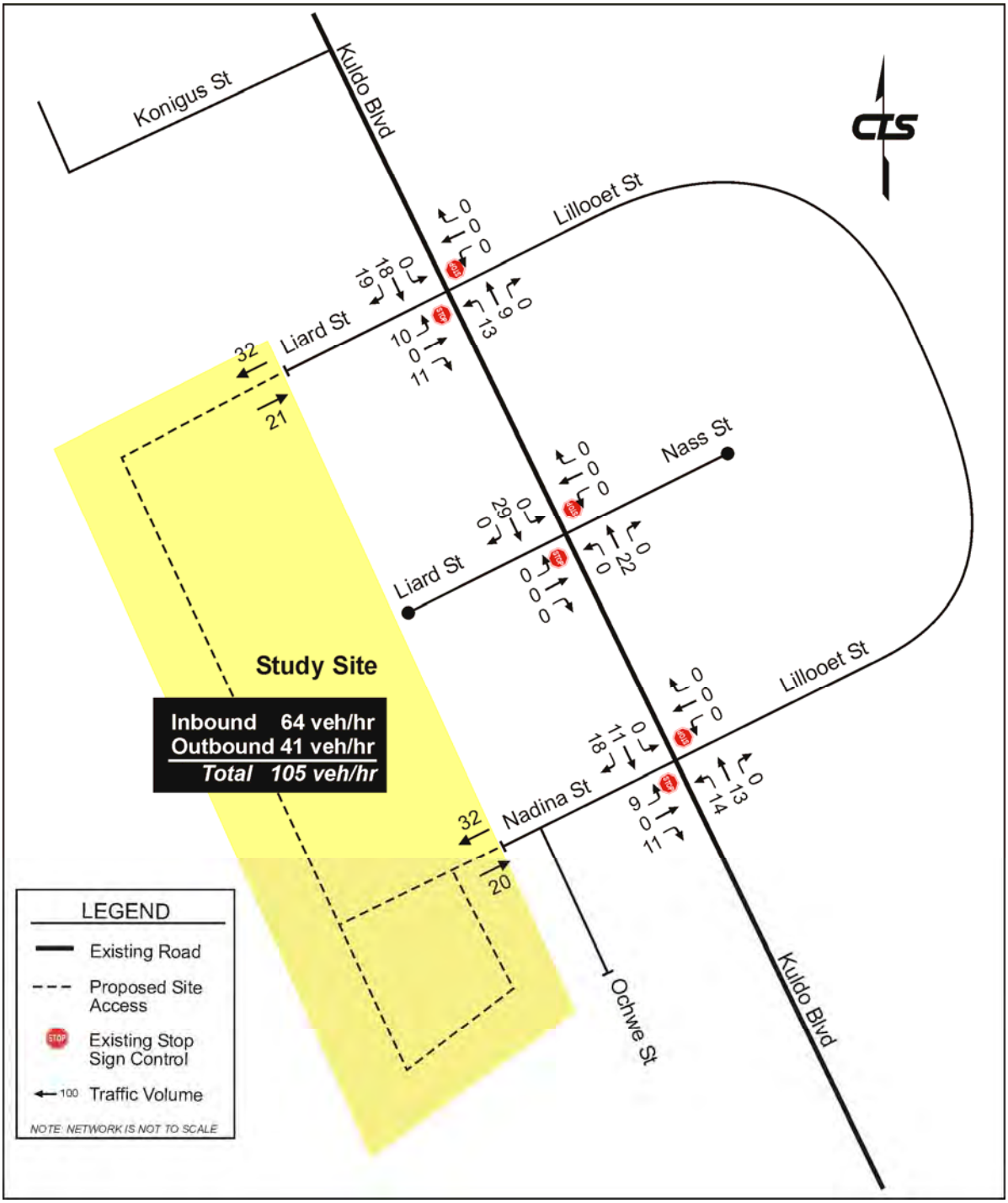
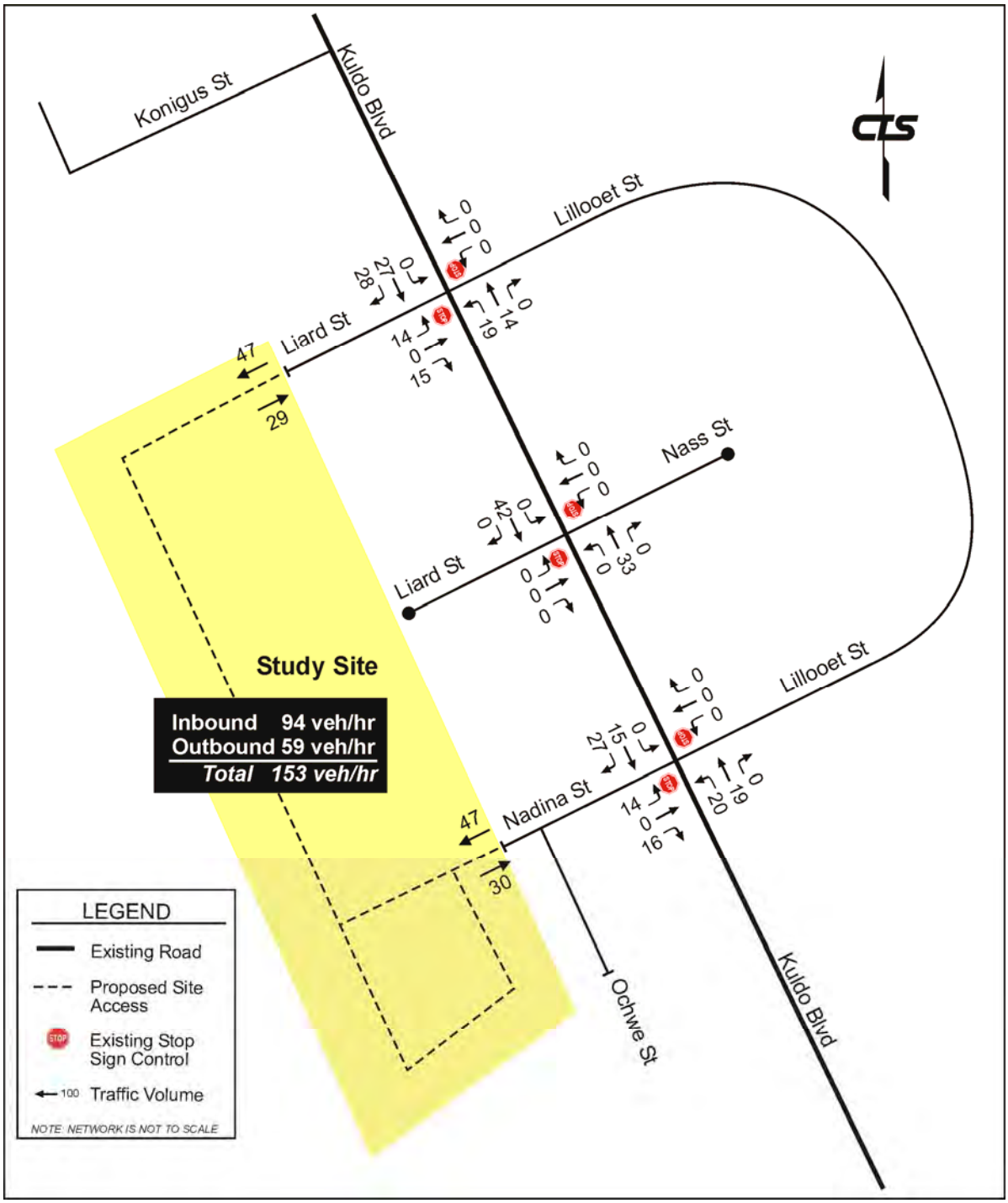


**FIGURE 9**
**SITE GENERATED TRAFFIC VOLUMES FOR WEEKDAY AFTERNOON PEAK HOUR**
**(PHASE 1, PHASE 2, & PHASE 3)**



## 5.0 BASE + SITE TRAFFIC VOLUMES

**FIGURE 10** illustrates the total projected traffic volumes for the future base and site generated traffic distributed to the adjacent street network for the year 2027 weekday afternoon peak hour. It is the result of superimposing **FIGURE 8** on **FIGURE 6**.

**FIGURE 11** illustrates the total projected traffic volumes for the future base and site generated traffic distributed to the adjacent street network for the year 2032 weekday afternoon peak hour (i.e., build-out year for Phase 3). It is the result of superimposing **FIGURE 9** on **FIGURE 7**.

**FIGURE 10**
**2027 WEEKDAY PM PEAK HOUR BASE + SITE TRAFFIC VOLUMES**

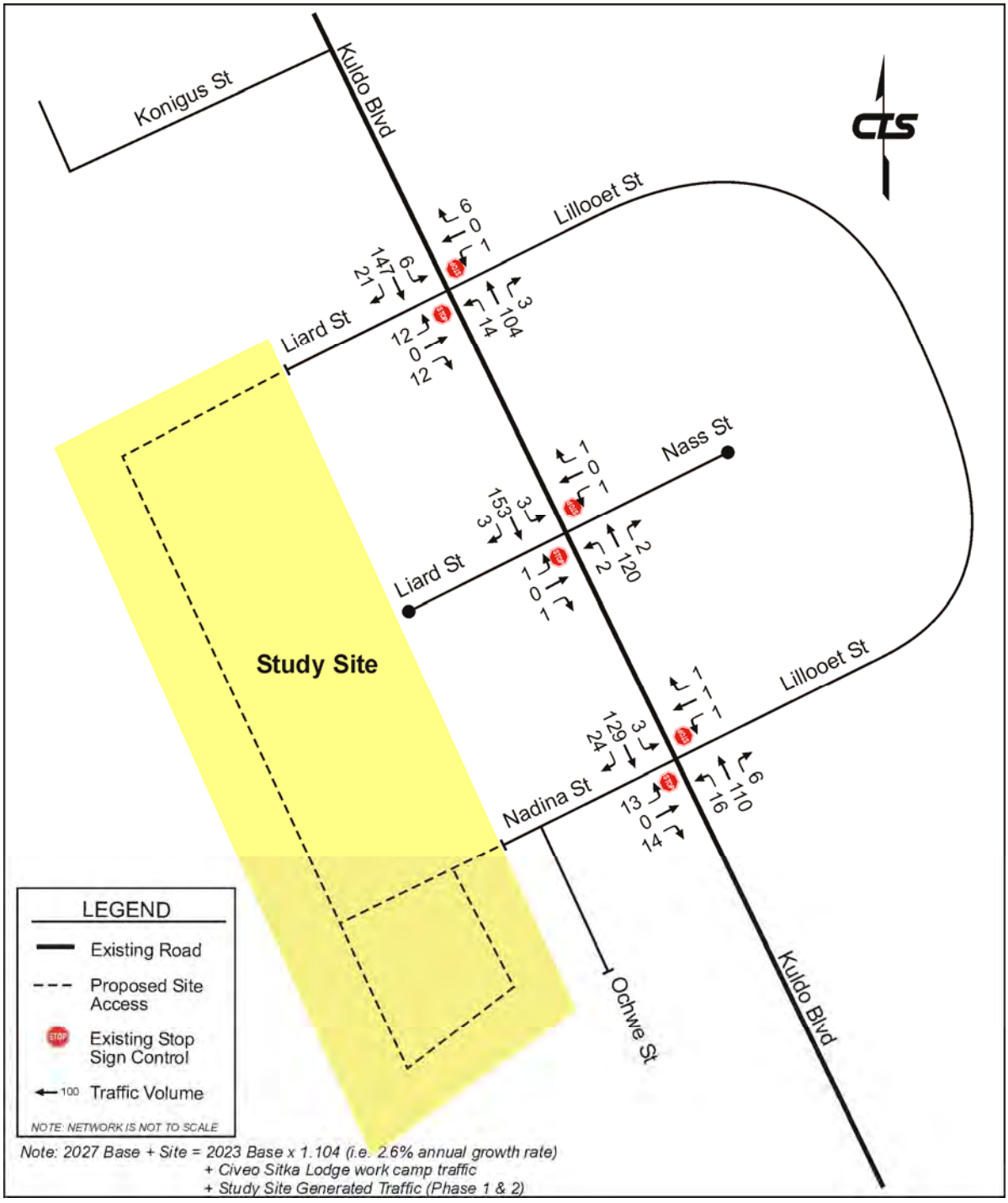
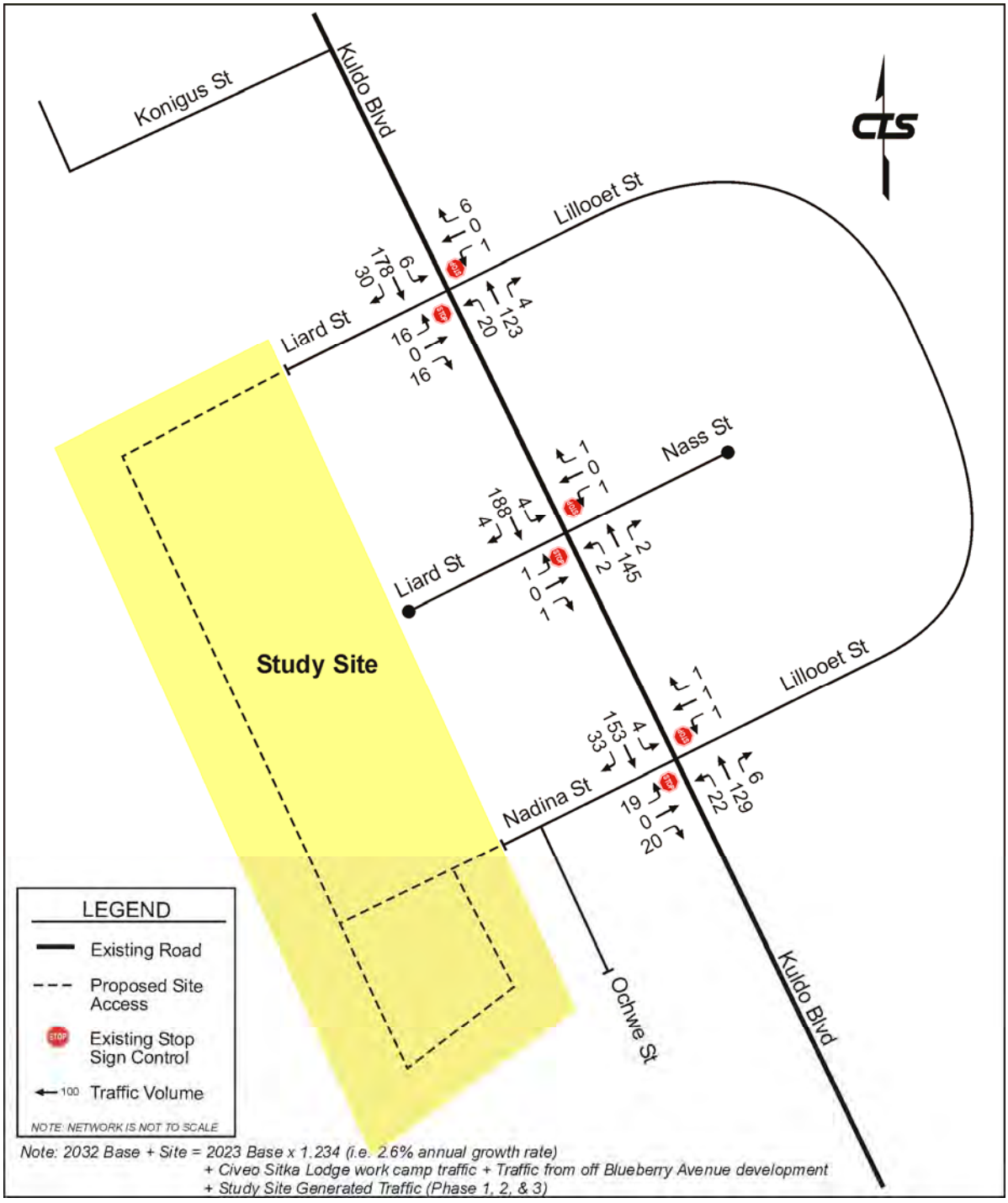


**FIGURE 11**
**2032 WEEKDAY PM PEAK HOUR BASE + SITE TRAFFIC VOLUMES**



# 6.0 TRAFFIC ANALYSIS

## 6.1 Capacity Analysis

Capacity analysis was performed at each of the locations in order to determine the intersection levels of service (LOS) that is provided to motorists. The LOS for intersections and movements is defined in terms of delay (seconds per vehicle), which is a measure of driver discomfort and frustration, fuel consumption and lost travel time.

An intersection or movement LOS can range from "A" (Excellent) to "F" (Fail) as described in **TABLE 7**.

**TABLE 7**
**LEVEL OF SERVER DESCRIPTIONS**

| Level of Service | Description |
|---|---|
| A | Excellent |
| B | Very Good |
| C | Good |
| D | Fair |
| E | Poor |
| F | Fail |

A LOS of "F" (Fail) indicates that an intersection or movement is failing because the intersection or movement is over capacity and delays are considered excessive. A LOS of “D” (Fair) during the critical peak hours is considered acceptable by many public agencies in large urban areas for overall intersection operation and a LOS of “E” (Poor) or better is considered acceptable for left turn movements as it recognizes that the intersections normally perform much better the remaining 90% of the day. However, for smaller communities like Kitimat where motorist tolerance of vehicle delay is expected to be less, a LOS of “C” (Good) was used as the threshold for when operational and/or geometrical improvements may be considered.

Highway Capacity Software (HCS 2023) was used for the analysis of the unsignalized intersections. The following assumptions were made with respect to the intersection capacity analysis:

- Saturation flow rate = 1,800 passenger cars/hour of green time/lane (pcphgpl).
- Peak hour factor (PHF) = 0.89 for weekday afternoon peak hour, which are an average of the PHF’s from the traffic turning movement counts from the measured traffic count data
- Heavy vehicle percentage = 2% for all movements

**TABLE 8** summarizes and compares the main performance parameters of the intersection capacity analysis for the unsignalized. Worksheets can be found in **APPENDIX C**.

## TABLE 8
## VEHICLE DELAY BY INDIVIDUAL MOVEMENT S FOR UNSIGNALIZED INTERSECTIONS

| Intersection | Time of Day | Scenario | Performance Measure | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | LOS | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Kuldo Blvd (N/S) and Nadina St / Lillooet St (E/W) | Weekday Afternoon Peak Hour | 2023 | Volumes | 4 | 0 | 3 | 1 | 1 | 1 | 2 | 53 | 5 | 3 | 66 | 5 | A | OK |
| | | | Delay | 9.2 | | | 9.4 | | | 0.3 | | | 0.3 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2027 | Volumes | 4 | 0 | 3 | 1 | 1 | 1 | 2 | 97 | 6 | 3 | 118 | 6 | A | OK |
| | | | Delay | 9.7 | | | 10.0 | | | 0.2 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2027 Base + Site (Ph 1 & 2) | Volumes | 13 | 0 | 14 | 1 | 1 | 1 | 16 | 110 | 6 | 3 | 129 | 24 | A | OK |
| | | | Delay | 10.2 | | | 10.5 | | | 1.0 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.1 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2032 Base + Site (Ph 1, 2 & 3) | Volumes | 19 | 0 | 20 | 1 | 1 | 1 | 22 | 129 | 6 | 4 | 153 | 33 | A | OK |
| | | | Delay | 10.8 | | | 11.0 | | | 1.2 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.2 | | | 0.0 | | | 0.1 | | | 0.0 | | | | |
| Kuldo Blvd (N/S) and Liard St / Nass St (E/W) | Weekday Afternoon Peak Hour | 2023 | Volumes | 1 | 0 | 1 | 1 | 0 | 1 | 2 | 54 | 2 | 3 | 72 | 3 | A | OK |
| | | | Delay | 9.1 | | | 9.0 | | | 0.3 | | | 0.3 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2027 | Volumes | 1 | 0 | 1 | 1 | 0 | 1 | 2 | 98 | 2 | 3 | 124 | 3 | A | OK |
| | | | Delay | 9.6 | | | 9.6 | | | 0.2 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2027 Base + Site (Ph 1 & 2) | Volumes | 1 | 0 | 1 | 1 | 0 | 1 | 2 | 120 | 2 | 3 | 153 | 3 | A | OK |
| | | | Delay | 10.0 | | | 9.9 | | | 0.1 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2032 Base + Site (Ph 1, 2 & 3) | Volumes | 1 | 0 | 1 | 1 | 0 | 1 | 2 | 145 | 2 | 4 | 188 | 4 | A | OK |
| | | | Delay | 10.4 | | | 10.3 | | | 0.1 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| Kuldo Blvd (N/S) and Nadina St / Lillooet St (E/W) | Weekday Afternoon Peak Hour | 2023 | Volumes | 4 | 0 | 3 | 1 | 1 | 1 | 2 | 53 | 5 | 3 | 66 | 5 | A | OK |
| | | | Delay | 9.2 | | | 9.4 | | | 0.3 | | | 0.3 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2027 | Volumes | 4 | 0 | 3 | 1 | 1 | 1 | 2 | 97 | 6 | 3 | 118 | 6 | A | OK |
| | | | Delay | 9.7 | | | 10.0 | | | 0.2 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2027 Base + Site (Ph 1 & 2) | Volumes | 13 | 0 | 14 | 1 | 1 | 1 | 16 | 110 | 6 | 3 | 129 | 24 | A | OK |
| | | | Delay | 10.2 | | | 10.5 | | | 1.0 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.1 | | | 0.0 | | | 0.0 | | | 0.0 | | | | |
| | | 2032 Base + Site (Ph 1, 2 & 3) | Volumes | 19 | 0 | 20 | 1 | 1 | 1 | 22 | 129 | 6 | 4 | 153 | 33 | A | OK |
| | | | Delay | 10.8 | | | 11.0 | | | 1.2 | | | 0.2 | | | | |
| | | | 95% Queue (veh) | 0.2 | | | 0.0 | | | 0.1 | | | 0.0 | | | | |

Delay = Average Delay (seconds/vehicle)

Intersection approaching capacity (LOS 'D' or 'E'); ; or medium approach delays (25sec to <50sec)

Intersection equals or exceeds capacity (LOS 'F'); or high approach delays (=> 50sec)

95% Queue = UNSIGNALIZED QUEUE IS PER VEHICLE

From **TABLE 8,** the following observations can be made:

1. *Kuldo Boulevard (N/S) and Liard Street / Lillooet Street (E/W)*

- This intersection currently operates as a 2-way stop controlled intersection with Kuldo Boulevard operating as free-flow. Under existing conditions, the intersection operates at an overall LOS A (excellent) during the weekday afternoon peak hour. No operational problems were noted. By the year 2027 under base conditions, the overall level of service is projected to remain at LOS A (excellent) during the weekday afternoon peak hours.

- Addition of site traffic to base 2027 volumes does not result in a change as the overall level of service remains at A (excellent) during the afternoon peak hours. For the year 2032 Base + Site scenario, the overall intersection is projected to remains at LOS A (excellent) during the weekday afternoon peak hour.

- No operational improvements are recommended based on the traffic analysis.

- However, it is noted that there is an existing crosswalk on the south side of the intersection (see **FIGURE 12**) which requires the following improvements to meet current accepted traffic engineering standards and to promote the use of public transit to help reduce vehicle trips:

  - Construct a sidewalk between the existing bus stop and the crosswalk to link the bus stop with the pedestrian network;

  - Construct a sidewalk let down (or drop curb) so that pedestrians have an easier time entering and exiting the crosswalk; and

  - Relocate the crosswalk sign for southbound traffic from the north side of the intersection to the south side so that the sign is located right next to the crosswalk.

**FIGURE 12**
**EXISTING CROSSWALK AT KULDO BOULEVARD AND LIARD STREET**



*2.* *Kuldo Boulevard (N/S) and Liard Street / Nass Street (E/W)*

- This intersection currently operates as a 2-way stop controlled intersection with Kuldo Boulevard operating as free-flow. Under existing condition, the intersection operates at an overall LOS A (excellent) during the weekday afternoon peak hour. No operational problems were noted. By the year 2027 under base condition with school traffic, the overall level of service is projected to remain at LOS A (excellent) during the weekday afternoon peak hour.

- Addition of site traffic to base 2027 volumes does not result in a change as the overall level of service remains at A (excellent) during the afternoon peak hour. For the year 2032 Base + Site scenario, the overall intersection is projected to remains at LOS A (excellent) during the weekday afternoon peak hour.

- No operation and/or geometrical improvements are recommended at this location.

*3. <u>Kuldo Boulevard (N/S) and Nadina Street / Lillooet Street (E/W)</u>*

- This intersection will be one of the future site access locations and it operates at an overall LOS A (excellent) for all scenarios tested during the afternoon peak hour. There is no capacity problems were noted at this location.

- However, this location too has a transit bus stop that is not connected to the pedestrian network for the neighbourhood (see **FIGURE 13**). It is recommended that the following improvements be done to meet current accepted traffic engineering standards and to promote the use of public transit to help reduce vehicle trips:

  - Construct a sidewalk between the existing bus stop and Nadina Street with a sidewalk let down at Nadina Street.

**FIGURE 13**
**EXISTING CROSSWALK AT KULDO BOULEVARD AND NADINA / LILLOOET STREET**



# 7.0 ADDITIONAL ANALYSIS

## 7.1 Public Transit Plan

The purpose of this section to review how all modes of transportation will access the site. This ensures that safe and efficient traffic operations will be maintained along the road network. Currently, the study area is serviced by BC Transit Bus Route #3 which provides service between Kildala Central and City Centre. The closest existing bus stops are located on Kuldo Boulevard and they are both less than 200 metres from the site (see **FIGURE 14**). Normal planning guidelines is to have bus stops places no more than 400 metres walking distance from a development in order to ensure that public transit is a viable alternative transport option to the private automobile. Therefore, the site is well serviced by the public transit and no additional bus stops are recommended.

**FIGURE 14**
**EXISTING TRANSIT ROUTE ADJACENT TO THE STUDY SITE**



## 7.2 Pedestrian Circulation Plan

In order to promote alternative modes of transport and to reduce future vehicle demand, it is important that the site have a defined and safe pedestrian route between the development and the nearest transit bus stop. Currently both Liard Street and Nadina Street do not have sidewalks. As well, there is a undeveloped greenway that links the site with the bus stop on Kuldo Blvd. just south of Liard Street. It is recommended that a pathway be constructed along this greenway connecting the development with the transit bus stop on Kuldo Blvd. **FIGURE 15** illustrates the proposed pedestrian circulation plan internal to the site and the new connections to the 2 bus stops on Kuldo Blvd.

## 7.3 Emergency Vehicle Circulation Plan

The design vehicle is a Kitimat fire truck (Engine II Ladder) as this vehicle may be the first response vehicle from the Fire Hall if other fire trucks are in use. **FIGURE 16** illustrates the vehicle path of the fire truck entering the site along Liard Street and exiting on Nadina Street. No vehicle conflicts were noted.

As well, the fire truck was tested with the proposed cul-de-sac on Liard Street (South) opposite Nass Street where it was determined that a fire truck can exit Liard Street (South) by conducting a standard 3 point turn in the cul-de-sac. Alternatively, the fire truck could back up to Kuldo Blvd. with fire personal being used as “spotters”. Given the low volumes of this road and its roadway classification as a local street, either solution is considered acceptable from a traffic engineering point of view.

**FIGURE 15**
**PEDESTRIAN CIRCULATION PLAN FOR PHASE 1 AND PHASE 2**

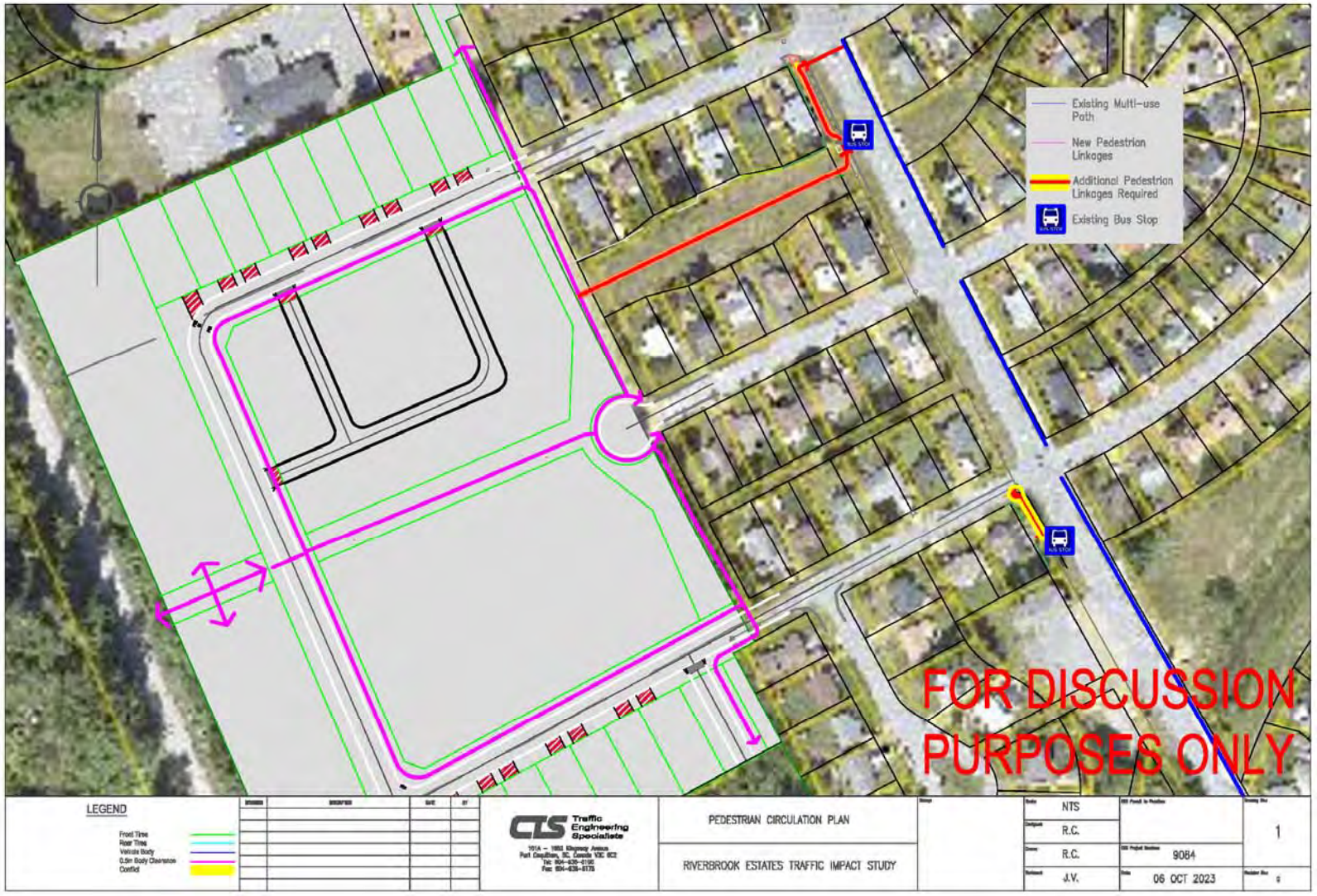
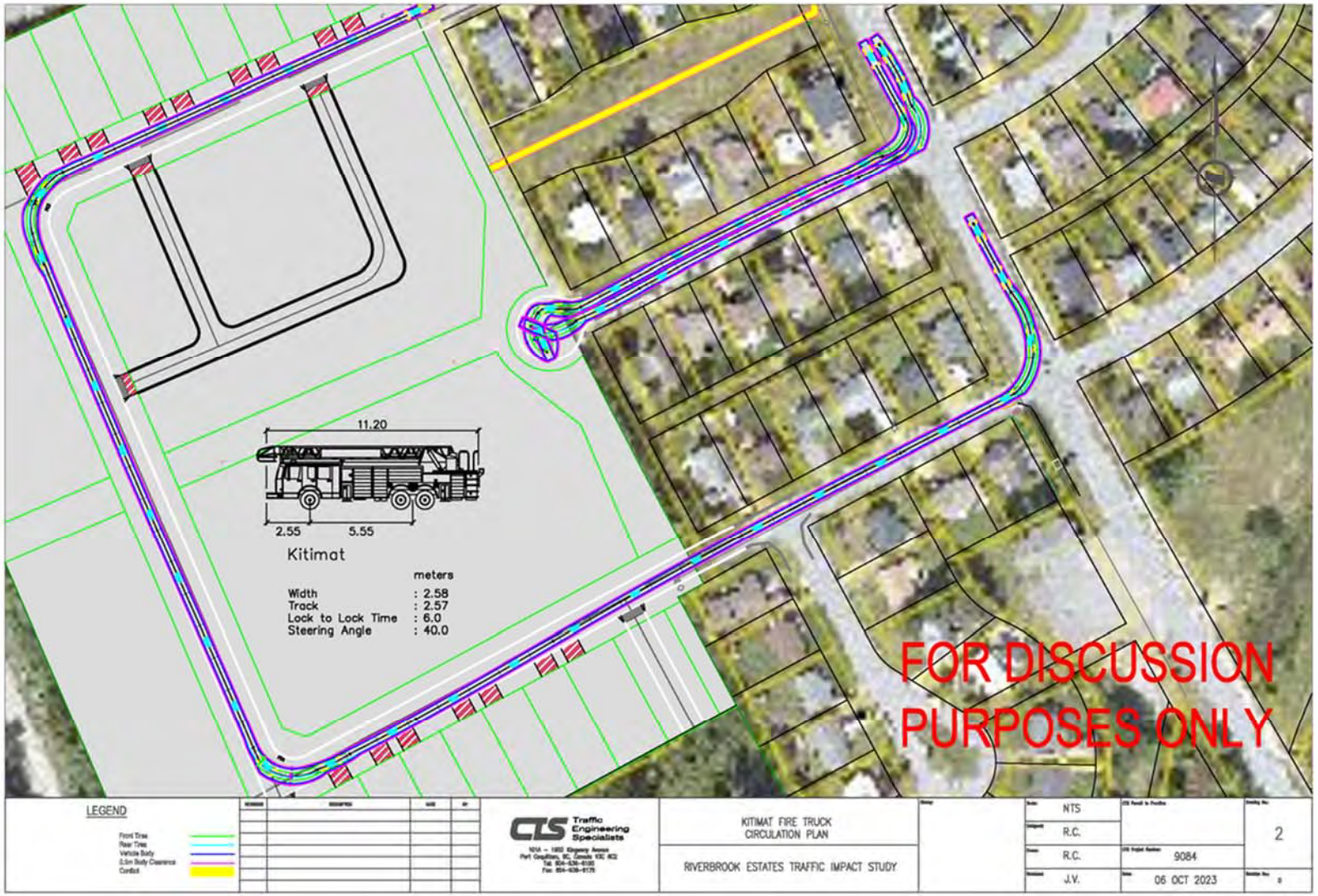


**FIGURE 16**
**EMERGENCY VEHICLE CIRCULATION PLAN BY USING KITKMAT FIRE TRUCK**



## 8.0 CONCLUSIONS

1. CTS was retained by Riverbrook Estates Ltd. 17 August 2023 to update the traffic impact study that was prepared in November 2014 of the proposed residential development in the District of Kitimat. The previous study examined 51 townhouse units in Phase 1; 16 single family units, 50 townhouse units, 100 apartment units in Phase 2; and 10 single family units, 58 townhouse units, 57 apartment units in Phase 3. With the addition of Phase 3 for the previous development scenario, the site under full build-out would generate 161 vehicle trips during the weekday morning peak hour (i.e. 28 inbound and 133 outbound), and 192 vehicle trips during the weekday afternoon peak hour (i.e. 127 inbound and 65 outbound).

2. The site is proposed to be rezoned to R3 (Multi-Family Residential) so that 47 townhouses can be constructed in Phase 1, and 16 of single family homes, 40 townhouses and 100 apartments can be constructed in Phase 2. Phase 3 would consist of 82 manufactured homes. The site would have 2 accesses to Kuldo Blvd., one via Nadina Street and one via Liard Street. For the purposes of this study, it was assumed that the proposed Phase 1 & Phase 2 development would be completed and fully occupied by the year 2027. Following a successful rezoning application, Phase 3 would be anticipated to be completed by the year 2032.

3. A Scope Development Meeting with Kitimat officials was held on Wednesday, 27 September 2023 to discuss and confirm the study parameters for this project. In conjunction with the meeting, CTS staff also conducted a detailed site visit and collected traffic volume data to document existing condition for the neighbourhood.

4. After reviewing historical monthly average daily traffic (MADT) on Highway 37 from a permanent counter P-47-8NS. It was determined that the busiest month of the year for vehicle volumes on Highway 37 was July. The daily traffic data in September was historically 85% of peak July volumes and thus considered to represent design conditions as public schools were in session too. Therefore, no seasonal adjustment factor was applied to the collected data as September traffic volumes.

5. A review of available weekday traffic volume data for Kuldo Blvd. determined that the weekday afternoon peak hour carries the highest volumes of traffic. Therefore, the weekday afternoon peak hour was selected as the design hour for this study.

6. Future base traffic volumes were projected with a 2.6% annual traffic volume growth rate (simple straight line). The horizon years of analysis were the 2023, 2027 and 2032. As requested by municipal staff, traffic from a possible 1,154 additional workers to the Kult Civeo Stika Lodge work camp was added to the 2027 and 2032 horizon years while traffic from an additional 100 single family homes from south of Quatsino Blvd. was added to the 2032 horizon year.

7. Phase 1 and Phase 2 are forecast to generate a total of 92 vehicle trips during the weekday morning peak hour (i.e. 25 inbound and 67 outbound) and 105 vehicle trips during the weekday afternoon peak hour (i.e. 64 inbound and 41 outbound). With the addition of Phase 3, the entire development under full buildout will generate 124 vehicle trips during the weekday morning peak hour (i.e. 32 inbound and 92 outbound) and

153 vehicle trips during the weekday afternoon peak hour (i.e. 94 inbound and 59 outbound). The projected volume of traffic at full buildout represents on average a demand of 2.6 vehicle movements per minute (or 1 vehicle movement every 24 seconds), and which will be distributed over multiple access points.

8. The new development concept compared to the one examined in 2014 is forecast to generate 23% less traffic during the weekday morning peak hour and 20% less traffic during the weekday afternoon peak hour.

9. The Ministry of Transportation & Infrastructure's warrant for triggering a traffic impact assessment is 100 or more vehicles during the design hour. Therefore, the proposed development with the rezoning meets the requirements for a formal traffic impact study.

10. Intersection capacity analysis was conducted for all locations in order to determine what operational and/or geometrical improvements were required for the road network to be able to accommodate the projected site traffic volumes. All intersections examined were found to be operating below capacity and no intersection operational improvements were warranted to mitigate the site generated traffic upon full buildout. The Level of Service (LOS) is A (excellent) for all scenarios tested.

11. A review of the transit network and bus stop locations determined that the proposed development would be within a comfortable walking distance to a bus stop. However, there are existing pedestrian network deficiencies to connect the 2 transit bus stops in the study area with the existing sidewalk and pathway network.

12. A review of how emergency vehicles would enter and exit the site determined that the site plan can easily accommodate fire truck movements and no conflicts were noted. As well, it was determined that a fire truck can make a standard 3 point turn in the proposed cul-de-sac for Liard Street (south) opposite Nass Street. Alternatively, the fire truck could back up to Kuldo Blvd. with the use of fire personal as spotters. Given the low measured volumes on this street and its classification as a local street, either solution is considered acceptable from a traffic engineering point of view.

## 9.0 RECOMMENDATIONS

Based on the findings of this study, the following is recommended to help promote alternative modes of transport and to help reduce new traffic volumes to and from the proposed development:

1. That a pathway or sidewalk be constructed between the proposed development and the nearest bus stop;

2. That a sidewalk be constructed linking the bus stop on Kuldo Blvd. just south of Nadina Street with Nadina Street, including the provision of a sidewalk let down;

3. That a sidewalk be constructed linking the bus stop on Kuldo Blvd. just south of Liard Street with Liard Street, including the provision of a sidewalk let down;

4. That a sidewalk let-down be constructed at either end of the marked crosswalk on Kuldo Blvd. at Liard Street to facilitate pedestrian movements; and

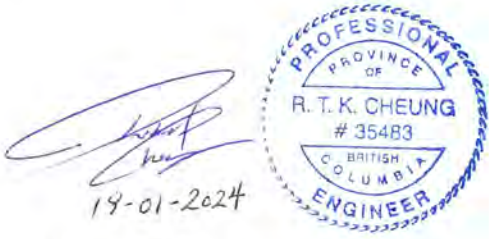
5. That the existing pedestrian crosswalk sign located on Kuldo Blvd on the north side of the intersection be relocated to the south side so that it is adjacent to the marked crosswalk.

We would like to take this opportunity to thank you for this unique project and we look forward to working with you again in the future. Please call the undersigned should you have any questions and/or comments concerning this report or its contents.

Yours truly,

**CREATIVE TRANSPORTATION SOLUTIONS LTD.**
**PERMIT TO PRACTICE NO: 1000697**




Jan O. Voss, M.Sc., P.Eng., PTOE
President

Robert Cheung, P.Eng.
Sr. Traffic Engineer

Appendices

# Appendix A
# Site Plan

# RIVERBROOK ESTATES
# SITE SERVICING PLANS
## BLOCK 210
## KITIMAT, B.C.




SITE MAP
SCALE: NTS

**LEGAL DESCRIPTION:**

BLOCK 210, DISTRICT LOTS 6019, 6020, 6023 AND 6024, RANGE 5 COAST DISTRICT, PLAN 8918

## DRAWING INDEX:

1. COVER SHEET
2. SITE KEYPLAN
3. ROAD AND WATERWORKS – LIARD ST.
4. ROAD AND WATERWORKS – LIARD ST.
5. ROAD AND WATERWORKS – NADINA ST.
6. ROAD AND WATERWORKS – ROAD B2 & LIARD ST. CUL-DE-SAC
7. STORM & SANITARY SEWER – ROAD B2
8. STORM & SANITARY SEWER – NADINA ST. & LIARD ST.
9. STORM & SANITARY SEWER – PARK
10. STORM & SANITARY SEWER – LIARD ST.
11. GRADING PLAN
12. STORMWATER MANAGEMENT PLAN
13. STREETLIGHT PLAN

## LEGAL

1. FLOOD PLAIN COVENANT
2. SRW TEMPORARY TURN-AROUND ON PHASE 2
3. SRW OFFSITE SERVICES OVER REMAINING LOT

## UTILITY DRAWINGS

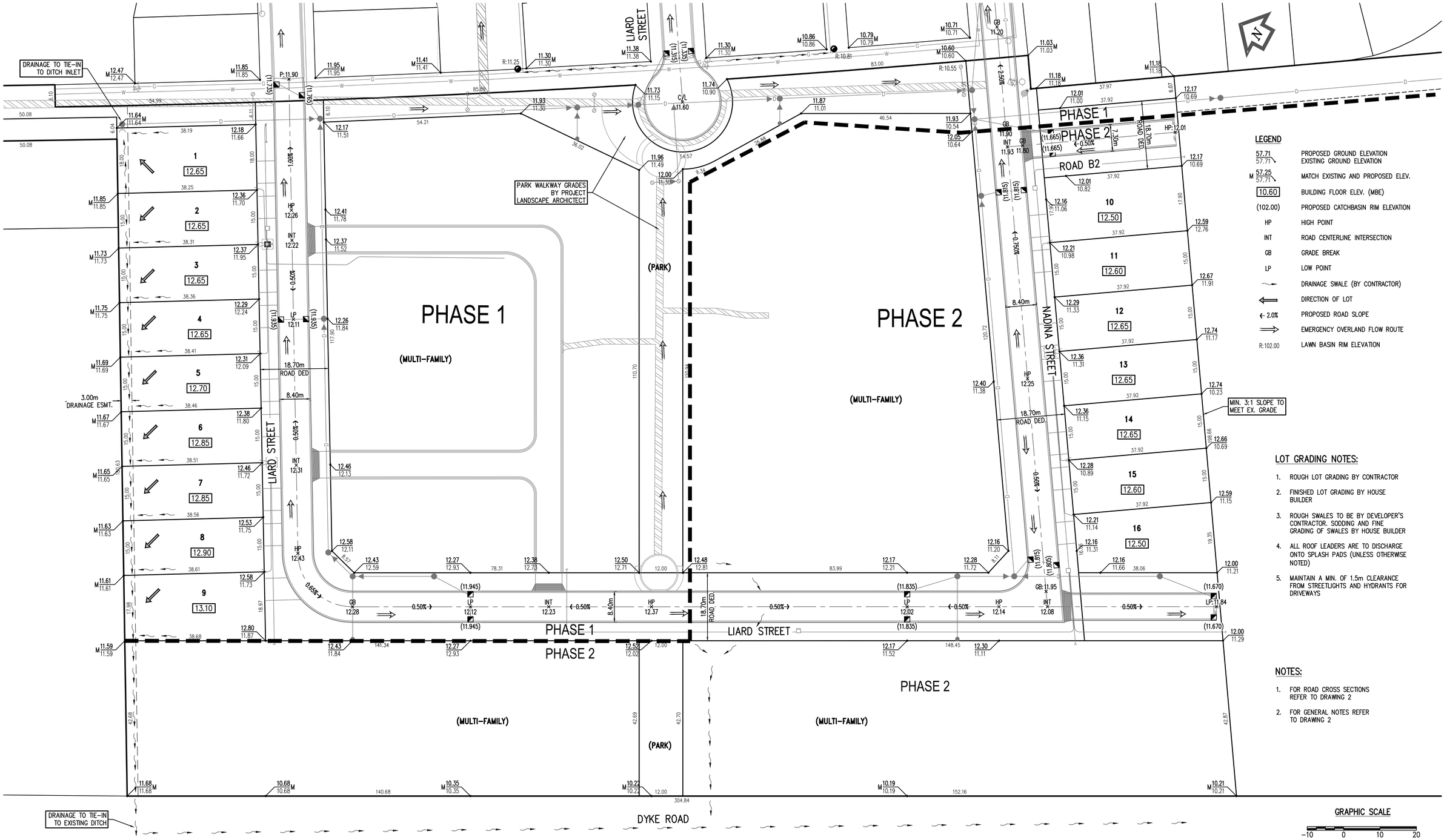
2A. OVERALL SHALLOW UTILITY PLAN

**DEVELOPER:**

RIVERBROOK ESTATES LTD.
202-45389 LUCKAKUCK WAY
CHILIWACK, BC V2R 3V1
TEL 604-824-4122

**CONSULTANT:**

CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-8988 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0605 fax. (604)299 0629




## LEGEND

| | |
|---|---|
| 57.71 / 57.71 | PROPOSED GROUND ELEVATION / EXISTING GROUND ELEVATION |
| M 57.25 / 57.71 | MATCH EXISTING AND PROPOSED ELEV. |
| 10.60 | BUILDING FLOOR ELEV. (MBE) |
| (102.00) | PROPOSED CATCHBASIN RIM ELEVATION |
| HP | HIGH POINT |
| INT | ROAD CENTERLINE INTERSECTION |
| GB | GRADE BREAK |
| LP | LOW POINT |
| | DRAINAGE SWALE (BY CONTRACTOR) |
| | DIRECTION OF LOT |
| ← 2.0% | PROPOSED ROAD SLOPE |
| | EMERGENCY OVERLAND FLOW ROUTE |
| R:102.00 | LAWN BASIN RIM ELEVATION |

## LOT GRADING NOTES:

1. ROUGH LOT GRADING BY CONTRACTOR
2. FINISHED LOT GRADING BY HOUSE BUILDER
3. ROUGH SWALES TO BE BY DEVELOPER'S CONTRACTOR. SODDING AND FINE GRADING OF SWALES BY HOUSE BUILDER
4. ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASH PADS (UNLESS OTHERWISE NOTED)
5. MAINTAIN A MIN. OF 1.5m CLEARANCE FROM STREETLIGHTS AND HYDRANTS FOR DRIVEWAYS

## NOTES:

1. FOR ROAD CROSS SECTIONS REFER TO DRAWING 2
2. FOR GENERAL NOTES REFER TO DRAWING 2

## FLOODPLAIN NOTE

SITE LOCATED WITHIN THE KITIMAT RIVER 200 YEAR FLOODPLAIN

GRAPHIC SCALE

−10 0 10 20

SCALE: 1:500

"The copyrights to all designs and drawings (JOB 1714) are the property of Core Group Civil Consultants Ltd. Reproduction or use for any purpose other than that authorized by Core Group Civil Consultants Ltd is forbidden."

| No. | DATE: | REVISION: | ENG. |
|---|---|---|---|
| 0 | 15/04/01 | FIRST SUBMISSION | CN |
| 1 | 19/08/09 | SECOND SUBMISSION | CN |
| 2 | 19/09/13 | THIRD SUBMISSION | CN |
| 3 | 19/11/05 | FOURTH SUBMISSION | CN |

LEGAL DESCRIPTION:
BLOCK 210, DISTRICT LOTS 6019, 6020, 6023 AND 6024, RANGE 5 COAST DISTRICT, PLAN 8918

BENCHMARK DATA:
ELEVATIONS ARE DERIVED FROM DISTRICT OF KITIMAT ISA CONTROL MONUMENT 02H2487.
DOK ELEVATION = 11.72m
(GEODETIC ELEVATION = 8.326m)

NOTES:
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY WSP CANADA INC. CORE GROUP TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

ENGINEER:

| | |
|---|---|
| DESIGN: | TU |
| DRAWN BY: | TU |
| TRACED: | – |
| CHECKED BY: | CN |
| DATE: | NOV. 5, 2019 |

FILE LOCATION: 1714/DWG

CLIENT:
RIVERBROOK ESTATES LTD.
202–45389 LUCKAKUCK WAY
CHILLIWACK, BC V2R 3V1
TEL: 604–824–4122
FAX: 604–824–4171

PROJECT:
RIVERBROOK ESTATES
RESIDENTIAL DEVELOPMENT
210 DYKE BOULEVARD
KITIMAT, BC

CONSULTANT:
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320–8988 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0605 fax. (604)299 0629

DRAWING NAME:
REVISION No. 3

TITLE: GRADING PLAN

SCALE: 1:500

PROPOSED RESIDENTIAL DEVELOPMENT – KITIMAT, BC

CHECKED BY: CN

DRAWING No. 11 OF 13

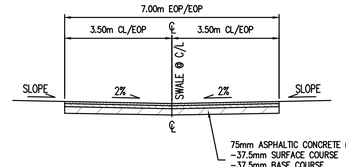



## ROADWORKS NOTES

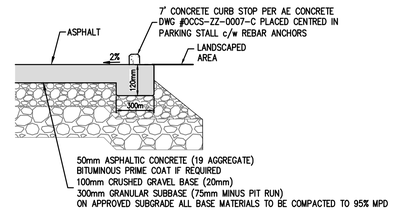
1. ALL ELEVATIONS AND DIMENSIONS ARE METRIC.
2. ALL MANHOLE LIDS, VALVE COVERS, CATCHBASINS AND LIDS OF ANY OTHER STRUCTURE TO BE ADJUSTED TO SUIT FINAL OR PROPOSED ROAD, DRIVEWAY, SIDEWALK AND BOULEVARD / LANDSCAPED AREAS.
3. GEOTECHNICAL ENGINEER TO APPROVE ALL SUBGRADES PRIOR TO PLACING BASE MATERIALS.
4. ALL SUBGRADES AND BASE MATERIALS COMPACTED TO 95% MPD. ALL MATERIALS IN ACCORDANCE WITH MMCD STANDARDS.
5. COMPACTION TESTING, ASPHALT TESTING AND CONCRETE TESTING BY CONTRACTOR.
6. FOR FENCE LOCATIONS, SEE ARCHITECT AND LANDSCAPE ARCHITECT'S PLANS.
7. ALL PAVEMENT MARKINGS TO BE INCLUDED IN CONTRACT.
8. CURBS ONSITE TO BE TYPE 'R' CURB (ROLLOVER) IN ACCORDANCE WITH MMCD STD. DWG. C4 UNLESS NOTED OTHERWISE.
9. GARAGE ELEVATIONS SHOWN ARE FOR CENTRE OF GARAGE DOOR.
10. LOCATIONS OF DRIVEWAYS, WHEELCHAIR RAMPS, ETC. SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION OF THE PROPOSED CONCRETE CURB AND GUTTER AND SIDEWALK.
11. BENKELMAN BEAM TESTING WILL BE REQUIRED TO CONFIRM THE SUITABILITY OF THE ROAD STRUCTURE PRIOR TO PAVING.
12. ALL LOOSE, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OR SOFT SPOT(S) ARE TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY AS PER THE GEOTECHNICAL CONSULTANT'S REPORT OR AS DIRECTED BY THE DISTRICT.

## GRADING NOTES

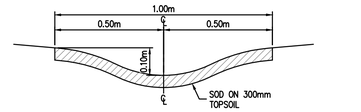
1. ALL ELEVATIONS AND DIMENSIONS ARE METRIC.
2. SITE PREPARATION, STRIPPING, EXCAVATION AND FILLING OPERATIONS TO BE REVIEWED BY A GEOTECHNICAL ENGINEER AND ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. CUT AND FILL SLOPES TO BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER
4. ALL SITE GRADES SHOWN ARE FINISHED GRADING ELEVATIONS AND ARE TO BE REVIEWED BY GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS AND BYLAWS OF ALL REGULATORY AUTHORITIES, FEDERAL AND PROVINCIAL GOVERNMENT DEPARTMENTS INCLUDING THE 'LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT' AS PRODUCED BY THE DEPARTMENT OF FISHERIES AND OCEANS CANADA.
6. ALL ROOF DRAINS TO DRAIN TOWARD THE ROADS AND LANES, NO ROOFS ARE TO DRAIN ONTO THE BACK YARDS.




**ONSITE ROAD**
TYPICAL SECTION
SCALE 1:100




**PARKING STALL END TREATMENT**
NOT TO SCALE




**SODDED SWALE DETAIL**
NOT TO SCALE

## GREEN SPACE AREAS

AREA 1 = 15,869 sq.m.
AREA 2 = 1,638 sq.m.
AREA 3 = 1,911 sq.m.
AREA 4 = 1,726 sq.m.
TOTAL GREEN SPACE = 21,144 sq.m

## LEGEND

| | |
|---|---|
| BEGINNING OF CURVE | PC |
| END OF CURVE | PT |
| POINT OF REVERSE CURVE | PRC |
| POINT OF COMPOUND CURVE | PCC |
| HIGH POINT | HP |
| LOW POINT | LP |
| GRADE BREAK | GB |
| PROP. BUILDING ELEVATION (BFE) | BFE 9.00 |
| PROP. PAVEMENT ELEVATION | × P 5.80 |
| PROP. CATCH BASIN (CB) | |
| LB RIM ELEV. PER L'SCAPE | 12.40 RIM |
| PROP. SODDED SWALE | |
| OVERLAND FLOW PATH | |

**GRAPHIC SCALE**
−10 0 10 20
SCALE: 1:500

"The copyrights to all designs and drawings (JOB 1714) are the property of Core Group Civil Consultants Ltd. Reproduction or use for any purpose other than that authorized by Core Group Civil Consultants Ltd is forbidden."

| No. | DATE: | REVISION: | ENG. |
|---|---|---|---|
| 0 | 2023/03/30 | FOR COORDINATION | CN |
| 1 | 2023/04/24 | REVISED LOT LAYOUT | CN |

LEGAL DESCRIPTION:
BLOCK 210, DISTRICT LOTS 6019, 6020, 6023 AND 6024, RANGE 5 COAST DISTRICT, PLAN 8918

BENCHMARK DATA:
ELEVATIONS ARE TO GEODETIC DATUM, DERIVED FROM DISTRICT OF KITIMAT GEODETIC CONTROL MONUMENT 02H2487.
PUBLISHED ELEVATION = 8.326m

NOTES:
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY FOCUS SURVEYS (BC) LIMITED PARTNERSHIP. CORE GROUP TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

ENGINEER:

| | |
|---|---|
| DESIGN: | SR |
| DRAWN BY: | SR |
| TRACED: | – |
| CHECKED BY: | CN |
| DATE: | 2023/04/24 |

FILE LOCATION: 1714/DWG

CLIENT:
KERKHOFF CONSTRUCTION LTD.
202–45389 LUCKAKUCK WAY
CHILIWACK, BC V2R 3V1
TEL: 604–824–4122
FAX: 604–824–4171

PROJECT:
RIVERBROOK TRAILER PARK
KITIMAT, BC

CONSULTANT:
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320–8988 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0605 fax. (604)299 0629
Permit To Practice No. 1001017 (BC)

DRAWING NAME:
REVISION No. 1

TITLE:
ONSITE ROAD WORKS & GRADING PLAN
PROPOSED MODULAR HOME DEVELOPMENT
KITIMAT, BC

SCALE: 1:500
CHECKED BY: CN
DRAWING No. C1

# Appendix B
# Terms of Reference

Traffic Engineering Specialists

101A - 1952 Kingsway Avenue
Port Coquitlam, British Columbia
Canada V3C 6C2

604.936.6190
www.cts-bc.com

# *TERMS OF REFERENCE (16 October 2023)*

## Riverbrook Estates Traffic Impact Study Update, Kitimat, BC

**A** **Study area limits and list of intersections to analyse**

- Site Access(s)
- Kuldo Blvd. & Liard St. / Lillooet St.
- Kuldo Blvd. & Liard St / Nass St
- Kuldo Blvd. & Nadina St / Lillooet St..

**B** **Existing and future base road network in study area**

District of Kitimat to confirm that there are no budgeted or scheduled geometrical and/or operational changes to the above intersections in the foreseeable future that would change intersection capacity

**C** **Relevant background material**

District of Kitimat to provide CTS with copy of the active transportation plan.

**D** **Anticipated future developments within study horizon that are above and beyond what can be assumed to be built into an annual traffic volume growth rate.**

CTS to include additional 1,154 occupants of nearby Civeo Work Camp in the traffic analysis to bring it to its permitted maximum capacity of 2,154 (current has an estimated 1,000 residents).

CTS to add single family homes from new strawberry Meadows Subdivision south of Civeo Work Camp.

**E** **Design Peak Hour of Analysis**

In 2014, CTS examined the weekday afternoon peak hour as it was selected as the design hour for the study as it had the maximum volume of both background and site traffic volumes. CTS proposes to count both the weekday morning and afternoon peak hour volumes and then select the appropriate design hour of analysis from this new data for the traffic impact study update.

**F** **Horizon Years of Analysis**

CTS to examine the following years:

1. 2023 (i.e. existing base)
2. 2027 (future base)
3. 2027 (future base + traffic from full build-out)
4. 2032 (i.e. 5 years post buildout)

**G** **Traffic Volume Growth Rate**

CTS to proposes to use 2.6% per year (simple straight line) to factor up existing base volumes to future horizon years.

**H** **Traffic Projection Methodology**

CTS to use current accepted traffic engineering practices for traffic projections and to document any assumptions in the report.

**I** **Trip Generation Methodology**

CTS to use the latest Institute of Transportation Engineers (ITE) vehicle trip generation rates (11th edition) to estimate site traffic volumes as this represents the "worst case scenario" for the impact assessment.

**J** **Trip Distribution and Traffic Assignment Parameters**

CTS to use existing travel patterns in the study area to develop trip distribution and traffic assignment parameters.

**K** **Traffic Engineering Methodology for Analysis**

CTS to use Highway Capacity Manual methodologies for all intersection capacity analysis (HCS software for unsignalized intersections and Synchro for signalized intersections).

**L** **Engineering Standards**

CTS to use District if Kitimat standards for municipal roadways.

**M** **Report Format**

CTS to submit the signed and sealed final report in electronic format only (PDF) with appendices.

## N Other Issues

1. CTS to expand morning traffic count data so that it includes the period 6:00-7:30 am in order to capture any shift change traffic from nearby industrial sites;

2. CTS to compare summer and early Fall traffic volumes on Kuldo to determine the seasonal variability and select the appropriate season and design hour of analysis for this traffic study update;

3. CTS to update the recommended access plan for the site;

4. CTS to update the previous work on public transit and pedestrian circulation to and from the site and make recommendations where appropriate;

5. CTS to review study intersections to determine if they can handle access and egress in the event of an emergency; and

6. CTS to circulate draft report prior to issuance of the final report.

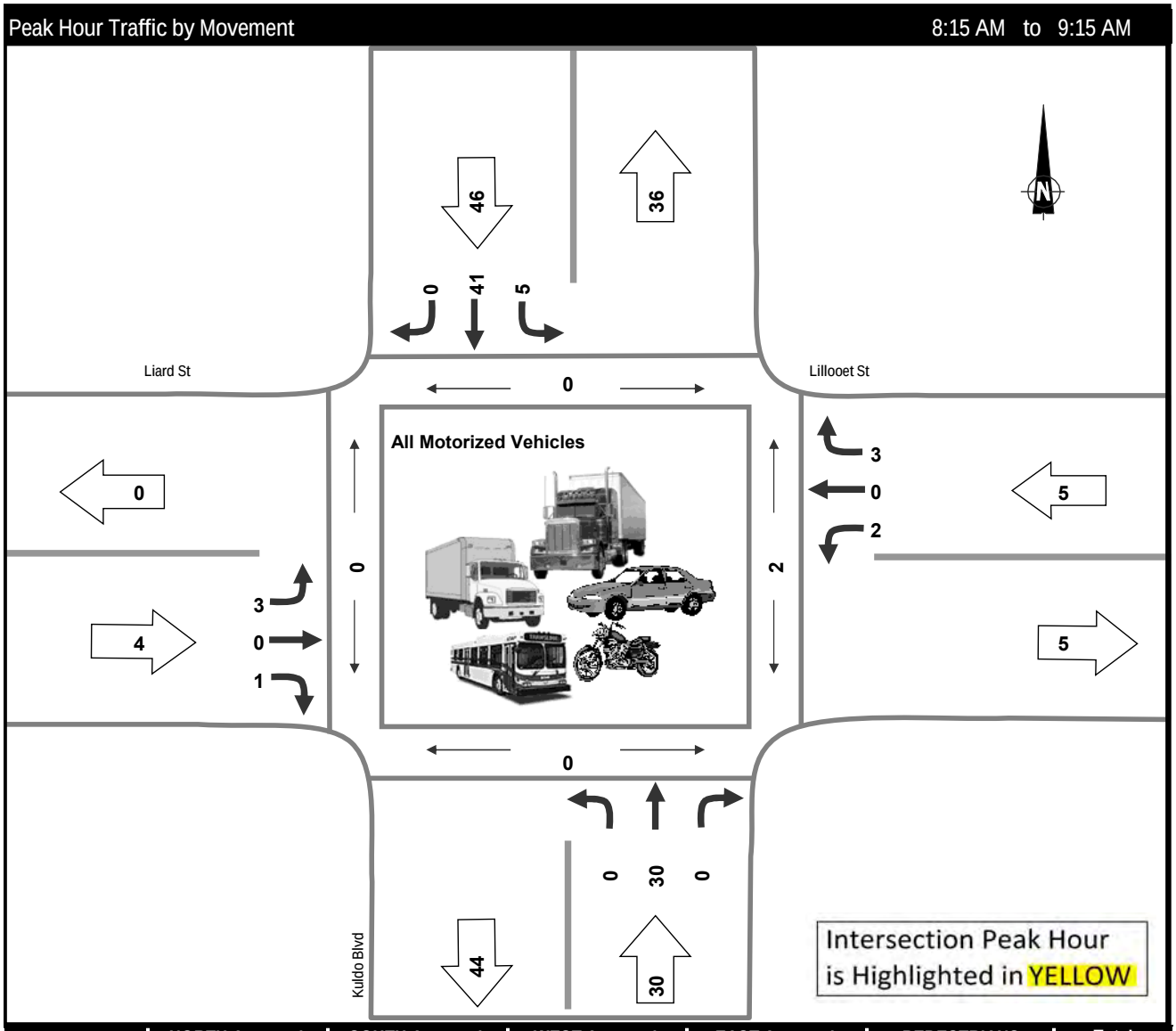
# Appendix C
# Turning Movement Count Summary Sheets

# Kuldo Blvd & Liard St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **5** | **41** | **0** | **0** | **30** | **0** | **3** | **0** | **1** | **2** | **0** | **3** | **0** | **0** | **0** | **2** | **85** |
| **PHF** | 0.63 | 0.85 | 0.00 | 0.00 | 0.63 | 0.00 | 0.75 | 0.00 | 0.25 | 0.25 | 0.00 | 0.75 | 0.00 | 0.00 | 0.00 | 0.25 | 0.76 |
| **Peak 15 X 4** | 8 | 48 | 0 | 0 | 48 | 0 | 4 | 0 | 4 | 8 | 0 | 4 | 0 | 0 | 0 | 8 | 112 |
| **Average Hour** | 3 | 28 | 0 | 2 | 32 | 0 | 3 | 0 | 2 | 2 | 0 | 3 | 0 | 2 | 0 | 3 | 75 |
| **Survey Total** | 6 | 56 | 0 | 3 | 64 | 0 | 5 | 0 | 3 | 3 | 0 | 5 | 0 | 3 | 0 | 5 | 145 |
| 7:30 | 0 | 5 | 0 | 1 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 14 |
| 7:45 | 1 | 5 | 0 | 1 | 13 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 22 |
| 8:00 | 0 | 1 | 0 | 1 | 6 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 12 |
| 8:15 | 0 | 7 | 0 | 0 | 10 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 19 |
| 8:30 | 2 | 12 | 0 | 0 | 12 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 28 |
| 8:45 | 1 | 12 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 23 |
| 9:00 | 2 | 10 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 15 |
| 9:15 | 0 | 4 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 12 |

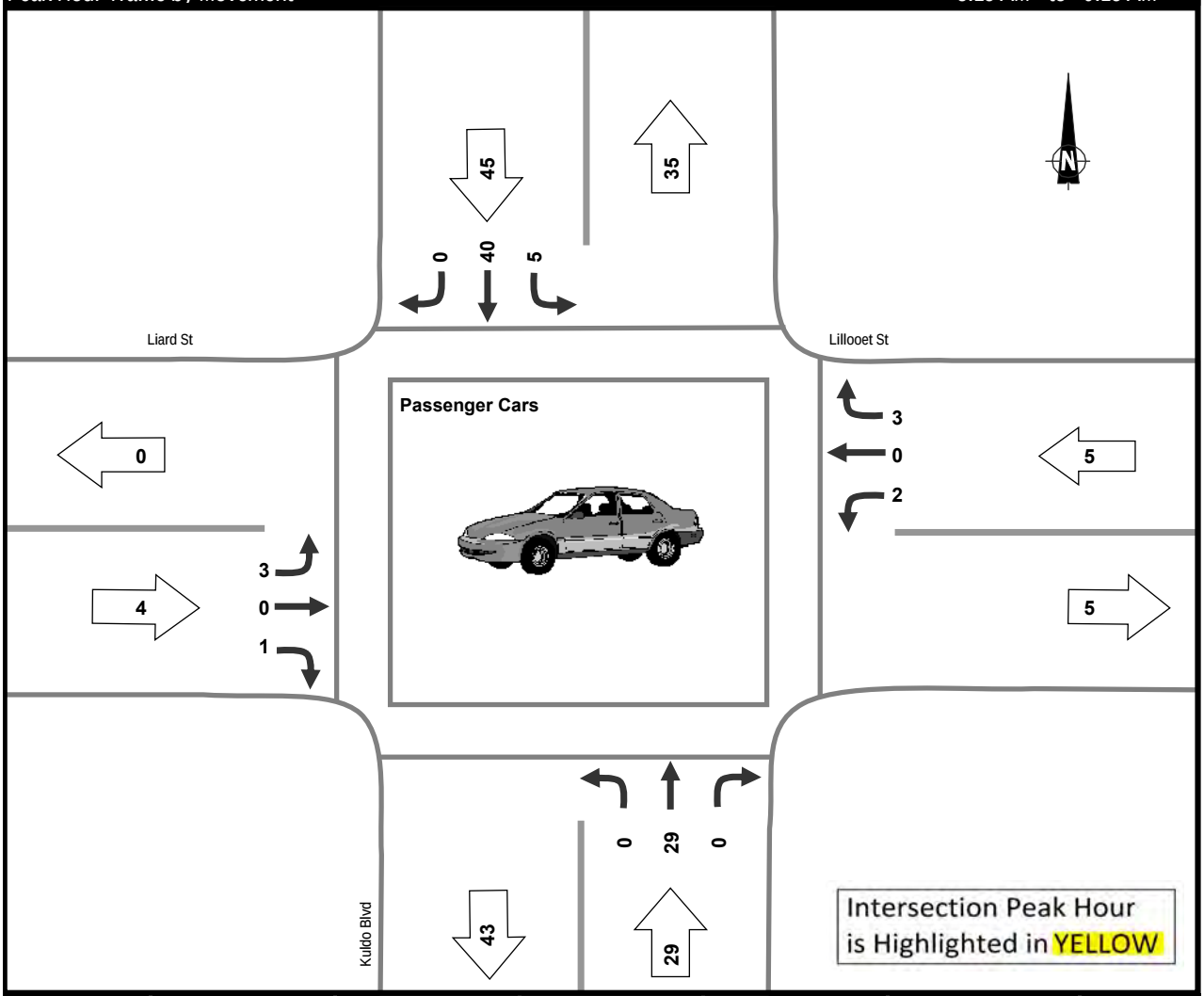
# Kuldo Blvd & Liard St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars

Peak Hour Traffic by Movement 8:15 AM to 9:15 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **5** | **40** | **0** | **0** | **29** | **0** | **3** | **0** | **1** | **2** | **0** | **3** | | | | | **83** |
| **PHF** | 0.63 | 0.83 | 0.00 | 0.00 | 0.66 | 0.00 | 0.75 | 0.00 | 0.25 | 0.25 | 0.00 | 0.75 | | | | | 0.80 |
| **Peak 15 X 4** | 8 | 48 | 0 | 0 | 44 | 0 | 4 | 0 | 4 | 8 | 0 | 4 | | | | | 104 |
| **Average Hour** | 3 | 27 | 0 | 2 | 32 | 0 | 3 | 0 | 2 | 2 | 0 | 3 | | | | | 74 |
| **Survey Total** | 6 | 54 | 0 | 3 | 63 | 0 | 5 | 0 | 3 | 3 | 0 | 5 | | | | | 142 |
| 7:30 | 0 | 5 | 0 | 1 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 14 |
| 7:45 | 1 | 4 | 0 | 1 | 13 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | | | | | 21 |
| 8:00 | 0 | 1 | 0 | 1 | 6 | 0 | 1 | 0 | 2 | 0 | 0 | 1 | | | | | 12 |
| 8:15 | 0 | 7 | 0 | 0 | 10 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | | | | 19 |
| 8:30 | 2 | 11 | 0 | 0 | 11 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | | | | 26 |
| 8:45 | 1 | 12 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | | | | | 23 |
| 9:00 | 2 | 10 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | | | | | 15 |
| 9:15 | 0 | 4 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 12 |

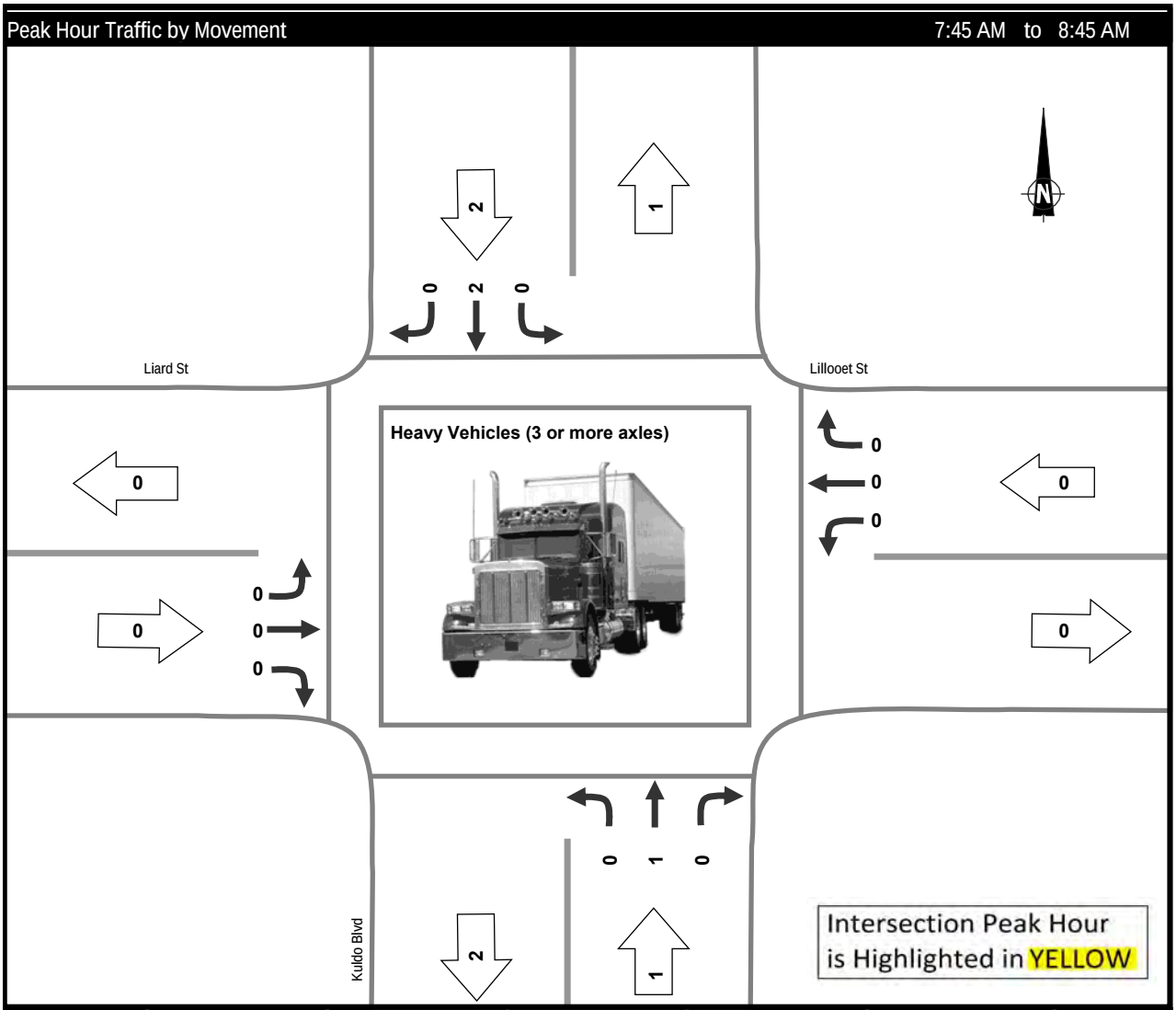
# Kuldo Blvd & Liard St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)

Peak Hour Traffic by Movement 7:45 AM to 8:45 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **2** | **0** | **0** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **3** |
| **PHF** | 0.00 | 0.50 | 0.00 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.38 |
| **Peak 15 X 4** | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 8 |
| **Average Hour** | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| **Survey Total** | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 3 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:45 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 8:30 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

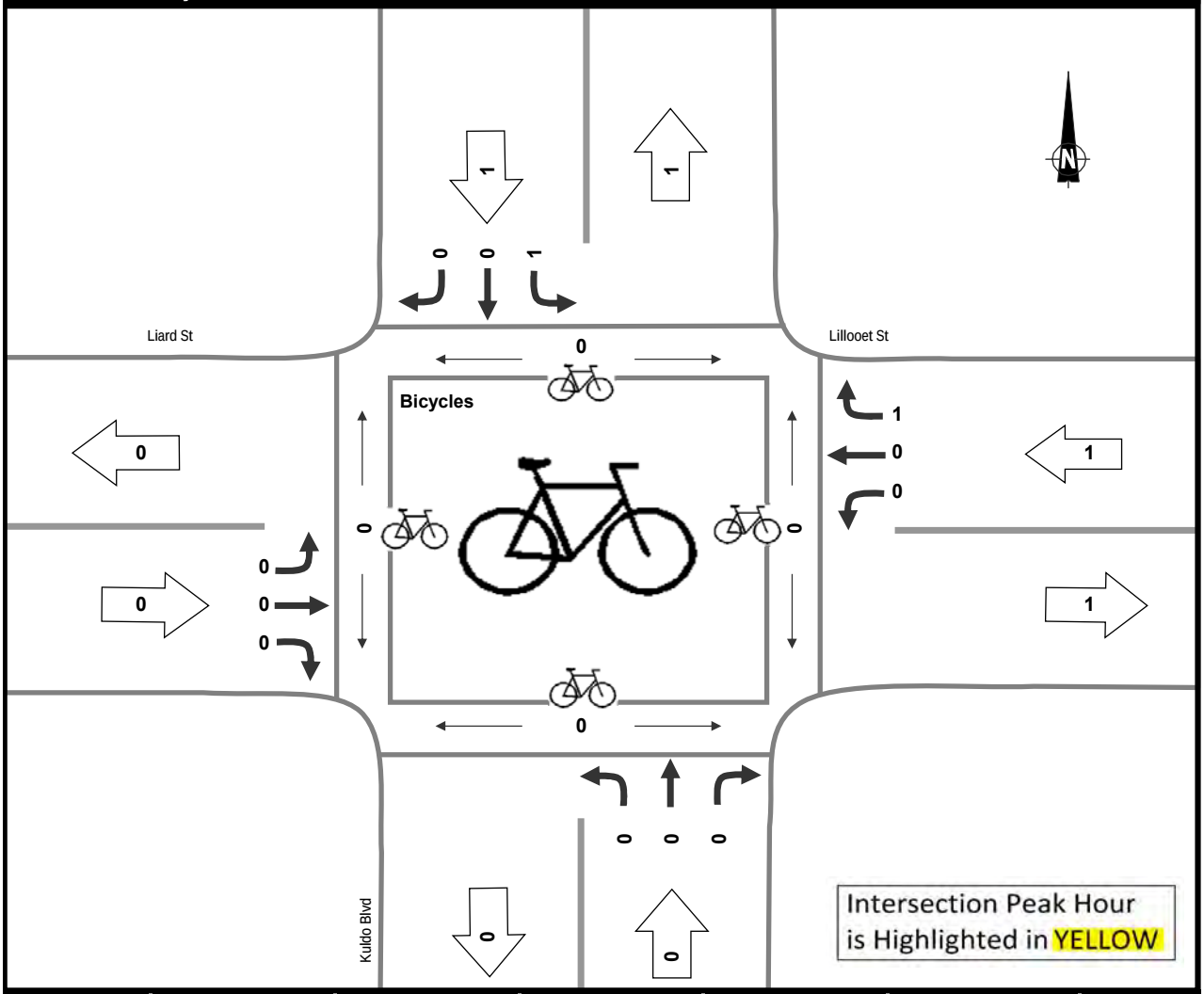
# Kuldo Blvd & Liard St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles

Peak Hour Traffic by Movement 8:15 AM to 9:15 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1** | **0** | **0** | **0** | **0** | **2** |
| **PHF** | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.25 |
| **Peak 15 X 4** | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 8 |
| **Average Hour** | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| **Survey Total** | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

CTS

Kuldo Blvd & Liard St / Lillooet St

**Thursday, September 28, 2023**

## Vehicle Classification Summary

**Project:** #9084: Riverbrook Estates TIA Update
**Municipality:** Kitimat
**Weather:** Rain

| Time Period | Entering Intersection | Vehicle Classification | | | | | **Total** |
|---|---|---|---|---|---|---|---|
| | | Passenger Cars | Heavy Vehicles (3 or more axles) | | | | |
| Morning (06:00 - 08:00) | Volume | 88 | 2 | | | | **90** |
| | % | 97.8% | 2.2% | | | | **100.0%** |
| | Volume | | | | | | |
| | **%** | | | | | | |
| | Volume | | | | | | |
| | % | | | | | | |
| **Total (2 Hours)** | **Volume** | **88** | **2** | | | | **90** |
| | **%** | **97.8%** | **2.2%** | | | | **100.0%** |

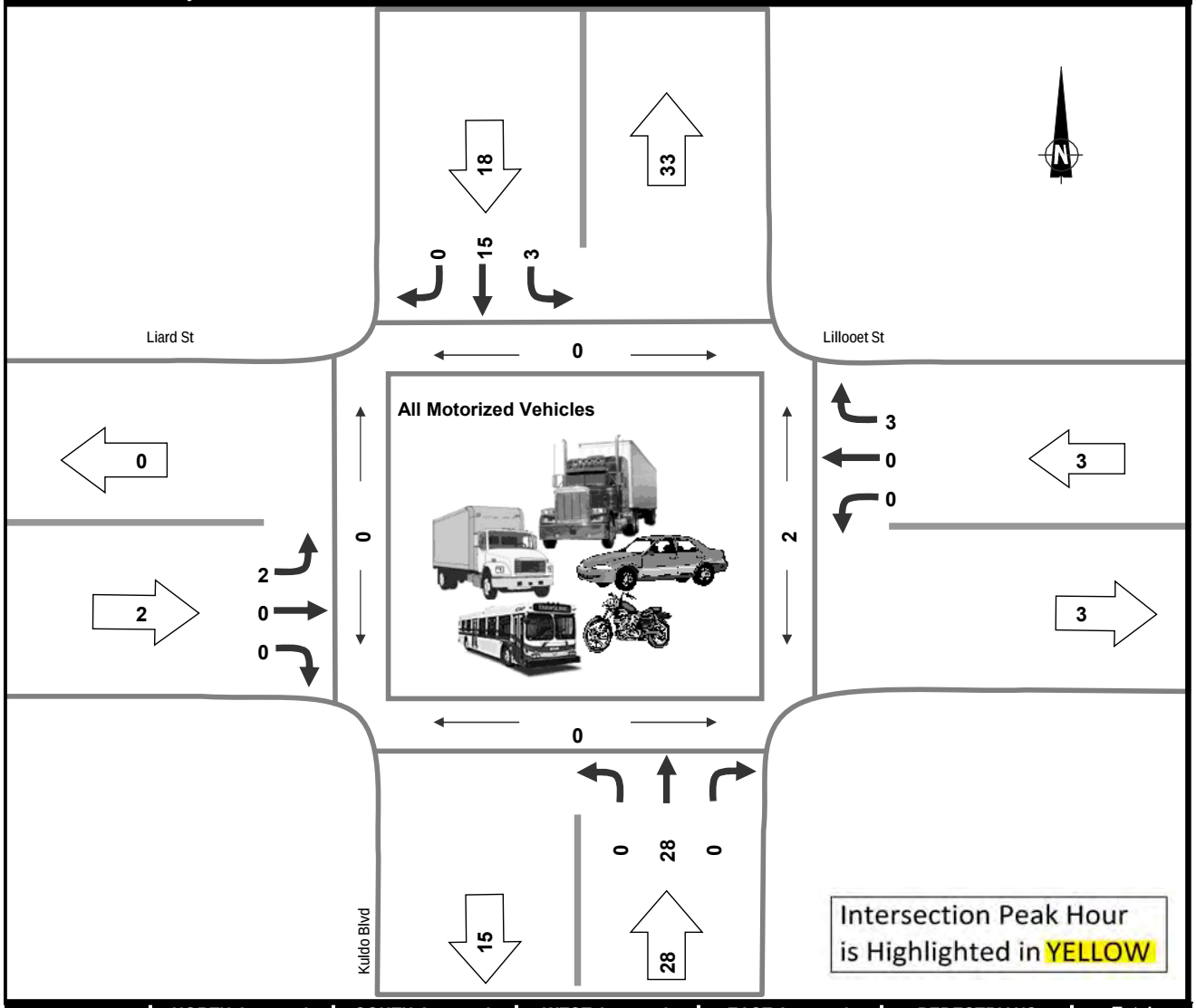
# Kuldo Blvd & Liard St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles

Peak Hour Traffic by Movement 7:00 AM to 8:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **3** | **15** | **0** | **0** | **28** | **0** | **2** | **0** | **0** | **0** | **0** | **3** | **0** | **0** | **0** | **2** | **51** |
| **PHF** | 0.38 | 0.63 | 0.00 | 0.00 | 0.70 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.38 | 0.00 | 0.00 | 0.00 | 0.25 | 0.67 |
| **Peak 15 X 4** | 8 | 24 | 0 | 0 | 40 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 8 | 76 |
| **Average Hour** | 2 | 12 | 0 | 0 | 26 | 0 | 2 | 1 | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 1 | 47 |
| **Survey Total** | 3 | 24 | 0 | 0 | 52 | 0 | 3 | 1 | 0 | 1 | 2 | 4 | 0 | 0 | 0 | 2 | 90 |
| 6:00 | 0 | 3 | 0 | 0 | 3 | 0 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 10 |
| 6:15 | 0 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 6:30 | 0 | 2 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 12 |
| 6:45 | 0 | 2 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 7:00 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 7:15 | 0 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| 7:30 | 2 | 5 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 19 |
| 7:45 | 0 | 6 | 0 | 0 | 9 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 18 |

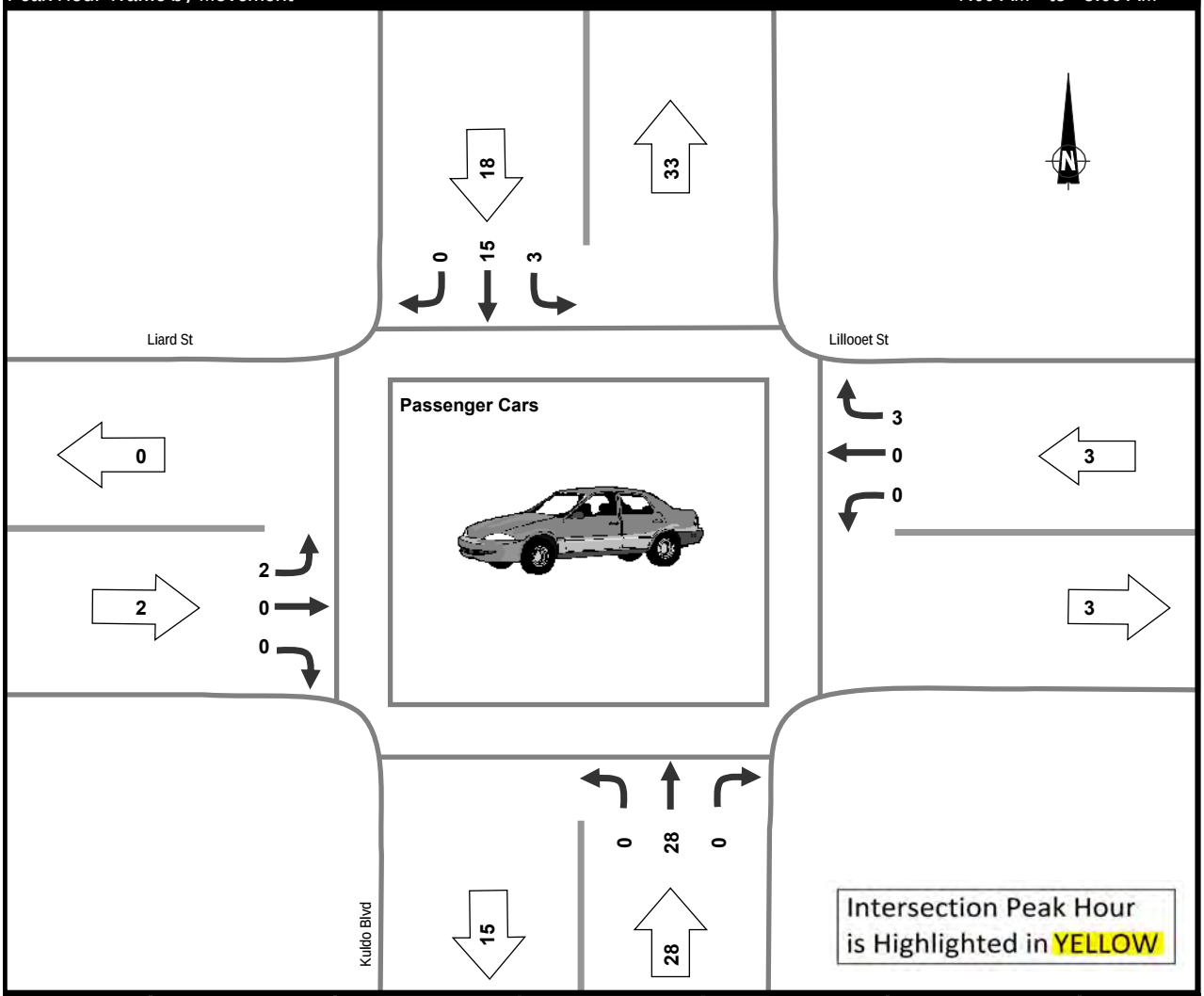
# Kuldo Blvd & Liard St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars

Peak Hour Traffic by Movement 7:00 AM to 8:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **3** | **15** | **0** | **0** | **28** | **0** | **2** | **0** | **0** | **0** | **0** | **3** | | | | | **51** |
| **PHF** | 0.38 | 0.63 | 0.00 | 0.00 | 0.70 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.38 | | | | | 0.67 |
| **Peak 15 X 4** | 8 | 24 | 0 | 0 | 40 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | | | | | 76 |
| **Average Hour** | 2 | 12 | 0 | 0 | 25 | 0 | 2 | 1 | 0 | 1 | 1 | 2 | | | | | 46 |
| **Survey Total** | 3 | 24 | 0 | 0 | 50 | 0 | 3 | 1 | 0 | 1 | 2 | 4 | | | | | 88 |
| 6:00 | 0 | 3 | 0 | 0 | 3 | 0 | 1 | 1 | 0 | 0 | 2 | 0 | | | | | 10 |
| 6:15 | 0 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | | | | 7 |
| 6:30 | 0 | 2 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 12 |
| 6:45 | 0 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 8 |
| 7:00 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 4 |
| 7:15 | 0 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 10 |
| 7:30 | 2 | 5 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | | | | 19 |
| 7:45 | 0 | 6 | 0 | 0 | 9 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | | | | | 18 |

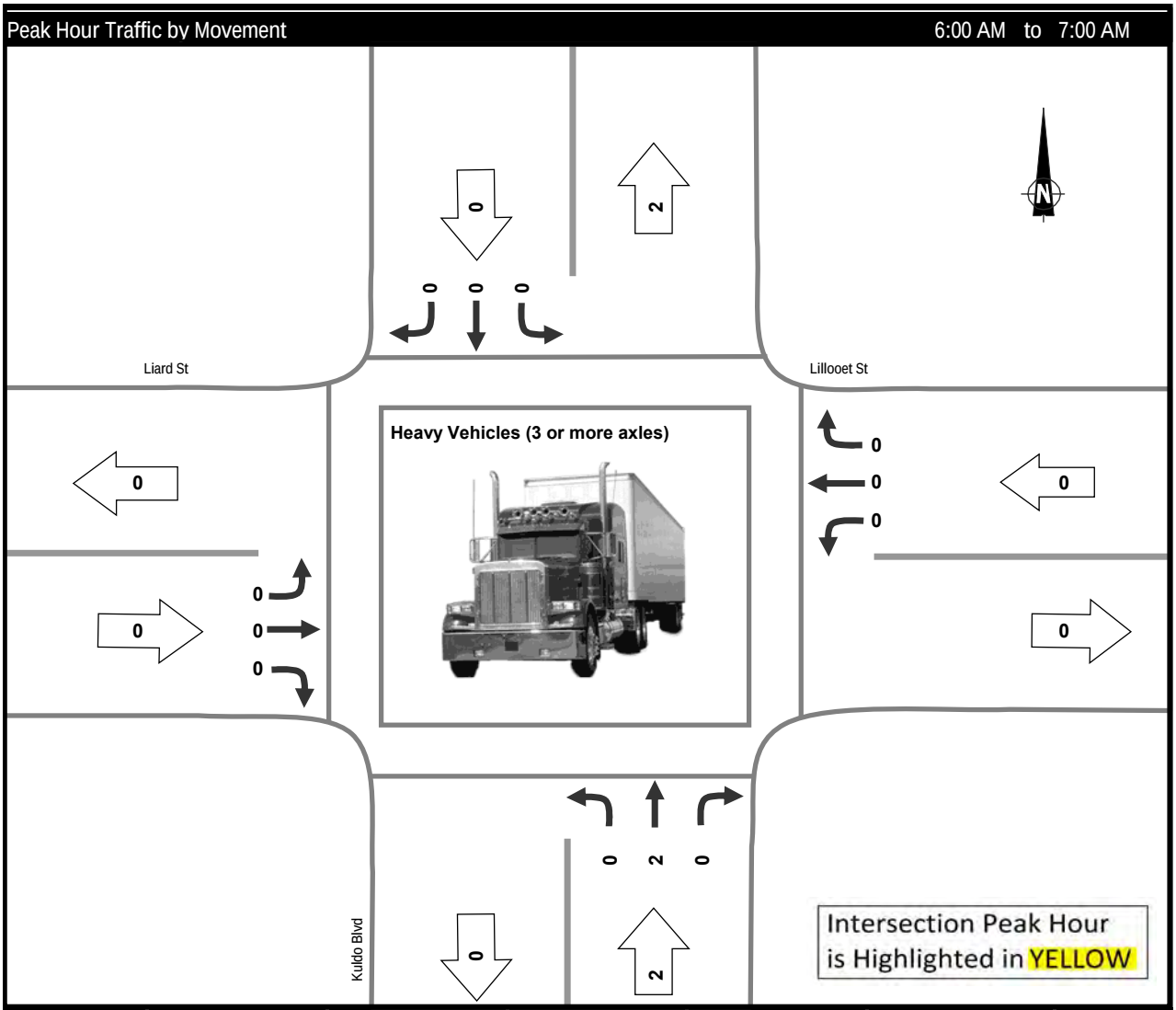
# Kuldo Blvd & Liard St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)

Peak Hour Traffic by Movement 6:00 AM to 7:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **2** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **2** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.50 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 4 |
| **Average Hour** | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| **Survey Total** | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| 6:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:15 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 6:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:45 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 7:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

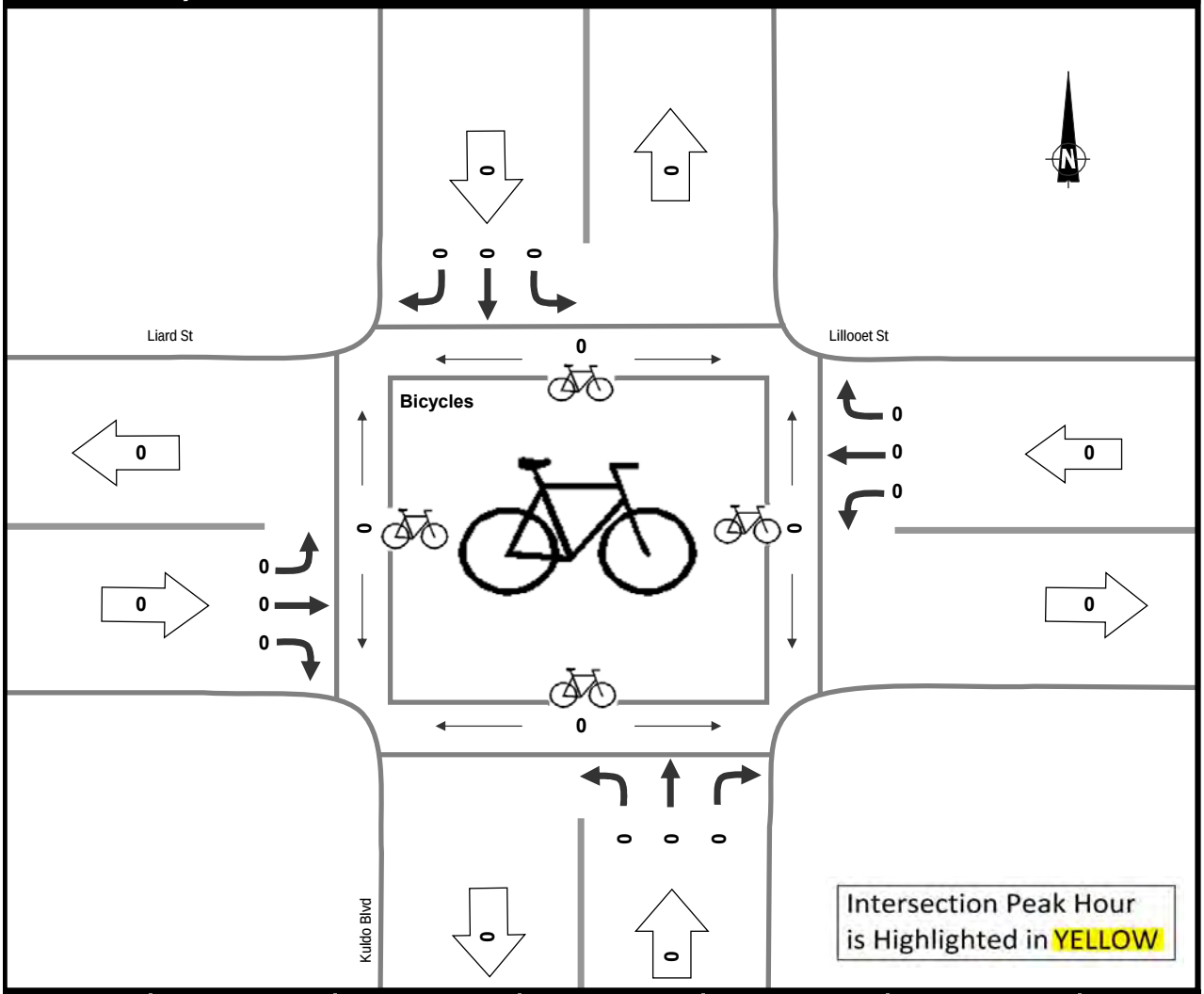
# Kuldo Blvd & Liard St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles

Peak Hour Traffic by Movement 6:00 AM to 7:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Kuldo Blvd & Liard St / Lillooet St

**Tuesday, September 26, 2023**

## Vehicle Classification Summary

**Project:** #9084: Riverbrook Estates TIA Update
**Municipality:** Kitimat
**Weather:** Rain

| Time Period | Entering Intersection | Vehicle Classification | | | | | **Total** |
|---|---|---|---|---|---|---|---|
| | | Passenger Cars | Heavy Vehicles (3 or more axles) | | | | |
| | Volume | | | | | | |
| | % | | | | | | |
| | Volume | | | | | | |
| | **%** | | | | | | |
| Afternoon (14:45 - 18:00) | Volume | 413 | 5 | | | | **418** |
| | % | 98.8% | 1.2% | | | | **100.0%** |
| **Total (3.25 Hours)** | **Volume** | **413** | **5** | | | | **418** |
| | **%** | **98.8%** | **1.2%** | | | | **100.0%** |

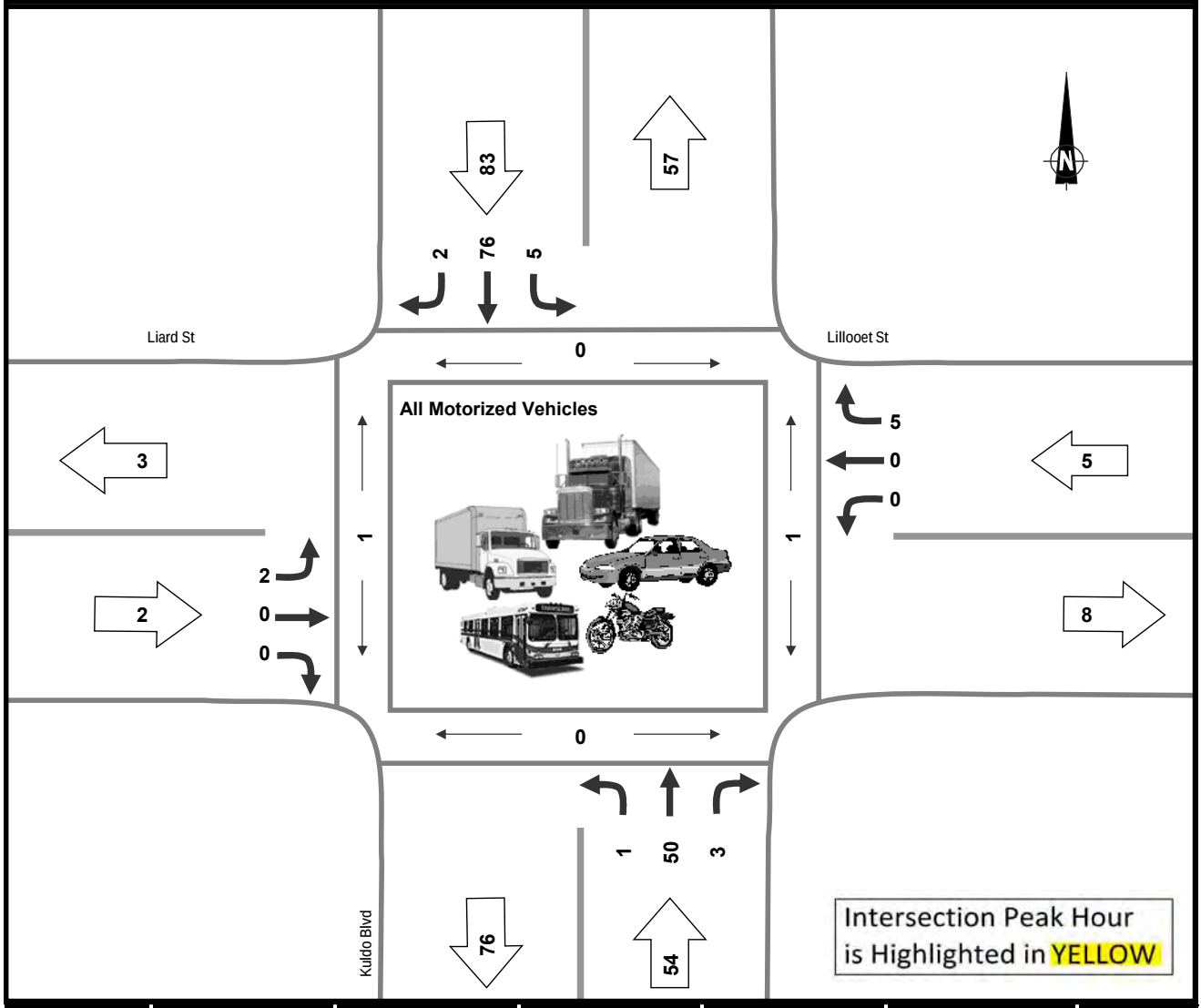
# Kuldo Blvd & Liard St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles

Peak Hour Traffic by Movement 4:30 PM to 5:30 PM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **5** | **76** | **2** | **1** | **50** | **3** | **2** | **0** | **0** | **0** | **0** | **5** | **0** | **0** | **1** | **1** | **144** |
| **PHF** | 0.63 | 0.90 | 0.25 | 0.25 | 0.89 | 0.38 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.63 | 0.00 | 0.00 | 0.25 | 0.25 | 0.84 |
| **Peak 15 X 4** | 8 | 84 | 8 | 4 | 56 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 4 | 4 | 172 |
| **Average Hour** | 6 | 60 | 3 | 1 | 49 | 2 | 3 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 2 | 128 |
| **Survey Total** | 21 | 195 | 9 | 4 | 158 | 6 | 10 | 0 | 1 | 3 | 0 | 11 | 0 | 1 | 1 | 5 | 418 |
| 14:45 | 0 | 13 | 0 | 0 | 9 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 23 |
| 15:00 | 1 | 19 | 1 | 1 | 18 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 43 |
| 15:15 | 4 | 10 | 0 | 1 | 14 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| 15:30 | 0 | 9 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 23 |
| 15:45 | 0 | 8 | 5 | 0 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 24 |
| 16:00 | 1 | 23 | 0 | 0 | 12 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 38 |
| 16:15 | 4 | 13 | 1 | 0 | 11 | 0 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| 16:30 | 2 | 15 | 0 | 1 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| 16:45 | 1 | 20 | 0 | 0 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 35 |
| 17:00 | 1 | 20 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 36 |
| 17:15 | 1 | 21 | 2 | 0 | 14 | 2 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 43 |
| 17:30 | 3 | 10 | 0 | 1 | 10 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 27 |
| 17:45 | 3 | 14 | 0 | 0 | 14 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 33 |

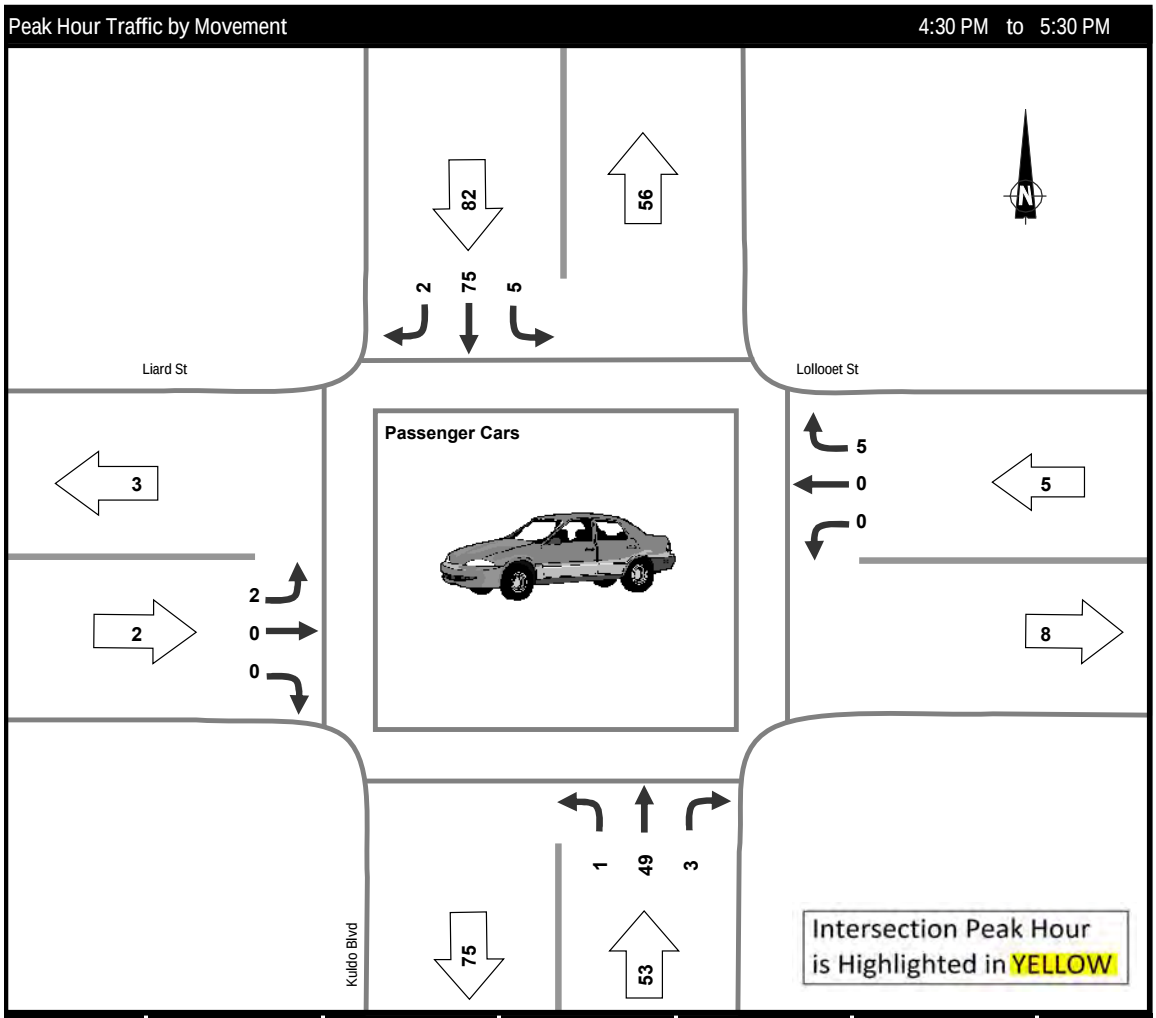
CTS

# Kuldo Blvd & Liard St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **5** | **75** | **2** | **1** | **49** | **3** | **2** | **0** | **0** | **0** | **0** | **5** | | | | | **142** |
| **PHF** | 0.63 | 0.89 | 0.25 | 0.25 | 0.88 | 0.38 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.63 | | | | | 0.83 |
| **Peak 15 X 4** | 8 | 84 | 8 | 4 | 56 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | | | | | 172 |
| **Average Hour** | 6 | 59 | 3 | 1 | 48 | 2 | 3 | 0 | 0 | 1 | 0 | 3 | | | | | 126 |
| **Survey Total** | 21 | 191 | 9 | 4 | 157 | 6 | 10 | 0 | 1 | 3 | 0 | 11 | | | | | 413 |
| 14:45 | 0 | 13 | 0 | 0 | 9 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 23 |
| 15:00 | 1 | 19 | 1 | 1 | 18 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | | | | | 43 |
| 15:15 | 4 | 10 | 0 | 1 | 14 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 30 |
| 15:30 | 0 | 9 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | | | | | 23 |
| 15:45 | 0 | 8 | 5 | 0 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | | | | 24 |
| 16:00 | 1 | 22 | 0 | 0 | 12 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | | | | 37 |
| 16:15 | 4 | 12 | 1 | 0 | 11 | 0 | 2 | 0 | 1 | 1 | 0 | 0 | | | | | 32 |
| 16:30 | 2 | 15 | 0 | 1 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 29 |
| 16:45 | 1 | 19 | 0 | 0 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | | | | | 34 |
| 17:00 | 1 | 20 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | | | | 36 |
| 17:15 | 1 | 21 | 2 | 0 | 14 | 2 | 2 | 0 | 0 | 0 | 0 | 1 | | | | | 43 |
| 17:30 | 3 | 9 | 0 | 1 | 10 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | | | | | 26 |
| 17:45 | 3 | 14 | 0 | 0 | 14 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | | | | 33 |

CTS

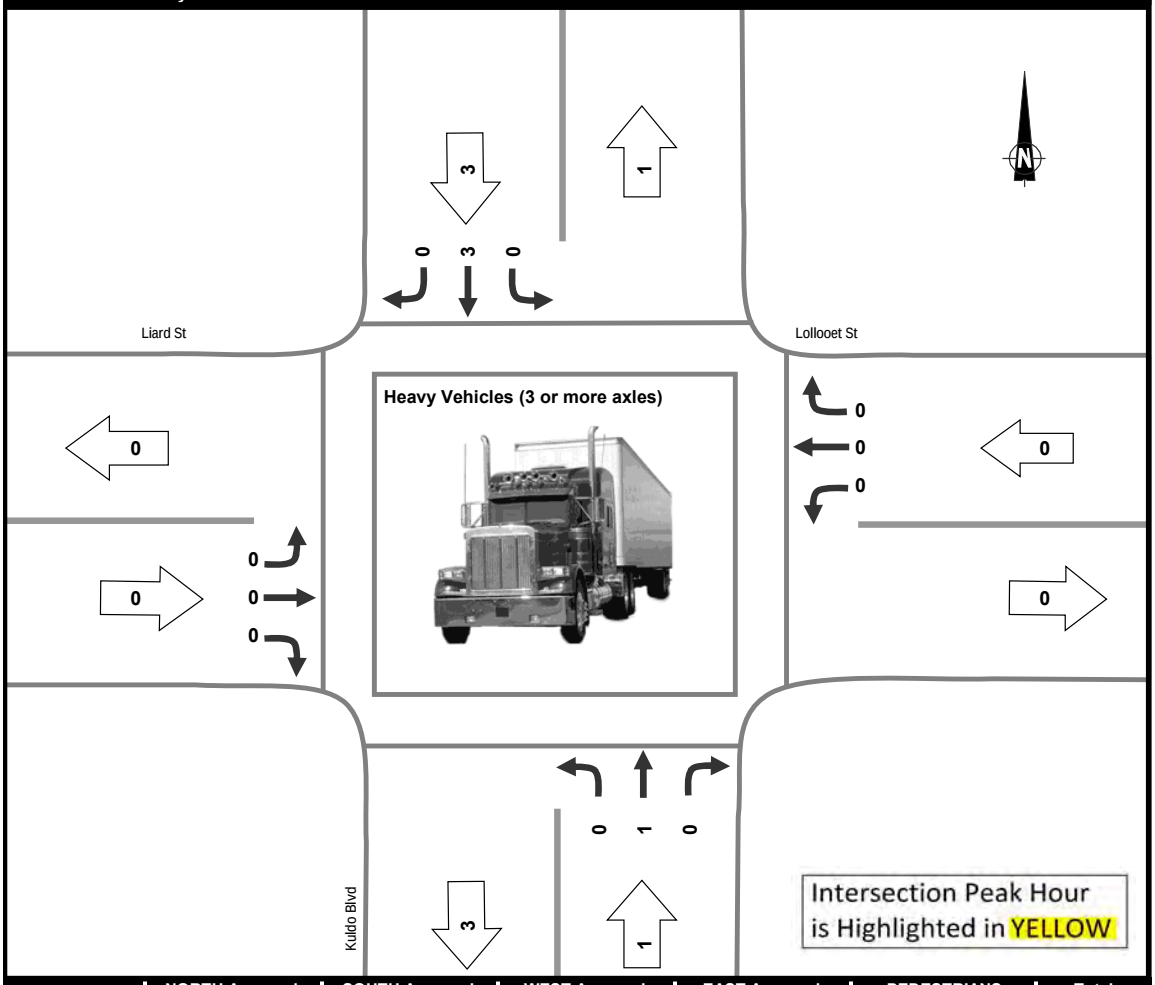
# Kuldo Blvd & Liard St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)

Peak Hour Traffic by Movement 4:00 PM to 5:00 PM



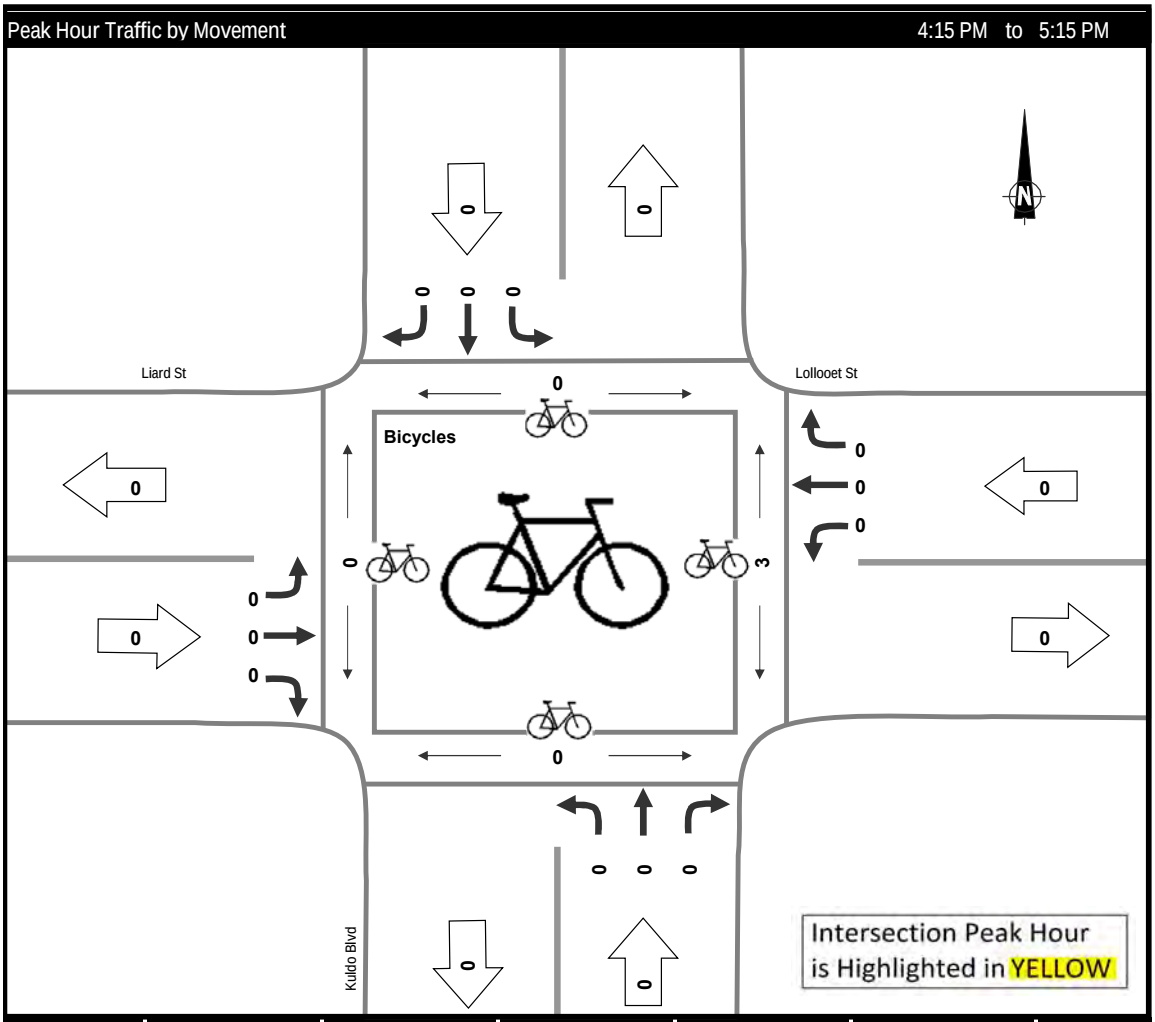

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **3** | **0** | **0** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **4** |
| **PHF** | 0.00 | 0.75 | 0.00 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 1.00 |
| **Peak 15 X 4** | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 4 |
| **Average Hour** | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| **Survey Total** | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 5 |
| 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 16:00 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 16:15 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 16:30 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 16:45 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 17:30 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

# Kuldo Blvd & Liard St / Lillooet St

**Tuesday, September 26, 2023**

**Afternoon Peak Period**

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **3** | **3** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.38 | 0.38 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 4 |
| 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 |
| 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |

Kuldo Blvd & Liard St / Nass St

**Thursday, September 28, 2023**

## Vehicle Classification Summary

**Project:** #9084: Riverbrook Estates TIA Update
**Municipality:** Kitimat
**Weather:** Rain

| Time Period | Entering Intersection | Vehicle Classification | | | | | **Total** |
|---|---|---|---|---|---|---|---|
| | | Passenger Cars | Heavy Vehicles (3 or more axles) | | | | |
| Morning (06:00 - 08:00) | Volume | 80 | 0 | | | | **80** |
| | % | 100.0% | 0.0% | | | | **100.0%** |
| | Volume | | | | | | |
| | **%** | | | | | | |
| | Volume | | | | | | |
| | % | | | | | | |
| **Total (2 Hours)** | **Volume** | **80** | **0** | | | | **80** |
| | **%** | **100.0%** | **0.0%** | | | | **100.0%** |

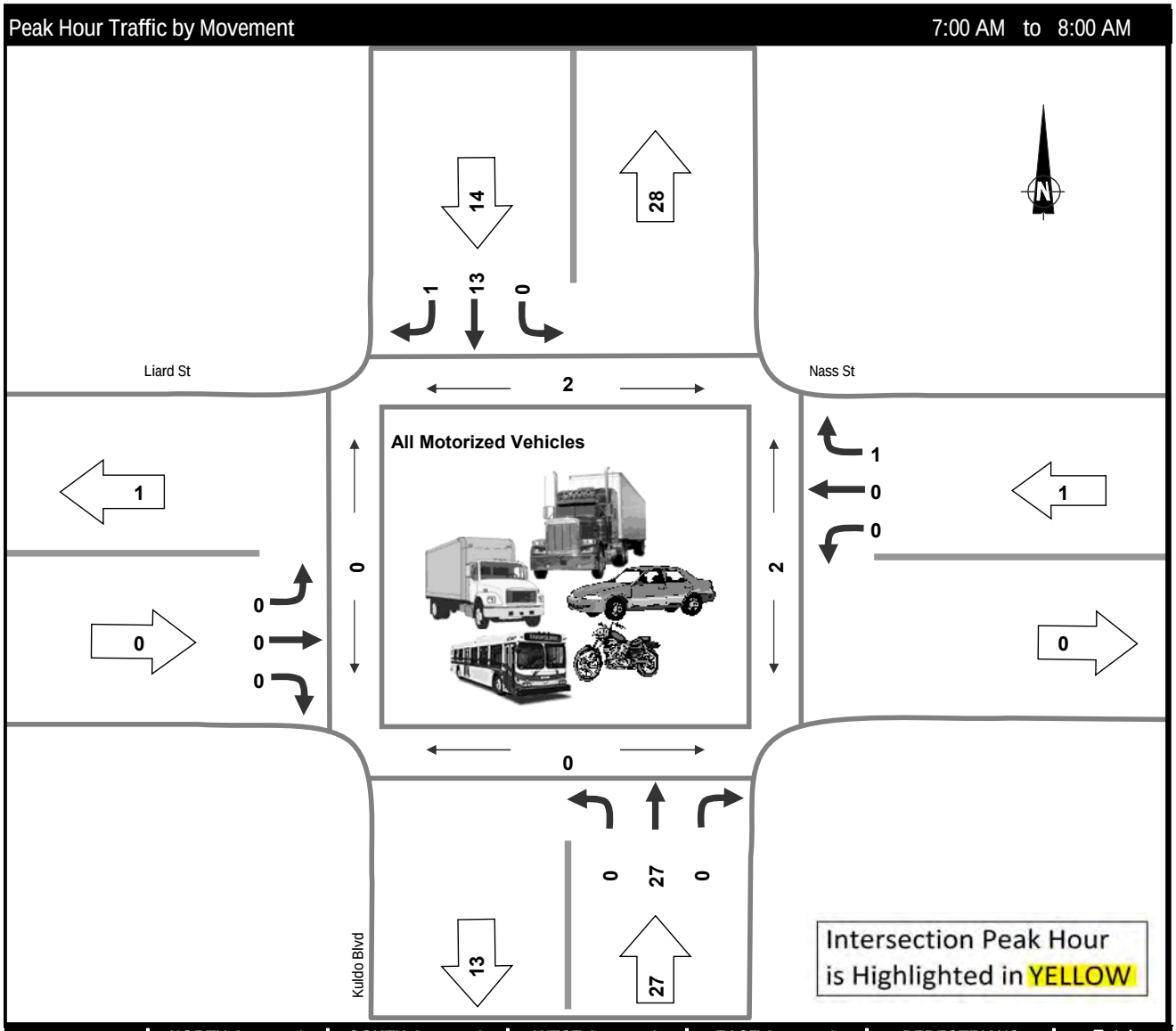
# Kuldo Blvd & Liard St / Nass St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles

Peak Hour Traffic by Movement 7:00 AM to 8:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **13** | **1** | **0** | **27** | **0** | **0** | **0** | **0** | **0** | **0** | **1** | **2** | **0** | **0** | **2** | **42** |
| **PHF** | 0.00 | 0.65 | 0.25 | 0.00 | 0.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.25 | 0.25 | 0.00 | 0.00 | 0.25 | 0.70 |
| **Peak 15 X 4** | 0 | 20 | 4 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 8 | 0 | 0 | 8 | 60 |
| **Average Hour** | 1 | 11 | 1 | 0 | 25 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 1 | 42 |
| **Survey Total** | 2 | 21 | 1 | 0 | 50 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 2 | 0 | 0 | 2 | 80 |
| 6:00 | 1 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 6:15 | 0 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| 6:30 | 1 | 0 | 0 | 0 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 12 |
| 6:45 | 0 | 3 | 0 | 0 | 6 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| 7:00 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 7:15 | 0 | 2 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 10 |
| 7:30 | 0 | 5 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| 7:45 | 0 | 5 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 14 |

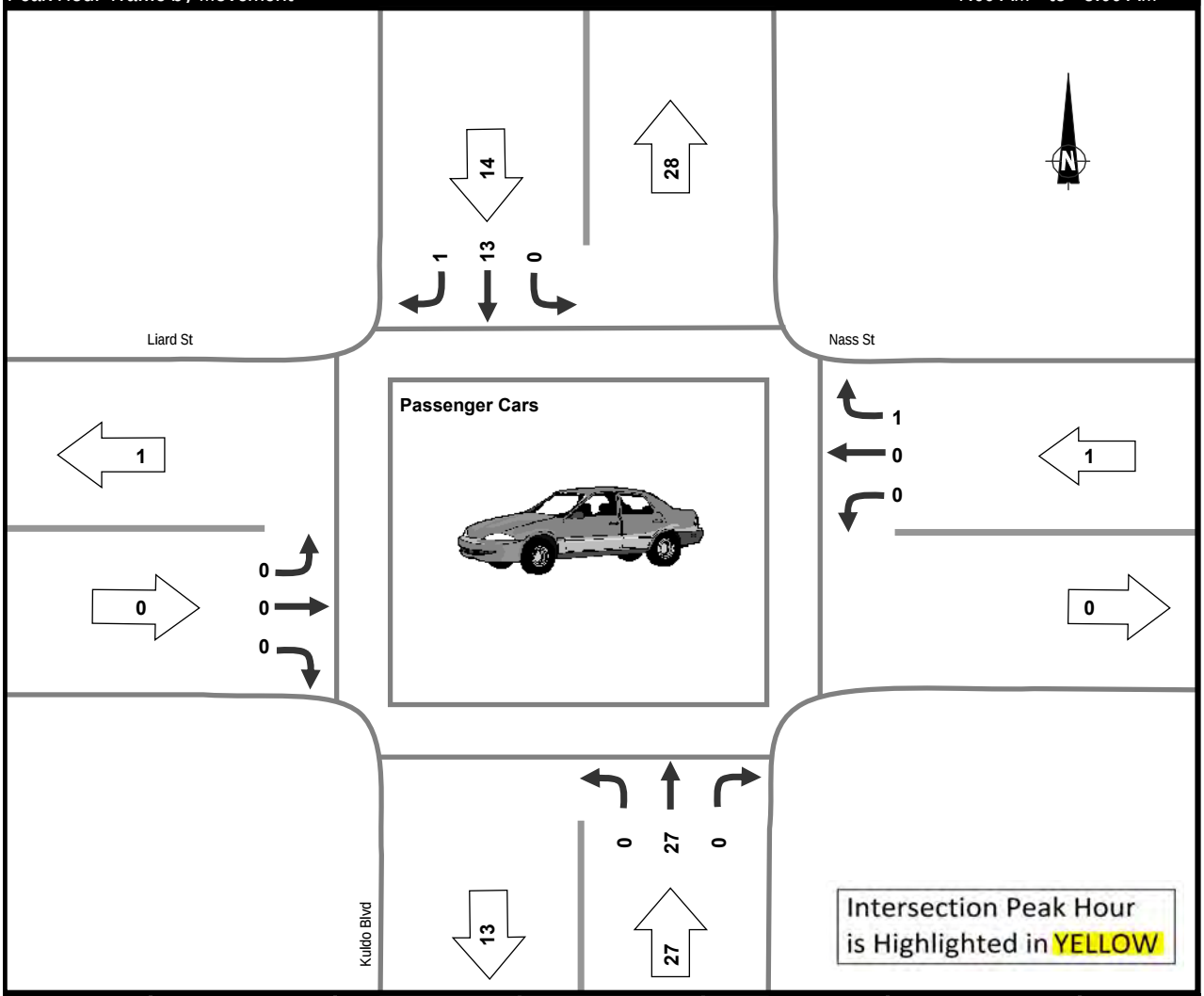
# Kuldo Blvd & Liard St / Nass St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars

Peak Hour Traffic by Movement 7:00 AM to 8:00 AM



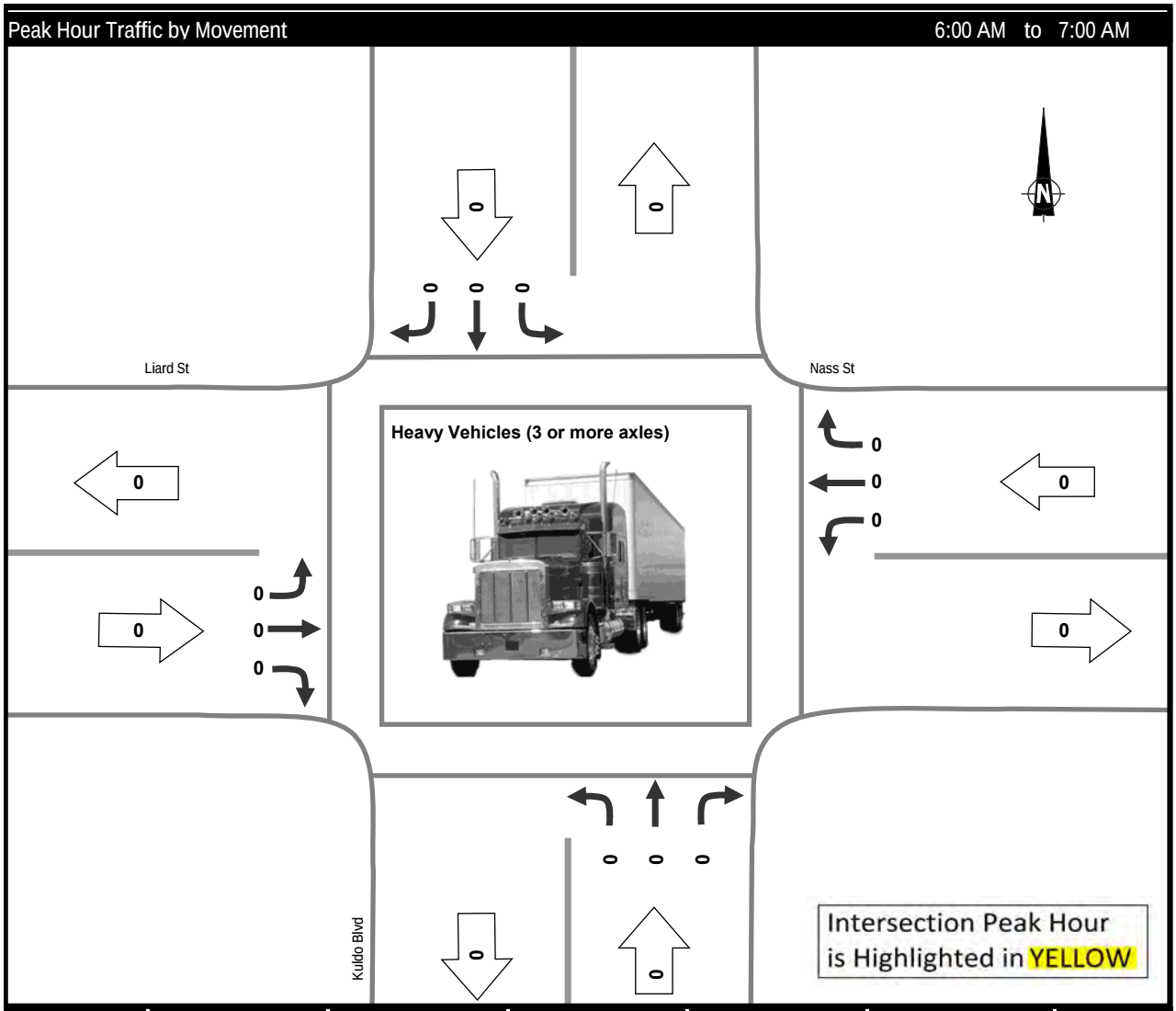

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **13** | **1** | **0** | **27** | **0** | **0** | **0** | **0** | **0** | **0** | **1** | | | | | **42** |
| **PHF** | 0.00 | 0.65 | 0.25 | 0.00 | 0.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.25 | | | | | 0.70 |
| **Peak 15 X 4** | 0 | 20 | 4 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | | | | | 60 |
| **Average Hour** | 1 | 11 | 1 | 0 | 25 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | | | | | 42 |
| **Survey Total** | 2 | 21 | 1 | 0 | 50 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | | | | | 80 |
| 6:00 | 1 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 9 |
| 6:15 | 0 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 7 |
| 6:30 | 1 | 0 | 0 | 0 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | | | | | 12 |
| 6:45 | 0 | 3 | 0 | 0 | 6 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | | | | | 10 |
| 7:00 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 3 |
| 7:15 | 0 | 2 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 10 |
| 7:30 | 0 | 5 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 15 |
| 7:45 | 0 | 5 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 14 |

# Kuldo Blvd & Liard St / Nass St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **0** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.00 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

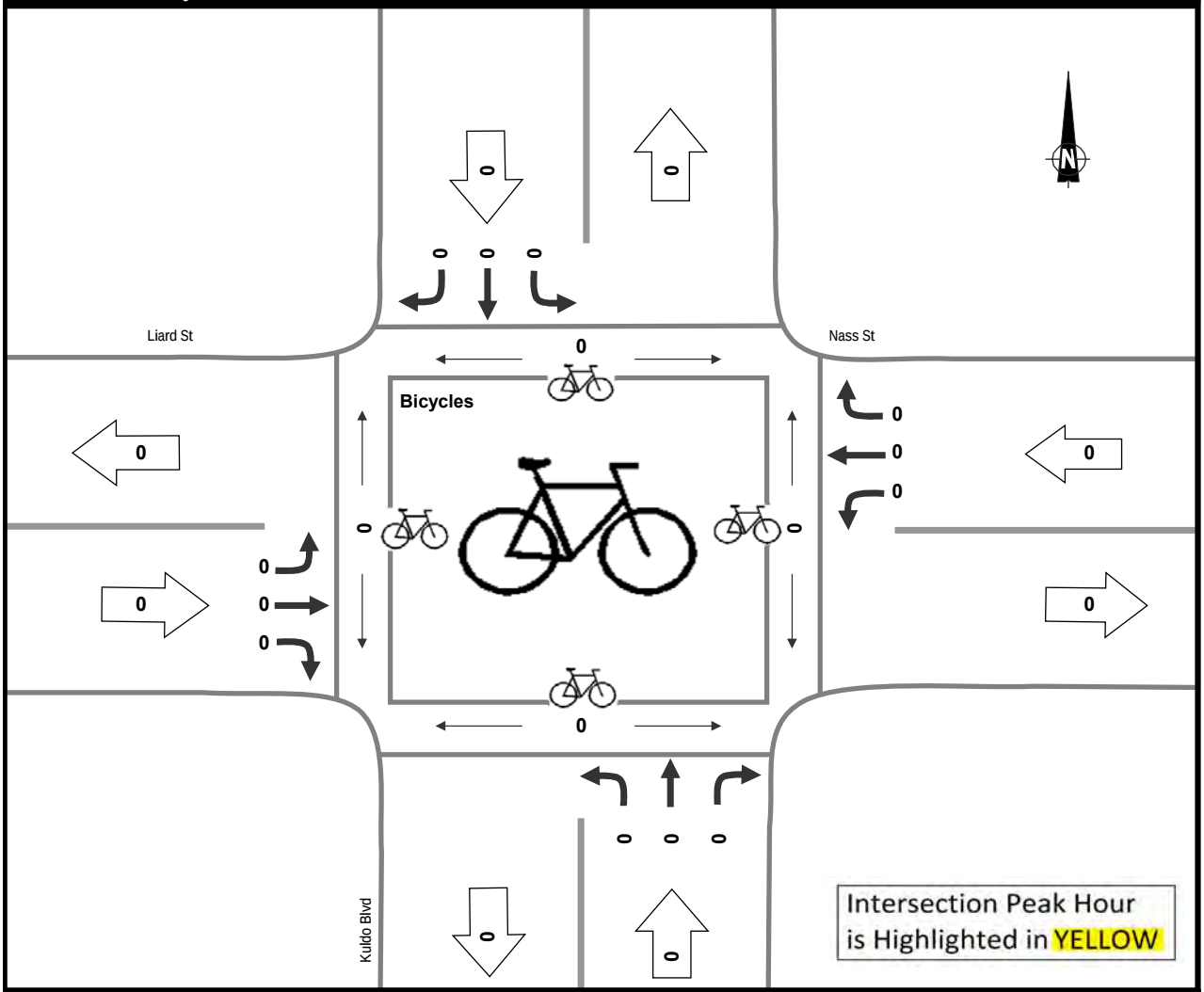
# Kuldo Blvd & Liard St / Nass St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles

Peak Hour Traffic by Movement 6:00 AM to 7:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

CTS

Kuldo Blvd & Nadina St

**Wednesday, September 27, 2023**

## Vehicle Classification Summary

**Project:** #9084: Riverbrook Estates TIA Update
**Municipality:** Kitimat
**Weather:** Rain

| Time Period | Entering Intersection | Vehicle Classification | | | | | **Total** |
|---|---|---|---|---|---|---|---|
| | | Passenger Cars | Heavy Vehicles (3 or more axles) | | | | |
| Morning (07:30 - 09:30) | Volume | 129 | 3 | | | | **132** |
| | % | 97.7% | 2.3% | | | | **100.0%** |
| | Volume | | | | | | |
| | **%** | | | | | | |
| | Volume | | | | | | |
| | % | | | | | | |
| **Total (2 Hours)** | **Volume** | **129** | **3** | | | | **132** |
| | **%** | **97.7%** | **2.3%** | | | | **100.0%** |

CTS

Kuldo Blvd & Nadina St / Lillooet St

**Thursday, September 28, 2023**

## Vehicle Classification Summary

**Project:** #9084: Riverbrook Estates TIA Update
**Municipality:** Kitimat
**Weather:** Rain

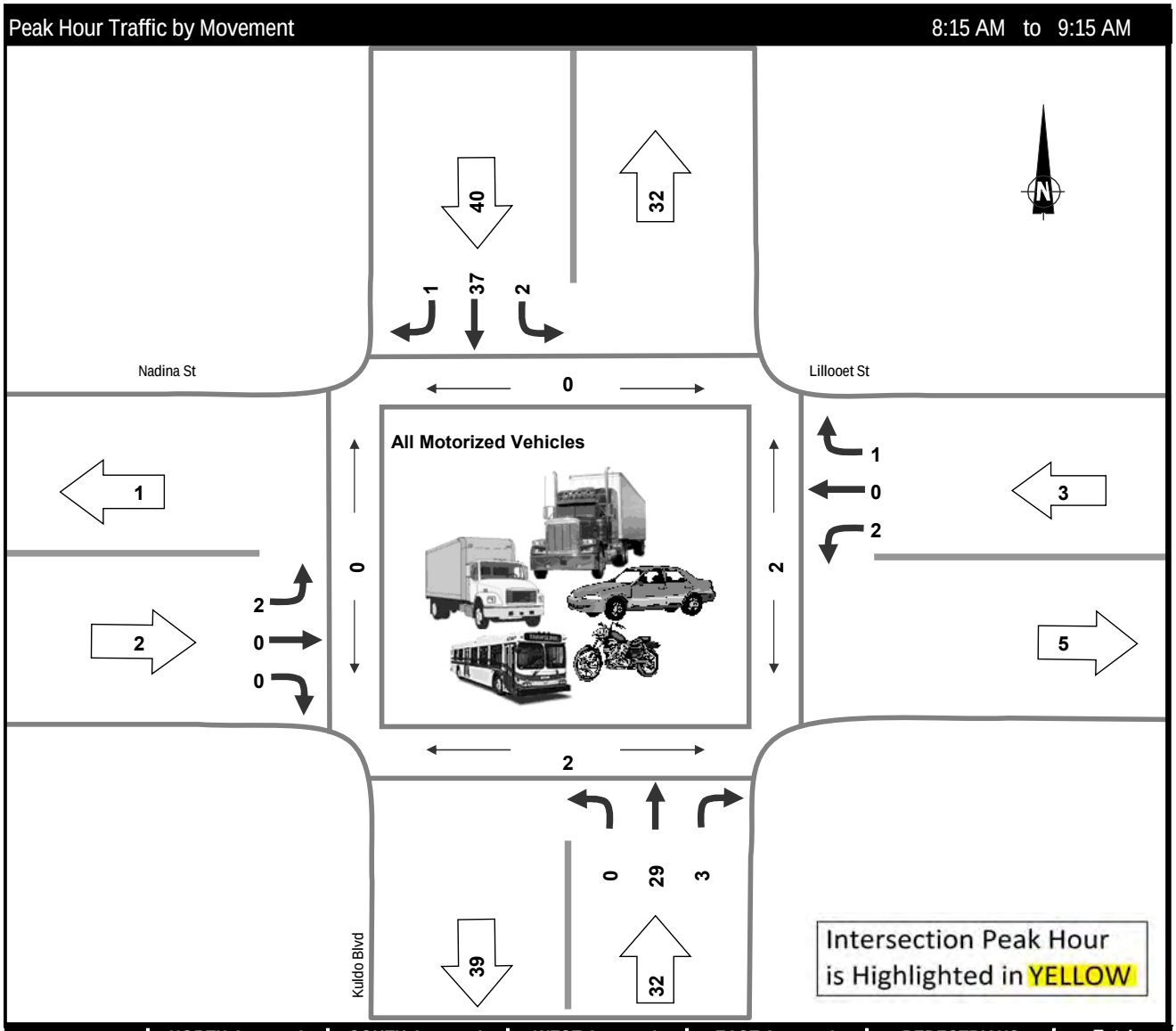
| Time Period | Entering Intersection | Vehicle Classification | | | | | Total |
|---|---|---|---|---|---|---|---|
| | | Passenger Cars | Heavy Vehicles (3 or more axles) | | | | |
| Morning (06:00 - 08:00) | Volume | 77 | 2 | | | | **79** |
| | % | 97.5% | 2.5% | | | | **100.0%** |
| | Volume | | | | | | |
| | **%** | | | | | | |
| | Volume | | | | | | |
| | % | | | | | | |
| **Total (2 Hours)** | **Volume** | **77** | **2** | | | | **79** |
| | **%** | **97.5%** | **2.5%** | | | | **100.0%** |

# Kuldo Blvd & Nadina St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **2** | **37** | **1** | **0** | **29** | **3** | **2** | **0** | **0** | **2** | **0** | **1** | **0** | **2** | **0** | **2** | **77** |
| **PHF** | 0.25 | 0.77 | 0.25 | 0.00 | 0.66 | 0.75 | 0.25 | 0.00 | 0.00 | 0.50 | 0.00 | 0.25 | 0.00 | 0.25 | 0.00 | 0.25 | 0.77 |
| **Peak 15 X 4** | 8 | 48 | 4 | 0 | 44 | 4 | 8 | 0 | 0 | 4 | 0 | 4 | 0 | 8 | 0 | 8 | 100 |
| **Average Hour** | 2 | 27 | 1 | 1 | 31 | 2 | 1 | 0 | 0 | 1 | 0 | 2 | 1 | 1 | 0 | 4 | 68 |
| **Survey Total** | 3 | 54 | 2 | 1 | 61 | 3 | 2 | 0 | 0 | 2 | 0 | 4 | 1 | 2 | 0 | 8 | 132 |
| 7:30 | 0 | 5 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 14 |
| 7:45 | 1 | 5 | 1 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 18 |
| 8:00 | 0 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 10 |
| 8:15 | 0 | 5 | 0 | 0 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 17 |
| 8:30 | 2 | 9 | 0 | 0 | 10 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| 8:45 | 0 | 12 | 1 | 0 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| 9:00 | 0 | 11 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 2 | 14 |
| 9:15 | 0 | 4 | 0 | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 13 |

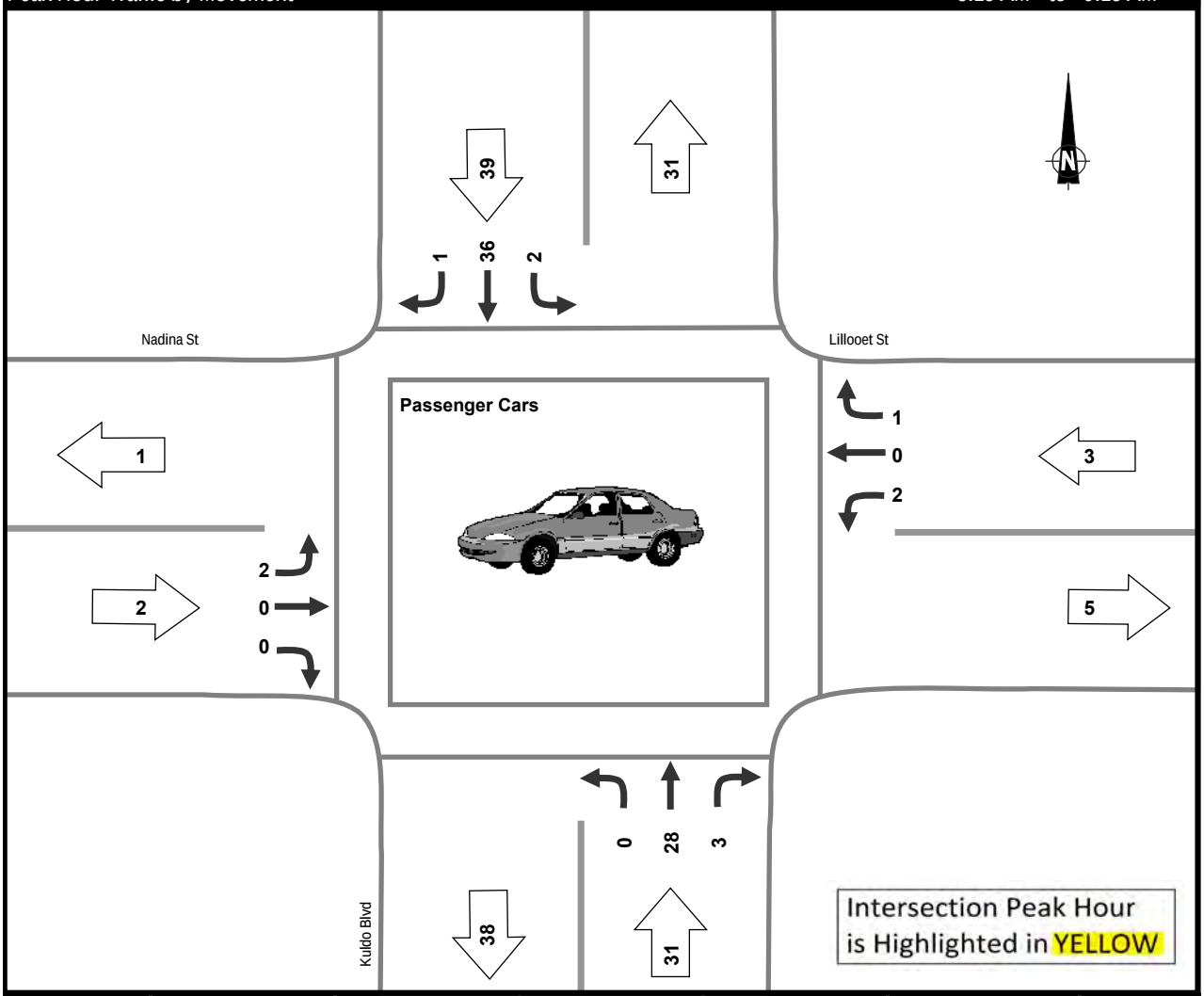
# Kuldo Blvd & Nadina St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars

Peak Hour Traffic by Movement 8:15 AM to 9:15 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **2** | **36** | **1** | **0** | **28** | **3** | **2** | **0** | **0** | **2** | **0** | **1** | | | | | **75** |
| **PHF** | 0.25 | 0.75 | 0.25 | 0.00 | 0.64 | 0.75 | 0.25 | 0.00 | 0.00 | 0.50 | 0.00 | 0.25 | | | | | 0.82 |
| **Peak 15 X 4** | 8 | 48 | 4 | 0 | 44 | 4 | 8 | 0 | 0 | 4 | 0 | 4 | | | | | 92 |
| **Average Hour** | 2 | 26 | 1 | 1 | 30 | 2 | 1 | 0 | 0 | 1 | 0 | 2 | | | | | 66 |
| **Survey Total** | 3 | 52 | 2 | 1 | 60 | 3 | 2 | 0 | 0 | 2 | 0 | 4 | | | | | 129 |
| 7:30 | 0 | 5 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 14 |
| 7:45 | 1 | 4 | 1 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 17 |
| 8:00 | 0 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 10 |
| 8:15 | 0 | 5 | 0 | 0 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 17 |
| 8:30 | 2 | 8 | 0 | 0 | 9 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | | | | | 23 |
| 8:45 | 0 | 12 | 1 | 0 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 21 |
| 9:00 | 0 | 11 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | | | | | 14 |
| 9:15 | 0 | 4 | 0 | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 13 |

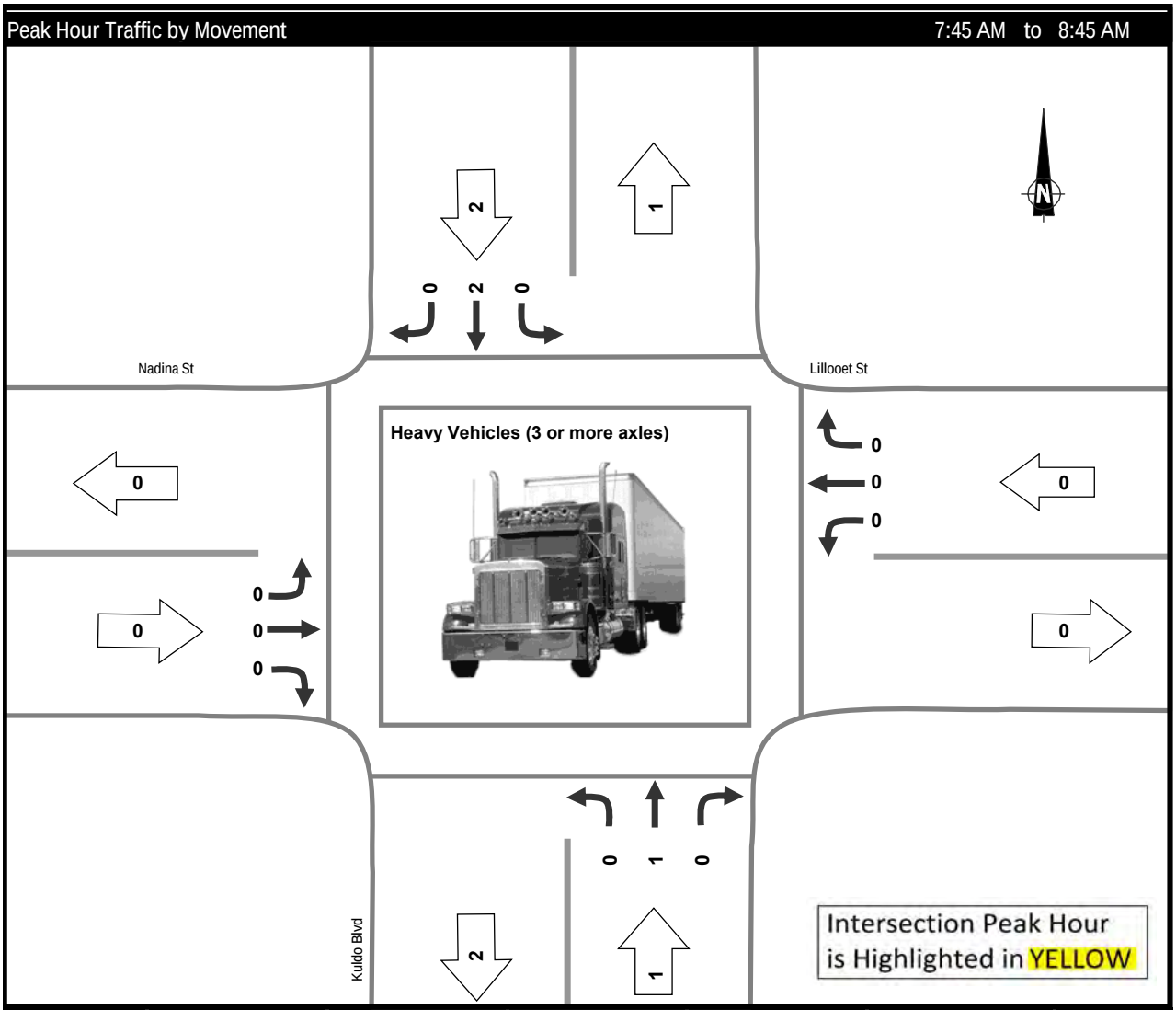
# Kuldo Blvd & Nadina St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)

Peak Hour Traffic by Movement 7:45 AM to 8:45 AM



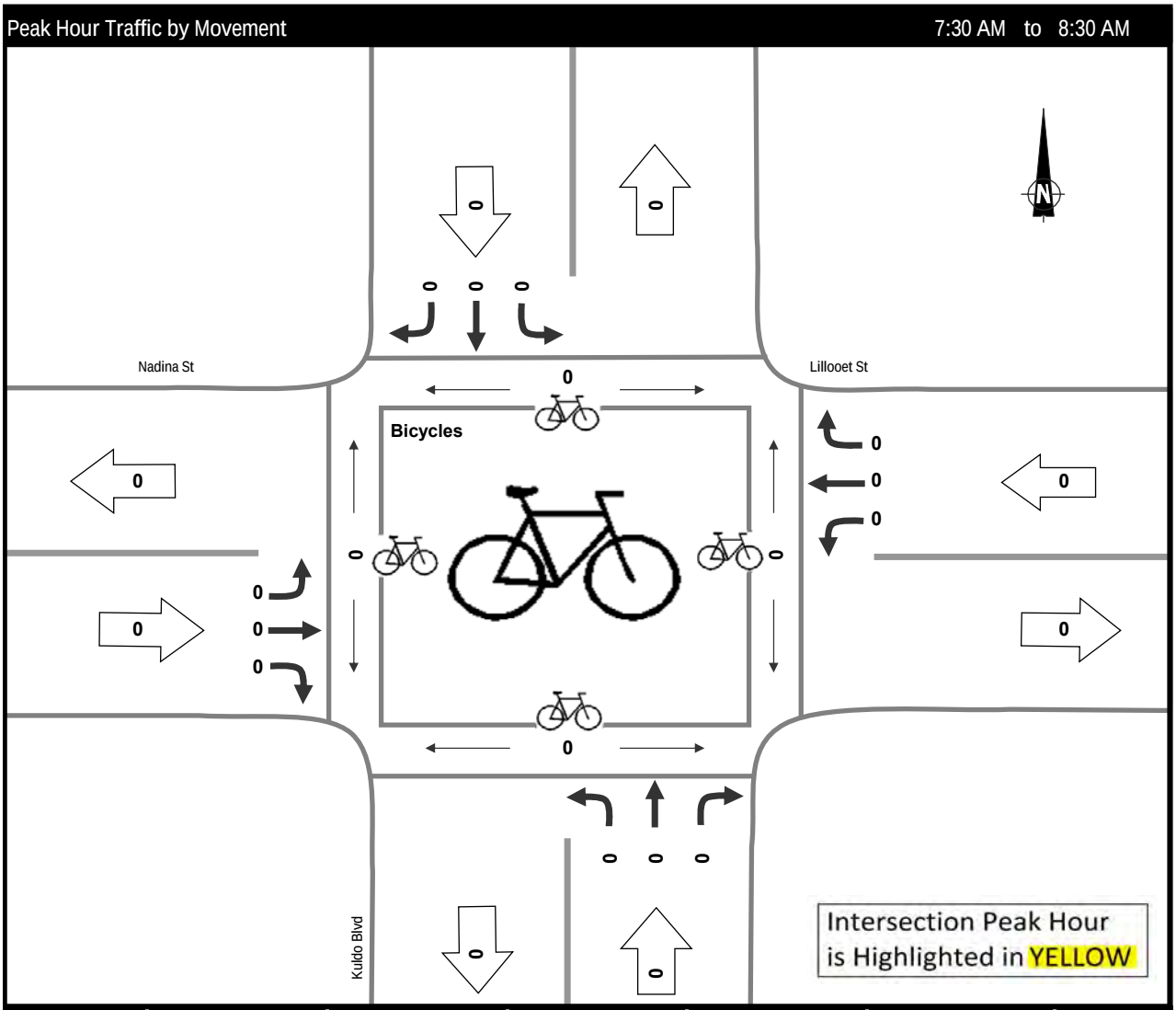

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **2** | **0** | **0** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **3** |
| **PHF** | 0.00 | 0.50 | 0.00 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.38 |
| **Peak 15 X 4** | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 8 |
| **Average Hour** | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| **Survey Total** | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 3 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:45 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 8:30 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

# Kuldo Blvd & Nadina St / Lillooet St

**Wednesday, September 27, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles



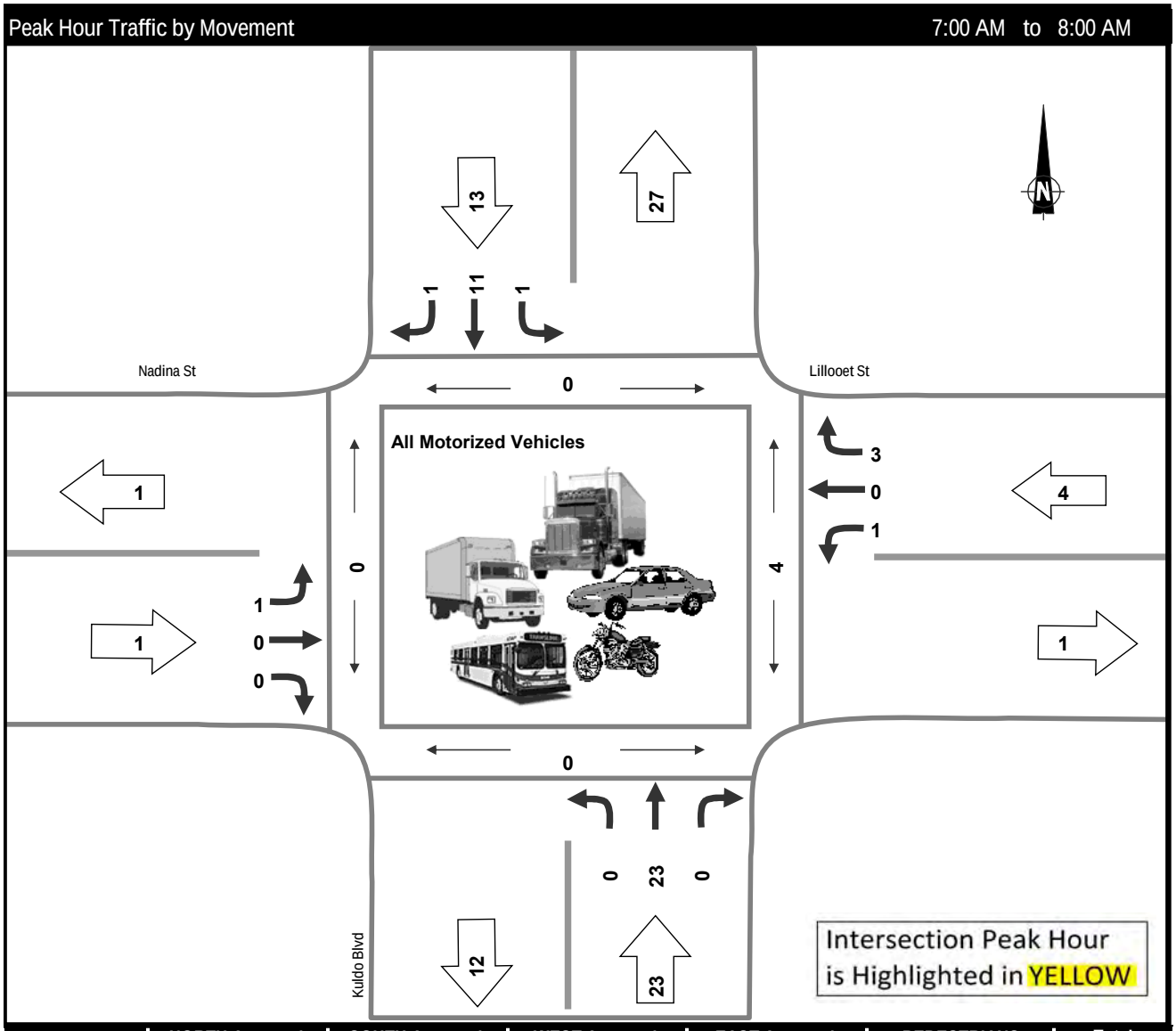

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

# Kuldo Blvd & Nadina St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **1** | **11** | **1** | **0** | **23** | **0** | **1** | **0** | **0** | **1** | **0** | **3** | **0** | **0** | **0** | **4** | **41** |
| **PHF** | 0.25 | 0.55 | 0.25 | 0.00 | 0.64 | 0.00 | 0.25 | 0.00 | 0.00 | 0.25 | 0.00 | 0.38 | 0.00 | 0.00 | 0.00 | 0.25 | 0.68 |
| **Peak 15 X 4** | 4 | 20 | 4 | 0 | 36 | 0 | 4 | 0 | 0 | 4 | 0 | 8 | 0 | 0 | 0 | 16 | 60 |
| **Average Hour** | 1 | 9 | 1 | 1 | 22 | 1 | 2 | 0 | 1 | 1 | 1 | 3 | 0 | 0 | 0 | 2 | 43 |
| **Survey Total** | 2 | 17 | 2 | 1 | 44 | 2 | 3 | 0 | 1 | 1 | 1 | 5 | 0 | 0 | 0 | 4 | 79 |
| 6:00 | 0 | 2 | 0 | 1 | 5 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 10 |
| 6:15 | 1 | 1 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 8 |
| 6:30 | 0 | 0 | 0 | 0 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 6:45 | 0 | 3 | 0 | 0 | 6 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| 7:00 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 7:15 | 0 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 10 |
| 7:30 | 0 | 5 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 15 |
| 7:45 | 1 | 3 | 1 | 0 | 8 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 14 |

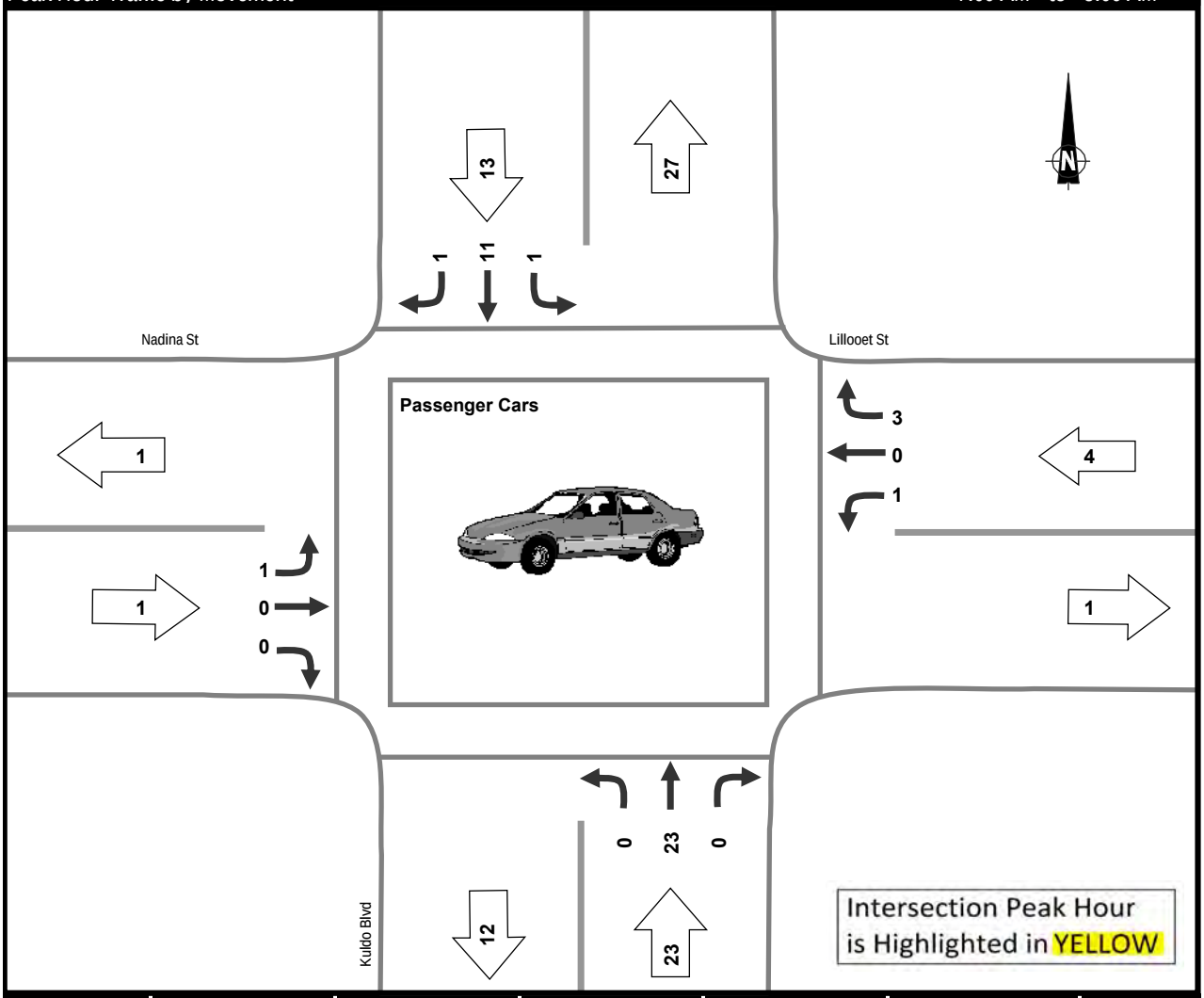
# Kuldo Blvd & Nadina St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars

Peak Hour Traffic by Movement 7:00 AM to 8:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **1** | **11** | **1** | **0** | **23** | **0** | **1** | **0** | **0** | **1** | **0** | **3** | | | | | **41** |
| **PHF** | 0.25 | 0.55 | 0.25 | 0.00 | 0.64 | 0.00 | 0.25 | 0.00 | 0.00 | 0.25 | 0.00 | 0.38 | | | | | 0.68 |
| **Peak 15 X 4** | 4 | 20 | 4 | 0 | 36 | 0 | 4 | 0 | 0 | 4 | 0 | 8 | | | | | 60 |
| **Average Hour** | 1 | 9 | 1 | 1 | 21 | 1 | 2 | 0 | 1 | 1 | 1 | 3 | | | | | 42 |
| **Survey Total** | 2 | 17 | 2 | 1 | 42 | 2 | 3 | 0 | 1 | 1 | 1 | 5 | | | | | 77 |
| 6:00 | 0 | 2 | 0 | 1 | 5 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | | | | 10 |
| 6:15 | 1 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | | | | 7 |
| 6:30 | 0 | 0 | 0 | 0 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 9 |
| 6:45 | 0 | 3 | 0 | 0 | 5 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | | | | | 10 |
| 7:00 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| 7:15 | 0 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | | | | | 10 |
| 7:30 | 0 | 5 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 15 |
| 7:45 | 1 | 3 | 1 | 0 | 8 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | | | | | 14 |

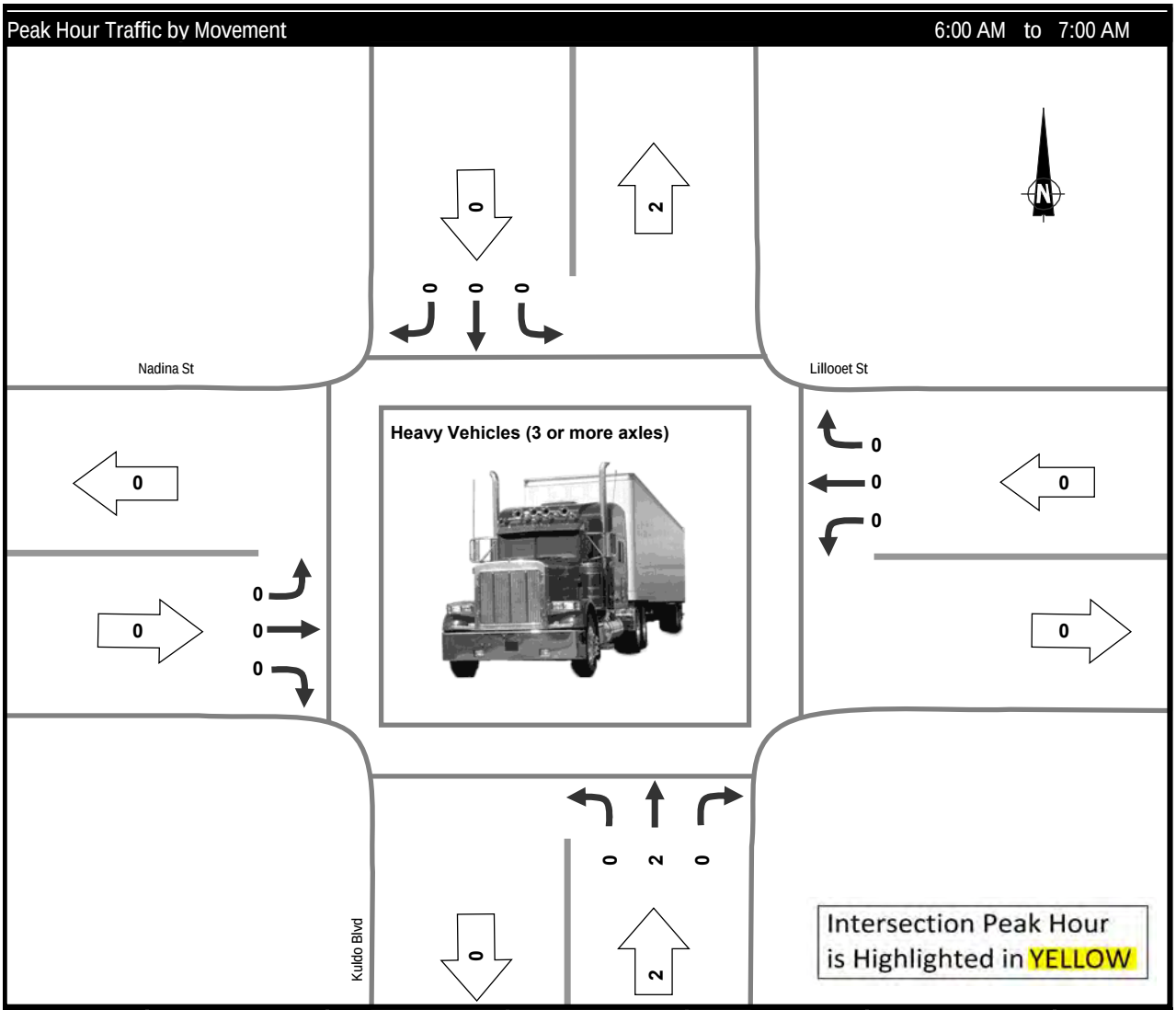
# Kuldo Blvd & Nadina St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)

Peak Hour Traffic by Movement 6:00 AM to 7:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **2** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **2** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 0.50 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 4 |
| **Average Hour** | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| **Survey Total** | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 2 |
| 6:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:15 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 6:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 6:45 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 7:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

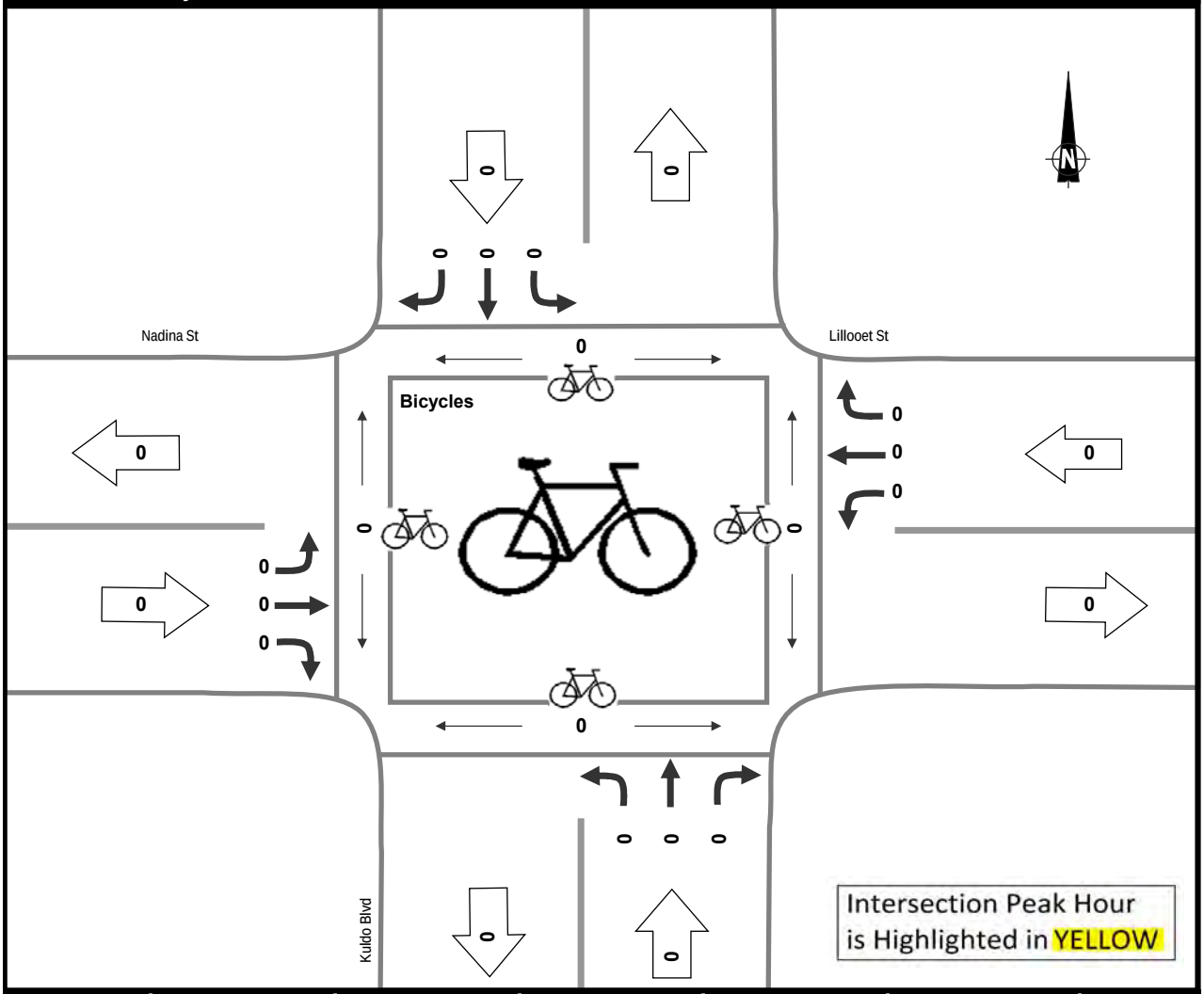
# Kuldo Blvd & Nadina St / Lillooet St

**Thursday, September 28, 2023**

## Morning Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles

Peak Hour Traffic by Movement 6:00 AM to 7:00 AM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

CTS

Kuldo Blvd & Nadina St / Lillooet St

**Tuesday, September 26, 2023**

## Vehicle Classification Summary

**Project:** #9084: Riverbrook Estates TIA Update
**Municipality:** Kitimat
**Weather:** Rain

| Time Period | Entering Intersection | Vehicle Classification | | | | | **Total** |
|---|---|---|---|---|---|---|---|
| | | Passenger Cars | Heavy Vehicles (3 or more axles) | | | | |
| | Volume | | | | | | |
| | % | | | | | | |
| | Volume | | | | | | |
| | **%** | | | | | | |
| Afternoon (14:45 - 18:00) | Volume | 387 | 7 | | | | **394** |
| | % | 98.2% | 1.8% | | | | **100.0%** |
| **Total (3.25 Hours)** | **Volume** | **387** | **7** | | | | **394** |
| | **%** | **98.2%** | **1.8%** | | | | **100.0%** |

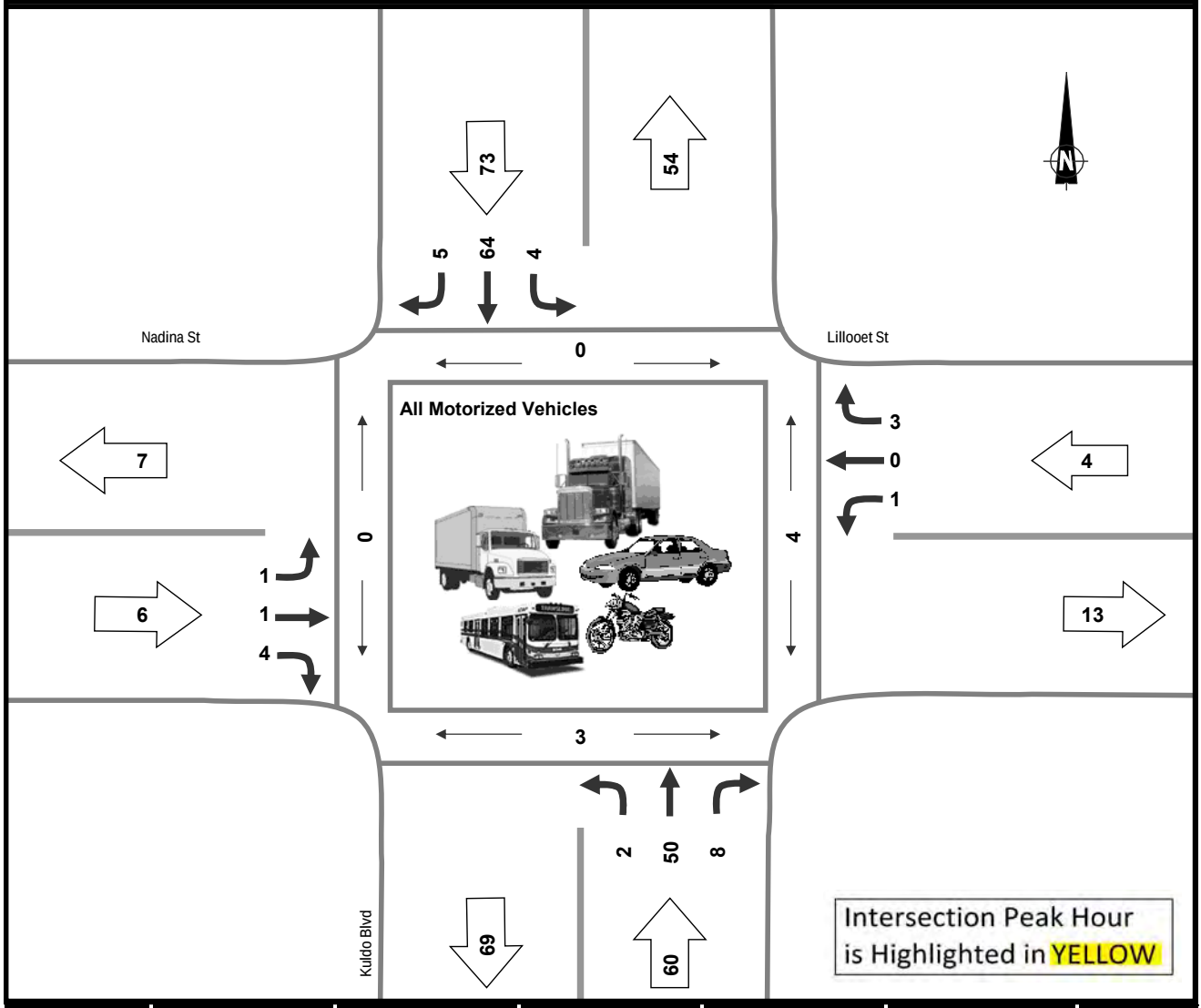
# Kuldo Blvd & Nadina St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles

Peak Hour Traffic by Movement 4:00 PM to 5:00 PM




| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **4** | **64** | **5** | **2** | **50** | **8** | **1** | **1** | **4** | **1** | **0** | **3** | **0** | **3** | **0** | **4** | **143** |
| **PHF** | 0.50 | 0.89 | 0.63 | 0.50 | 0.89 | 0.50 | 0.25 | 0.25 | 0.50 | 0.25 | 0.00 | 0.25 | 0.00 | 0.38 | 0.00 | 0.25 | 0.89 |
| **Peak 15 X 4** | 8 | 72 | 8 | 4 | 56 | 16 | 4 | 4 | 8 | 4 | 0 | 12 | 0 | 8 | 0 | 16 | 160 |
| **Average Hour** | 3 | 50 | 3 | 3 | 52 | 3 | 2 | 0 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 4 | 121 |
| **Survey Total** | 10 | 162 | 11 | 9 | 170 | 10 | 6 | 1 | 5 | 2 | 1 | 7 | 2 | 4 | 0 | 12 | 394 |
| 14:45 | 1 | 11 | 0 | 0 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 22 |
| 15:00 | 0 | 14 | 0 | 2 | 21 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| 15:15 | 3 | 9 | 0 | 1 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| 15:30 | 0 | 10 | 1 | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 0 | 1 | 22 |
| 15:45 | 0 | 10 | 0 | 1 | 6 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 21 |
| 16:00 | 2 | 18 | 2 | 1 | 12 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 40 |
| 16:15 | 0 | 16 | 0 | 0 | 10 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 30 |
| 16:30 | 0 | 14 | 2 | 1 | 14 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| 16:45 | 2 | 16 | 1 | 0 | 14 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 37 |
| 17:00 | 0 | 12 | 1 | 1 | 14 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 29 |
| 17:15 | 1 | 20 | 1 | 0 | 11 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 37 |
| 17:30 | 1 | 6 | 3 | 1 | 14 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 26 |
| 17:45 | 0 | 6 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 24 |

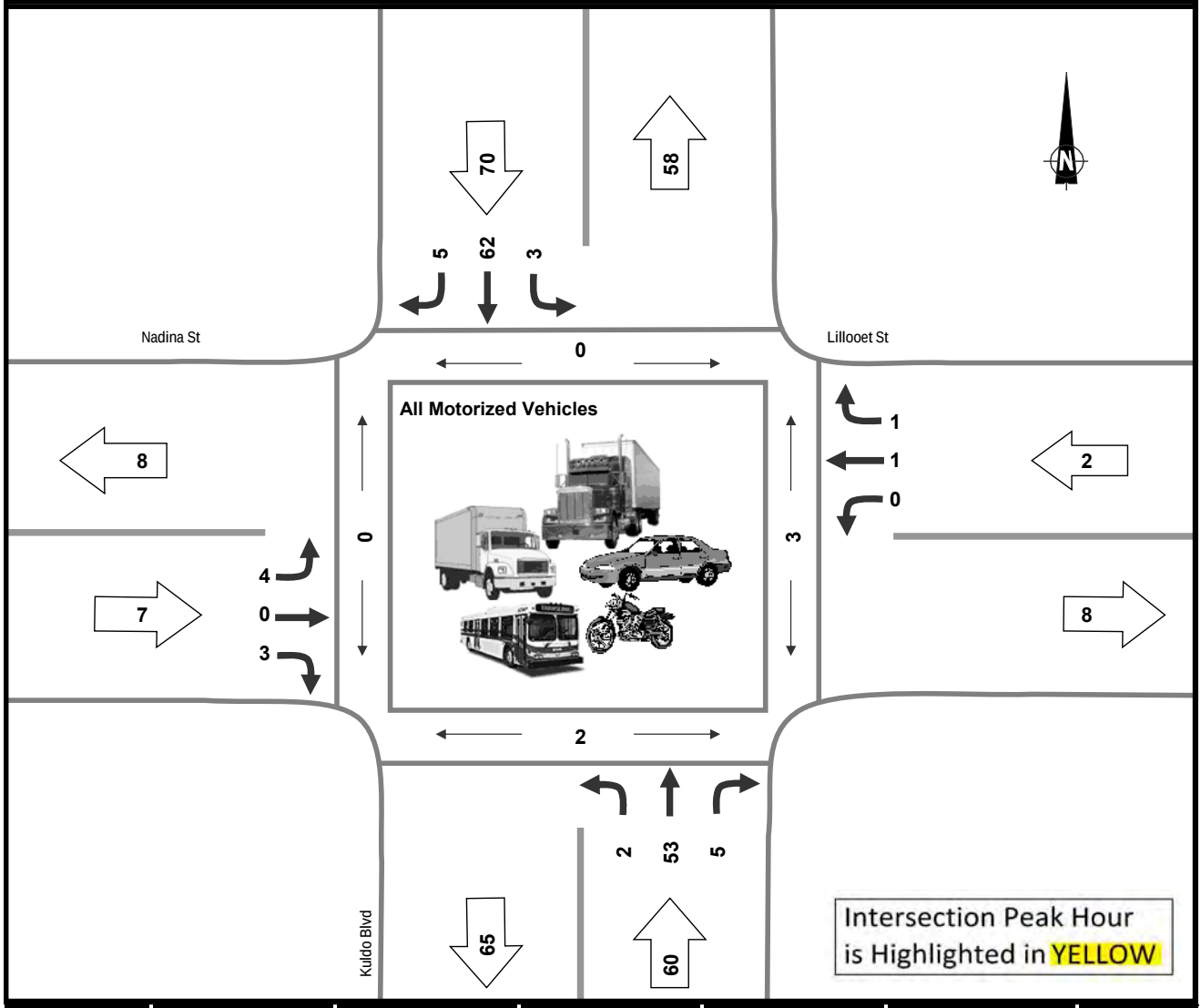
# Kuldo Blvd & Nadina St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: All Motorized Vehicles
**Note:** Shifted Peak Hour for the Study

Peak Hour Traffic by Movement 4:30 PM to 5:30 PM



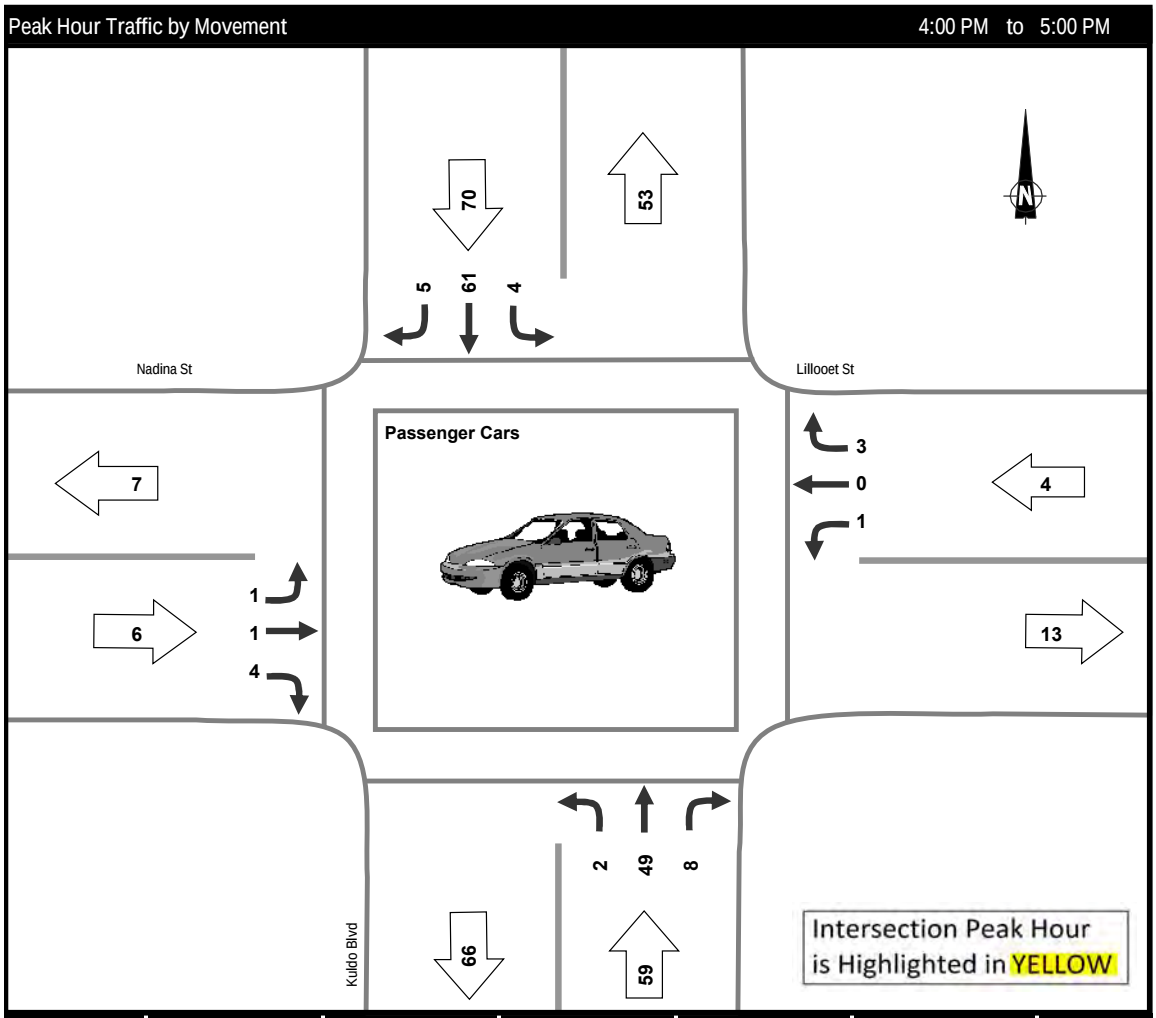

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **3** | **62** | **5** | **2** | **53** | **5** | **4** | **0** | **3** | **0** | **1** | **1** | **0** | **2** | **0** | **3** | **139** |
| **PHF** | 0.38 | 0.78 | 0.63 | 0.50 | 0.95 | 0.31 | 0.33 | 0.00 | 0.38 | 0.00 | 0.25 | 0.25 | 0.00 | 0.25 | 0.00 | 0.25 | 0.94 |
| **Peak 15 X 4** | 8 | 80 | 8 | 4 | 56 | 16 | 12 | 0 | 8 | 0 | 4 | 4 | 0 | 8 | 0 | 12 | 148 |
| **Average Hour** | 3 | 50 | 3 | 3 | 52 | 3 | 2 | 0 | 2 | 1 | 0 | 2 | 1 | 1 | 0 | 4 | 121 |
| **Survey Total** | 10 | 162 | 11 | 9 | 170 | 10 | 6 | 1 | 5 | 2 | 1 | 7 | 2 | 4 | 0 | 12 | 394 |
| 14:45 | 1 | 11 | 0 | 0 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 22 |
| 15:00 | 0 | 14 | 0 | 2 | 21 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| 15:15 | 3 | 9 | 0 | 1 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| 15:30 | 0 | 10 | 1 | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 0 | 1 | 22 |
| 15:45 | 0 | 10 | 0 | 1 | 6 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 21 |
| 16:00 | 2 | 18 | 2 | 1 | 12 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 40 |
| 16:15 | 0 | 16 | 0 | 0 | 10 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 30 |
| 16:30 | 0 | 14 | 2 | 1 | 14 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| 16:45 | 2 | 16 | 1 | 0 | 14 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 37 |
| 17:00 | 0 | 12 | 1 | 1 | 14 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 29 |
| 17:15 | 1 | 20 | 1 | 0 | 11 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 37 |
| 17:30 | 1 | 6 | 3 | 1 | 14 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 26 |
| 17:45 | 0 | 6 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 24 |

# Kuldo Blvd & Nadina St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Passenger Cars



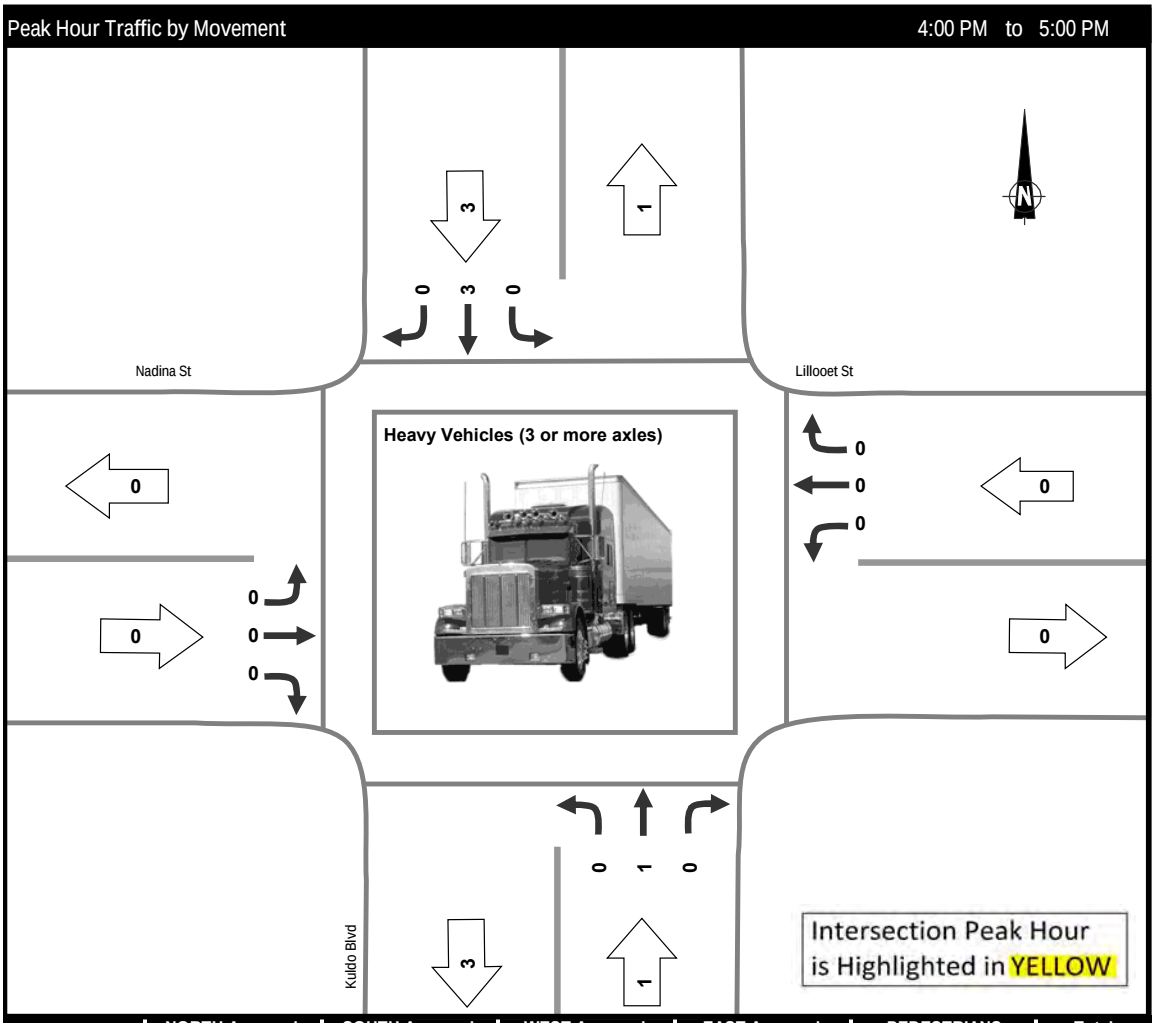

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **4** | **61** | **5** | **2** | **49** | **8** | **1** | **1** | **4** | **1** | **0** | **3** | | | | | **139** |
| **PHF** | 0.50 | 0.90 | 0.63 | 0.50 | 0.88 | 0.50 | 0.25 | 0.25 | 0.50 | 0.25 | 0.00 | 0.25 | | | | | 0.89 |
| **Peak 15 X 4** | 8 | 68 | 8 | 4 | 56 | 16 | 4 | 4 | 8 | 4 | 0 | 12 | | | | | 156 |
| **Average Hour** | 3 | 48 | 3 | 3 | 52 | 3 | 2 | 0 | 2 | 1 | 0 | 2 | | | | | 119 |
| **Survey Total** | 10 | 157 | 11 | 9 | 168 | 10 | 6 | 1 | 5 | 2 | 1 | 7 | | | | | 387 |
| 14:45 | 1 | 11 | 0 | 0 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | | | | | 22 |
| 15:00 | 0 | 14 | 0 | 2 | 20 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 37 |
| 15:15 | 3 | 8 | 0 | 1 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 31 |
| 15:30 | 0 | 10 | 1 | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 22 |
| 15:45 | 0 | 10 | 0 | 1 | 6 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | | | | | 21 |
| 16:00 | 2 | 17 | 2 | 1 | 12 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | | | | | 39 |
| 16:15 | 0 | 15 | 0 | 0 | 10 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | | | | | 29 |
| 16:30 | 0 | 14 | 2 | 1 | 13 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | | | | | 35 |
| 16:45 | 2 | 15 | 1 | 0 | 14 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | | | | | 36 |
| 17:00 | 0 | 12 | 1 | 1 | 14 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | | | | | 29 |
| 17:15 | 1 | 20 | 1 | 0 | 11 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | | | | | 37 |
| 17:30 | 1 | 5 | 3 | 1 | 14 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | | | | | 25 |
| 17:45 | 0 | 6 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | | | 24 |

# Kuldo Blvd & Nadina St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Heavy Vehicles (3 or more axles)



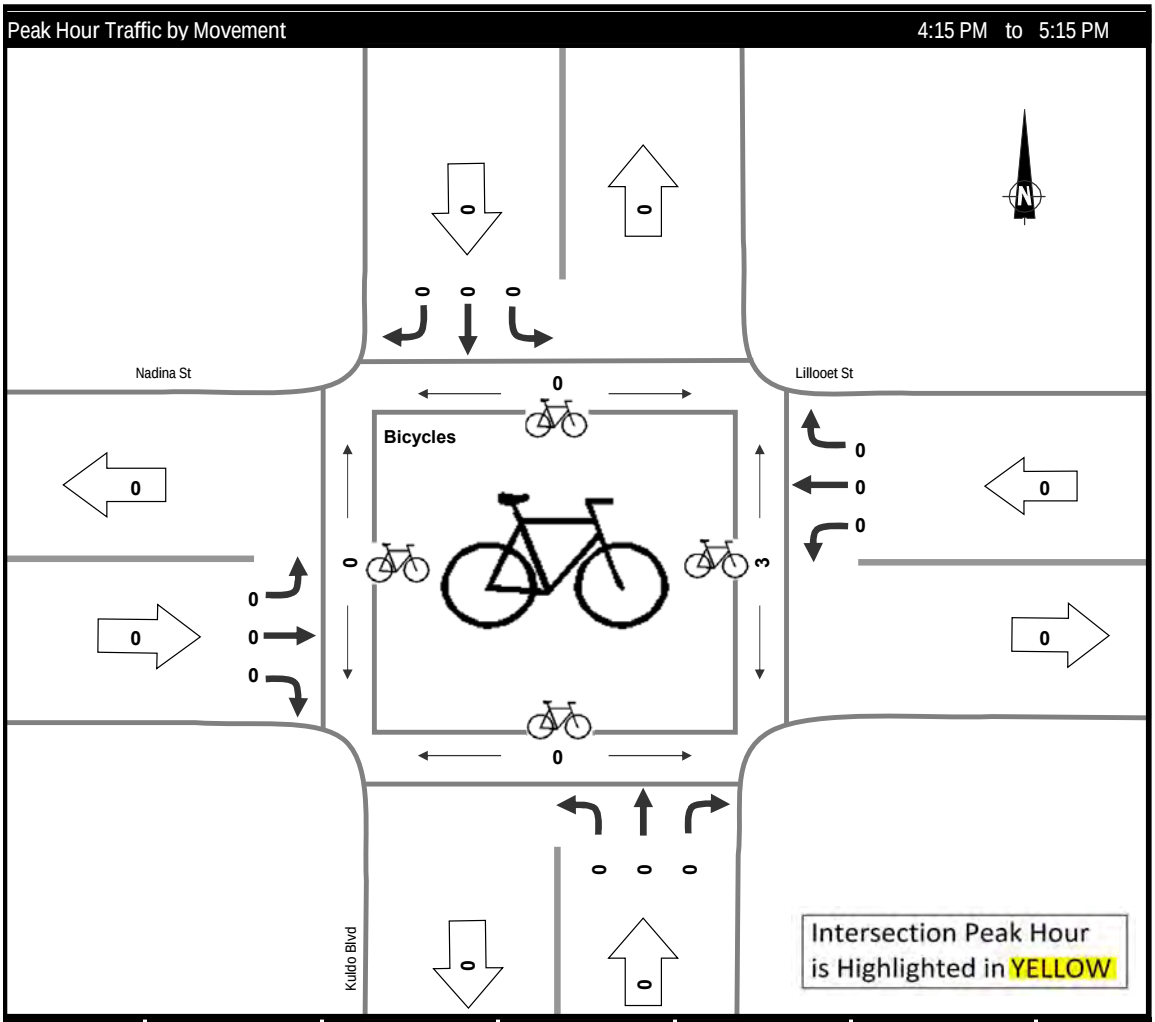

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | PEDESTRIANS | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **3** | **0** | **0** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | | | | | **4** |
| **PHF** | 0.00 | 0.75 | 0.00 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | 1.00 |
| **Peak 15 X 4** | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 4 |
| **Average Hour** | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 3 |
| **Survey Total** | 0 | 5 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 7 |
| 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 15:00 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 15:15 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 16:00 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 16:15 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 16:30 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 16:45 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |
| 17:30 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1 |
| 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 |

# Kuldo Blvd & Nadina St / Lillooet St

**Tuesday, September 26, 2023**

## Afternoon Peak Period

Project: #9084: Riverbrook Estates TIA Update
Municipality: Kitimat
Weather: Rain
Vehicle Class: Bicycles



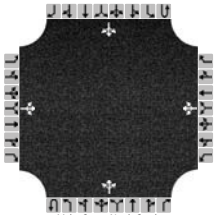

| Time | NORTH Approach | | | SOUTH Approach | | | WEST Approach | | | EAST Approach | | | BIKES IN X-WALK | | | | Total Volumes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | left | thru | right | left | thru | right | left | thru | right | left | thru | right | N | S | W | E | |
| **Peak Hour** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **3** | **3** |
| **PHF** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.38 | 0.38 |
| **Peak 15 X 4** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 |
| **Average Hour** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| **Survey Total** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 |
| 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |

# Appendix D
# Capacity Analysis Summary Sheets

# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base | East/West Street | Liard Street / Lillooet Street |
| Analysis Year | 2023 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 2 | 0 | 1 | | 1 | 0 | 5 | | 1 | 52 | 3 | | 5 | 76 | 2 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

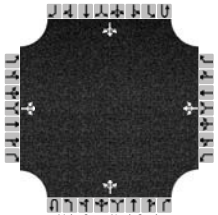
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 3 | | | | 7 | | | 1 | | | | 6 | | |
| Capacity, c (veh/h) | | | 844 | | | | 962 | | | 1505 | | | | 1538 | | |
| v/c Ratio | | | 0.00 | | | | 0.01 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.3 | | | | 8.8 | | | 7.4 | 0.0 | 0.0 | | 7.3 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 9.3 | | | | 8.8 | | | | 0.1 | | | | 0.5 | | |
| Approach LOS | | A | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.


# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base | East/West Street | Liard Street / Lillooet Street |
| Analysis Year | 2027 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 2 | 0 | 1 | | 1 | 0 | 6 | | 1 | 95 | 3 | | 6 | 129 | 2 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

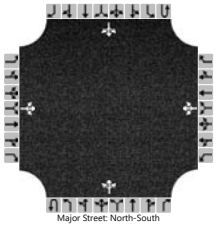
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 3 | | | | 8 | | | 1 | | | | 7 | | |
| Capacity, c (veh/h) | | | 731 | | | | 893 | | | 1432 | | | | 1477 | | |
| v/c Ratio | | | 0.00 | | | | 0.01 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.9 | | | | 9.1 | | | 7.5 | 0.0 | 0.0 | | 7.4 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 9.9 | | | | 9.1 | | | | 0.1 | | | | 0.4 | | |
| Approach LOS | | A | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.

# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base+Site | East/West Street | Liard Street / Lillooet Street |
| Analysis Year | 2027 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 12 | 0 | 12 | | 1 | 0 | 6 | | 14 | 104 | 2 | | 6 | 147 | 21 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

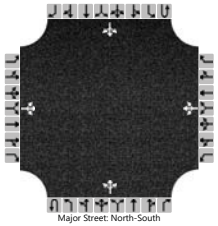
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 27 | | | | 8 | | | 16 | | | | 7 | | |
| Capacity, c (veh/h) | | | 705 | | | | 860 | | | 1383 | | | | 1466 | | |
| v/c Ratio | | | 0.04 | | | | 0.01 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 10.3 | | | | 9.2 | | | 7.6 | 0.1 | 0.1 | | 7.5 | 0.0 | 0.0 |
| Level of Service (LOS) | | | B | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 10.3 | | | | 9.2 | | | | 1.0 | | | | 0.3 | | |
| Approach LOS | | B | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.


# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base+Site | East/West Street | Liard Street / Lillooet Street |
| Analysis Year | 2032 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 16 | 0 | 16 | | 1 | 0 | 6 | | 20 | 123 | 4 | | 6 | 178 | 30 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

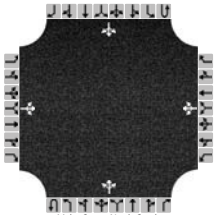
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 36 | | | | 8 | | | 22 | | | | 7 | | |
| Capacity, c (veh/h) | | | 642 | | | | 817 | | | 1331 | | | | 1437 | | |
| v/c Ratio | | | 0.06 | | | | 0.01 | | | 0.02 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.2 | | | | 0.0 | | | 0.1 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 10.9 | | | | 9.4 | | | 7.8 | 0.1 | 0.1 | | 7.5 | 0.0 | 0.0 |
| Level of Service (LOS) | | | B | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 10.9 | | | | 9.4 | | | | 1.2 | | | | 0.3 | | |
| Approach LOS | | B | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.

# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Nass St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base | East/West Street | Liard Street / Nass Street |
| Analysis Year | 2023 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 1 | 0 | 1 | | 1 | 0 | 1 | | 2 | 54 | 2 | | 3 | 72 | 3 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

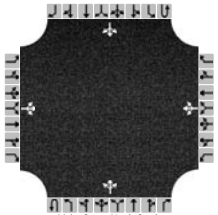
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 2 | | | | 2 | | | 2 | | | | 3 | | |
| Capacity, c (veh/h) | | | 883 | | | | 894 | | | 1512 | | | | 1540 | | |
| v/c Ratio | | | 0.00 | | | | 0.00 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.1 | | | | 9.0 | | | 7.4 | 0.0 | 0.0 | | 7.3 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 9.1 | | | | 9.0 | | | | 0.3 | | | | 0.3 | | |
| Approach LOS | | A | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.


# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Nass St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base | East/West Street | Liard Street / Nass Street |
| Analysis Year | 2027 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 1 | 0 | 1 | | 1 | 0 | 1 | | 2 | 98 | 2 | | 3 | 124 | 3 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

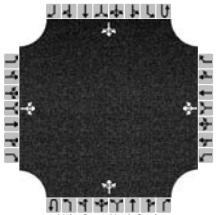
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 2 | | | | 2 | | | 2 | | | | 3 | | |
| Capacity, c (veh/h) | | | 780 | | | | 793 | | | 1440 | | | | 1477 | | |
| v/c Ratio | | | 0.00 | | | | 0.00 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.6 | | | | 9.6 | | | 7.5 | 0.0 | 0.0 | | 7.4 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 9.6 | | | | 9.6 | | | | 0.2 | | | | 0.2 | | |
| Approach LOS | | A | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.

# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Nass St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base+Site | East/West Street | Liard Street / Nass Street |
| Analysis Year | 2027 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 1 | 0 | 1 | | 1 | 0 | 1 | | 2 | 120 | 2 | | 3 | 153 | 3 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

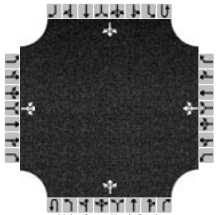
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 2 | | | | 2 | | | 2 | | | | 3 | | |
| Capacity, c (veh/h) | | | 729 | | | | 744 | | | 1401 | | | | 1447 | | |
| v/c Ratio | | | 0.00 | | | | 0.00 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 10.0 | | | | 9.9 | | | 7.6 | 0.0 | 0.0 | | 7.5 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 10.0 | | | | 9.9 | | | | 0.1 | | | | 0.2 | | |
| Approach LOS | | A | | | | A | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.


# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Liard St/Nass St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base+Site | East/West Street | Liard Street / Nass Street |
| Analysis Year | 2032 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 1 | 0 | 1 | | 1 | 0 | 1 | | 2 | 145 | 2 | | 4 | 188 | 4 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

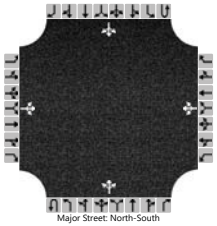
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 2 | | | | 2 | | | 2 | | | | 4 | | |
| Capacity, c (veh/h) | | | 670 | | | | 687 | | | 1354 | | | | 1413 | | |
| v/c Ratio | | | 0.00 | | | | 0.00 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 10.4 | | | | 10.3 | | | 7.7 | 0.0 | 0.0 | | 7.6 | 0.0 | 0.0 |
| Level of Service (LOS) | | | B | | | | B | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | | 10.4 | | | | 10.3 | | | | 0.1 | | | | 0.2 | | |
| Approach LOS | | B | | | | B | | | | A | | | | A | | |

Copyright © 2023 University of Florida. All Rights Reserved.

# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Nadina St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base | East/West Street | Nadina Street / Lillooet Street |
| Analysis Year | 2023 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 4 | 0 | 3 | | 1 | 1 | 1 | | 2 | 53 | 5 | | 3 | 66 | 5 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

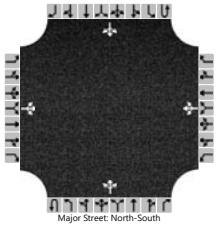
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 8 | | | | 3 | | | 2 | | | | 3 | | |
| Capacity, c (veh/h) | | | 875 | | | | 829 | | | 1518 | | | | 1529 | | |
| v/c Ratio | | | 0.01 | | | | 0.00 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.2 | | | | 9.4 | | | 7.4 | 0.0 | 0.0 | | 7.4 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.2 | | | | 9.4 | | | | 0.3 | | | | 0.3 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

Copyright © 2023 University of Florida. All Rights Reserved.


# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Nadina St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base | East/West Street | Nadina Street / Lillooet Street |
| Analysis Year | 2027 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 4 | 0 | 3 | | 1 | 1 | 1 | | 2 | 97 | 6 | | 3 | 118 | 6 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

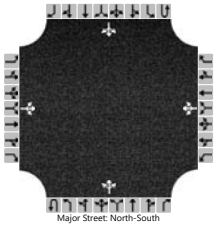
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 8 | | | | 3 | | | 2 | | | | 3 | | |
| Capacity, c (veh/h) | | | 767 | | | | 729 | | | 1444 | | | | 1465 | | |
| v/c Ratio | | | 0.01 | | | | 0.00 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.7 | | | | 10.0 | | | 7.5 | 0.0 | 0.0 | | 7.5 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.7 | | | | 10.0 | | | | 0.2 | | | | 0.2 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

Copyright © 2023 University of Florida. All Rights Reserved.

# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Nadina St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base+Site | East/West Street | Nadina Street / Lillooet Street |
| Analysis Year | 2027 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 13 | 0 | 14 | | 1 | 1 | 1 | | 16 | 110 | 6 | | 3 | 129 | 24 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

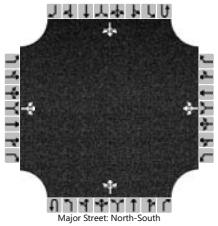
| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 30 | | | | 3 | | | 18 | | | | 3 | | |
| Capacity, c (veh/h) | | | 728 | | | | 661 | | | 1405 | | | | 1447 | | |
| v/c Ratio | | | 0.04 | | | | 0.01 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.0 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 10.2 | | | | 10.5 | | | 7.6 | 0.1 | 0.1 | | 7.5 | 0.0 | 0.0 |
| Level of Service (LOS) | | | B | | | | B | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 10.2 | | | | 10.5 | | | | 1.0 | | | | 0.2 | | | |
| Approach LOS | B | | | | B | | | | A | | | | A | | | |

Copyright © 2023 University of Florida. All Rights Reserved.


# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | RC | Intersection | Kuldo Blvd & Nadina St/Lillooet St |
| Agency/Co. | CTS | Jurisdiction | Kitimat, BC |
| Date Performed | Base+Site | East/West Street | Nadina Street / Lillooet Street |
| Analysis Year | 2032 | North/South Street | Kuldo Street |
| Time Analyzed | Wkdy PM Peak Hr | Peak Hour Factor | 0.89 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | 9084 - Riverbrook Estates TIA Update | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 19 | 0 | 20 | | 1 | 1 | 1 | | 22 | 129 | 6 | | 4 | 153 | 33 |
| Percent Heavy Vehicles (%) | | 2 | 2 | 2 | | 2 | 2 | 2 | | 2 | | | | 2 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.12 | 6.52 | 6.22 | | 7.12 | 6.52 | 6.22 | | 4.12 | | | | 4.12 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.52 | 4.02 | 3.32 | | 3.52 | 4.02 | 3.32 | | 2.22 | | | | 2.22 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 44 | | | | 3 | | | 25 | | | | 4 | | |
| Capacity, c (veh/h) | | | 669 | | | | 601 | | | 1362 | | | | 1421 | | |
| v/c Ratio | | | 0.07 | | | | 0.01 | | | 0.02 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.2 | | | | 0.0 | | | 0.1 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 10.8 | | | | 11.0 | | | 7.7 | 0.2 | 0.2 | | 7.5 | 0.0 | 0.0 |
| Level of Service (LOS) | | | B | | | | B | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 10.8 | | | | 11.0 | | | | 1.2 | | | | 0.2 | | | |
| Approach LOS | B | | | | B | | | | A | | | | A | | | |

Copyright © 2023 University of Florida. All Rights Reserved.

**THIS PAGE INTENTIONALLY LEFT BLANK**

Attachment M

G7441

SUBSTITUTE FORM C. PARTICULARS:

Application for Sec 24A Covenant

1. Address of person entitled to be registered 462,

2. Applicant - Wozney & Pellingor, Barristers & Solicitors

366 City Centre, Kitimat, B.C.

3. Deposit Value NIL;

4. Deliver Duplicate C/T - Yes/No; 5. Merge ;

6. Signature of Applicant (Solicitor or Agent)

LAND REGISTRY OFFICE
730 2ND AVE. WEST
PRINCE RUPERT, B.C.

JUL 6 10 PRINCE RUPERT AGENT

CLENDENING & COMPANY
Barristers & Solicitors
#7-222-3rd AVENUE WEST
PRINCE RUPERT, B.C.

Re: 43175-A

THIS COVENANT AGREEMENT made in duplicate on this 14th day of June, 1978.

KNOW ALL MEN BY THESE PRESENTS

THAT ALUMINUM COMPANY OF CANADA, LIMITED, a company duly incorporated under the laws of Canada having its head office in the City of Montreal, in the Province of Quebec and duly registered in the Province of British Columbia.

(Hereinafter called the Covenantor)

DOES HEREBY covenant and engage unto:

Her Majesty the Queen in Right of the Province of British Columbia,
DEPARTMENT OF ENVIRONMENT, WATER RESOURCES SERVICE,
having its head office at the Parliament Buildings,
in the City of Victoria, Province of British Columbia,

AND DISTRICT OF KITIMAT, a Municipal Corporation having its Municipal offices at Kitimat, in the Province of British Columbia;

(Hereinafter called the Covenantees)

IN THE TERMS hereinafter stated:

WHEREAS the Covenantor herein is the present registered owner of the lands and premises situate and lying in the District of Kitimat and more particularly described as:

BLOCK 210 PLAN 8918

(Hereinafter called the said Lands)

AND WHEREAS pursuant to Section 24A of the Land Registry Act, R.S.B.C. 1960, Chapter 208, there may be annexed to any land that is being or has been registered a condition or covenant in favour of The Crown that the land or any specified portion thereof is not to be built on, or is to be or not to be used in a particular manner;

AND WHEREAS the Covenantor, for diverse good causes and considerations it thereunto moving, is resolved and determined to bind itself, its heirs, successors and assigns in such a covenant in favour of the Covenantees, regarding the said Land hereinafter delineated in red on the plan attached hereto;

Registered the 6 day of July 78
an application number 43175-A
or stamped on the application

G07441

NOW THEREFORE, By These Presents, the said Covenantor hereby covenants the following conditions for the said Lands:

(A) For the northern portion of the said Lands designated "R1-B" Residential Single Family) on the said plan:

(i ) Hereafter, no building shall be constructed, nor mobile home located within twenty-five (25) feet (seven point six - 7.60 meters) of the inside toe of the dyke. No area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than two (2) feet (point six zero eight .608 meters) above the crown of the adjacent municipal road at the point nearest to the building. In the case of a mobile home, the ground level on which it is located shall be no lower than two (2)(point six zero eight .608 meters) feet above the crown of the adjacent municipal road at the point nearest to the building;

(ii) The required elevation may be achieved by landfill, thereby raising the ground level on which any building is to be constructed, or mobile home located, or by structurally elevating the said habitable, business, or storage area, or by a combination of both landfill and structural elevation, provided, that no area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer than twenty-five (25) feet (seven point six - 7.60 meters) from the inside toe of the dyke and the face of the landfill slope shall be adequately protected against erosion from flood flows;

(iii) The owner of the said Lands agrees to save harmless the Province of British Columbia and the District of Kitimat in the event of any damage being caused by flooding to any building, improvement, or other structure built, constructed or placed upon the said lands and to any contents thereof.

(iv) The owner of the said Lands agrees to place and maintain flood insurance coverage with respect to any building, improvement or structure built, constructed, or placed upon the said lands and the contents thereof to the full insurable value thereof, at such time as an official provincial flood insurance program is made available by the Insurance Corporation of British Columbia, or as soon as any other similar insurance is available that is approved by the Province.

(B) For the southern portion of the said Lands, designated 'G5' (Forestry Zone) on the said plan:

(i ) Hereafter, no building shall be constructed, nor mobile home located, on these lands.

(C) IN THIS DEED OF Covenant the singular includes the plural and vice-versa and the masculine includes the feminie and vice-versa.

(D) THIS AGREEMENT shall be binding upon and enure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors and assigns. And the parties hereto agree for themselves and

G07441

for their said heirs, executors, administrators, successors and assigns to execute any and all instruments which may be necessary or proper to carry out the purposes and intent of this Agreement.

ATTACHED TO AND FORMING PART OF THIS DOCUMENT

ATTACHED TO AND FORMING PART OF THIS DOCUMENT

SIGNED, SEALED AND DELIVERED at Kitimat, B.C. this 14th day of March 19 78 ; by JACKSON WHITEMARSH DROVER attorney in fact for Aluminum Company of Canada, Limited.

SIGNED, SEALED AND DELIVERED in the presence of )
)
)
)
)
)

Signature H. J. Johnston
Address
Occupation HERBERT JOHN JOHNSTON Notary Public In and For the Province of B.C. 330 City Centre, Kitimat, B.C.

ALUMINUM COMPANY OF CANADA, LIMITED

By .....
its attorney in fact.

DECLARATION OF ATTORNEY

I, JACKSON WHITEMARSH DROVER of the District of Kitimat, in the Province of British Columbia,

DO SOLEMNLY DECLARE:

1. That I am the attorney for ALUMINUM COMPANY OF CANADA, LIMITED.
2. That I am the person that subscribed the name of ALUMINUM COMPANY OF CANADA LIMITED, in the annexed instrument as the maker thereof.
3. That at the time of the execution of the said instrument the power of attorney had not been revoked by or on behalf of ALUMINUM COMPANY OF CANADA, LIMITED and I had not received any notice or information of the bankruptcy or dissolution of ALUMINUM COMPANY OF CANADA, LIMITED.
4. That I know the contents of the said instrument and subscribed the name of the said ALUMINUM COMPANY OF CANADA, LIMITED thereto voluntarily as the free act and deed of the said ALUMINUM COMPANY OF CANADA, LIMITED.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at Kitimat, in the Province of British Columbia, this 14th day of March, 19 78.

H. J. Johnston
A Notary Public in and for the Province of British Columbia.
HERBERT JOHN JOHNSTON Notary Public In and For the Province of B.C. 330 City Centre, Kitimat, B.C.

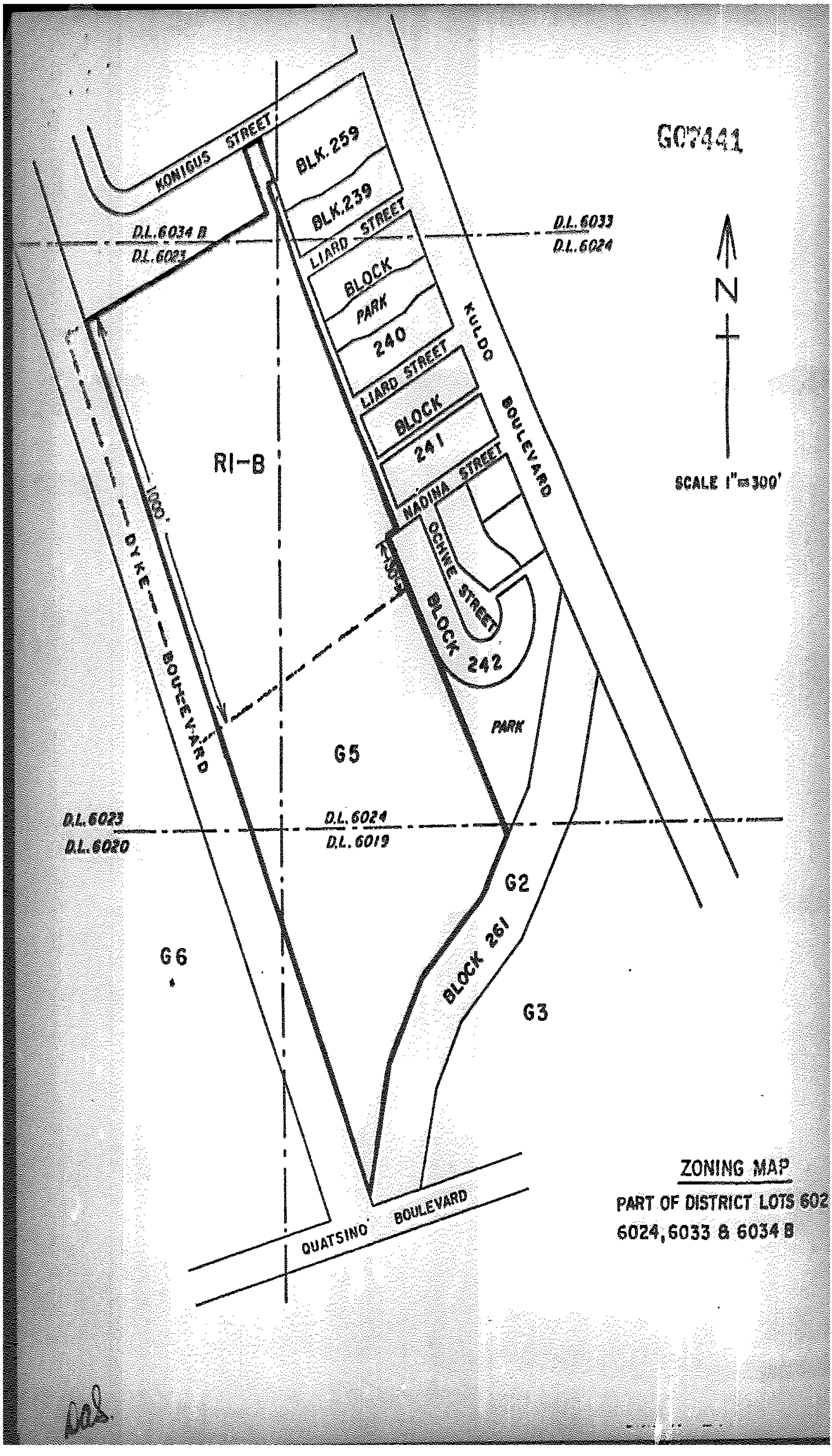
JACKSON WHITEMARSH DROVER

ATTACHED TO AND FORMING PART OF THIS DOCUMENT

ATTACHED TO AND FORMING PART OF THIS DOCUMENT

This is the instrument creating the condition or covenant entered into under Section 24A of the Land Registry Act by the Registered owner referred to herein and shown on the print of the plan annexed hereto and initialled by me.

Donald A. Stewart
Approving Officer
District of Kitimat


G7441
KONIGUS STREET
BLK. 259
BLK. 239
LIARD STREET
D.L. 6034 B
D.L. 6033
D.L. 6024
BLOCK
PARK
240
LIARD STREET
BLOCK
241
KULDO
BOULEVARD
RI-B
MADINA STREET
OCHINE STREET
BLOCK
242
PARK
DYKE
BOULEVARD
G5
D.L. 6023
D.L. 6020
D.L. 6024
D.L. 6019
G2
BLOCK 261
G6
G3
QUATSINO
BOULEVARD
N
SCALE 1" = 300'
ZONING MAP
PART OF DISTRICT LOTS 602
6024, 6033 & 6034 B

**THIS PAGE INTENTIONALLY LEFT BLANK**

RCVD: 1978-07-06 RQST: 2022-05-26 11.54.35

Doc #: G7441

Status: Registered



G07441

ALUMINUM COMPANY OF CANADA, LIMITED.

and

DEPARTMENT OF ENVIRONMENT, WATER RESOURCES SERVICE,

AND

DISTRICT OF KITIMAT

" SECTION 24A COVENANT AGREEMENT "

WOZNEY & SELINGER
*BARRISTERS & SOLICITORS*
366 CITY CENTRE
KITIMAT, B. C.

Land Title Act

**Charge**

General Instrument – Part 1

1. Application

**Ben Ramsden, Carvello Law Corporation**
**203 - 1005 Broad Street**
**Victoria BC V8W 2A1**
**(250) 590-7230**

2. Description of Land

| PID/Plan Number | Legal Description |
|---|---|
| **006-652-701** | **BLOCK 210 DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN 8918 EXCEPT PLAN EPP89122** |
| **031-073-425** | **LOT A DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN EPP89122** |

3. Nature of Interest

| Type | Number | Additional Information |
|---|---|---|
| **MODIFICATION** | **G7441** | **Modification of Covenant** |
| **PRIORITY AGREEMENT** | | **Granting Modification herein priority over Mortgage CA3839936 and Assignment of Rents CA3839937.** |

4. Terms

Part 2 of this instrument consists of:

**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**1004455 B.C. LTD., NO.BC1004455**

**FIRST WEST CREDIT UNION (AS TO PRIORITY), NO.FI 156**

6. Transferee(s)

**DISTRICT OF KITIMAT**
270 CITY CENTRE
KITIMAT BC V8C 2H7

7. Additional or Modified Terms



© Copyright 2024, Land Title and Survey Authority of BC. All rights reserved.

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

| Witnessing Officer Signature | Execution Date | Transferor / Transferee / Party Signature(s) |
|---|---|---|
| _____ | YYYY-MM-DD | **1004455 B.C. LTD.**<br>By their Authorized Signatory<br><br>_____<br>**Name:**<br><br>_____<br>**Name:** |

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

| Witnessing Officer Signature | Execution Date | Transferor / Transferee / Party Signature(s) |
|---|---|---|
| _____ | YYYY-MM-DD | **FIRST WEST CREDIT UNION (as to priority)**<br>By their Authorized Signatory<br><br>_____<br>**Name:**<br><br>_____<br>**Name:** |

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.


© Copyright 2024, Land Title and Survey Authority of BC. All rights reserved.

Land Title Act

**Charge**

General Instrument – Part 1

| Witnessing Officer Signature | Execution Date | Transferor / Transferee / Party Signature(s) |
|---|---|---|
| _____ | YYYY-MM-DD | **DISTRICT OF KITIMAT**<br>By their Authorized Signatory<br><br>_____<br>**Name:**<br><br>_____<br>**Name:** |

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.



© Copyright 2024, Land Title and Survey Authority of BC. All rights reserved.

**TERMS OF INSTRUMENT – PART 2**

**RECITALS:**

A. The Transferor ("**Covenantor**" or "**Owner**") is the registered owner in fee simple of the property in the District of Kitimat in the Province of British Columbia, legally described as:

PID: 031-073-425
Lot A District Lots 6019, 6020, 6023 and 6024, Range 5, Coast District, Plan EPP89122 (the "**G5 Lands**"); and

PID: 006-652-701
Block 210, District Lots 6019, 6020, 6023 and 6024, Range 5, Coast District, Plan 8918, Except Plan EPP89122 (the "**North Parcel**")

(collectively, the "**Lands**").

B. The Transferees are the District of Kitimat (the "**District**") and His Majesty the King in Right of the Province of British Columbia (the "**Province"**) (collectively the "**Covenantees**").

C. Acknowledging the Lands are considered to be subject to hazards, including flooding, the previous Owner of the Lands, in accordance with section 24A of the former *Land Registry Act* 1960 R.S.B.C. c.26, registered a covenant against the Lands in the Prince Rupert Land Title Office under charge number G7441 which restricted all development or location of mobile homes on the G5 Lands (the "**Covenant**").

D. The Owner wishes to amend the Covenant to allow development of mobile home lots on the G5 Lands, and in support of building permit applications, the Owner has submitted to the District "a report certified by a qualified professional that the G5 Lands may be used safely for the use intended", prepared by Matt Akenhead, B.Sc., GIT and reviewed by Matt Kokan, M.A.Sc., P.Eng., both of GeoPacific Consultants Ltd., entitled "Flood Assessment Report – Proposed Mobile Home Park - 167 Konigus Street, Kitimat, BC" and dated December 1, 2023, a copy of which report is attached as Schedule 'A' to this Modification agreement (the "**Report**").

E. In accordance with section 56 of the *Community Charter* 2003 S.B.C. c.26 and section 219 of the *Land Title Act* the Owner wishes to amend the Covenant to register the Report against the Lands in the Land Title Office (the "**Modification**").

F. Section 219 of the *Land Title Act* gives authority for a covenant and indemnity, whether of a negative or positive nature, to be registered against the Lands and granted in favour of the District with provisions:

- in respect of the use of land or the use of a building on or to be erected on land;
- that land is to be built on in accordance with the covenant;
- that land is not to be built on or subdivided except in accordance with the covenant; and
- that land is not to be used, built on or subdivided.

**NOW THEREFORE** in consideration of the payment of the sum of $10.00 by the District to the Owner (receipt and sufficiency acknowledged), the mutual covenants and agreements contained in this Modification agreement, and for other good and valuable consideration, the parties covenant and agree as to the following, including under Section 219 of the *Land Title Act*:

1. The Owner and the District agree that the Covenant is hereby modified as follows:

   (a) By adding the words "*which portion of the said Lands are legally described as PID: 031-073-425 Lot A District Lots 6019, 6020, 6023 and 6024, Range 5, Coast District, Plan EPP89122 (the "**G5 Lands**")*", at the end of section (B) immediately following the words "on the said plan";

   (b) By deleting subsection (B) (i) of the Covenant and replacing it with the following subsections:

   check drawings to make sure we are in the clear

   *(i) The Covenantor covenants and agrees that no building shall be constructed, nor mobile home located within twenty-five (25) feet (seven point six – 7.60 meters) of the inside toe of the dike running adjacent to the western property line of the G5 Lands;*

   *(ii) The Covenantor acknowledges that the G5 Lands are subject to hazards including flooding, and as further identified in the report prepared by Matt Akenhead, B.Sc., GIT and reviewed by Matt Kokan, M.A.Sc., P.Eng., both of GeoPacific Consultants Ltd., entitled "Flood Assessment Report – Proposed Mobile Home Park - 167 Konigus Street, Kitimat, BC" and dated December 1, 2023, a copy of which report is attached as Schedule 'A' to this Covenant Agreement which report certifies that the G5 Lands may be used safely for the use intended (collectively, the "**Report**"), and therefore, notwithstanding broader or greater uses, density or other regulations in the Kitimat Municipal Code, the Covenantor covenants and agrees that the G5 Lands must not be built upon or used except in strict accordance with the Report, and without limiting the generality of the foregoing, only when all of the following conditions are, and continue to be, satisfied, all at the Covenantor's sole cost:*

   1. *all work is to be undertaken in accordance with the British Columbia Building Code and under permit with the Authority Having Jurisdiction as such term is defined in the British Columbia Building Code;*

   2. *in accordance with page 2 of the Report, the required Flood Construction Level (the "**FCL")** of the G5 Lands is 9.0 metres Canadian Geod 2013 (the "**Minimum FCL**"), including that:*

      I think Riley verified that this means we do not have to raise the site. Check.

      a. *the minimum elevation for the underside of any wooden floor system or the top of any concrete slab for any habitable structure on the G5 Lands must be above the Minimum FCL, and*

      b. *goods that are damageable by flood waters must not be stored below the Minimum FCL;*

   3. *in accordance with page 2 of the Report, the following must be implemented by the Covenantor:*

      a. *the existing dike running adjacent to the western property line of the G5*

*Lands must remain undisturbed during development or occupation of the G5 Lands, including that no excavations of the dike, the dike side slopes, or below the trajectory of the dike side slopes may occur without prior review by a qualified geotechnical engineer and approval from the dike authority, and*

*b. the Covenantor must either:*

*i. ensure implementation and maintenance of an emergency alert system and flood emergency plan for the G5 Lands, or*

*ii. raise non-habitable areas on the G5 Lands to be above the Minimum FCL, which non-habitable areas include, but are not limited to, onsite roads, driveways, parking areas, outdoor amenity areas, non-habitable crawl spaces or storage areas for goods that are not damageable by flood waters;*

*(iii) Without limiting the above, a geotechnical engineer or other suitably qualified professional engineer must provide confirmation, in writing and prior to occupancy, of satisfaction of the conditions and recommendations identified in the Report, including determining if any further conditions are required so that the G5 Lands may be safely used for the intended use, and:*

*1. if the qualified professional determines that the G5 Lands may be used safely for the use intended with no further conditions, then there are no additional restrictions on development of the G5 Lands under this Agreement;*

*2. if the qualified professional certifies that the G5 Lands, or any particular portion, may be used safely for the use intended if the G5 Lands are used in accordance with further conditions specified in the professional's report, then the G5 Lands may not be built upon or used except in strict conformance with those conditions; or*

*3. if the qualified professional determines that the G5 Lands, or any particular portion, may not be used safely for the use intended, then the G5 Lands, or that particular portion, may not be built upon or used, irrespective of previous construction and permits.*

*For each of the above, the Covenantor covenants and agrees to provide the District of Kitimat's' Building Inspector with a copy of the further professional report(s) or supplemental letters, if any are prepared and the Covenantor will seek to replace or modify this Agreement to add such further professional report(s) or supplemental letters as a schedule. Where reports or other information is provided by the Covenantor or its professionals, the Building Inspector shall have the option, but not the obligation, to review and comment on the reports or other information. Where comments are provided, the Covenantor, and its professionals, shall consider those comments and amend their reports or other information accordingly or provide an explanation of why such amendment is not necessary.*

(c) By adding the following new sections after Section (D):

*(E) The Covenantor acknowledges that the Covenantees or the building official of the*

*District of Kitimat does not represent to the Covenantor or to any other person that any building, improvement or other structure of any kind that is built or moved in accordance with this Agreement will not be damaged by flooding, or other hazards, including as further identified in the Report, and the Covenantor covenants and agrees not to claim damages from the Covenantees or the building official of the District of Kitimat for any loss, damage, enrichment or injury, including economic loss and death, arising out of, connected with, or caused by any such hazards to the said Lands or any building, improvement or other structure that is built or moved onto the said Lands. The Covenantor will reimburse the Covenantees for any expense that may be incurred by the Covenantees as a result of a breach of a covenant under this Agreement.*

*(F) The Covenantor covenants and agrees to indemnify and save harmless the Covenantees from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Covenantees or the building official of the District of Kitimat, or which the Covenantees incur as a result of any loss, damage, deprivation, enrichment or injury, including economic loss and death, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, the granting of any approvals or the use of the said Lands contemplated under this Agreement.*

*(G) The Covenantor releases and forever discharges the Covenantees of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Covenantor and anyone, including third parties, can or may have against the Covenantees or the building official of the District of Kitimat for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the exemption, restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, the granting of any approvals or the use of the said Lands contemplated under this Agreement.*

*(H) The acknowledgement, release and indemnity provisions of this Agreement survive its termination, and are granted with the Covenantor's full knowledge of the dangers and risks of building within and use of the said Lands, and that no representation is made by the Covenantees, or any of their elected officials, officers or staff as to the safety or other appropriateness of such occupation, use or building.*

*(I) Nothing contained or implied in this Agreement:*

*i. prejudices or affects the rights, powers or discretion of the District of Kitimat in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the said Lands as if the Agreement had not been executed and delivered by the Covenantor;*

*ii. imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or*

iii. *imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the District of Kitimat with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity.*

*(J) The Covenantor covenants and agrees that the District of Kitimat may withhold development permits, building permits, occupancy certificates and other approvals related to the subdivision, building, use, or occupancy of the said Lands as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a permit, certificate or approval does not act as a representation or warranty by the District of Kitimat that the covenants of this Agreement have been satisfied.*

*(K) The Covenantor covenants and agrees that:*

i. *if either of the Covenantees advises of a breach of this Agreement, as determined in its reasonable discretion, the Covenantor must promptly remedy that breach at its sole cost;*

ii. *if the Covenantor has not remedied the breach to the reasonable satisfaction of the respective Covenantee within fifteen (15) days of notice or other longer time period specified by the Covenantee, the Covenantee may, but is under no obligation to, remove or rectify the breach at the expense of the Covenantor without further notice; and*

iii. *any costs to the Covenantees of such removal or rectification is a debt due from the Covenantor to the Covenantees together with interest at a rate of 3% per annum in excess of the Prime Lending Rate of the Royal Bank of Canada in effect from time to time, and:*

1. *the Covenantor shall pay such costs and interest to the respective Covenantee forthwith upon demand; and*

2. *failing payment, the District of Kitimat may add such costs and interest to property taxes for the said Lands.*

*(L) No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity. The Covenantor agrees that the Covenantees are entitled to obtain, at any time, an order for specific performance, a prohibitory or mandatory injunction, or other combination of remedies, in respect of any breach of this Agreement by the Covenantor.*

*(M) The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future breach or continuing failure, whether similar or dissimilar, and no waiver is effective unless it is written and signed by both parties.*

*(N) If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. However, where*

*a provision that contains an agreement or covenant between the parties is found not to be authorized under section 219 of the Land Title Act, that provision shall be interpreted as a personal agreement and contractual obligation between the parties, the Covenantor acknowledging the receipt and sufficiency of consideration.*

(d) By appending the Report attached as Schedule A to this Modification as Schedule "A" to the Covenant.

**Indemnity**

2. This Modification is an amendment to the Covenant, which the parties agree is ratified, approved and confirmed in each and every respect. Unless specifically amended by this Modification, all of the terms and conditions of the Covenant remain in full force, unamended.

3. The Owner acknowledges that the Covenantees and the District's building official does not represent to the Owner or to any other person that any building, improvement or other structure of any kind that is built or moved in accordance with this Modification will not be damaged by erosion, slope failure, or other hazards, including as further identified in the Report, and the Owner covenants and agrees not to claim damages from the Covenantees or the District's building official for any loss, damage, enrichment or injury, including economic loss and death, arising out of, connected with, or caused by any such hazards to the Lands or any building, improvement or other structure that is built or moved onto the Lands. The Owner will reimburse the Covenantees for any expense that may be incurred by the Covenantees as a result of a breach of a covenant under this Modification.

4. The Owner covenants and agrees to indemnify and save harmless the Covenantees from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Covenantees or the District's building official, or which the Covenantees incur as a result of any loss, damage, deprivation, enrichment or injury, including economic loss and death, arising out of or connected with the restrictions or requirements of this Modification, the breach of any covenant in this Modification, the granting of any approvals or the use of the Lands contemplated under this Modification.

5. The Owner releases and forever discharges the Covenantees of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Owner and anyone, including third parties, can or may have against the Covenantees or the District's building official for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the exemption, restrictions or requirements of this Modification, the breach of any covenant in this Modification, the granting of any approvals or the use of the Lands contemplated under this Modification.

6. The acknowledgement, release and indemnity provisions of this Modification survive its termination, and are granted with the Owner's full knowledge of the dangers and risks of building within and use of the Lands, and that no representation is made by the Covenantees, or any of their elected officials, officers or staff as to the safety or other appropriateness of such occupation, use or building.

7. At the Transferor's sole cost, the Transferor must do everything necessary to secure priority of registration and interest for this Modification over all encumbrances of a financial nature.

8. The Transferor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Modification.

9. The Transferor agrees to pay the legal fees and land title office costs of the Covenantees in connection with the preparation and registration of this Modification.

10. The parties are agreed that the General Provisions (Sections C, D, I, J, K, L, M and N) of the Covenant apply equally to this Modification.

**Priority Agreement**

11. FIRST WEST CREDIT UNION, Inc. No. FI 156 (the "**Chargeholder**") the registered holder of a charge by way of MORTGAGE and ASSIGNMENT OF RENTS against the Lands, registered under No. CA3839936 and CA3839937 respectively (the "**Charges**") agrees with the District, in consideration of the sum of Ten Dollars ($10.00) paid by the District to the Chargeholder (receipt and sufficiency acknowledged), that the Modification shall be an encumbrance upon the Lands in priority to the Charges in the same manner and to the same effect as if the Modification had been dated and registered prior to the Charges.

The Transferor and District acknowledge that this Modification has been duly executed and delivered by the parties executing the Form C attached to, and forming part of, this Modification.

# SCHEDULE "A"

# CERTIFIED REPORT OF REGISTERED PROFESSIONAL

# THAT LAND MAY BE USED SAFELY FOR THE USE INTENDED

GEOPACIFIC
CONSULTANTS

P (604) 439 0922
geopacific.ca
#779 West 75th Avenue
Vancouver, B.C. V6P 6P2

Kerkhoff Development Ltd.
205 – 43995 Progress Way
Chilliwack, BC
V2R 0E6

December 1, 2023
File: 22257
R0

Attention: Riley Phillips

**Re: Flood Assessment Report – Proposed Mobile Home Park**
**167 Konigus Street, Kitimat, BC**

## 1.0 INTRODUCTION

We understand that a flood assessment report is required for the proposed development at the above referenced location. A preliminary civil plan indicates the development would consist of 72 lots for mobile homes across the south half of the property, surrounded by onsite roads and parking areas.

We have previously completed a geotechnical investigation report of the site and prepared a geotechnical investigation report, dated May 16, 2023. This report presents our assessment of the potential flood hazard of the above referenced site and our recommendations with respect to mitigating potential damage due to flooding. The report has been prepared exclusively for our client, for their use and the use of others on their design and development team. We understand that the report would be provided to the District of Kitimat for use in the development and permitting process; however, it remains the property of GeoPacific. We further understand that this report may be included in a restrictive covenant for the property in relation to building elevations and flood mitigation measures.

## 2.0 SITE DESCRIPTION

The development site consists of the south half of the property with the civic address 167 Konigus Street in Kitimat, BC. The property is just over 11 hectares in area and bounded by Dyke Boulevard and the Kitimat River beyond to the west, a drainage channel to the south, existing residential developments as well as Nadina Street and UIard Street to the east and a community centre and commercial development to the north.

At the time of our site reconnaissance on February 16 and 17, the property was undeveloped and surfaced in thick bushes and forest vegetation while portions of the north half of the property have been raised with fill material. Spot elevations from a provided survey dated October 15, 2014, indicate the property is generally at elevations ranging between 10 m and 12 m; however, we understand grades across the north portion of the property may have been increased since the date of the survey. Observations during our site reconnaissance indicate there are some minor slope undulations throughout the site. Dyke Boulevard along the west side of the site comprises a dike separating the site from Kitimat River, with toe elevations ranging from 11.68 m at the north side of the property to 9.77 m at the south side of the property. The elevation of the top of the dike ranges from 16.34 m at the north side of the property to 14.65 m at the south side of the property. According to the District of Kitimat's online GIS *KITMAP*, the dike continues for approximately 1 km towards the southeast, beyond the south corner of the site.

The site and the surrounding area are shown on our Drawing No. 22257-02 following the text of this report.

## 3.0 FLOOD ASSESSMENT AND RECOMMENDATIONS

The site is located east of the Kitimat River and separated from the Kitimat River by Dyke Boulevard, which is the local flood control dike. The Kitimat River is subject to flooding and can potentially cause flood waters to enter around the southern end of the dike via Sumgas Creek. The dike appears to extend approximately 1 km towards the southeast, beyond the south side of the site; therefore, flooding at the site would be dictated by the flood elevation at the southern end of the dike. We understand the site is subject to a no-build covenant due to the potential flood risk.

We have reviewed the *Kitimat River Flood Mapping* report prepared by McElhanney, dated June 18, 2021, as well as *Map 4 – Kitimat River Flood Mapping*, dated April 2022, which provides the Flood Construction Level (FCL) based on the hydraulic analysis and modelling. The FCL of the site is shown to be 9.0 m geodetic, which represents the water surface elevation during the 200-year return period peak instantaneous flow with 30% added to account for the effects of climate change to the year 2100, and also includes 0.3 m freeboard allowance. EGBC's *Legislated Flood Assessments in a Changing Climate in BC (August 28, 2021)* indicates the minimum allowance for freeboard is typically 0.3 m above the instantaneous design flood level or 0.6 m above the daily average design flood level, whichever results in the higher FCL. McElhanney's *Kitimat River Flood Mapping* report indicates the 200-year peak instantaneous flow is expected to produce an FCL that is on average 0.3 m higher than the 200-year peak annual average daily flow FCL and therefore the freeboard of 0.3 m is considered acceptable. We have shown the approximately site boundary, dike, and Kitimat River flood levels on our attached Drawing No. 22257-02, with reference to McElhanney's *Map 4 – Kitimat River Flood Mapping*.

The FCL on the west side (Kitimat River side) of the dike that borders the west portion of the site is shown to be 12.0 m. The FCL of the site (9.0 m) is substantially lower than this due to the dike extending approximately 1 km further to the southeast, with the site being potentially at risk of flood waters that would backflow from the Kitimat River, around the southern limit of the dike. Our review at the site on February 16 and 17, 2023, indicates no disturbances to the dike or dike side slopes along the west side of the site are present.

Based on our review of the McElhanney *Kitimat River Flood Mapping* report as well *Map 4 – Kitimat River Flood Mapping*, the minimum FCL of 9.0 m geodetic is considered acceptable from a geotechnical perspective. We recommend the FCL of 9.0 m be applied for all habitable structures throughout the site. In the event of a flood, flood waters are expected to inundate the area gradually from the south via backwatering of the Kitimat River through Sumgas Creek and around the southern limit of the dike, approximately 1 km southeast of the site. In this instance, we expect there would be sufficient time to evacuate non-habitable areas of the site that are below the FCL; therefore, raising non-habitable areas of the site to 9.0 m geodetic is not considered necessary provided an alert system and flood emergency plan are in place. Non-habitable areas would include, but are not limited to, onsite roads, driveways, parking areas, outdoor amenity areas, and any non-habitable crawl spaces or storage areas used for the storage of goods that are not damageable by flood waters. We expect this would not be required if the entire site is raised to 9.0 m geodetic or higher. Most areas of the site appear to be at or above an elevation of 9.0 m; therefore, site grade raises to meet the FCL are expected to be minimal. We anticipate any required grade raises within the site could be completed without impacting any of the surrounding lands.

The dike provides adequate protection to the site against flooding within the Kitimat River up until approximately 1 km southeast of the site. We recommend the dike remain undisturbed during development and occupation. No excavations on the dike, the dike side slopes, or below the trajectory of the dike side slopes are to occur without prior review by a geotechnical engineer and approval from the dike authority.

Provided the above recommendations are adhered to, the land may be used safely for the use intended.

## 4.0 CLOSURE

This report has been prepared exclusively for our client and their design and development team for the purpose of providing our flood assessment of the above referenced site and our recommendations with respect to mitigating potential damage due to flooding. The development of the site and the recommendations provided are not expected to result in the transfer of flood risk or potential impacts to the adjacent properties. The report remains the property of GeoPacific Consultants Ltd. and any unauthorized use or duplication of this report is prohibited.

We are pleased to be of assistance to you on this project and trust that our comments and recommendations are both helpful and sufficient for your purposes at this time. If you require any further details or clarifications, please do not hesitate to contact the undersigned.

For:
**GeoPacific Consultants Ltd.**

Reviewed by:

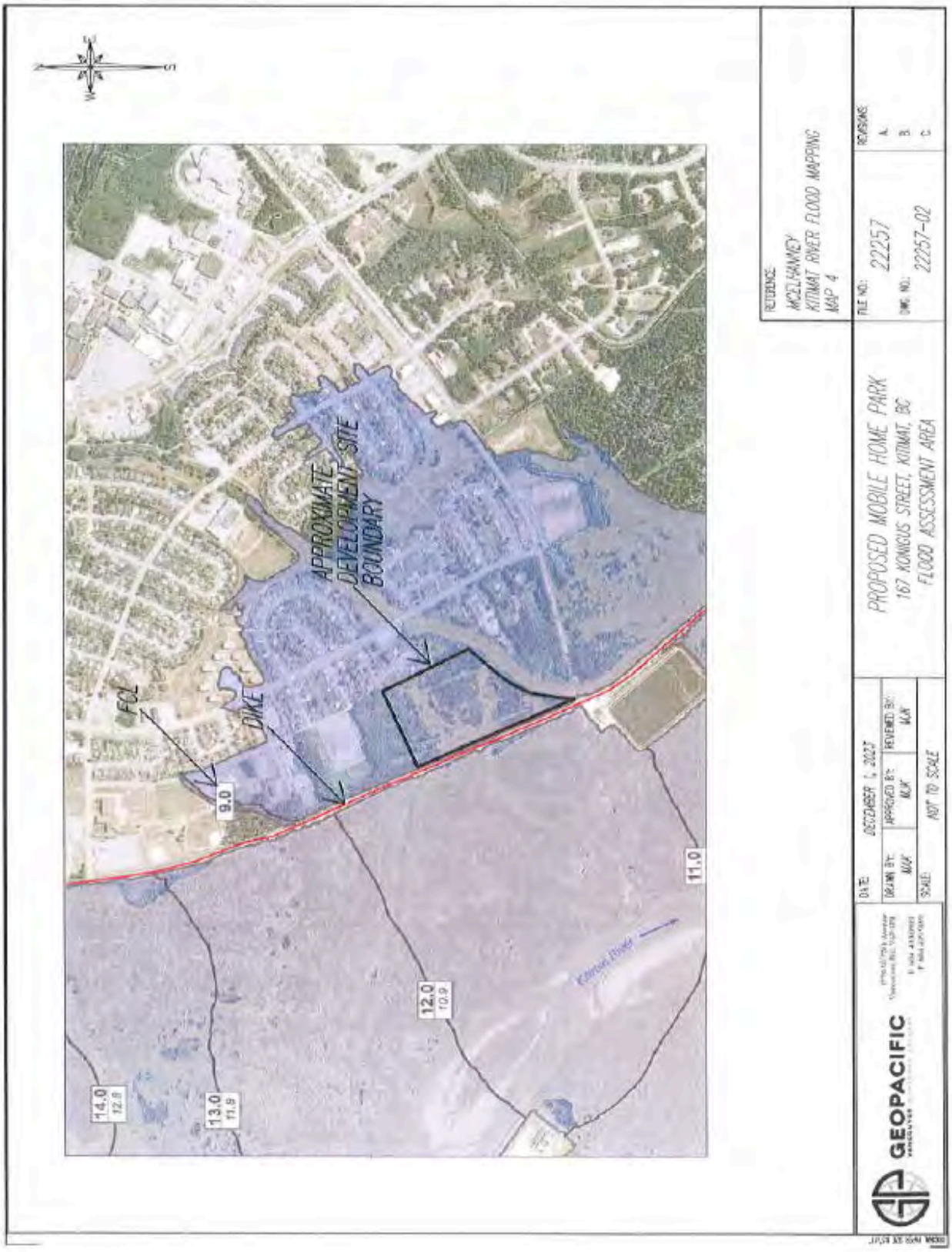



DEC 0 5 2023

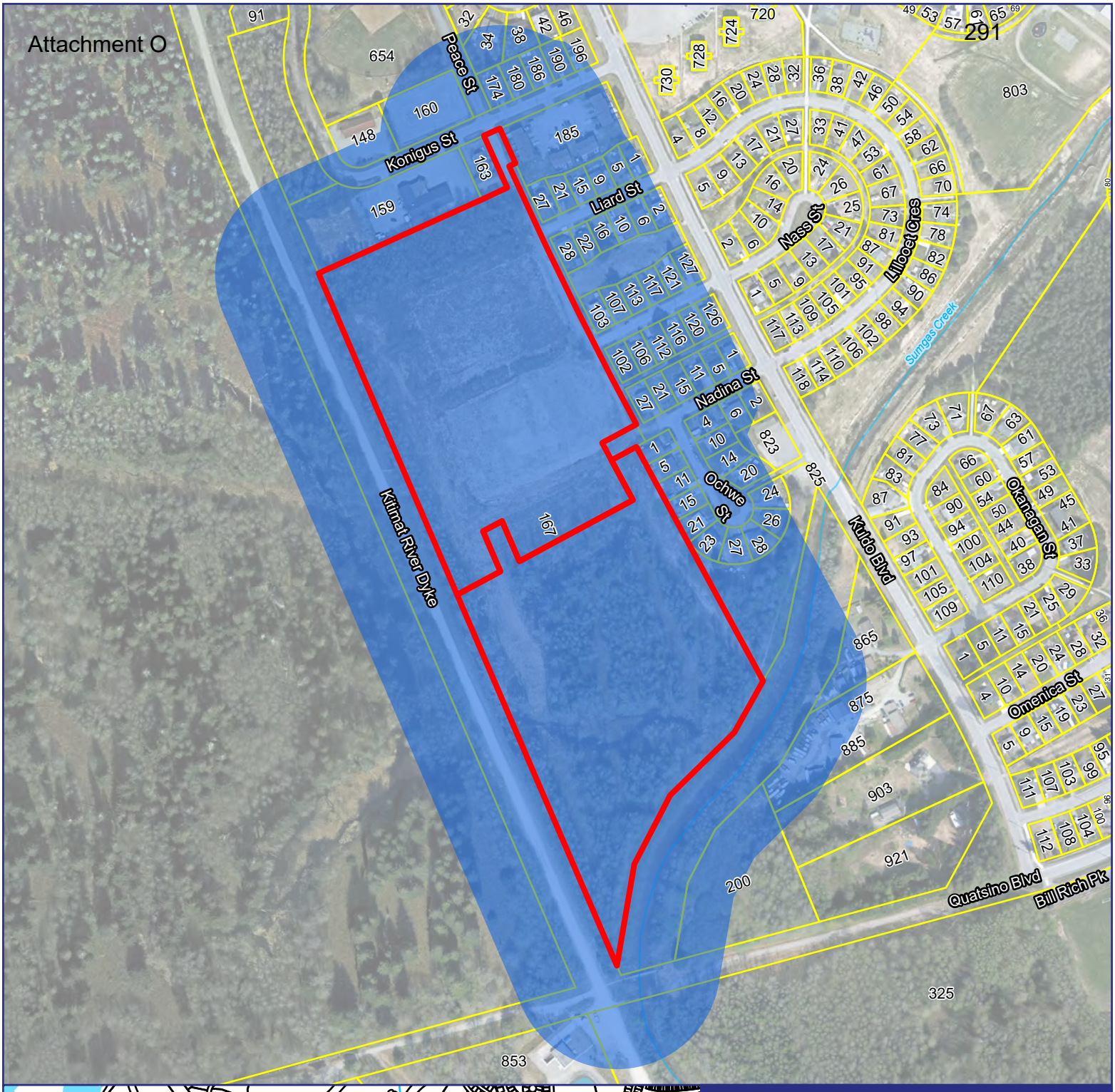
Permit to Practice
EGBC
1000782

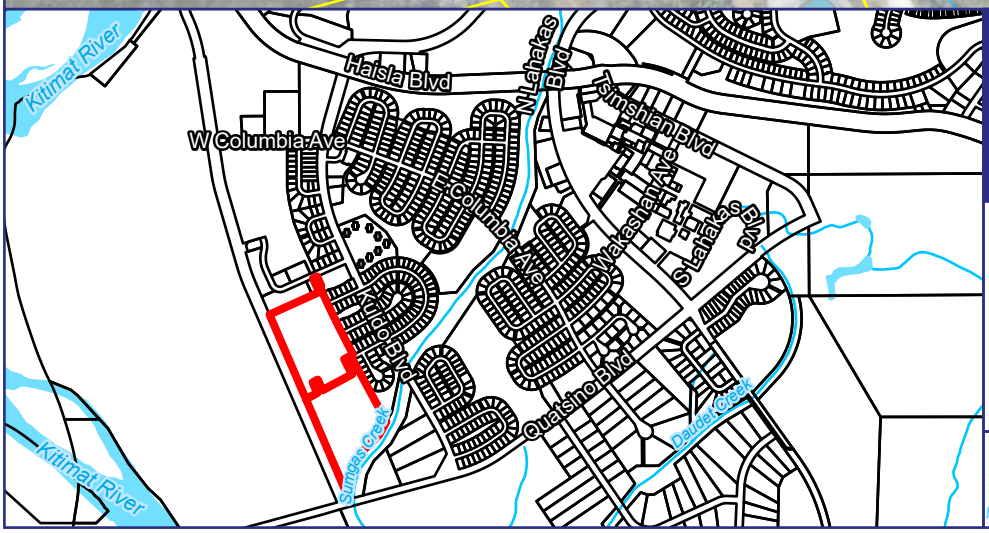
Matt Akenhead, B.Sc., GIT
Geoscientist In Training

Milt Kokan, M.A.Sc., P.Eng.
Principal


APPROXIMATE DEVELOPMENT SITE BOUNDARY
FCL
DIKE
9.0
11.0
12.0
10.9
13.0
11.9
14.0
12.8
Kennedy Slough
REFERENCE:
MCELHANNEY
KITIMAT RIVER FLOOD MAPPING
MAP 4
PROPOSED MOBILE HOME PARK
167 KONIGUS STREET, KITIMAT, BC
FLOOD ASSESSMENT AREA
FILE NO: 22257
DWG. NO: 22257-02
REVISIONS
A
B
C
DATE: DECEMBER 4, 2023
DRAWN BY: MAP
APPROVED BY: MJM
REVIEWED BY: MJM
SCALE: NOT TO SCALE
GEOPACIFIC

Attachment O




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 167 KONIGUS ST

167 Konigus St
Legal Parcel
Stream
90m Buffer

Scale: 1:4,687
Requisitor: KH
Author: AWS
Date: 14-Jul-2026
File: LocationMap
Revision: 1

0 55 110 220 m

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT

Date: July 16, 2026
File: 4.2.4
To: Warren Waycheshen, CAO - for Mayor and Council
From: Tracy Tavares, Director of Corporate Administration
Re: Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026
Applicant: N/A
Location: N/A

KITIMAT
A Marvel of Nature and Industry

**Recommendation:**

Action: Council consider first, second and third readings of Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026.

Recommended Motion:

**THAT Leisure Services Fees and Changes Amendment Bylaw No. 2099, 2026 be given first, second and third readings.**

**Background:**

At the June 22, 2026, Special Council Meeting, the following motion was made:

> *"THAT the District of Kitimat Leisure Services Fee Schedule be increased by four percent (4%);*
>
> *THAT there be no increase in facility rental fees for Shows/Concerts;*
>
> *THAT there be no increase for Park and Camping Fees;*
>
> *AND THAT there be no increase to Advertising Rates." (S26-033)*

The bylaw to amend the Leisure Services Fees and Charges is being presented to Council for consideration of the first three readings. If the bylaw receives first three readings, the bylaw will be brought back to Council for consideration of adoption at a future meeting.

The fees and charges proposed in Bylaw No. 2099 will not take effect until September 1, 2026. However, these fees will be incorporated into the Fall Leisure Services Guide and staff is requesting Council consider the bylaw now to ensure that the printing of the Leisure Services guide is not delayed.

**Alternative Options:**

1. Another option as developed through discussion of Council.

**Budget Implications**: Increases will be included in 2027 budget.

"SLT"

Director of Finance Initials

**Budgeted: X** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**

Priority 5 – Social Well Being

- 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**

5. Social Participation

- *"Social networks, social participation and feelings of belonging are important to healthy living, disease prevention and the prevention of isolation among seniors. Older people who remain active in society and socially connected are happier, physically and mentally healthier, and better able to cope with life's ups and downs."*

**Kitimat Cycle Network Plan**

Not Applicable

**Kitimat Poverty Reduction Strategy**

Not Applicable

**Leisure Services Master Plan**

*Section 3. Engagement*

**Affordability**

- Affordability was the second highest identified barrier to participation in leisure services programs and services per the community survey.

Indoor Recreation Programs

- At 77% participation rate, Public Swimming is the most popular recreation program among survey respondents. At a distance second and third place, are Recreational Events (48%) and Adult Programs (39%), respectively.

*Participation Rates by Family Type*

- Public swimming was particularly popular among single parents and couples with dependent children at home with 100% and 90%, respectively, having attended this program over the past year.
- Single parents with dependent children at home also had the highest participation rates across family types for Adult drop-in programs (27%) and Career Development Courses (36%).

- Couples with dependent children at home have the highest participation rates of any family type across all but the KIR and the Golf & winter Club facilities.

*Barriers*

- 35% of all survey respondents identified “Cost – Too expensive” as a barrier to their participation in recreational programs.

Whereas 42% of the 20 to 34 age group identified the “Costs- Too Expensive” as a barrier, only 13% of the 65 to 74 age group identified it as a barrier.

**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

"Tracy Tavares"

Submitted by
Tracy Tavares
Director of Corporate Administration

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A. Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026

**THIS PAGE INTENTIONALLY LEFT BLANK**

DISTRICT OF KITIMAT
BYLAW NO. 2099, 2026

Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026

---

A BYLAW TO AMEND PART 11, DIVISION 1 OF THE KITIMAT MUNICIPAL CODE WITH RESPECT TO THE LEISURE SERVICES FEES AND CHARGES SCHEDULE

---

WHEREAS, under section 194 of the *Community Charter*, Council may, by bylaw, impose a fee payable in respect to all or part of a service of the municipality to cover costs as necessary;

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 “Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026.

2. Part 11 – LEISURE SERVICES, Division 1 - Leisure Services Fees and Charges, Attachment A be deleted in its entirety and replaced with Schedule A – District of Kitimat Leisure Services Department 2026/2027 Fee Schedule, attached hereto and forming part of this bylaw.

3. This bylaw shall come into effect on September 1, 2026.

| | | |
|---|---|---|
| READ a first time this | day of | ,2026 |
| READ a second time this | day of | , 2026 |
| READ a third time this | day of | , 2026 |
| FINALLY ADOPTED this | day of | , 2026 |

MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares

**THIS PAGE INTENTIONALLY LEFT BLANK**

4.2.4

LSAC VERBAL DISCUSSION: 14 April 2026
LSAC 1st READING: 12 May 2026
LSAC RECOMMENDATION TO COUNCIL: 22 June 2026
BYLAW PASSED:

# DISTRICT OF KITIMAT
# LEISURE SERVICES DEPARTMENT

## September 2026/2027 Fee Schedule

Prices to take effect September 1, 2026
GST included in fees

Leisure Services…Enriches the quality of life.
Mentally and physically!

On direction from the Leisure Services Advisory Commission, rounding of fees is to be to the nearest .05 or .10 when applicable to facilitate divisibility for computer calculation of tax; the lower fee vs. higher fee is to be used at the mid-point.

# TABLE OF CONTENTS

Page

**Leisure Services Advisory Commission Mission Statement and Objectives** ..... 1

**District of Kitimat Statement of Objectives** ..... 2

**Leisure Services Fee Policies** ..... 3 - 7
- Age Categories
- GST
- Program Fees
- Prime / Non-Prime Time
- Admission Fees
- Meeting Rooms
- Children 6 Years and Under
- Reduced Fee for Rental of Leisure Services Facilities
- Tournament Bookings
- Community Development Centre Family Swim
- Scuba Diving Lessons
- Scuba Equipment during Public Swim
- Statutory Holiday Facility Rental for Exclusive Use
- School District / Kitamaat Village / Leisure Services Department Reciprocal Use Agreement

**Public Admission Fees – Schedule A** ..... 8
- Regular Fees including Court Fees.

**Riverlodge Recreation Centre – Schedule B** ..... 9 - 11
- Arts Wing/Pottery Fees
- Kiln Firing
- Room Rental Rates
- Martial Arts Fees

**Sam Lindsay Aquatic Centre – Schedule C** ..... 12
- Pool Rental Rates
- Sauna and Whirlpool
- Pool Rental Rates for Non-Residents

**Tamitik Arena / Kitimat Ice Rink – Schedule D** ..... 13 - 15
- Ice Rental Rates (Adult/Youth)
- Ice Rental Rates for Non-Residents
- High Performance Athlete Program Ice Time
- Special Events, Ice Shows
- Net Pegging
- Summer Rental Rates - Non-Ice Activities
- Shows / Concerts.
- Senior, Intermediate, or Junior Hockey
- Tamitik Room Rental Rates

**Miscellaneous – Schedule E** ..... 16 - 20
- Advertising
- Equipment Rentals
- Corporate Fitness Program
- Park Campground Fees
- Skate Sharpening Fees
- Field User Fees
- Climbing Wall

# Leisure Services Advisory Commission

## Mission Statement

The Leisure Services Advisory Commission contributes to the vibrancy of the community by advocating on behalf of Kitimat residents and advising and educating Council about the trends and issues related to parks and recreation. They advocate that Leisure Services is treated as an essential service to residents of and visitors to Kitimat in an effort to enhance the quality of life, promote social and health well being and create a thriving vibrant community.

## Vision Statement

The Leisure Services Advisory Commission believes and shares the vision that Kitimat is a community where residents should enjoy an enhanced quality of life through participation in indoor and nature-based recreation through engagement and the enjoyment of nature. The Commission feels that *every* person, should have the opportunity to be active, healthy, and socially connected across their lifespan.

## Values

- We steadfastly believe that parks and recreation are essential to the well-being of the residents of Kitimat.
- We are guided by the belief that our programs, policies and practices must be equitable, inclusive, and accessible (physically and economically) to all residents of Kitimat.
- We strive to contribute to an enhanced quality of life for all residents. In this regard, our decisions are guided by a desire to attract and retain residents to our programs, spaces and places by offering a variety of activities in a variety of well-maintained settings that meet the varying needs of our residents (e.g., indoor multi-use facilities, outdoor programs such as kayaks, canoes).
- We respect and celebrate the diversity of our community, including our multi-cultural character and our composition of permanent and temporary residents.
- We actively seek the community's participation in planning programs and use of facilities.
- In the act of advising about activities, we will take into consideration the existing facilities, equipment, environment, and people (staff and volunteers).
- We acknowledge that fiscal responsibility must be a balance of supporting the costs of operations with the need for affordability of our services.
- We respect the environment and our vast natural resources. We advocate for environmental sustainability of all programs, practices and policies.
- We are committed to promoting year-round access to both indoor and outdoor recreational pursuits.
- We seek to create partnerships and foster collaboration, while also recognizing the need to be proactive.

February 2022

# DISTRICT OF KITIMAT STATEMENT OF OBJECTIVES

Mayor and Council February 2022

1. To provide basic and affordable leisure services to anyone desiring programs or the use of facilities.

2.To recognize that individuals and groups have varying backgrounds (age, income, ability) and to encourage broad participation in recreation and leisure pursuits, it is recognized that there are a wide variety of different leisure needs. Services will, therefore, align with the changing needs of the community.

3.To encourage broad participation in recreation and leisure pursuits in all its forms that promote both physical and mental well-being, as well as to provide and promote year round access to both indoor and outdoor recreation pursuits.

4.Competition with the private sector will be avoided, except where the private sector chooses to offer what is considered to be a basic leisure service.

5.The cost of administering the collection of revenue shall not be disproportionate to the revenue which accrues or the advantage gained.

6.To provide programs and services for the sake of contributing to the greater good of individuals and community quality of life that may, as a result, not prioritize or seek revenue generation (e.g., lost leader programs)

7.In order to allow the fullest and most economical use of the District of Kitimat's facilities, no group or individual shall be given exclusive rental of any room or facility for an extended period of time.

8.To continuously evaluate programs, practices, services, policies, and facility use to maintain quality and ensure the needs of the community are being met.

9.To ensure a continuity of programming that meets the needs of the community by establishing partnerships with other community recreation providers as needed.

10.To plan and implement programs, policies and practices that are equitable, inclusive, and accessible to all residents of Kitimat.

11.Out of respect for the environment and our vast natural resources, ensure that all programs, services, and policies reflect environmental practices, and sustainability.

12.To ensure well-maintained spaces and places that all leisure (indoor and outdoor) are maintained to high measurable standard.

Passed by Council 22 February 2022
Motion: R22-061

# Leisure Services Department

## FEE POLICIES

1. It is recognized that at least some of the cost involved to deliver leisure services should be recovered by means of a user fee or charge, and that the user fees and charges should be reviewed annually and be effective 1 September to 31 August of the following year.

   On 26 February 2018 Council agreed that the objective for fee recovery percentage on revenue generating facilities and staff related to those facilities will be between 17% and 22% of projected facility and related staff expenses, excluding major expenditures. This percentage range will be reviewed every 5 years or when significant change takes place within the economy.

2. **Age Categories**

   It is recognized that there should be different rates based on the age of the participants and the following age categories have been established:

   | | | | |
   |---|---|---|---|
   | a) | Pre-schoolers | 4 | years of age and younger |
   | b) | Children | 5 to 14 | years of age inclusive |
   | c) | Students | 15 to 18 | years of age inclusive |
   | d) | Adults | 19 | years of age and older |
   | e) | Senior Citizens | 60 | years of age and older |

3. It is recommended that admission fees should be standardized in all facilities where applicable.

4. **Goods and Services Tax** - GST is included where applicable.

5. **The program fees** (excludes admission to public programs) are based on the cost to provide a program, including a charge for facility and administration overhead costs. However, based on the present policy, program costs outlined above are subsidized as follows:

   a) Pre-schoolers up to 50%
   b) Children up to 50%
   c) Students up to 25%
   d) Adults none
   e) Senior Citizens up to 50%

5.1 Public Program Admission Ratios:

That the goal be to maintain the following ratio for public programs:

- Children/Seniors be a maximum of 40% of adult fees.
- Students be a maximum of 60% of adult fees.
- Economy tickets be 80% of regular price (current policy)
- Membership be 30% of regular admission (current policy)

5.2 Facility Rental Ratio Goal:

That the goal be to maintain the following ratio for facility rentals:

- Child / senior be a minimum of 40% of adult.
- Student be a minimum of 60% of adult.

6. **Prime time and non-prime time** have been standardized for pool and ice facilities where applicable and are defined as:

   | | | | |
   |---|---|---|---|
   | a) | Prime Time | Monday to Friday | 6pm to 12 midnight |
   | | | Saturday to Sunday | 8am to 12 midnight |
   | | | Statutory Holidays | 8am to 12 midnight |

# FEE POLICIES continued…

| | | |
|---|---|---|
| b) | Non-Prime Time | All other times |
| c) | Special | School Days, 8am to 3pm (50% of Prime Time) |
| d) | Spring/Fall - Youth Ice | All ice fees at prime ice rate |
| e) | Spring - Adult Ice | See page 13 |
| f) | NID Days - Youth Ice | 8am to 3pm, see rate (must have a parent in attendance as supervisor) |
| g) | NID School Day Special – Youth Ice | See page 13 |
| h) | High Performance Athlete Program – Ice Time | See page 14 |

7. **Admission Fees**
   a) To be standard in all leisure services facilities, for recreation sponsored public sessions.
   b) Those fees consist of single fees, economy tickets (booklets) and memberships (passes).
   c) Active members of Canadian Armed Forces receive the seniors' rate for admission fees and memberships upon showing of valid and current Canadian Armed Forces identification card.

8. **Meeting Rooms - Guidelines**
   a) Rental rates are hourly unless otherwise noted in the fee schedule.
   b) No charge is levied for normal equipment used in conjunction with room rentals or programs.
   c) Volunteer youth groups who meet the criteria set out in the Fee Policies, item 10, shall be allowed the following providing the meeting rooms are available:
      i. One annual general meeting in the Riverlodge activity room or Tamitik meeting room free of charge.
      ii. Monthly executive meetings at a reduced cost of $19.65 per meeting in a Riverlodge meeting room or a Tamitik meeting room.
      iii. New leisure time activity groups wishing to hold public meetings to form a leisure service activity in our community are allowed four organizational meetings free of charge, when rooms are available.

9. **Minors Accessing Leisure Services Facilities**

   ACCESS TO THE LEISURE SERVICES FACILITIES FOR MINORS **MUST** ADHERE TO THE FACILITY ACCESS STANDARD OPERATING PROCEDURE

10. Whenever groups requesting a **reduced fee for rental of leisure services facilities** have part of their participants under 18 years of age and part over 18 years of age, that the reduced rate be granted when the 18 and under participants represents a minimum of 80% of the participating groups.

11. **Tournament Bookings**

    In booking of tournaments held in the leisure services facilities, a social room will be supplied, if available, at no additional cost, in the facility the tournament is being held. The social room is for the convenience of participants during the tournament hours only.

    (Please note that the intent of this does not include the use of Joanne Monaghan Community Room for evening dance socials - this would mean the Activity Room to socialize in while the event takes place.)

# FEE POLICIES continued…

12. **Community Development Centre Family Swim**

    The Community Development Centre is permitted one 1-hour swim per week at a convenient time for pool operations and normal admission fees are charged. This program can be incorporated with a Sunday Fun Swim.

13. **Scuba Diving Lessons - Private Sector**

    The private sector is permitted to teach scuba lessons during public swims, providing qualified PADI Instructors are present and supply the District of Kitimat with a photocopy of liability insurance with a minimum of $2 000 000.

14. **Scuba Equipment during Public Swim**

    Individuals are permitted to use their scuba equipment during specific public swims providing a current qualification certificate is produced prior to the swim.

15. **Statutory Holiday Facility Rental for Exclusive Use**

    **Ice Rental**
    Prime time rate applies for up to the first 6-hour block of facility rented on a statutory holiday. Beyond the 6 hours block the following charges apply: Prime time rate + all regular employee statutory holiday charges + an additional 30%.

    **Pool Rental**
    Charges for facility rental are as follows: Prime time rate + all regular employee statutory holiday charges + an additional 30%.

16. **Coast Mountain School District No. 82 Kitimat / Kitamaat Village / Leisure Services Department Reciprocal Use Agreement**

    The District of Kitimat and Coast Mountain School District No. 82 in Kitimat / Kitamaat Village have participated in a reciprocal use program. The agreement is:

    a) Coast Mountains School District No. 82 in Kitimat / Kitamaat Village has use of the leisure services facilities during school days between 8:30am and 4pm at no charge, and if additional costs are incurred, they are charged to them. The exception is swimming, where the District of Kitimat will provide the first lifeguard free of charge (District of Kitimat Policy and Procedures Manual).

    b) The District of Kitimat Leisure Services Department has use of School District facilities at no charge (apart from Mount Elizabeth Theatre) after 5pm on school days, with direct costs incurred on weekends.

    c) In addition, it has been agreed that Mount Elizabeth Middle Secondary School has the use of Tamitik Arena for graduation ceremonies in exchange for two free uses of Mount Elizabeth Theatre.

    **Dry Grad/Graduation Ceremonies:**

    - Dry Grad and Grad Banquet Committees each year by October 15th must contact the Leisure Services Department, Administrative Coordinator at Riverlodge (250-632-8970) to provide a contact list for the committee and set up a meeting to go over bookings and contract for the Dry Grad activities and banquet.
    - Tentative bookings for dry grad and graduation ceremonies must occur by October 30th and confirmation for the events must be made by March 31st of each year with the appropriate facility.
    - A $2,000 refundable security deposit must be submitted to the Leisure Services Department by January 31st of each year (**Note**: If damage occurs at one event, banquet, this damage deposit will be reduced and must be replenished prior to the next event, “dry grad”)
    - Guidelines for use and charges for the facilities are set by the Leisure Services Fees and Charges.
    - A security, safety and first aid plan must be submitted to the Leisure Services Department by May 1st of each year.

- Items to include are:
  - Medical plan
  - Security of the building
  - Dealing with smoking/vaping, drugs, and alcohol use
  - Evacuation plan and event insurances obtained for each event (to be coordinated with Leisure Services)

- Name and phone number of emergency contact who will be on site for the whole event by one week prior to each event to the Leisure Services Department

- The District of Kitimat provides a $5,000 grant to the Dry Grad Committee / Grad Committee which can be used for room booking all charges (rooms, staff costs, etc.) that are not included as part of the Leisure Services Fees and Charges.

  - The $5,000 may be split between the Dry Grad Committee and the Grad Committee
  - The $5,000 grant is budget dependant as part of the Leisure Services Department and must be approved by Council.
  - The grant cannot be used for the damage deposit owed to the Leisure Services Department
  - The grant cannot be used for costs not related to the facility rental or facility use requirements.

d) Riverlodge Recreation Centre is provided for Mount Elizabeth Middle Secondary School (MEMSS) Dry Grad and grad banquet as follows:

**Dry Grad – No Charge Facilities**

- Gym, J. Monaghan Community Room, Activity Room, Arts Wing, hallways
- Wednesday 8:30 pm – 9:30 pm
- Thursday 6 am – 9:30 pm
- Friday 6 am – start of event (est. 9 pm)
- Friday start of event (est. 9 pm) until Saturday 9 am
- Clean up must be complete by Saturday at 9 am or additional charges will be incurred.

**Dry Grad – Facility Charges**

- All other times outside of the above
- Floor cover laydown and take up.
- Recreation Attendant Services outside normal facility operating hours and for Dry Grad event after 2 am
- Electrician services
- Additional staff charges as required.

**Banquet – No Charge Facilities**

- Gymnasium, J. Monaghan Community Room, and Activity Room
- Set up 8:30 am – 3:30 pm Monday – Friday.

**Banquet – Facility Charges**

- All other times outside of the above
- Floor cover lay down and take up.
- Recreation Attendant services if additional staff are required and all time outside normal facility operating hours for including any overtime requirements.
- Service Clerk fees if additional staff are required and all staff time outside normal facility hours including overtime requirements.
- Electrician services
- Set up after 3:30 pm
- Additional staff charges as required.

# FEE POLICIES continued…

e) Riverlodge Recreation Centre is provided for Kitimat City High (KCH) grad banquet as follows:

**Banquet – No Charge Facilities**

- Gymnasium, J. Monaghan Community Room, and Activity Room
- Set up 8:30 am – 3:30 pm Thursday – Friday.

**Banquet- Facility Charges**

- All other times outside of the above
- Floor cover laydown and take up.
- Recreation Attendant services if additional staff are required and all time outside normal facility hours including overtime requirements.
- Service Clerk fees if additional staff are required and all time outside normal facility hours including overtime requirements.
- Electrician services
- Set up after 3:30 pm
- Additional staff charges required.

**Note:** The Tamitik Arena and the Sam Lindsay Aquatic Centre may be booked for dry grad and graduation events. The value of the $5,000 grant may be applied towards the costs related to these facilities. The use of the $5,000 grant must adhere to the explanation of the grant's restrictions.

17. Persons showing the Gym Works CSC Pacific/ Pacific Sport Card may use the facilities at no charge to pursue their fitness training goals. All other facility sales will apply.

18. A person using the facility for a municipally operated fitness program may use the facilities (shower, weight room, or pool) after their fitness class.

# PUBLIC ADMISSION FEES – SCHEDULE A

- **Regular Fees**

| Regular Admission | | | | | | |
|---|---|---|---|---|---|---|
| Age Group[1] | Single Admission | Economy Tickets[2] | Per Month | 3 Month [3] | 6 Month | 12 Month |
| PreSchool[7] | n/a | n/a | n/a | n/a | n/a | n/a |
| Child[4] | 3.20 | 31.45 | 35.00 | 89.45 | 161.50 | 285.15 |
| Senior | 3.90 | 34.90 | 38.80 | 91.60 | 172.85 | 307.25 |
| Student | 4.80 | 47.60 | 60.90 | 152.20 | 274.15 | 487.35 |
| Adult | 7.90 | 75.70 | 100.10 | 250.20 | 450.10 | 800.10 |
| Family[5] | 15.85 | 0.00 | 176.10 | 440.45 | 792.95 | 1,409.40 |

- **Leisure Access Fees (75% of drop-in and economy tickets, 50% of regular memberships)**

| Leisure Access | | | | | | |
|---|---|---|---|---|---|---|
| Age Group[1] | Single Admission | Economy Tickets[2] | Per Month | 3 Month | 6 Month | 12 Month |
| PreSchool[7] | | | n/a | n/a | n/a | n/a |
| Child[4] | 0.80 | 7.90 | 17.45 | 44.70 | 80.75 | 142.50 |
| Senior | 1.00 | 8.95 | 19.45 | 45.80 | 86.35 | 153.65 |
| Student | 1.20 | 12.35 | 27.05 | 76.10 | 137.05 | 243.70 |
| Adult | 2.00 | 18.90 | 44.55 | 125.05 | 204.60 | 400.10 |
| Family[5] | 3.95 | | 95.25 | 238.20 | 428.75 | 762.15 |

- **Day Pass Fees**

| Age Group | Day Pass Rate |
|---|---|
| Preschool[7] | N/A |
| Child[4] | 5.30 |
| Senior | 5.60 |
| Student[6] | 8.25 |
| Adult | 12.85 |
| Family[5] | 25.25 |

Regular & Leisure Access Memberships allow access only to public sessions at Riverlodge (weight room, open gym, badminton, sauna, rock wall and courts) and Tamitik (sauna, whirlpool, fitness areas, courts, public swim, and public skating).

1 See Fee Policies on Page 3, Item #2, for definition of age groups.
2 Economy tickets represent 80% of 12 single admissions.
3 "3 Month" Regular Membership is the base and represents 30% of 90 single admissions; "Per Month" = Base/3+20%; "6 Months" = Basex2-10%; "12 Months" = Basex4-20%
4 GST is not charged for those 14 years and under
5 Family rate: Maximum two parents or guardians accompanying their dependent children under 19 years of age.
6 post-secondary school students with a current provincially recognized post-secondary school student card pay the student drop-in rate for admission to Leisure Services facilities; if proof of fulltime status is provided, they pay the student rate for economy tickets and memberships.
7 For a challenged person who is <5 years old, the assistant / parent / caregiver pays admission at the child drop-in rate (subsidies apply).

**Note:** Hirsch Creek Golf and Winter Club membership fees may be collected as per direction of Recreation Administration Coordinator.

# RIVERLODGE RECREATION CENTRE – SCHEDULE B

- **Regular Arts Membership**

| ARTS MEMBERSHIPS [1] | | | | | |
|---|---|---|---|---|---|
| | Drop In | Per Month | 3 Months | 6 Months | 12 Months |
| Child [2] | 3.20 | 10.05 | 25.50 | 44.45 | 73.20 |
| Senior | 3.90 | 10.90 | 25.85 | 45.30 | 78.30 |
| Student [3] | 4.80 | 13.35 | 32.15 | 56.30 | 96.15 |
| Adult | 7.90 | 21.50 | 51.25 | 90.30 | 154.70 |

- **Leisure Access Arts Membership (75% of drop-in, 50% of regular memberships)**

| LEISURE ACCESS ARTS MEMBERSHIPS | | | | | |
|---|---|---|---|---|---|
| | Drop In | Per Month | 3 Months | 6 Months | 12 Months |
| Child | 0.80 | 5.05 | 12.75 | 22.20 | 36.60 |
| Senior | 1.00 | 5.45 | 12.95 | 22.65 | 41.10 |
| Student | 1.20 | 6.65 | 16.05 | 29.55 | 50.45 |
| Adult | 2.00 | 10.75 | 25.60 | 45.10 | 77.40 |

"3 Month" Regular Membership is the base x 3 less 20%; "6 Month" Regular Membership is the base x 6 less 30%; "12 Month" Regular Membership is the base x 12 less 40%

2 GST is not charged for those 14 years and under

3 Post-secondary school students with a current provincially recognized post-secondary school student card pay the student drop-in rate for admission to Leisure Services facilities; if proof of fulltime status is provided, they pay the student rate for economy tickets and memberships.

| FIRING COUPONS | Single Item | 6 Coupons |
|---|---|---|
| Glaze | 2.60 | 15.10 |
| Bisque | 1.40 | 6.95 |
| Full Kiln | 77.25 | |
| *No membership required. Never expires. | | |

0……
…

| FIRING PACKAGE[1] (Must have Arts Wing Membership) | 3 Month | 6 Month | 12 Month |
|---|---|---|---|
| **Includes bisque and glaze firing** | 98.85 | 197.40 | 395.35 |

1 Loading to be by Leisure Services staff or delegate only. Firing to be by Leisure Services staff or delegate only. Kiln to be fired only when full. Kiln firings limited to two firing per month.

# RIVERLODGE RECREATION CENTRE continued…

- **Room Rental Rates[5]**

| Room | Event | | |
|---|---|---|---|
| Arts Wing | Workshop Rates for Crafts Clubs (9am - 5pm) | | 99.20 |
| Meeting Room | Meetings (per hour) | | 19.20 |
| Community Room Kitchen | Hourly Rental[6] | | 43.70 |
| Activity Room | Meetings (per hour) | | 30.45 |
| | Sports Rental/ Non Profit Rental (per hour) | Adult | 31.65 |
| | | Youth | 25.85 |
| | Receptions [2] (within normal hours) | | 259.40 |
| | Socials outside buiding hours | | 302.65 |
| | Babysitting (per hour) | | 31.70 |
| Joanne Monaghan Community Room | Meetings per hour | | 43.70 |
| | Sports Rental/ Non Profit Rental (per hour) | Adult | 39.70 |
| | | Youth | 33.65 |
| | Receptions[2] (within normal hours) | | 418.70 |
| | Seniors/Teen Dances[3] | | 418.70 |
| | Socials[1] | | 1009.85 |
| Gymnasium | Sports Rental (per hour) | Adult | 71.40 |
| | | Youth | 35.50 |
| | Meetings (per hour) | | 66.05 |
| | Receptions[2] (within normal hours) | | 990.20 |
| | Socials[1] | | 2210.80 |
| Convention Rate[4] | Exclusive Use of Entire Facility (per day) | Adult | 2376.40 |
| | | Youth | 950.55 |
| Climbing Wall | Sports Rental (per hour) | | 25.95 |
| Kitimat Youth Centre | Meeting (per hour) | | 19.20 |

1. Socials operate between 7pm and 2am**.** Set up time is included as part of normal fee and arrangements and other facility activities are to be co-ordinated with the Leisure Services Administration Coordinator. When possible, decorations may be put up the day before.
2. Limited use of kitchen facilities; catered meals with alcohol service; within regular building hours of the season, Sunday to Friday at 4 p.m.; for such events as business meetings, bingo, etc.
3. Seniors/teen dances operate between 6 pm and 12 midnight with the building clear by 1 am. Without alcohol service.
4. Convention rental includes use of the entire facility for each day of the conference. This does not cover set up time as the policy for all rentals is that set up time is a part of the rate, providing the amount of time required is reasonable.
5. Federal government legislation requires that this fee be paid at social functions that provide music. Current SOCAN rates will be applied in addition to the rental fee, www.socan.com.
6. **Individuals or groups may use this facility for no charge when sharing skills pertaining to food preparation and preservation when the kitchen is not otherwise booked.** A refundable deposit of $50 will be collected and returned if the kitchen is cleaned and left in the condition it was found **Note -** If paid bookings for the Joanne Monaghan Community Room and kitchen are received outside 48 hours of the no charge booking of the kitchen, paid bookings will receive priority for the use of the kitchen space and the free booking will be cancelled.

   Applicable:
   - Groups or individuals interested in sharing skills or teaching friends on how to do food preparation or preservation.
   - Food Bank or Food Share Program
   - Groups such as Kitimat Community Services, Tamitik Status of Women, Community Garden Programs, etc.

   Not Applicable:
   - Commercial ventures i.e., preparation of food for a business or for selling of the food.
   - Commercial ventures to train employees how to do this for businesses.
   - Commercial ventures where someone is being paid to teach others.

**Note:** (i) If the Leisure Services Department deems necessary an additional charge for set up may be added. Charge made will equal the current wage rate of one Recreation Attendant 2 plus overhead for eight hours per day of event. (ii) An additional fee beyond what is listed in (i) may be added, with the permission of the Director of Leisure Services after consultation with the Recreation Administration Coordinator, based on minimum of current wage rate of one Recreation Attendant 2 plus overhead for four hours per day of event. (iii) If it is determined by the Recreation Administration Coordinator that the gym floor covering is to be used for a rental/event, an additional fee of up to 6 hours x 3 staff x the current wage rate of Recreation Attendant 1 will be charged when necessary.

# RIVERLODGE RECREATION CENTRE continued…

- **Martial Arts Fees**

**Tae Kwon Do**

Trial period 1 to 30 September - no fee.
Fall fees to be paid by 30 September, winter by 1 February.
Training session schedule is 1 September to 31 May, with **shared use of room.**

| Age Group | Season | | | | |
|---|---|---|---|---|---|
| Adult (≥19yrs) | Full Year | 1 October | to | 31 May | 400.25 |
| | Part Year | 1 October | to | 30 Jan | 206.60 |
| | | 1 February | to | 31 May | 206.60 |
| Youth (15-18yrs) | Full Year | 1 October | to | 31 May | 228.50 |
| | Part Year | 1 October | to | 30 Jan | 115.70 |
| | | 1 February | to | 31 May | 115.70 |
| Children (≤14yrs) | Full Year | 1 October | to | 31 May | 195.15 |
| | Part Year | 1 October | to | 30 Jan | 107.25 |
| | | 1 February | to | 31 May | 107.25 |
| Seniors (≥60yrs) | Full Year | 1 October | to | 31 May | 198.40 |
| | Part Year | 1 October | to | 30 Jan | 109.00 |
| | | 1 February | to | 31 May | 109.00 |

**Judo/ Boxing/ Jiu-Jitsu**

Trial period 1 to 30 September - no fee. Fall fees to be paid by 30 September, winter by 15 January.
Judo /Boxing/ Jiu-Jitsu training session schedule is 1 September to 30 April.

| Age Group | Season | | | | |
|---|---|---|---|---|---|
| Adult (≥19yrs) | Full Year | 1 October | to | 30 April | 418.35 |
| | Part Year | 1 October | to | 15 Jan | 209.45 |
| | | 16 January | to | 30 April | 209.45 |
| Youth (15-18yrs) | Full Year | 1 October | to | 30 April | 244.15 |
| | Part Year | 1 October | to | 15 Jan | 128.20 |
| | | 16 Jan | to | 30 April | 128.20 |
| Youth Drop-In | | | | | 5.60 |
| Children(≤14yrs) | Full Year | 1 October | to | 30 April | 214.35 |
| | Part Year | 1 October | to | 15 Jan | 116.50 |
| | | 16 January | to | 30 April | 116.50 |
| Seniors (≥60yrs) | Full Year | 1 October | to | 30 April | 221.80 |
| | Part Year | 1 October | to | 15 Jan | 121.85 |
| | | 16 January | to | 30 April | 121.85 |

# SAM LINDSAY AQUATIC CENTRE – SCHEDULE C

- **Pool Rental Rates**

| | Youth [1, 3] | Adult |
|---|---|---|
| **Time (rates are per hour)** | **Entire Complex** | |
| **Rental Rates** | | |
| All normal operating hours. | 192.75 | 260.85 |
| **Adhoc Pool Rentals[2]** | **Entire Complex** | |
| Outside normal operating hours Youth = 75% of adult rate | 222.30 | 295.80 |

1. Youth volume purchased pool time minimum 1 hour/day, Monday to Friday, 40 weeks/year.
2. Maximum 75 people. Intent of program rate is to capture all costs of on-deck personnel and meet policy relative to ratios between guards and participants. If there are additional participants, the cost would be the hourly labour cost including benefits plus 25%.
   - Persons or groups wishing to rent the complete facility will be required to pay all costs of additional on deck personnel and meet policy relative to ratio between guards and participants. Cost is current Guard 1 rate + overhead for each additional lifeguard required above 40 swimmers. The ratio of lifeguards to swimmers and additional charge for staff as follows:

     41 – 80 swimmers = 1 additional lifeguard
     81 – 140 swimmers = 1 additional lifeguard
     141- 200 swimmers = 1 additional lifeguard
     201+ swimmers = Requires 1 additional lifeguard per 50 swimmers

3. The Kitimat Marlins Swim Club rates are to be adjusted accordingly with any changes to the Fee Schedule.

**Note:** Swim Meet Charges: During a swim meet, the teach pool (shallow end) will be provided at no charge to the facility renters. During a swim meet the Leisure Pool, Hot Tub and Sauna will be available for public use, unless complete facility is pre-booked for the swim meet.

The Sam Lindsay pool is available to rent as a whole unit.

A. Amenities included in a rental of the Sam Lindsay Aquatic Centre include:
   i. Lap Pool
   ii. Teach Pool
   iii. Kiddie Pool
   iv. Hot Tub
   v. Leisure Pool

   Note: Swimmer to lifeguard ratios may incur additional charges.
   To include usage of the Waterslide for a rental, additional fees will be at the current rate for a Pool Marshal

B. Lane rentals. Individual lane rentals are available at the rate of $20.10 per hour provided that:
   a. The lane area is not booked for other purposes.
   b. The pool is open and qualified people are on duty.
   c. Rate reflects for up to 4 swimmers per lane. More than 4 swimmers each user will be charged the appropriate drop-in rate.

C. Rental of deck space for birthday parties is available only when the Thom Room is already booked. Pool Deck space will be charged out at the current Lifeguard 2 wage rate during private rentals and at the Thom Room booking rate during normal operational hours.

- **Shared Pool Use**

**Note:** If only a portion of the facility is booked (e.g.: a single lane) that other areas of the facility will remain open to the general public.

To ensure that you are the only user it is recommended to rend the entire facility.

Partial pool rentals will be on a case-by-case basis with the Aquatic Coordinator and fees will be pro-rated during regular operating hours depending on the lifeguard to swimmer ration required

The areas available for renting during open hours are:
- Lap Pool
- Teach Pool
- Individual Lane rentals

- **Pool Rental Rates for Non-Residents**

| | |
|---|---|
| Adult | Adult Ad Hoc pool rental rate + 25% surcharge |
| Youth | Youth Ad Hoc pool rental rate + 25% surcharge |

# TAMITIK ARENA / KITIMAT ICE RINK – SCHEDULE D

- **Ice Rental Rates**

**Adult**

| | Fall: Sept 1 - 30 | Winter: Oct 1 - Mar 14 | Spring[7]: Mar 15 - May 31 | Summer[7]: Jun 1 - Aug 31 |
|---|---|---|---|---|
| Adults (All hrs) | 272.25 | 0.00 | 212.65 | 272.20 |
| Prime Time[1] (All hrs exclusive of non prime) | 0.00 | 271.50 | 0.00 | 0.00 |
| Non-prime Time[2] | 0.00 | 231.70 | 0.00 | 0.00 |
| Cancellation / No-Shows Charge, <28 days notice | 272.25 | 271.50 | 212.65 | 272.20 |
| Special[3] | 0.00 | 74.80 | 0.00 | 0.00 |

**Youth (18 years and under - registered society)**

| | Fall: Sept 1 - 30 | Winter: Oct 1 - Mar 14 | Spring[5]: Mar 15 - May 31 | Summer[6]: Jun 1 - Aug 31 |
|---|---|---|---|---|
| Youth (All hrs) | 100.50 | 0.00 | 140.20 | 272.20 |
| Prime Time[1] (All hrs exclusive of non prime) | 0.00 | 100.50 | 0.00 | 0.00 |
| Non-prime Time[2] | 0.00 | 86.45 | 0.00 | 0.00 |
| Cancellation / No-Shows Charge[4], <28 days notice | 207.70 | 217.60 | 140.20 | 272.20 |
| School Non-Instruction Days (NID) Must have adult supervision | 0.00 | 61.45 | 61.45 | 0.00 |

[1] Monday to Friday, 6 pm to 12 midnight. Saturday to Sunday, 8 am to 12 midnight.
[2] All other times.
[3] Monday to Friday (school days) 8am to 3pm. Statutory Holidays - See page 5.
[4] **Cancellation / No Shows Charge for Youth during Fall/Winter: Double the normal rate unless Cold Weather Policy in effect.**
[5] Youth Spring booked prior to January 15th, local youth group:
- a) require a minimum $500 deposit.
- b) rental rate: $112.05 (20% discount off regular spring ice)
- c) minimum hours / day: 4
- d) minimum days / week: 5
- e) minimum weeks going forward from March 15 in consecutive weeks: 4.
- f) Ice booked after January 15th be at rate of $140.20.
- g) Ice can only be booked in the year that it will be used; The Director of Leisure Services, or delegate, may waive this for special events as necessary.
- h) Fees will match the fall/winter ice fee rates if the ice has not been removed and requires re-installation, and all other spring ice requirements have been met.

[6] Youth Summer booked prior to January 15th, local youth group:
- a) require a minimum $1000 deposit.
- b) rental rate: $141.60(48% discount off regular summer ice)
- c) minimum hours / day: 7
- d) minimum days / week: 5
- e) minimum weeks working back from August 31st in consecutive weeks: 4.
- f) Ice booked after January 15th be at rate of $272.20
- g) Ice can only be booked in the year that it will be used; The Director of Leisure Services, or delegate, may waive this for special events as necessary.
- h) Fees will match the fall/winter ice rental rates for the last three full weeks of August if all other requirements of summer ice rentals have been met.

[7] Adult program or commercial sector (hockey school) unless booked through local youth group. Spring / summer booked prior to January 15th:
- a) deposit $2,000
- b) rental rate: $159.55 (25% discount off regular spring ice)
- c) minimum 6 hours / day
- d) minimum rental program - 2 weeks
- e) minimum 6 days if 2 weeks, 5 days if 3 weeks
- f) minimum 2-week rental

# TAMITIK ARENA / KITIMAT ICE RINK continued…

g) Ice can only be booked in the year that it will be used; The Director of Leisure Services, or delegate, may waive this for special events as necessary.
h) Fees will match the fall/winter ice fee rates if the ice has not been removed and requires re-installation, and all other spring ice requirements have been met.

- **Ice Rental Rates for Non-Residents**

| | |
|---|---|
| Adult | Adult prime time ice rental rate + 25% **surcharge** |
| Youth | Fall/Winter: 50% (adult prime time ice rental rate +25% surcharge)<br>Spring/Summer: Youth rental rate + 25% |

- **Ice Time – Open (Local Elite Athletes) (October 1 - May 1)**
From time-to-time various youth excel in their ice sport and, prior to competition, request additional ice time for practice. If ice time is available at no additional cost to the taxpayer, the charge per individual would be $17.35 per hour**.** For procedure see Leisure Services Department Standard Operating Procedures Manual.
- **Special Events / Ice Shows** (re: feature hockey games, ice shows featuring provincial, national, or international people)
Rental rate applicable or 10% of gross gate whichever is the greater. Actual clean-up costs to be paid by rental agency.
- **Net Pegging** (securing hockey nets limiting movement)
User groups to be responsible for net pegging or procure the service from the Leisure Services Department at a charge (above their regular ice rental rate) of hourly cost-plus benefit package at minimum of 4 hours.
- **Summer Non-Ice Rental Rates** - Minor User Groups (18 years and under - registered society)

| | |
|---|---|
| Minor User Groups | 76.25 |
| Adult Rental | 125.80 |

- **Shows / Concerts**

| | | |
|---|---|---|
| Local Non-Profit Organization, per day, registered society | | 825.35 |
| | | plus cleanup costs |
| | First Day | 1,375.55 |
| | Second Day | 1,375.55 |
| Commercial Rates | Rock Concert Rate[1] | 1,375.55 |
| | | plus cleanup costs |
| | Complete Concession Rights | 550.25 |
| | Partial Concession Rights | 275.15 |

[1] Negotiate 10% of the gross gate or minimum fee whichever the greater. All set-up, take-down, on-going clean-up, and final clean-up of room rental (exclusive of janitorial) to be negotiated in rental agreement.

- **Senior, Intermediate, or Junior Hockey**

1. It is recognized that this type of hockey has not operated in our community for several years and every situation should be judged on its own merits. However, this program offers an opportunity for an initial starting point.
2. Registration with BC Hockey.
3. Minimum of 10 home games, six of which must be from outside Pacific Northwest at Junior "B" level or higher.
4. a) A guarantee of $13,937.75 plus GST to be instituted versus 15% of the gross gate, whichever is the greater.
   b) That the $13,937.75 plus GST guarantee be paid in full by 15 November of each year or 15% of gate receipts or the balance by cheque.
   c) Gross rate split 15% to the District of Kitimat for ice costs, for training camp and games.
   d) 85% to hockey team for operating costs and to provide competition.
   e) Before split, the following game costs to come off the top:
      i. referees, linesmen, and ticket sellers.
      ii. referees and linesmen to be supplied by the hockey team.
      iii. ticket sellers to be supplied by the Leisure Services Department.

# TAMITIK ARENA / KITIMAT ICE RINK continued…

5. Practice Times:
   a) Training camp ice time that is available prior to 29 September of each year.
   b) Regular practice is two sessions per week for 1 hour and 15 minutes at agreed upon times.

6. It is stated that the hockey team is responsible for security and control of building during all rental times.

- **Tamitik Room Rental Rates**

| | | | |
|---|---|---|---|
| George Thom Meeting Room | Meetings per hour | | 29.00 |
| | Socials (within established bldg hrs) | | 258.85 |
| | Sports Rental / Non Profit Group Rental (per hour) | Adult | 31.70 |
| | | Youth | 25.95 |
| | Babysitting (per hour) | | 31.65 |
| | Workshops (9am - 5pm) | | 99.20 |
| Arena Mtg Rm | Meetings per hour | | 19.20 |
| Press Room | Meetings per hour | | 19.20 |
| Squash Court | Sports Rental (per hour) | | 25.95 |
| | Meetings per hour | | 25.95 |

# MISCELLANEOUS – SCHEDULE E

- **Advertising**

Commercial advertising is permitted by youth volunteer agencies to be installed on the sports field fencing of the outdoor sports fields, squash court kill boards, and specific areas of the arenas (see Leisure Services Department SOP for details).

| | | |
|---|---|---|
| | 4' x 8' space | 249.60 |
| Sports Fields | Kill Board | 249.60 |
| Squash Courts | Score Clock/panel | 249.60 |
| Arenas | Ice Resurfacer/panel | 249.60 |
| | Tamitik Arena Board | 249.60 |
| | Above Ice Machine Bay | 249.60 |
| | Tamitik Lower Concourse Ice Exit | 249.60 |
| | Kitimat Ice Rink Board | 149.75 |
| | Ice Advertising (Tamitik Arena & KIR) | 249.60 |

- **Corporate Fitness Program**

1. That this program be available to all industrial/commercial employers in our community to encourage them to be involved in the fitness of their employees and their families.
2. That a firm must have a business licence in Kitimat to qualify.
3. That a firm must guarantee a minimum billing of $100.00 / month to pay for the Leisure Services Dept's administration costs.
4. That the Leisure Services Department collect no more than 75% of the total cost of the program admission price.
5. That each employee and family members who qualify for the program will have to purchase a picture identification card from the District of Kitimat Leisure Services Department.
6. To qualify for the ID picture, the employee of the company will have to present their employee identification card to the Leisure Services Department. Each member of their family must also present the card to the Leisure Services Department, to identify the family members eligible for the ID and, therefore, the program.
7. The Leisure Services Department will collect admission fees for each public session from a qualifying employee or dependant as set by the registered company and the balance of the fee for the public program would be billed to the registered company at month end.
8. Subsidies vary with participating industries and institutions.

- **Park Campground Fees**

| | | Fee Per Night W/O Electrical | Fee Per Night With Electrical |
|---|---|---|---|
| **Radley Park** | Regular | 24.00 | 28.00 |
| | Seniors[1] | 24.00 | 28.00 |
| | Persons with Disabilities (PWD)[2] | N/A | N/A |
| | Firewood | 5.00 Per Bundle | |
| | Booking Fee | 3.00 Per Booking | |
| **Hirsch Creek Park** | Regular | 17.00 | N/A |
| | Seniors[1] | 17.00 | N/A |
| | Persons with Disabilities (PWD)[2] | N/A | N/A |
| | Firewood | 5.00 Per Bundle | |
| | Booking Fee | 3.00 Per Booking | |

[1] 50% discount from the day after Labour Day to June 14th for seniors (65 years of age or older) and physically challenged (as per the Provincial Parks).
[2] BC Parks no charge camping for disability criteria: http://www.env.gov.bc.ca/bcparks/fees/disability.html

Council Motions:
April 13, 1992: That the fees for the campgrounds follow the fee structure of the Provincial Parks for similar facilities.
1999: Increase of $1 and coin operated shower at rate of $1 for 5 minutes.
2004: Increase to $18 for site w/o electricity. Provincial government site w/o electricity is $22 (Firewood extra).
2010: Provincial government w/o electricity is $25 (Firewood extra).
2015: Provincial rate increased.
2018: New BC Parks no charge camping for persons with disabilities be implemented.
2021: Provincial rate increased in 2020.

Hirsch Creek Park and Radley Park Winter Rates (September 15 to May 15):No showers, toilets, garbage pick-up, and no firewood.

Without electricity $17.00
With electricity $28.00

- **Field User Fees**

These fees are for use of the following fields: Nechako Ball Fields 1 and 2, Riverlodge Ball Fields 1, 2, and 3, Riverlodge Soccer Field

| FIELD - PER ADULT TEAM Season: May to Sept 7 | | |
|---|---|---|
| Soccer | per team | 820.60 |
| Softball | per team | 820.60 |
| Cricket | per team | 820.60 |

- Adhoc game rental fee for team not registered with Leisure Services Dept.: $68.25 per game.
- Seasonal Rental of fields per team includes (1) practice time and (1) game time per week.

- Tournaments: $136.75 per day or part day.
  **Note:** Tournament users must pay $500 damage deposit at time of booking. The damage deposit will be returned if the sports field is determined to be in reasonable condition after inspection by Leisure Services Staff. If approved the damage deposit will be returned within 5 business days of the end of the tournament.

| FIELD - YOUTH (≥15yrs) Season: May to Aug 15 | | |
|---|---|---|
| Soccer | per team | 355.10 |
| Softball | each; player registers with Softball BC | 26.25 |
| Cricket | per team | 355.10 |

- Adhoc game rental fee for team not registered with Leisure Services Dept.: $40.60 per game.
- No charge for registered associations
- Seasonal Rental of fields per team includes (1) practice time and (1) game time per week.
- Tournaments: $80.25 / day or part day for non-registered associations.
  **Note:** Tournament users must pay $500 damage deposit at time of booking. The damage deposit will be returned if the sports field is determined to be in reasonable condition after inspection by Leisure Services Staff. If approved the damage deposit will be returned within 48 hours of the end of the tournament.

| FIELD - CHILD (≤14yrs) | | | |
|---|---|---|---|
| Soccer | May to Aug 15 | per team | 239.95 |
| Softball | May to June 30 | each; player registers with Softball BC | 16.10 |
| Cricket | May to Aug 15 | per team | 239.95 |

- Adhoc game rental fee for team not registered with Leisure Services Dept.: $23.05 per game**.**
- No charge for registered association or invited teams.
- Seasonal Rental of fields per team includes (1) practice time and (1) game time per week.
- Tournaments: $50.60 per day or part day for non-registered associations.
  **Note:** Tournament users must pay $500 damage deposit at time of booking. The damage deposit will be returned if the sports field is determined to be in reasonable condition after inspection by Leisure Services Staff. If approved the damage deposit will be returned within 7 days of the end of tournament.

- **Climbing Wall**

When available within facility operating hours. Annual waiver/consent form must be complete prior to using the wall. Admission fees are the same as regular public and Leisure Access fees. Economy tickets are applicable.

# MISCELLANEOUS continued…

- **Leisure Services Department Equipment Rental**

| TYPE OF EQUIPMENT | | FEE (DAILY) |
|---|---|---|
| **Photocopying** | Volunteers | 0.15 |
| | Public | 0.30 |
| **Flip Chart Paper** | 1 pad non-lined, 50 pgs | 20.45 |
| | 1 pad lined white newsprint, 50 pgs | 26.45 |
| | Flip Chart Stand | 16.05 |
| **Furniture** | Rectangle Banquet Tables | |
| | Per table, per day | 9.40 |
| | Per table, per week | 49.55 |
| | Per table, per month | 147.65 |
| | Chairs - plastic | |
| | Per chair, per day | 1.60 |
| | Per chair, per week | 4.75 |
| | Per chair, per month | 9.70 |
| | Plus deposit of half cost of rental | |
| **Linen** | Tablecloth (rectangle or round) | 15.50 |
| | Napkin | 1.30 |
| | Plus $50 deposit if used outside Riverlodge | |
| **Coffee Service (includes cups, cream and sugar)** | 8 cup | 8.30 |
| | 30 cup | 28.10 |
| | 100 cup | 57.25 |
| | Thermos | $25 Deposit Only |
| | Urn, per day | 12.40 |
| | Urn Deposit | 50.00 |
| **Padlocks** | Padlock | 1.00 |
| | Deposit | 4.00 |
| **Ice Skates** | | 1.30 |

As per Council motion of November 10, 2003:
- For internal use for clients renting Leisure Services Department facilities
- For internal use by other departments
- For use by public when not available from the private sector

- **Snowshoes**

| | |
|---|---|
| Per pair per day | 27.45 |
| Deposit per pair | 50.00 |

- **Trail Rider**

| | |
|---|---|
| Per Day | NC |
| Deposit | 100.00 |

- **Disc Golf Discs**

| | |
|---|---|
| Per day | 5.20 |
| Damage Deposit | 15.00 |

# MISCELLANEOUS continued…

- **Block Party Equipment**

| | |
|---|---|
| Unit 1 - Hands Up per day | 42.80 |
| Deposit | 150.00 |
| Unit 2 - Up, Up and Away per day | 42.80 |
| Deposit | 150.00 |
| Unit 3 - Sports Pack per day | 42.80 |
| Deposit | 150.00 |
| All 3 Units per day | 128.70 |
| Deposit | 350.00 |

- **Kayak Rental**

| Usage | Fee - Single Kayak | Fee - Double Kayak |
|---|---|---|
| Day Use (7 Hours) | 53.20 | 70.30 |
| 24 Hour | 115.05 | 130.85 |
| 48 Hour Use | 172.55 | 210.90 |
| Extra Day (beyond 48 hours) | 55.85 | 70.30 |
| Damage Deposit | 300.00 | 300.00 |

- **Mr. & Mrs. Santa Suit Rental**

| | |
|---|---|
| Per day | 33.85 |
| Deposit | 50.00 |

- **10' x 10' Tents**

| | |
|---|---|
| Per tent per day | 30.10 |
| Deposit per tent | 250.00 |

- **Portable Electric Subpanel**

| | |
|---|---|
| Per Day | 28.10 |
| Deposit per tent | 250.00 |

- **Snow Cone Machine**

| | |
|---|---|
| Per day | 52.00 |
| Snow Cone Supplies[1] | 62.40 |
| Damage Deposit | 200.00 |

[1] Supplies included: Snow cone mix, 1 jug & 200 cups.

- **Dunk Tank**

| | |
|---|---|
| Per day | 67.60 |
| Damage Deposit | 500.00 |

# COUNCIL REPORT

| | |
|---|---|
| Date: | July 16, 2026 |
| File: | 7.17.30 |
| To: | Warren Waycheshen, CAO - for Mayor and Council |
| From: | Kiona Enders, Deputy CAO |
| Re: | Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026 |
| Applicant: | District of Kitimat |
| Location: | n/a |

KITIMAT
A Marvel of Nature and Industry

**Recommendation:**

Action: Council consider adoption of Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026 (**Attachment A).**

Recommended Motion:

> **THAT Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026 be adopted.**

**Background:**

At the July 13, 2026 Special meeting, Council made the following motion:

> *THAT Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026 be given first, second and third readings. (S26-047)*

Bylaw No 2092, 2026 is being presented for Council consideration of adoption

Background from the July 02, 2026 Report to Council:
At the June 22, 2026, meeting Council adopted Hen and Chicken Keeping Animal Control Bylaw No. 2088, 2026. The attached bylaw proposes the fines related to the regulations set out in Bylaw No. 2088.

Staff has prepared this bylaw by considering the various potential infractions to the regulations. As per Council direction provided, the bylaw sets out the fines under the Bylaw Notice including an early payment fine (fine less $50), and late payment fine (staggered increase based on the original fine) and Municipal Ticket Information including an early payment fine (fine less $500). Council may recall that no fine for a Bylaw Notice may be established under $100 and the minimum fine for Municipal Ticket Information is $500.

Staff considered two key issues when proposing fines. One was based on Council expressing concern around ensuring that backyard hen and chicken keeping was registered. Accordingly, the fine has been proposed at $200. The second issue was around mitigating interactions between the hens/chickens and wildlife. Offences regarding keeping of feed, electric fencing, and cooping the hens/chickens have fines proposed at $250.

**Alternative Options:**

1. If Council wishes to make amendments, the following motion is offered for Council consideration:

   **THAT third reading of Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026, be rescinded;**

   **THAT Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026, be amended by:**
   - (to be determined through Council discussion)

   **AND THAT Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026, receive third reading.**

   Staff will then bring back Bylaw No. 2092, 2026 for consideration of adoption at a future meeting.

2. Another option as developed through discussion of Council.

**Budget Implications:**

"SLT"

Not Applicable

Director of Finance Initials

**Budgeted:**

**Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 5 – Social Wellbeing
Goals: A health community with strong social bonds and services that meet community needs

**Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)**
Not Considered

**District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṕ 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

| | |
|---|---|
| "Kiona Enders" | "Warren Waycheshen" |
| Submitted by<br>Kiona Enders, Deputy CAO | Approved for Submission:<br>Warren Waycheshen, CAO |

Attachment(s): A – Hen and Chicken Keeping Animal Control Fines Bylaw No. 2092, 2026

**THIS PAGE INTENTIONALLY LEFT BLANK**

| | A | B | C | D | G |
|---|---|---|---|---|---|
| 1 | **Schedule “A” – Designated Bylaw Contraventions and Penalties (Bylaw Notices)** | | | | |
| 2 | **COLUMN 1 CONTRAVENTION** | **KITIMAT MUNICIPAL CODE SECTION** | **COLUMN 3 FINE** | **COLUMN 4 EARLY PAYMENT** | **COLUMN 5 LATE PENALTY** |
| 3 | Keeping of less than two (2) Hens or Chicks | 5.5.12.1 | $ 100.00 | $ 50.00 | $ 150.00 |
| 4 | Keeping of more than six (6) Hens or Chicks | 5.5.12.1 | $ 100.00 | $ 50.00 | $ 150.00 |
| 5 | Keeping of a rooster | 5.5.12.2 | $ 100.00 | $ 50.00 | $ 150.00 |
| 6 | Hen Keeping not in compliance with Part 9 of the *Kitimat Municipal Code* | 5.5.12.3 | $ 100.00 | $ 50.00 | $ 150.00 |
| 7 | Hens not registered with the District of Kitimat | 5.5.12.4 | $ 200.00 | $ 150.00 | $ 300.00 |
| 8 | Hen Keeping without consent of the property owner | 5.5.12.5 | $ 100.00 | $ 50.00 | $ 150.00 |
| 9 | Hen Keeping not sited within the rear or side yard that is fully fenced | 5.5.12.6 | $ 100.00 | $ 50.00 | $ 150.00 |
| 10 | Fencing less than 1.2 metres high | 5.5.12.7 | $ 100.00 | $ 50.00 | $ 150.00 |
| 11 | Fencing not in compliance with the *Kitimat Municipal Code* | 5.5.12.7 | $ 100.00 | $ 50.00 | $ 150.00 |
| 12 | Fence not built with materials to withstand weather | 5.5.12.8 | $ 100.00 | $ 50.00 | $ 150.00 |
| 13 | Fence not built with materials to withstand wildlife | 5.5.12.8 | $ 100.00 | $ 50.00 | $ 150.00 |
| 14 | Hens being kept on a balcony, roof or deck | 5.5.12.9 | $ 100.00 | $ 50.00 | $ 150.00 |
| 15 | Coop not sited a minimum of three (3) metres from the principle building and/or any Dwelling | 5.5.12.10 | $ 100.00 | $ 50.00 | $ 150.00 |
| 16 | Coop abutting side or rear property line that doesn't allow space to clean waste and debris | 5.5.12.11 | $ 100.00 | $ 50.00 | $ 150.00 |
| 17 | Coop does not provide 0.5 square metres of floor area per Hen | 5.5.12.12 | $ 100.00 | $ 50.00 | $ 150.00 |
| 18 | Fifteen (15) centimetre perch and nesting box not provided for each Hen | 5.5.12.13 | $ 100.00 | $ 50.00 | $ 150.00 |
| 19 | Coop or Pen less than one (1) metre in height or more than three (3) metres in height | 5.5.12.14 | $ 100.00 | $ 50.00 | $ 150.00 |
| 20 | Pen not enclosed on all sides to prevent predators from entering | 5.5.12.15 | $ 100.00 | $ 50.00 | $ 150.00 |
| 21 | Pen not enclosed on all sides to prevent Hens from escaping | 5.5.12.15 | $ 100.00 | $ 50.00 | $ 150.00 |
| 22 | Pen not a minimum size of one (1) square metre of floor area per Hen | 5.5.12.16 | $ 100.00 | $ 50.00 | $ 150.00 |
| 23 | Hen(s) or Chick(s) not provided with adequate food, water, shelter, light, ventalation, veterinary care, or opportunity for essential behanviours such as scratching, dust-bathing, and roosting | 5.5.12.17 | $ 100.00 | $ 50.00 | $ 150.00 |
| 24 | Hen(s) or Chick(s) not kept in secure Coop from sunset to 7:00 a.m. | 5.5.12.18 | $ 250.00 | $ 200.00 | $ 500.00 |
| 25 | Coop not fully enclosed by an electric fence in accordance with the *Kitimat Municipal Code* | 5.5.12.19 | $ 250.00 | $ 200.00 | $ 500.00 |
| 26 | Coop not sited less than one (1) metre from the electric fence | 5.5.12.20 | $ 100.00 | $ 50.00 | $ 150.00 |
| 27 | Manure and feed not kept separately | 5.5.12.21 | $ 100.00 | $ 50.00 | $ 150.00 |
| 28 | Manure not kept in a Wildlife-Resistent Container | 5.5.12.21 | $ 100.00 | $ 50.00 | $ 150.00 |
| 29 | Feed not kept in a Wildlife-Resistent Container | 5.5.12.21 | $ 250.00 | $ 200.00 | $ 500.00 |
| 30 | Manure container generating excessive heat or odour | 5.5.12.21 | $ 100.00 | $ 50.00 | $ 150.00 |
| 31 | Feed container generating excessive heat or odour | 5.5.12.21 | $ 100.00 | $ 50.00 | $ 150.00 |
| 32 | Coop or Pen not kept in good repair or in a sanitary condition | 5.5.12.22 | $ 100.00 | $ 50.00 | $ 150.00 |
| 33 | Waste from Hens deposited in District sanitary sewer or stormwater drainage system | 5.5.12.23 | $ 100.00 | $ 50.00 | $ 150.00 |
| 34 | Property with Hen(s) or Chick(s) not free of vermin or pests | 5.5.12.25 | $ 100.00 | $ 50.00 | $ 150.00 |
| 35 | Slaughter of Hen(s) not in compliance with the *Kitimat Municipal Code* | 5.5.12.26 | $ 100.00 | $ 50.00 | $ 150.00 |
| 36 | Deceased Hen(s) not disposed of in accordance with the *Kitimat Municipal Code* | 5.5.12.27 | $ 100.00 | $ 50.00 | $ 150.00 |
| 37 | Hen(s) being kept in cage while not in transport | 5.5.12.28 | $ 100.00 | $ 50.00 | $ 150.00 |

| | A | B | C | D | G |
|---|---|---|---|---|---|
| 2 | **COLUMN 1<br>CONTRAVENTION** | **KITIMAT MUNICIPAL CODE SECTION** | **COLUMN 3<br>FINE** | **COLUMN 4<br>EARLY PAYMENT** | **COLUMN 5<br>LATE PENALTY** |
| 38 | Property not following Canadian Food Inspection Agency procedures | 5.5.12.29 | $ 100.00 | $ 50.00 | $ 150.00 |
| 39 | Property not following Provincial regulations | 5.5.12.30 | $ 100.00 | $ 50.00 | $ 150.00 |
| 40 | Property not in compliance with reporting requirements for sick or deceased Chickens | 5.5.12.31 | $ 100.00 | $ 50.00 | $ 150.00 |
| 41 | Chicken Keeping not in compliance with Part 9 of the *Kitimat Municipal Code* | 5.5.13.2 | $ 100.00 | $ 50.00 | $ 150.00 |
| 42 | Chickens not registered with the District | 5.5.13.3 | $ 200.00 | $ 150.00 | $ 300.00 |
| 43 | Chicken Keeping without the consent of the property owner | 5.5.13.4 | $ 100.00 | $ 50.00 | $ 150.00 |
| 44 | Chicken(s) being kept on a balcony, roof or deck | 5.5.13.5 | $ 100.00 | $ 50.00 | $ 150.00 |
| 45 | Coop not sited a minimum of three (3) metres from the principle building and/or any Dwelling | 5.5.13.6 | $ 100.00 | $ 50.00 | $ 150.00 |
| 46 | Coop abutting side or rear property line that doesn't allow space to clean waste and debris | 5.5.13.7 | $ 100.00 | $ 50.00 | $ 150.00 |
| 47 | Coop does not provide 0.5 square metres of floor area per Chicken | 5.5.13.8 | $ 100.00 | $ 50.00 | $ 150.00 |
| 48 | Fifteen (15) centimetre perch and nesting box not provided for each Chicken | 5.5.13.9 | $ 100.00 | $ 50.00 | $ 150.00 |
| 49 | Pen not enclosed on all sides to prevent predators from entering | 5.5.13.10 | $ 100.00 | $ 50.00 | $ 150.00 |
| 50 | Pen not enclosed on all sides to prevent Chickens from escaping | 5.5.13.10 | $ 100.00 | $ 50.00 | $ 150.00 |
| 51 | Pen not a minimum size of one (1) square metre of floor area per Chicken | 5.5.13.11 | $ 100.00 | $ 50.00 | $ 150.00 |
| 52 | Chicken(s) not provided with adequate food, water, shelter, light, ventalation, veterinary care, or opportunity for essential behanviours such as scratching, dust-bathing, and roosting | 5.5.13.12 | $ 100.00 | $ 50.00 | $ 150.00 |
| 53 | Chicken(s) not kept in secure Coop from sunset to 7:00 a.m. | 5.5.13.13 | $ 250.00 | $ 200.00 | $ 500.00 |
| 54 | Coop not fully enclosed by an electric fence in accordance with the *Kitimat Municipal Code* | 5.5.13.14 | $ 250.00 | $ 200.00 | $ 500.00 |
| 55 | Coop not sited less than one (1) metre from the electric fence | 5.5.13.15 | $ 100.00 | $ 50.00 | $ 150.00 |
| 56 | Manure and feed not kept separately | 5.5.13.16 | $ 100.00 | $ 50.00 | $ 150.00 |
| 57 | Manure not kept in a Wildlife-Resistent Container | 5.5.13.16 | $ 100.00 | $ 50.00 | $ 150.00 |
| 58 | Feed not kept in a Wildlife-Resistent Container | 5.5.13.16 | $ 250.00 | $ 200.00 | $ 500.00 |
| 59 | Manure container generating excessive heat or odour | 5.5.13.16 | $ 100.00 | $ 50.00 | $ 150.00 |
| 60 | Feed container generating excessive heat or odour | 5.5.13.16 | $ 100.00 | $ 50.00 | $ 150.00 |
| 61 | Coop or Pen not kept in good repair or in a sanitary condition | 5.5.13.17 | $ 100.00 | $ 50.00 | $ 150.00 |
| 62 | Waste from Chicken(s) deposited in District sanitary sewer or stormwater drainage system | 5.5.13.18 | $ 100.00 | $ 50.00 | $ 150.00 |
| 63 | Property with Chicken(s) not free of vermin or pests | 5.5.13.19 | $ 100.00 | $ 50.00 | $ 150.00 |
| 64 | Slaughter of Chicken(s) not in compliance with the *Kitimat Municipal Code* | 5.5.13.20 | $ 100.00 | $ 50.00 | $ 150.00 |
| 65 | Deceased Chicken(s) not disposed of in accordance with the *Kitimat Municipal Code* | 5.5.13.21 | $ 100.00 | $ 50.00 | $ 150.00 |
| 66 | Chicken(s) being kept in cage while not in transport | 5.5.13.22 | $ 100.00 | $ 50.00 | $ 150.00 |
| 67 | Property not following Canadian Food Inspection Agency procedures | 5.5.13.23 | $ 100.00 | $ 50.00 | $ 150.00 |
| 68 | Property not following Provincial regulations | 5.5.13.24 | $ 100.00 | $ 50.00 | $ 150.00 |
| 69 | Property not in compliance with reporting requirements for sick or deceased Chickens | 5.5.13.25 | $ 100.00 | $ 50.00 | $ 150.00 |

| | A | B | C | D |
|---|---|---|---|---|
| 1 | **Schedule "B" – Designated Bylaw Contraventions and Penalties (Municipal Tickets)** | | | |
| 2 | **COLUMN 1 CONTRAVENTION** | **COLUMN 2 KITIMAT MUNICIPAL CODE SECTION** | **COLUMN 3 FINE** | **COLUMN 4 EARLY PAYMENT** |
| 3 | Keeping of less than two (2) Hens or Chicks | 5.5.12.1 | $ 1,000.00 | $500.00 |
| 4 | Keeping of more than six (6) Hens or Chicks | 5.5.12.1 | $ 1,000.00 | $500.00 |
| 5 | Keeping of a rooster | 5.5.12.2 | $ 1,000.00 | $500.00 |
| 6 | Hen Keeping not in compliance with Part 9 of the *Kitimat Municipal Code* | 5.5.12.3 | $ 1,000.00 | $500.00 |
| 7 | Hens not registered with the District of Kitimat | 5.5.12.4 | $ 2,000.00 | $1,500.00 |
| 8 | Hen Keeping without consent of the property owner | 5.5.12.5 | $ 1,000.00 | $500.00 |
| 9 | Hen Keeping not sited within the rear or side yard that is fully fenced | 5.5.12.6 | $ 1,000.00 | $500.00 |
| 10 | Fencing less than 1.2 metres high | 5.5.12.7 | $ 1,000.00 | $500.00 |
| 11 | Fencing not in compliance with the *Kitimat Municipal Code* | 5.5.12.7 | $ 1,000.00 | $500.00 |
| 12 | Fence not built with materials to withstand weather | 5.5.12.8 | $ 1,000.00 | $500.00 |
| 13 | Fence not built with materials to withstand wildlife | 5.5.12.8 | $ 1,000.00 | $500.00 |
| 14 | Hens being kept on a balcony, roof or deck | 5.5.12.9 | $ 1,000.00 | $500.00 |
| 15 | Coop not sited a minimum of three (3) metres from the principle building and/or any Dwelling | 5.5.12.10 | $ 1,000.00 | $500.00 |
| 16 | Coop abutting side or rear property line that doesn't allow space to clean waste and debris | 5.5.12.11 | $ 1,000.00 | $500.00 |
| 17 | Coop does not provide 0.5 square metres of floor area per Hen | 5.5.12.12 | $ 1,000.00 | $500.00 |
| 18 | Fifteen (15) centimetre perch and nesting box not provided for each Hen | 5.5.12.13 | $ 1,000.00 | $500.00 |
| 19 | Coop or Pen less than one (1) metre in height or more than three (3) metres in height | 5.5.12.14 | $ 1,000.00 | $500.00 |
| 20 | Pen not enclosed on all sides to prevent predators from entering | 5.5.12.15 | $ 1,000.00 | $500.00 |
| 21 | Pen not enclosed on all sides to prevent Hens from escaping | 5.5.12.15 | $ 1,000.00 | $500.00 |
| 22 | Pen not a minimum size of one (1) square metre of floor area per Hen | 5.5.12.16 | $ 1,000.00 | $500.00 |
| 23 | Hen(s) or Chick(s) not provided with adequate food, water, shelter, light, ventalation, veterinary care, or opportunity for essential behanviours such as scratching, dust-bathing, and roosting | 5.5.12.17 | $ 1,000.00 | $500.00 |
| 24 | Hen(s) or Chick(s) not kept in secure Coop from sunset to 7:00 a.m. | 5.5.12.18 | $ 2,500.00 | $2,000.00 |
| 25 | Coop not fully enclosed by an electric fence in accordance with the *Kitimat Municipal Code* | 5.5.12.19 | $ 2,500.00 | $2,000.00 |

| | A | B | C | D |
|---|---|---|---|---|
| 2 | **COLUMN 1<br>CONTRAVENTION** | **COLUMN 2<br>KITIMAT MUNICIPAL<br>CODE SECTION** | **COLUMN 3<br>FINE** | **COLUMN 4<br>EARLY PAYMENT** |
| 26 | Coop not sited less than one (1) metre from the electric fence | 5.5.12.20 | $ 1,000.00 | $500.00 |
| 27 | Manure and feed not kept separately | 5.5.12.21 | $ 1,000.00 | $500.00 |
| 28 | Manure not kept in a Wildlife-Resistent Container | 5.5.12.21 | $ 1,000.00 | $500.00 |
| 29 | Feed not kept in a Wildlife-Resistent Container | 5.5.12.21 | $ 2,500.00 | $2,000.00 |
| 30 | Manure container generating excessive heat or odour | 5.5.12.21 | $ 1,000.00 | $500.00 |
| 31 | Feed container generating excessive heat or odour | 5.5.12.21 | $ 1,000.00 | $500.00 |
| 32 | Coop or Pen not kept in good repair or in a sanitary condition | 5.5.12.22 | $ 1,000.00 | $500.00 |
| 33 | Waste from Hens deposited in District sanitary sewer or stormwater drainage system | 5.5.12.23 | $ 1,000.00 | $500.00 |
| 34 | Property with Hen(s) or Chick(s) not free of vermin or pests | 5.5.12.25 | $ 1,000.00 | $500.00 |
| 35 | Slaughter of Hen(s) not in compliance with the *Kitimat Municipal Code* | 5.5.12.26 | $ 1,000.00 | $500.00 |
| 36 | Deceased Hen(s) not disposed of in accordance with the *Kitimat Municipal Code* | 5.5.12.27 | $ 1,000.00 | $500.00 |
| 37 | Hen(s) being kept in cage while not in transport | 5.5.12.28 | $ 1,000.00 | $500.00 |
| 38 | Property not following Canadian Food Inspection Agency procedures | 5.5.12.29 | $ 1,000.00 | $500.00 |
| 39 | Property not following Provincial regulations | 5.5.12.30 | $ 1,000.00 | $500.00 |
| 40 | Property not in compliance with reporting requirements for sick or deceased Chickens | 5.5.12.31 | $ 1,000.00 | $500.00 |
| 41 | Chicken Keeping not in compliance with Part 9 of the *Kitimat Municipal Code* | 5.5.13.2 | $ 1,000.00 | $500.00 |
| 42 | Chickens not registered with the District | 5.5.13.3 | $ 2,000.00 | $1,500.00 |
| 43 | Chicken Keeping without the consent of the property owner | 5.5.13.4 | $ 1,000.00 | $500.00 |
| 44 | Chicken(s) being kept on a balcony, roof or deck | 5.5.13.5 | $ 1,000.00 | $500.00 |
| 45 | Coop not sited a minimum of three (3) metres from the principle building and/or any Dwelling | 5.5.13.6 | $ 1,000.00 | $2,500.00 |
| 46 | Coop abutting side or rear property line that doesn't allow space to clean waste and debris | 5.5.13.7 | $ 1,000.00 | $500.00 |
| 47 | Coop does not provide 0.5 square metres of floor area per Chicken | 5.5.13.8 | $ 1,000.00 | $500.00 |
| 48 | Fifteen (15) centimetre perch and nesting box not provided for each Chicken | 5.5.13.9 | $ 1,000.00 | $500.00 |
| 49 | Pen not enclosed on all sides to prevent predators from entering | 5.5.13.10 | $ 1,000.00 | $500.00 |
| 50 | Pen not enclosed on all sides to prevent Chickens from escaping | 5.5.13.10 | $ 1,000.00 | $500.00 |

| | A | B | C | D |
|---|---|---|---|---|
| 2 | **COLUMN 1<br>CONTRAVENTION** | **COLUMN 2<br>KITIMAT MUNICIPAL<br>CODE SECTION** | **COLUMN 3<br>FINE** | **COLUMN 4<br>EARLY PAYMENT** |
| 51 | Pen not a minimum size of one (1) square metre of floor area per Chicken | 5.5.13.11 | $ 1,000.00 | $500.00 |
| 52 | Chicken(s) not provided with adequate food, water, shelter, light, ventalation, veterinary care, or opportunity for essential behanviours such as scratching, dust-bathing, and roosting | 5.5.13.12 | $ 1,000.00 | $500.00 |
| 53 | Chicken(s) not kept in secure Coop from sunset to 7:00 a.m. | 5.5.13.13 | $ 2,500.00 | $2,000.00 |
| 54 | Coop not fully enclosed by an electric fence in accordance with the *Kitimat Municipal Code* | 5.5.13.14 | $ 2,500.00 | $2,000.00 |
| 55 | Coop not sited less than one (1) metre from the electric fence | 5.5.13.15 | $ 1,000.00 | $500.00 |
| 56 | Manure and feed not kept separately | 5.5.13.16 | $ 1,000.00 | $500.00 |
| 57 | Manure not kept in a Wildlife-Resistent Container | 5.5.13.16 | $ 1,000.00 | $500.00 |
| 58 | Feed not kept in a Wildlife-Resistent Container | 5.5.13.16 | $ 2,500.00 | $2,000.00 |
| 59 | Manure container generating excessive heat or odour | 5.5.13.16 | $ 1,000.00 | $500.00 |
| 60 | Feed container generating excessive heat or odour | 5.5.13.16 | $ 1,000.00 | $500.00 |
| 61 | Coop or Pen not kept in good repair or in a sanitary condition | 5.5.13.17 | $ 1,000.00 | $500.00 |
| 62 | Waste from Chicken(s) deposited in District sanitary sewer or stormwater drainage system | 5.5.13.18 | $ 1,000.00 | $500.00 |
| 63 | Property with Chicken(s) not free of vermin or pests | 5.5.13.19 | $ 1,000.00 | $500.00 |
| 64 | Slaughter of Chicken(s) not in compliance with the *Kitimat Municipal Code* | 5.5.13.20 | $ 1,000.00 | $500.00 |
| 65 | Deceased Chicken(s) not disposed of in accordance with the *Kitimat Municipal Code* | 5.5.13.21 | $ 1,000.00 | $500.00 |
| 66 | Chicken(s) being kept in cage while not in transport | 5.5.13.22 | $ 1,000.00 | $500.00 |
| 67 | Property not following Canadian Food Inspection Agency procedures | 5.5.13.23 | $ 1,000.00 | $500.00 |
| 68 | Property not following Provincial regulations | 5.5.13.24 | $ 1,000.00 | $500.00 |
| 69 | Property not in compliance with reporting requirements for sick or deceased Chickens | 5.5.13.25 | $ 1,000.00 | $500.00 |

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT

Date: July 9, 2026

File: 7.2.47.1

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry, Director of Planning

Re: Nechako Centre Development Plan
Applicant: n/a
Location: Nechako Centre

KITIMAT
A Marvel of Nature and Industry

**Recommendation:**

Action: Council receive the report for information and provide direction on next steps.

Recommended Motion:

**THAT the Nechako Centre Development Plan report dated July 9, 2026, and attachments, be received for information.**

**AND THAT the Nechako Centre Development Plan be approved as proposed.**

**Background:**

The purpose of this report is to present the Nechako Centre Development Plan (**Attachment A**) for Council's consideration of approval. The following sections provide: (1) an overview of relevant background information and context around preparation of the Nechako Centre Development Plan; (2) a summary of the Development Plan; and (3) an outline of potential next steps for Council's consideration.

1. Context

In 2021, the District of Kitimat hired a consultant to complete a Market Assessment and Concept Plan for Nechako Centre. The Market Assessment and Concept Plan were completed in late-2022 and presented to Council on December 5, 2022. Council passed the following Motion at the December 5, 2022, Regular Meeting:

> "*THAT the October 2022, Nechako Centre Market Assessment and Concept Plan be referred to Administration for a report on proposed implementation and next steps."* (R22-211)

The creation of the Concept Plan in 2021/2022 was an important first step in reimaging Nechako Centre. In 2023, the District began implementing the Nechako Centre Concept Plan by acquiring two vacant and derelict buildings, known then as 110-139 and 143 Nechako Centre, through expropriation in July 2023. Through this process it was determined that the buildings would need to be demolished, in keeping with Section 6(b)(1) of the Concept Plan:

> *Vacant buildings in poor condition should be demolished to allow for redevelopment and the accommodation of new uses at the site. The removal of these buildings is the first step towards addressing the deteriorated appearance and concerns over safety at Nechako Centre (p. 21)*

In 2024, funds were budgeted to undertake an environmental review, which led to the identification and removal of an old oil tank from the site. Funds were also budgeted for removal of the buildings. An Invitation to Tender for a Nechako Centre Demolition Contract was administered and a contractor was selected, with demolition occurring in 2025.

In late-2024, staff prepared a scope of work for the next step of implementing the Nechako Centre Concept Plan: an integrated process known as a Development Plan consisting of several items from the Concept Plan's implementation list, including but not limited to engineering studies and the preparation of design drawings. Staff presented the proposed scope of work to Council at the October 7, 2024, Regular Meeting, and Council passed the following motion:

> *"THAT staff be directed to prepare and issue a Request for Proposals for a development plan for vacant and underutilized public lands in Nechako Centre, including:*
> *a. Development Feasibility and Ownership Structure Analysis*
> *b. Engineering Capacity Assessment and Servicing Strategy*
> *c. Public Realm Improvement Plan*
> *d. Operational Strategy*
> *e. Regulation and policy updates as needed*
> *AND THAT funding for a development plan for vacant and underutilized public lands in Nechako Centre be considered through Budget 2025 deliberations."* (R24-232)

Funding for the Nechako Centre Development Plan was considered and approved by Council as part of Budget 2025 deliberations. The project was awarded to a consultant through a competitive RFP process and work began in spring 2025. The project was completed following a four-phase process:

- Phase 1 – Start up (Q2 2025)
- Phase 2 – Draft urban design plan and technical studies (Q3 - Q4 2025)
- Phase 3 – Plan revisions and cost estimates (Q1 - Q2 2026)
- Phase 4 – Final plan (Q2 2026)

The Development Plan in Attachment A was completed in June 2026. The consultant's representatives will be in attendance at the Regular Meeting on July 20, 2026, to deliver a final presentation to Council; presentation slides are included as **Attachment B.**

2. Nechako Centre Development Plan Summary

The Nechako Centre Development Plan (Attachment A) presents the key findings and recommendations for the improvement and development of the Nechako Centre project site in alignment with the vision established in the Nechako Centre Concept Plan. As stated within the Development Plan, the document is intended to provide Council and staff with a clear and achievable framework to reestablish Nechako Centre as a vibrant neighbourhood hub and public realm destination.

The Nechako Centre Development Plan consists of six sections or chapters, centred around the preparation of design drawings known as an "urban design plan" that is informed by technical assessments of infrastructure and servicing capacity, transportation needs, and market considerations. The urban design plan (design drawings) for Nechako Centre are presented in Attachment A; refer to Chapter 2 and Appendices A and B.

The urban design plan for Nechako Centre is organized into three project phases – west, central, and east – to allow for flexibility in budgeting and construction timing. The plan does not prescribe a specific order of implementation to allow Council to align future decisions with

community priorities and available resources. The phases are designed such that they may be advanced in any order and in any combination, at Council's discretion.

3. Next Steps

Staff are seeking direction from Council on next steps for the Nechako Centre Development Plan included in Attachment A. If Council is satisfied with the content of the Plan and wishes to approve it as drafted, a recommended motion is provided at the beginning of the report. Alternative options are provided in the section below. Staff believe the recommended motion is substantiated by the policy analysis provided at the end of this report in the Council Initiative/Other Relevant Plans section, as well as the extensive work completed from 2021 to date as outlined in Sections 1 and 2 of this report.

**Alternative Options:**

1. If Council wishes to modify the Nechako Centre Development Plan included in Attachment A, the following is offered for Council consideration:

   **THAT the Nechako Centre Development Plan be approved with the following modifications:** (to be determined through Council discussion).

2. If, after considering the content of this report, Council no longer wishes to consider a Nechako Centre Development Plan, the following is offered for Council consideration:

   **THAT the Nechako Centre Development Plan report, dated July 9, 2026, be received for information.**

3. Another option as developed through discussion of Council.

**Budget Implications:**

There are no immediate budget implications associated with this report. Preparation of the development plan for Nechako Centre was completed on budget with approved funding from Council for 2025-2026.

"SLT"

Director of Finance Initials

**Budgeted: X** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 1 Economic Development – Continue to support revitalization of the downtown, Nechako Centre, and Crossroads Development

**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**
Section 6.3.3, No. 23 – Maintain or improve bike racks and other end of trip facilities at Nechako Center

**Kitimat Poverty Reduction Strategy**
Not Considered

**Leisure Services Master Plan**
Recommendation 5.3 – Incorporate beautification objectives and standards into relevant plans for revitalizing core areas such as City Centre, Service Centre, and Nechako Centre
Recommendation 5.4 – Encourage green roofs and walls in City Centre and Nechako Centre

**Minette Bay West Concept Plan**
Not Considered

**Official Community Plan (and Downtown Design Guidelines)**
Policy 4.1.7 - Make Kitimat more appealing to investors by encouraging a more physically attractive community
Policy 4.1.16 - Emphasize infill and redevelopment of already serviced vacant areas, rather than expanding into new areas that require the expansion of infrastructure or additional municipal costs
Policy 4.1.34 - Permit residential uses in addition to and above commercial uses
Section 4.8 Goal – Promote development patterns based on complete community principles, with a focus on neighbourhood connectivity and efficient use of existing land, community services and infrastructure
Policy 4.8.3 – Multi-unit housing is supported in buildings with commercial space (i.e., mixed-use buildings) and in standalone residential buildings in the “City Centre” and “Mixed Use” land use designations
Mixed Use Land Use Designation – Areas designated Mixed Use are intended to support a mix of commercial and residential development within a Neighbourhood Centre context. Land uses include neighbourhood serving commercial uses, apartment buildings, mixed use buildings, institutional uses, and parks and recreation

**Solid Waste Action Plan**
Not Considered

**Water Conservation Plan**
Not Considered

**BC Transit Future Services Plan**
Not Considered

**Economic Development Strategic Plan (2023-2029)**
Goal 2.6 – Fast track implementation of the Nechako Centre Concept Plan

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

"Warren Waycheshen"
_____
Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Nechako Centre Development Plan
B – Consultant Presentation Slides

Attachment A

# NECHAKO CENTRE DEVELOPMENT PLAN

KITIMAT



JULY 2026

**PREPARED FOR:**

**District of Kitimat**
270 City Centre

**PREPARED BY:**

**McElhanney Ltd.**
323 City Centre,
Kitimat BC, V8C 1T6

With support from
**City Squared Consulting**

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

city squared.

*This report is prepared for the sole use of the District of Kitimat.*



# Contents

1. INTRODUCTION ..... 4
1.1 Context ..... 5
1.2 Purpose ..... 7
1.3 Site Overview ..... 8
1.4 Background Review ..... 9
2. URBAN DESIGN PLAN ..... 12
2.1 Guiding Frameworks ..... 13
2.2 Plan Organization ..... 17
3. POTENTIAL FUTURE DEVELOPMENT ..... 23
4. TEMPORARY ACTIVATIONS ..... 25
5. ZONING RECOMMENDATIONS ..... 27
6. CONCLUSION ..... 29
APPENDIX A: URBAN DESIGN PLAN ..... 31
APPENDIX B: 3D RENDERINGS ..... 35
APPENDIX C: STATEMENT OF LIMITATIONS ..... 42

# 1. INTRODUCTION



# 1.1 Context

In 2021, the District of Kitimat (DOK) retained Urban Systems Ltd. to complete the Market Assessment and Concept Plan for Nechako Centre, which was presented to Council on December 5, 2022. The Market Assessment and Concept Plan (Nechako Centre Concept Plan) established a high-level vision for the site informed by extensive community engagement, including approximately 1,000[1] contacts with community members and interest holders.

The completion of the Concept Plan in 2022 represented an important first step in the revitalization of Nechako Centre. The Concept Plan provides an illustrative representation of potential future mixed use development, public realm improvements, and other enhancements that could be made at the site, utilizing a combination of text, maps and precedent imagery (see examples in Figure 1) to show what may be possible. In addition to establishing a strategic direction for Nechako Centre, the Concept Plan included an implementation plan with a clear set of actions to be undertaken in subsequent years to advance the established vision. This Development Plan is based on the actions in the implementation plan.



Figure 1. Precedent Photos From the Nechako Centre Concept Plan Report (2022).

[1] This number represents the number of interactions or inputs into the concept planning process, including but not limited to attendance and participation at open houses, completed surveys, in-person meetings, and other forms of participation. Contacts are not a direct representation of the number of individuals who have participated in the planning process. One contact can represent the thoughts of multiple community members; for example, when one survey is completed on behalf of a household of two or more people. Conversely, multiple contacts can represent the thoughts of one person, if that one person has participated in the planning process in multiple ways.

At the December 5, 2022 Regular Meeting, Council received the Nechako Centre Concept Plan and directed staff to report back on proposed implementation and next steps. On October 7, 2024, DOK staff presented a report to Council on proposed next steps for implementation of the Nechako Centre Concept Plan. Council directed staff to proceed with the preparation of the detailed Development Plan and subsequently approved capital funding for this work as part of the 2025 Budget.

The preparation of this Nechako Centre Development Plan (Development Plan) represents the next step in the revitalization of Nechako Centre, building on the vision established in the 2022 Concept Plan. The DOK retained McElhanney Ltd. and City Squared Consulting to work alongside District staff to prepare the Development Plan, with work beginning in April 2025. The team completed four phases of work in approximately one year (Figure 2).

The process outlined below centred around the preparation of design drawings known as an “urban design plan” for the Nechako Centre site, informed by technical assessments of infrastructure and servicing capacity, transportation needs, and market considerations. The design drawings are presented in *Section 2* of this document.




Figure 2. Project Timeline.

# 1.2 Purpose

This Development Plan presents the key findings and recommendations for the improvement and development of the Nechako Centre project site (Figure 3) in alignment with the overall vision established in the Nechako Centre Concept Plan.

Located ‘up the hill’ in the Nechako neighbourhood, Nechako Centre has a long and enduring history in Kitimat. The site was once a prominent commercial and recreation hub for residents until experiencing a gradual decline over multiple decades. Worsening conditions at the site ultimately led the DOK to pursue ownership of the most deteriorated vacant buildings (refer to Building Site A in Figure 3) in 2023 and initiate a redevelopment process.

The buildings on Building Site A were demolished in 2025. The foundations of the demolished buildings remain intact at the time of this writing, and may be used as sites for temporary activations until the DOK proceeds with full removal, remediation, and development of the lands. In 2025, Building Site A was consolidated into a single lot from two preexisting lots and is now configured as shown in Figure 3.




Figure 3. Nechako Centre Subject Site.

Building Site B represents a future long term development opportunity after Building Site A is developed. Further information about these building sites is provided in *Section 1.4*.

This Development Plan demonstrates how redevelopment of Nechako Centre (i.e., Building Sites A and B and the surrounding public realm) can advance the DOK's objectives to create a more complete community, address housing needs, and support economic growth, while reinforcing a sustainable and resilient future for this important neighbourhood hub.

## 1.3 Site Overview

The site boundary for the project includes the full extent of Nechako Centre (Figure 3) located between Kingfisher Avenue to the west, Nightingale Street to the north, Nechako Elementary School to the east, and the south edge of the Nechako Centre parking lot to the south.

The DOK owns the north and south parking lots, as well as two fee simple parcels at Nechako Centre, known as Parcel A (Building Site A) and Lot 4 (Building Site B). The two parcels have been studied for potential future residential or mixed-use redevelopment (Table 1). Building Site B is an existing green space used for snow storage in the winter months. Building Site A is the location of a former two-storey commercial complex (formerly Lot 7) and a Shop Easy Grocery Store (formerly Lot 6). Both Building Sites A and B are currently zoned C2 Neighborhood Centre, intended for neighbourhood-serving commercial uses.

Early in the Development Plan process, City Squared Consulting recommended that the DOK consolidate Lots 6 and 7 to create a parcel size large enough to support a financially viable mixed-use development project. Individually, Lots 6 and 7 were considered too small to be viable for residential or mixed-use development. The parcels were consolidated based on this recommendation and the new consolidated lot is titled Parcel A.

**Table 1. Nechako Centre Subject Properties.**

| Subject Property | PID | Size ($m^2$) | Property Details |
|---|---|---|---|
| **Parcel A** | 032-749-180 | 2,900 | Vacant; former commercial sites demolished by DOK in October 2025. Serviced by all utilities. |
| **Lot 4** | 011-607-254 | 1,400 | Vacant; currently used as a snow storage area. Not currently serviced by utilities. |

# 1.4 Background Review

The preparation of this Development Plan began with a comprehensive desktop review of relevant documents and planning materials, ensuring that the project aligns with existing DOK policies, strategic plans, and Council and community aspirations. Some of the most notable guiding documents that influenced this Development Plan are summarized below.

## 1.4.1 Kitimat Townsite Report, 1954

The Development Plan is influenced by the *Kitimat Townsite Report* prepared by Clarence Stein in the early 1950s, with particular emphasis on the Garden City principles of walkability, greenery, and human-scaled design. The urban design plan in *Section 2* modernizes these influences to create a neighbourhood hub that is both functional and beautiful year-round, while also bringing enhanced economic development potential to the existing vacant lots.

## 1.4.2 Nechako Centre Concept Plan, 2022

In 2022, Urban Systems prepared a high-level concept plan for Nechako Centre, informed by extensive public consultation on potential uses and amenities.

Engagement findings identified a vision for Nechako Centre as a modern, safe, and well-used community hub that supports a mix of commercial, residential, and recreational activity. The Development Plan builds on this vision. The urban design plan advances the community's desire to re-establish Nechako Centre as a prominent destination that fosters community pride for residents of the Nechako neighbourhood and the broader Kitimat community.

## 1.4.3 Economic Development Strategic Plan, 2023-2029

Kitimat's Economic Development Strategic Plan provides the building blocks to support long-term economic growth. The Development Plan for Nechako Centre directly and indirectly advances four of the five goals in the Economic Development Strategic Plan, detailed on the next page.



### *Enable Housing Choice & Affordability (Goal 1):*

The Development Plan facilitates apartment residential development to increase the supply of housing in Kitimat, including affordable housing and family-sized units. It proposes upgraded public spaces that accommodate current and future residents through a variety of amenities that enhance comfort and promote community well-being.



### *Implement a Kitimat-Beautiful Movement (Goal 2):*

The Development Plan provides guidance for placemaking and integrates beautification elements and consistent branding throughout Nechako Centre and along Kingfisher Avenue to strengthen visual appeal and establish a distinct neighbourhood identity. These elements include improved landscaping, walkways, planted areas, play spaces, a community garden, washrooms, and gathering spaces.



### *Support Commercial and Business Growth (Goal 4):*

The Development Plan proposes to enhance the public realm and restore Nechako Centre as a fully functioning neighbourhood hub. Proposed development of more ground floor commercial space will add opportunities for local businesses and neighbourhood serving commercial enterprises. The redevelopment will create conditions that attract and support business retention, expansion, and future commercial activity.



### *Position Kitimat as a Desirable Community (Goal 5):*

The Development Plan proposes to create a vibrant, welcoming, and multi functional space that encourages residents and visitors to spend their time at Nechako Centre. Investing in the construction of public spaces that beautify the site will make the Nechako neighbourhood a more welcoming and desirable place to live, work, and play.

### 1.4.4 Interim Housing Needs Report, 2024

The Interim Housing Needs Report (HNR), prepared to meet provincial Local Government Act requirements, identifies anticipated housing demand over five- and twenty-year horizons. The DOK's Interim HNR highlighted the need for additional dwelling units and a greater diversity of housing forms. The Development Plan incorporates a mixed-use (i.e., residential and commercial) development framework for Building Site A with multiple floors of apartment units above a commercial ground floor to support future housing supply in Kitimat.

### 1.4.5 Housing Focused Official Community Plan Update, 2025

In November 2025, the Official Community Plan was updated to comply with provincial housing legislation (Figure 4). As part of this OCP amendment, Nechako Centre was designated under a new *Mixed Use* land use designation that supports a variety of commercial and residential development within neighbourhood centres. Supported uses within the *Mixed Use* designation include neighbourhood serving commercial, apartment buildings, mixed-use buildings, institutional uses, and parks and recreation uses.

This housing-focused OCP amendment enabled the inclusion of mixed-use built form in the Development Plan.

### 1.4.6 Complete Community Study, 2025

The Development Plan advances key housing, daily needs, and transportation-related recommendations from the 2025 Complete Community Study (Figure 4) by improving pathway connectivity, addressing gaps in the active transportation network, and prioritizing safety and accessibility for all site users. It also positions Building Site A and Building Site B to accommodate future housing and neighbourhood-serving uses, ensuring residents can meet daily needs within a central and walkable community hub.

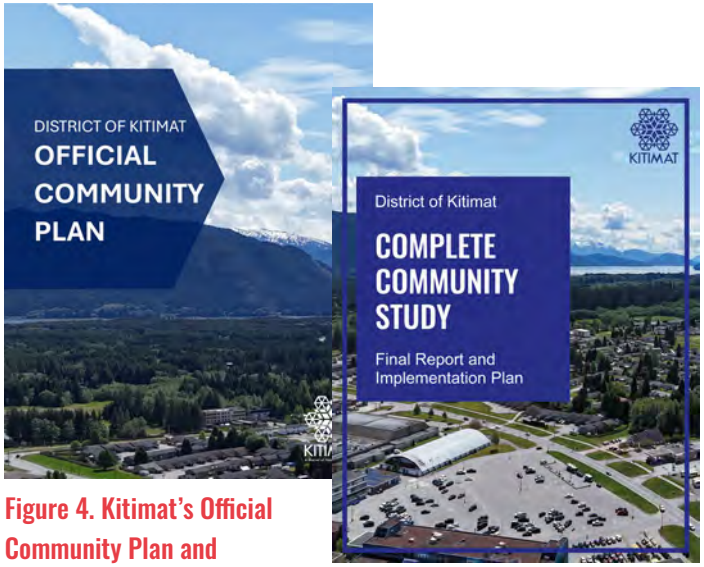



**Figure 4. Kitimat's Official Community Plan and Complete Community Study.**

# 2. URBAN DESIGN PLAN



The goal of the urban design plan, presented on pages 17 to 22 of this report, is to enhance the public realm of Nechako Centre and along Kingfisher Avenue, with emphasis on pedestrian accessibility, comfort, and safety. These improvements aim to position Nechako Centre as an attractive multi-use hub that meets the residential, commercial, and recreational needs of the neighbourhood, while supporting a cohesive and inclusive urban environment.

Addressing Council and community aspirations for Nechako Centre was central to the design process, as detailed in the Nechako Centre Concept Plan, and other reports referenced in the background review in *Section 1.4* of this report. The urban design plan is further informed by technical assessments of infrastructure/ servicing capacity, transportation needs, and market considerations completed as part of the Development Plan process. The urban design plan incorporates a refined level of detail to present specific improvements like landscaping treatments, site circulation, lighting, amenities, and the location of future buildings on Building Sites A and B.

Public realm improvements aim to attract investment and lay the groundwork for vibrant public spaces that accommodate social events and community gatherings.

The placement of safe, universally designed pathways, plazas, and crossings reinforce Kingfisher Avenue and the broader Nechako Centre as a recognizable and integral part of Kitimat's identity.

The following sections outline the guiding frameworks, plan organization, and details of the west, central, and east phases of the proposed design. The full urban design plan for Nechako Centre is included in Appendix A, and 3D renderings of the urban design plan are included in Appendix B.

## 2.1 Guiding Frameworks

The proposed urban design plan is shaped by two guiding frameworks (Vision and Objectives) and thoughtfully integrates elements of Kitimat's past with contemporary influences. The resulting urban design plan reflects the neighbourhood's distinct character and evolving needs.

### 2.1.1 Vision

The urban design plan is guided by a vision that prioritizes investments in the public realm that make it easy and enjoyable to experience the Nechako Centre site. The plan is focused on enhancing the site's function as a community gathering space and as a destination for local services, retail, and socialization.

The urban design plan for Nechako Centre:

- Enables comfortable, human-scaled public space.
- Creates an identifiable commercial, social, and recreational hub for the Nechako neighbourhood.
- Supports year-round use and flexible public programming.
- Improves safety, visibility, and intuitive navigation.
- Complements surrounding residential, recreational, and institutional uses.
- Attracts continued investment in the immediate and surrounding area.

The plan is also influenced by the Garden City principles of walkability, greenery, and human-scaled design that are the foundations of the *Kitimat Townsite Report* prepared by Clarence Stein in the early 1950s. Stein's vision is modernized to offer a multi-dimensional space that meets the current needs of residents and responds to the high-level design considerations in the 2022 Nechako Centre Concept Plan, so that the site may be brought to life in future project stages, including detailed design and construction.

The urban design plan creates a destination that offers intrinsic value through thoughtfully considered features, such as public seating areas and flexible gathering spaces, and encourages engagement with surrounding local businesses and amenities (Figure 5). This design approach supports an organic and mutually beneficial relationship between placemaking and economic development in the area.
The plan aims to create a neighbourhood hub that is both functional and beautiful year-round, while also bringing enhanced economic development potential to the existing vacant lots (Building Sites A and B).



Figure 5. Design Examples That Align with the Vision.

## 2.1.2 Objectives

Key objectives identified in the 2022 Nechako Centre Concept Plan, and carried forward into the urban design plan, include:

- Support for mixed-use development – both commercial and apartment residential.
- Continuous walking connections across the site – both north-south and east-west.
- Retention and enhancement of existing outdoor recreation features, and investment in new or upgraded facilities and infrastructure to expand recreational uses.
- Enhancements to the Kingfisher Avenue underpass to provide a welcoming and comfortable access to the site from the adjacent neighbourhood.
- Augmented greenspace, gathering spaces, and public realm enhancements throughout the site to improve visual appearance, safety, and comfort for community use.

The proposed urban design plan expands on the above objectives with some additional considerations for overall site design and functionality (see Figure 6 on the next page):

- Encourage pedestrian activity with a continuous, comfortable, and engaging walking environment that allows people to traverse the site from adjacent neighbourhoods.
- Support active transportation with improved pedestrian crossings, accessible pathways, and bike parking.
- Support the marketability and development of land at Nechako Centre through site appeal and readiness for investment.



- Foster a lively public realm with spaces that encourage social interaction and community gathering.
- Integrate deliberate planting as a design driver using biodiverse and climate-appropriate native species to provide seasonal interest, habitat value, and visual richness.
- Adopt a low-impact development (LID) approach by incorporating attenuation and infiltration systems, permeable surface treatments, ample landscaping, and other features to effectively store and manage stormwater runoff.
- Enhance safety and accessibility for all site users with upgraded lighting, clear sightlines, barrier-free routes, and universal design elements.
- Strengthen Nechako Centre's brand through streetscape features along Kingfisher Avenue and Nightingale Street, with considerations for natural building and planting materials that reflect Kitimat's garden-city origins and culture.

Together, the guiding frameworks establish a cohesive foundation for the urban design plan.



Figure 6. Design Examples That Align With the Objectives.

# 2.2 Plan Organization

The urban design plan is organized into three project phases (Figure 7) – west, central, and east – to provide flexible planning and phased construction. Phasing the project construction provides flexibility to the DOK. The plan does not prescribe a specific order of implementation to allow Council to align future decisions with community priorities and available resources. The DOK may advance the phases in any order, at its discretion, and may also choose to implement the urban design plan in one or two phases. Design elements proposed for each phase are detailed in the following sections.

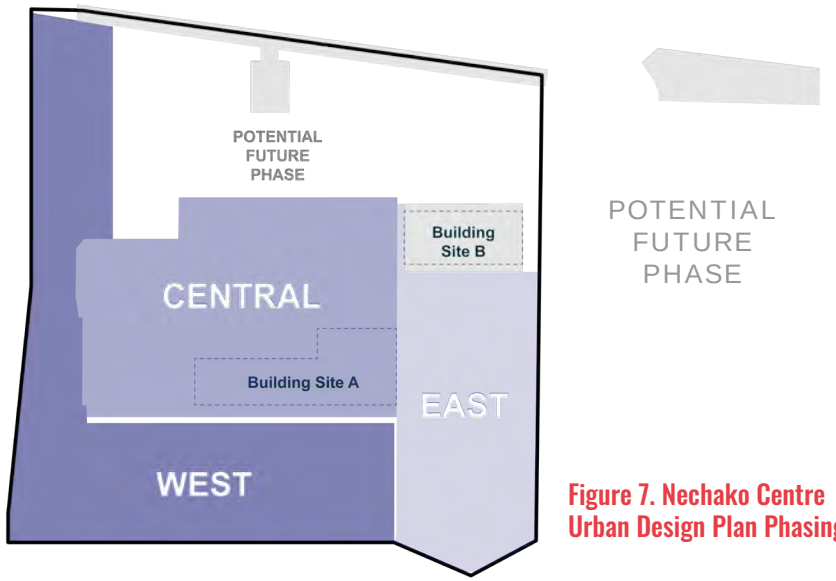



Figure 7. Nechako Centre Urban Design Plan Phasing

## 2.2.1 West Design Phase

The West Design Phase highlights sidewalk, landscaping, and road enhancements along Kingfisher Avenue, as well as some landscape improvements to Nechako Centre's south parking lot (Figure 8 on the next page). Key features and amenities of the West Design Phase include:

- Pedestrian-Friendly Crossings at parking lot entrances with enhanced paving, curb extensions, and shorter crossing distances within the parking lot to reduce pedestrian conflict with vehicles.
- Site Branding such as Nechako Centre-branded banners and hanging baskets along Kingfisher Avenue and throughout the site to provide a cohesive site design.
- Continuous Planting Zones along Kingfisher Avenue incorporate trees, shrubs, grasses, and perennials arranged in layered compositions, to improve drainage performance and tolerate freeze-thaw cycles for annual growth.

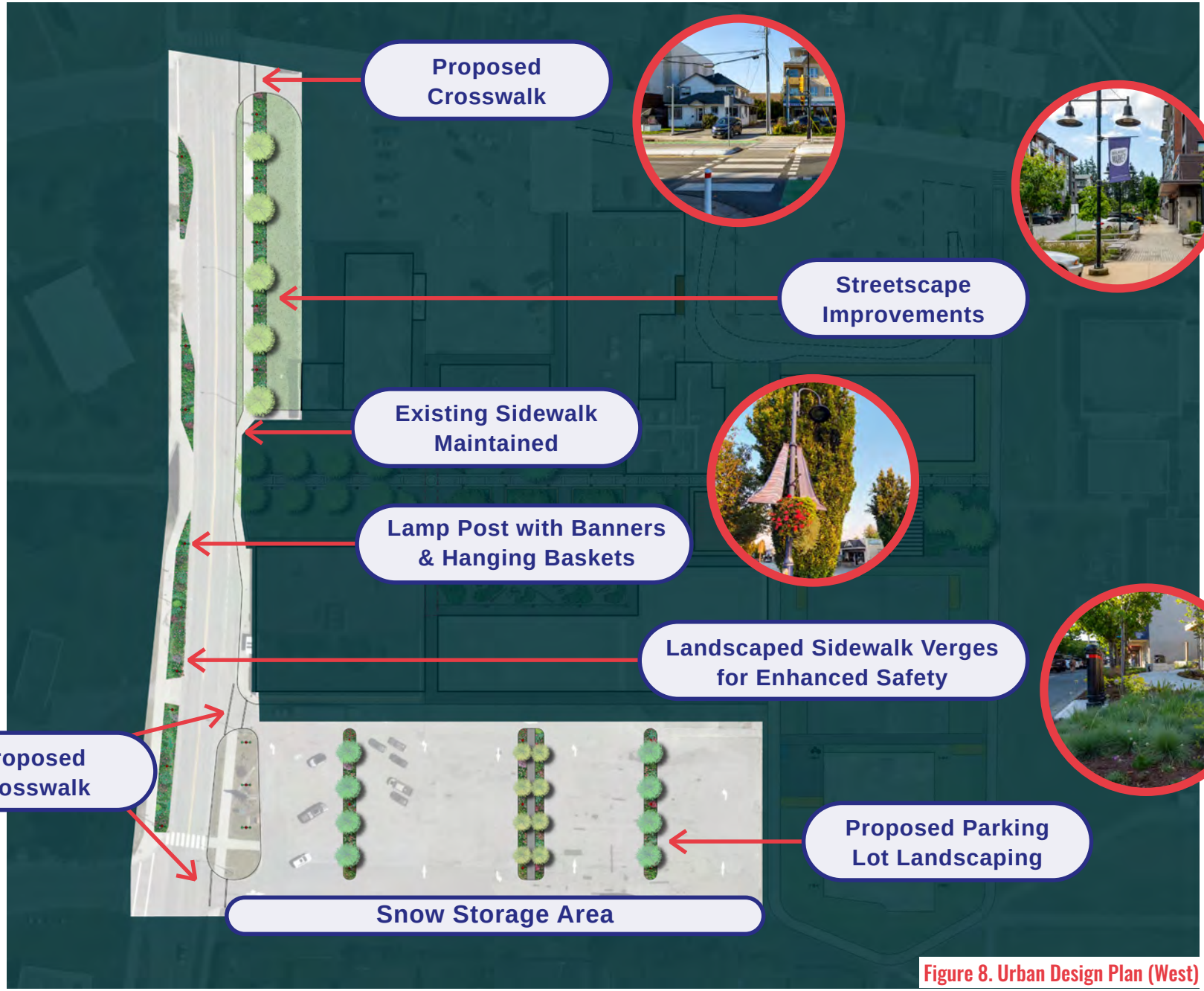



Figure 8. Urban Design Plan (West)

## 2.2.2 Central Design Phase

The Central Design Phase highlights an interconnected pathway network, public realm and placemaking enhancements, and community amenities (Figure 9 on the next page). Key features and amenities of the Central Design Phase include:

- Wide, Accessible Sidewalks in all directions, with a central covered pathway running from north to south, connecting patrons to businesses and amenities within the site.
- Pedestrian Mall Amenities such as benches, integrated seating planters, an outdoor patio, public washrooms, and bike racks placed in central locations to encourage social activity.
- Climate Responsive Design where a variety of seating and gathering spaces are strategically located to maximize sun exposure, provide shade, and protect against wind circulation through thoughtfully designed planting and built elements that enhance comfort and support year-round use.
- Public Realm Lighting improves visibility and safety in low-light conditions and contributes to a cohesive and welcoming nighttime environment.
- Flexible Gathering Space is centrally located within the pedestrian mall to provide opportunities for pop-up retail or community programming. The use of natural, permeable materials allows the space to serve as an informal, child-friendly play area.
- Building Site A – In an L-Shaped **Configuration – Frames the Central Design** Phase, with sufficient parcel area to accommodate a future multi-storey (potentially up to 5 or 6 storeys) mixed-use apartment building with a commercial ground floor.

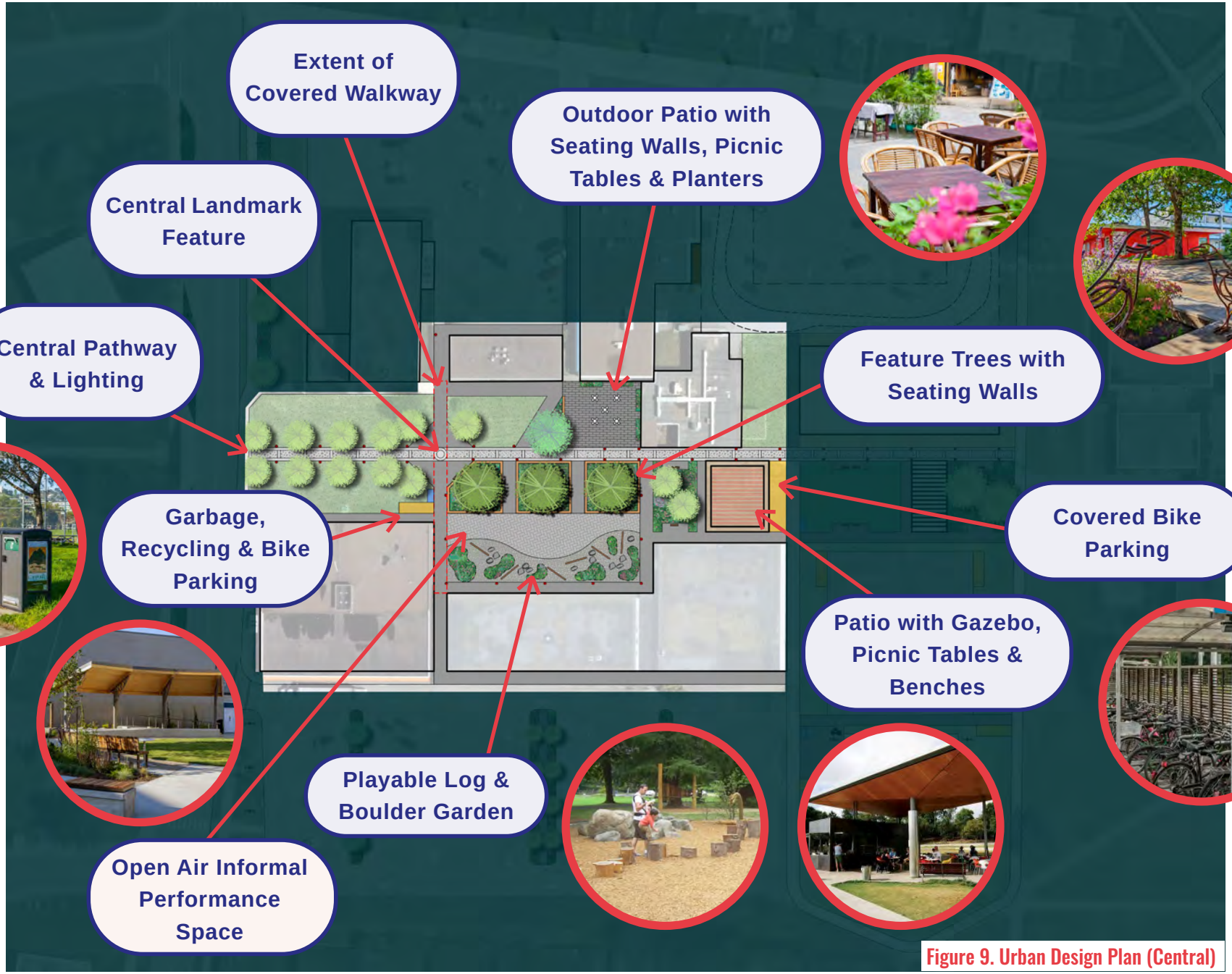



Figure 9. Urban Design Plan (Central)

## 2.23 East Design Phase

The East Design Phase highlights enhancements to existing recreation features and additional community amenities (Figure 10 on the next page). Key features and amenities of the East Design Phase include:

- Prioritizing Outdoor Recreation through refurbishing and resurfacing existing sports courts, including the ball hockey and tennis courts.
- Community Amenities include public washrooms, water fountains, bicycle parking, and a community garden designed with nearby seating to support social gathering and rest.

The Nechako Centre Development Plan represents a right-sized and long-term investment in the community and aims to establish a strong visual identify and sense of place within the broader Nechako neighbourhood.

The urban design plan is intended to support increased pedestrian and economic activity at Nechako Centre and to improve safety and comfort for all site users. Additionally, the plan promotes enhanced biodiversity and ecological performance through resilient planting strategies.




Figure 10. Urban Design Plan (East)

# 3. POTENTIAL FUTURE DEVELOPMENT



The Development Plan for Nechako Centre includes projects and features that could be pursued in the immediate or short-term, as well as items that are identified for potential future, long-term consideration (Figure 11). Positioning some of the elements of the Development Plan as longer term items allows the DOK to manage the scale and timing of the overall investment and construction cycle, while still indicating the options for future consideration as needs may dictate.

Potential future projects identified through the Development Plan process, but not shown in the west, central, and east phases of the urban design plan, include: improvements to Nightingale Street, a future snow storage location and parking on municipal property north of Nechako Elementary, and future development of Building Site B.

Building Site B represents a future long-term development opportunity after Building Site A is developed. Building Site B is currently a vacant municipal property used for snow storage and passive green space; however it may have potential for commercial, residential, or mixed-use development once Building Site A has built out.

Designating Building Site B as a future development opportunity in the Development Plan ensures that there is long-term capacity for commercial and/or residential growth and expansion at Nechako Centre. Development of this future site may require further study and/or improvements not covered in this Plan, such as stormwater and transportation improvements, to be further investigated and determined at the time of development.

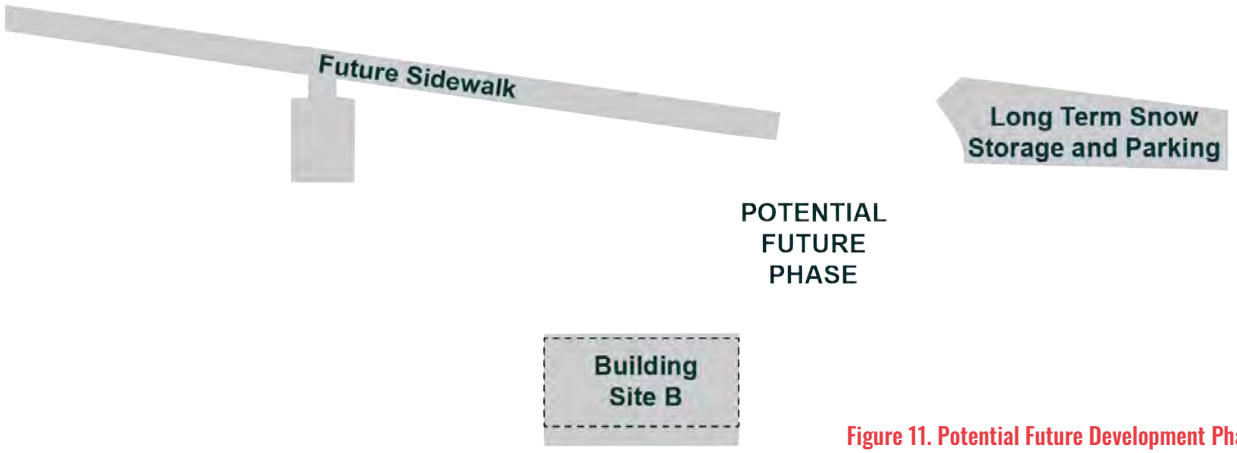



Figure 11. Potential Future Development Phase

# 4. TEMPORARY ACTIVATIONS



Temporary activations are recommended as interim measures on Building Site A for public use during the detailed design and permitting phases. Temporary activations provide an opportunity to transform the current vacant parcel into an active and welcoming space that positively contributes to the public realm and supports informal recreation and gathering spaces.

Features that could be added to activate the space include temporary seating; planter boxes; nets for tennis, ball hockey, soccer and/or pickleball; public art; flexible open spaces; and others (Figure 12). These features offer immediate public benefit while long-term redevelopment efforts continue behind the scenes.

Introducing temporary activations ensures the site remains active, visually engaging, and publicly accessible during the planning and permitting process. The space becomes a lively community asset that positively teases the future of Nechako Centre.

Activating the site early also helps residents build familiarity and connection with the area, strengthens existing business activity through increased foot traffic, and demonstrates progress toward the broader revitalization efforts at the site. This approach provides meaningful value to the community while supporting efficient and adaptable use of DOK-owned land until construction begins.



Figure 12. Temporary Activation Examples

# 5. ZONING RECOMMENDATIONS



Nechako Centre is zoned *C2 Neighbourhood Centre* in the Kitimat Municipal Code. The C2 zone permits residential use above the ground floor, which aligns with the proposed mixed-use development concept for Building Site A.

A zoning amendment is needed to permit standalone residential use if the DOK wishes to explore a potential future townhouse or residential apartment development on Building Site B. This type of amendment is not needed to advance a mixed-use building on Building Site A.

The C2 zone does not include a specific minimum parking requirement ratio for residential uses. The Kitimat Municipal Code requires a ratio of 1.5 m² of parking for every 1 m² of gross leasable area (GLA), and each off street parking space must have a minimum area of 28 m². The DOK may consider introducing specific parking requirements for residential uses in the C2 zone to address anticipated increases in site use and the lower rate of vehicle turnover typically associated with residential development.

Height limitations in the C2 zone are currently 9 metres. Therefore a five or six storey development on Building Site A would exceed this height limit. The consulting team identified that a height of between 16 and 20 metres is needed to allow for a marketable commercial ground floor and liveable residential floor heights.

The DOK could consider an amendment to the C2 zone to enable the recommended height of mixed-use development. Alternatively, the DOK could consider applying for a Development Variance Permit for the increased height needed to facilitate a mixed-use development, while retaining the existing 9 metre height limit for the remainder of Nechako Centre.

# 6. CONCLUSION



This Development Plan has expanded on the 2022 Nechako Centre Concept Plan vision by presenting a detailed urban design plan for the site, informed by technical assessments of infrastructure/servicing capacity, transportation needs, and market considerations. The Development Plan is intended to provide the District of Kitimat with a clear and achievable framework to reestablish Nechako Centre as a vibrant neighbourhood hub and public realm destination.

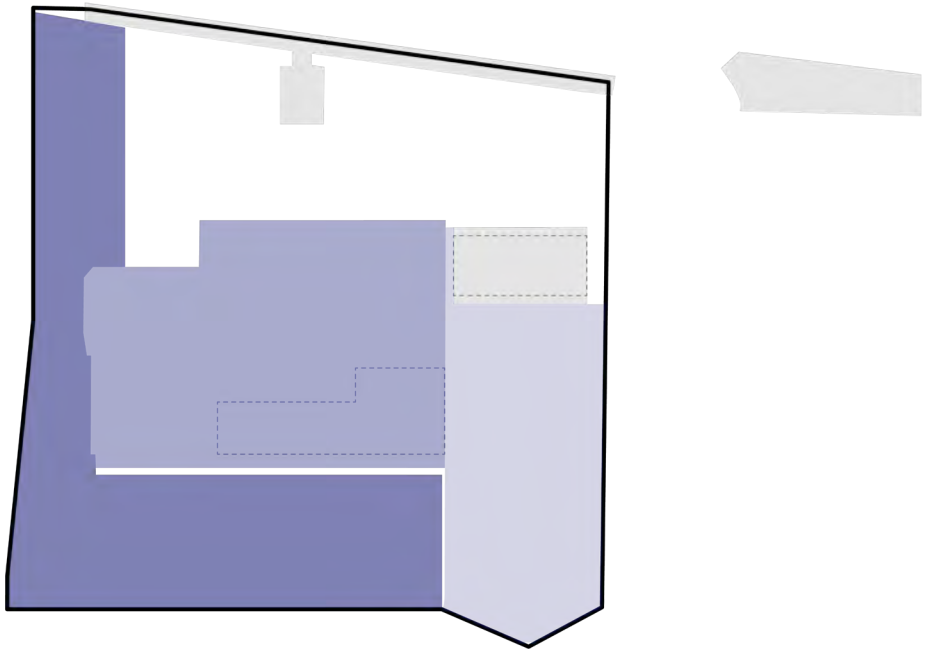
The proposed public realm improvements shown in the urban design plan in Appendix A and the 3D renderings in Appendix B prioritize a safe, accessible, and pedestrian-oriented environment that supports social interaction and community gathering. Through thoughtful placemaking, improved circulation, and integrated public amenities, the plan creates a welcoming setting that benefits residents, visitors, and local businesses.

The DOK's commitment to revitalizing Nechako Centre positions the site for sustainable economic growth and long-term community benefit. By enhancing the public realm and activating vacant parcels, the urban design plan is intended to stimulate market interest and investment, ultimately restoring Nechako Centre's role as a thriving neighbourhood anchor and an important contributor to Kitimat's social and economic vitality.



# APPENDIX A:

# URBAN DESIGN PLAN






## UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.




KEY PLAN

SCALE 1:500

## PRECEDENT IMAGES



CONCRETE WALKWAY



CONCRETE SEATING WALL



BENCH



POLE WITH BANNERS AND



COVERED WALKWAY



LIGHTING



COMMUNITY GARDEN

## LEGEND

- PROPERTY LINE
- SOD
- PROPOSED SIDEWALK / WALKWAY
- PROPOSED BIKE PARKING
- PROPOSED PLANTING BED
- PROPOSED OUTDOOR PATIO
- EXTENT OF COVERED WALKWAY
- PROPOSED POLE WITH BANNERS AND HANGING BASKETS
- PROPOSED PEDESTRIAN LIGHTING
- PICNIC TABLE
- PLANTER
- SEATING WALL
- BENCH
- GARBAGE AND RECYCLING
- PROPOSED TREES

LAYOUT PLAN - WEST

SCALE 1:500

| Rev | Date | Description | Drawn | Design | Appr'd |
|---|---|---|---|---|---|
| PG | 2026-07-07 | REVISED PHASING PLAN | LJ | KU | KU |
| PF | 2026-03-16 | REVISED PHASING PLAN | LJ | KU | KU |
| PE | 2026-02-13 | ISSUED FOR REVIEW | LJ | KU | KU |
| PD | 2025-12-08 | ISSUED FOR REVIEW | LJ | KU | KU |
| PC | 2025-11-20 | ISSUED FOR REVIEW | LJ | KU | KU |
| PB | 2025-11-04 | ISSUED FOR REVIEW | LJ | KU | KU |
| PA | 2025-08-25 | ISSUED FOR REVIEW | LJ | KU | KU |

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELIED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY SHALL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT CONFIRED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS SHALL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES (WHETHER SHOWN OR OMITTED FROM THIS PLAN) PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

0 1:500 25

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
970 McMaster Way Unit 310, Kamloops, BC Canada V2C 6K2
Tel 2503742200

Permit

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

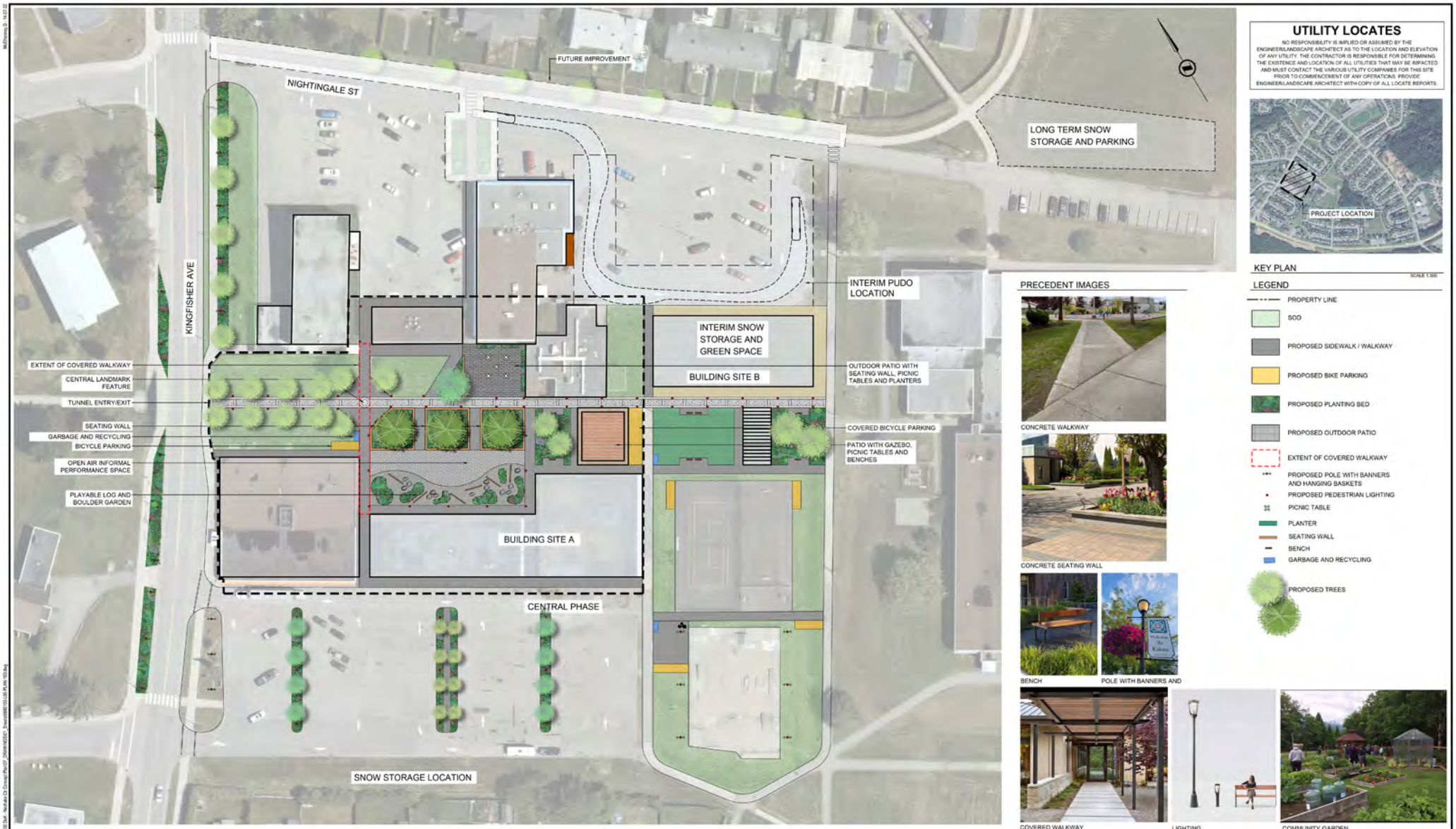
DISTRICT OF KITIMAT
270 CITY CENTRE, KITIMAT, BC, V8C 2H7

NECHAKO CENTRE
LAYOUT PLAN
WEST PHASE

Drawing No. L101

Project Number 2111-06601-00

Rev. PG




## UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.




KEY PLAN

SCALE 1:500

## PRECEDENT IMAGES


CONCRETE WALKWAY


CONCRETE SEATING WALL


BENCH


POLE WITH BANNERS AND


COVERED WALKWAY


LIGHTING


COMMUNITY GARDEN

## LEGEND

- PROPERTY LINE
- SOD
- PROPOSED SIDEWALK / WALKWAY
- PROPOSED BIKE PARKING
- PROPOSED PLANTING BED
- PROPOSED OUTDOOR PATIO
- EXTENT OF COVERED WALKWAY
- PROPOSED POLE WITH BANNERS AND HANGING BASKETS
- PROPOSED PEDESTRIAN LIGHTING
- PICNIC TABLE
- PLANTER
- SEATING WALL
- BENCH
- GARBAGE AND RECYCLING
- PROPOSED TREES

LAYOUT PLAN - CENTRAL

SCALE 1:500

| Rev | Date | Description | Drawn | Design | Appd |
|---|---|---|---|---|---|
| PG | 2026-07-07 | REVISED PHASING PLAN | LJ | KU | KU |
| PF | 2026-03-16 | REVISED PHASING PLAN | LJ | KU | KU |
| PE | 2026-02-13 | ISSUED FOR REVIEW | LJ | KU | KU |
| PD | 2025-12-08 | ISSUED FOR REVIEW | LJ | KU | KU |
| PC | 2025-11-20 | ISSUED FOR REVIEW | LJ | KU | KU |
| PB | 2025-11-04 | ISSUED FOR REVIEW | LJ | KU | KU |
| PA | 2025-08-25 | ISSUED FOR REVIEW | LJ | KU | KU |

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELIED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY SHALL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS SHALL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OF, RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES (WHETHER SHOWN OR OMITTED FROM THIS PLAN). PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

0 1:500 25

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
970 McMaster Way Unit 310, Kamloops, BC Canada V2C 6K2
Tel 2503742200

Permit

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

DISTRICT OF KITIMAT
270 CITY CENTRE, KITIMAT, BC, V8C 2H7

NECHAKO CENTRE
LAYOUT PLAN
CENTRAL PHASE

Drawing No.
L103

Project Number
2111-06601-00

Rev.
PG




LAYOUT PLAN - EAST

SCALE 1:500

## UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.




KEY PLAN

SCALE 1:500

## PRECEDENT IMAGES


CONCRETE WALKWAY


CONCRETE SEATING WALL


BENCH


POLE WITH BANNERS AND


COVERED WALKWAY


LIGHTING


COMMUNITY GARDEN

## LEGEND

- PROPERTY LINE
- SOD
- PROPOSED SIDEWALK / WALKWAY
- PROPOSED BIKE PARKING
- PROPOSED PLANTING BED
- PROPOSED OUTDOOR PATIO
- EXTENT OF COVERED WALKWAY
- PROPOSED POLE WITH BANNERS AND HANGING BASKETS
- PROPOSED PEDESTRIAN LIGHTING
- PICNIC TABLE
- PLANTER
- SEATING WALL
- BENCH
- GARBAGE AND RECYCLING
- PROPOSED TREES

| Rev | Date | Description | Drawn | Design | Appd |
|---|---|---|---|---|---|
| PG | 2026-07-07 | REVISED PHASING PLAN | LJ | KU | KU |
| PF | 2026-03-16 | REVISED PHASING PLAN | LJ | KU | KU |
| PE | 2026-02-13 | ISSUED FOR REVIEW | LJ | KU | KU |
| PD | 2025-12-08 | ISSUED FOR REVIEW | LJ | KU | KU |
| PC | 2025-11-20 | ISSUED FOR REVIEW | LJ | KU | KU |
| PB | 2025-11-04 | ISSUED FOR REVIEW | LJ | KU | KU |
| PA | 2025-08-25 | ISSUED FOR REVIEW | LJ | KU | KU |

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELIED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY SHALL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS SHALL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES (WHETHER SHOWN OR OMITTED FROM THIS PLAN). PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

0 1:500 25

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
970 McMaster Way Unit 310, Kamloops, BC Canada V2C 6K2
Tel 2503742200

Permit

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

DISTRICT OF KITIMAT
270 CITY CENTRE, KITIMAT, BC, V8C 2H7

NECHAKO CENTRE
LAYOUT PLAN
EAST PHASE

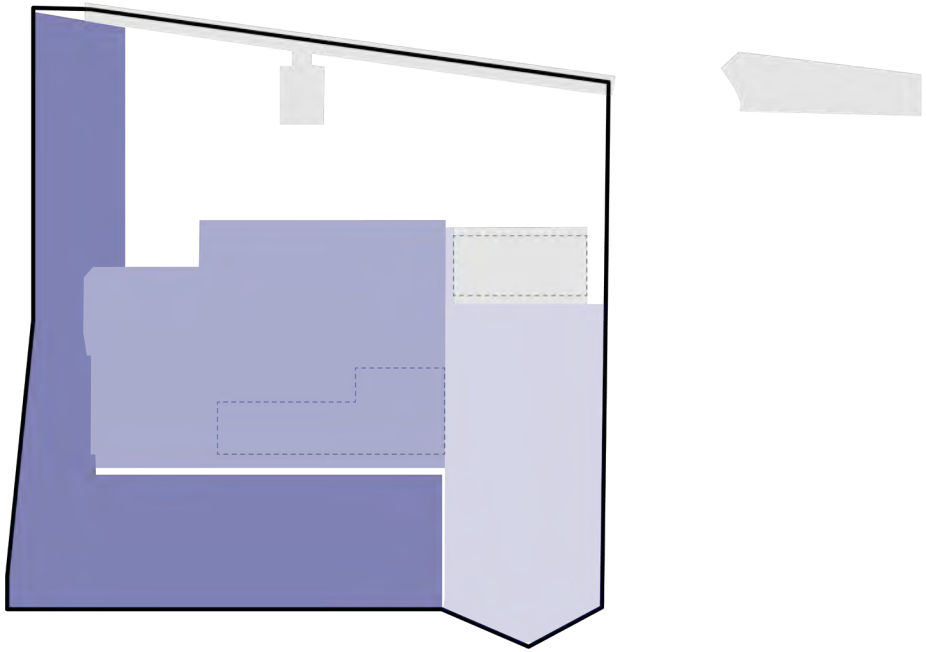
Drawing No. L102

Project Number 2111-06601-00

Rev. PG

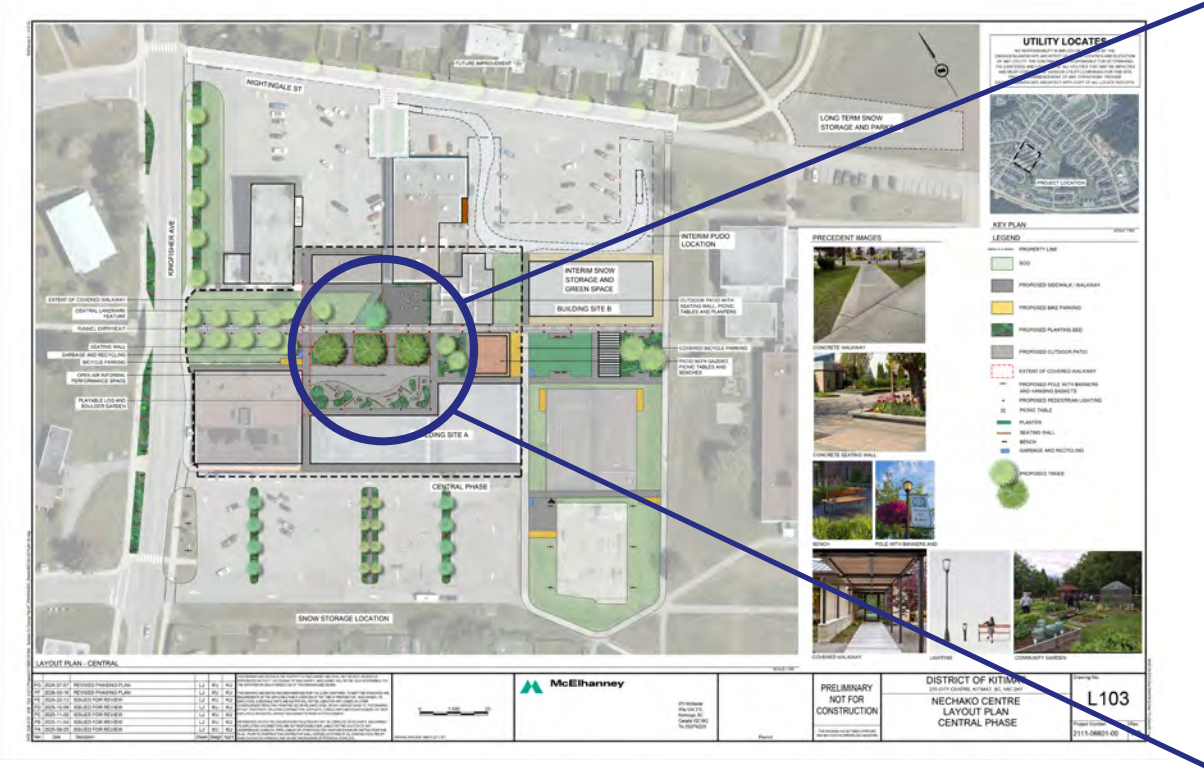
# APPENDIX B:

## 3D RENDERINGS



## CENTRAL PHASE

Playable Log and Boulder Garden.

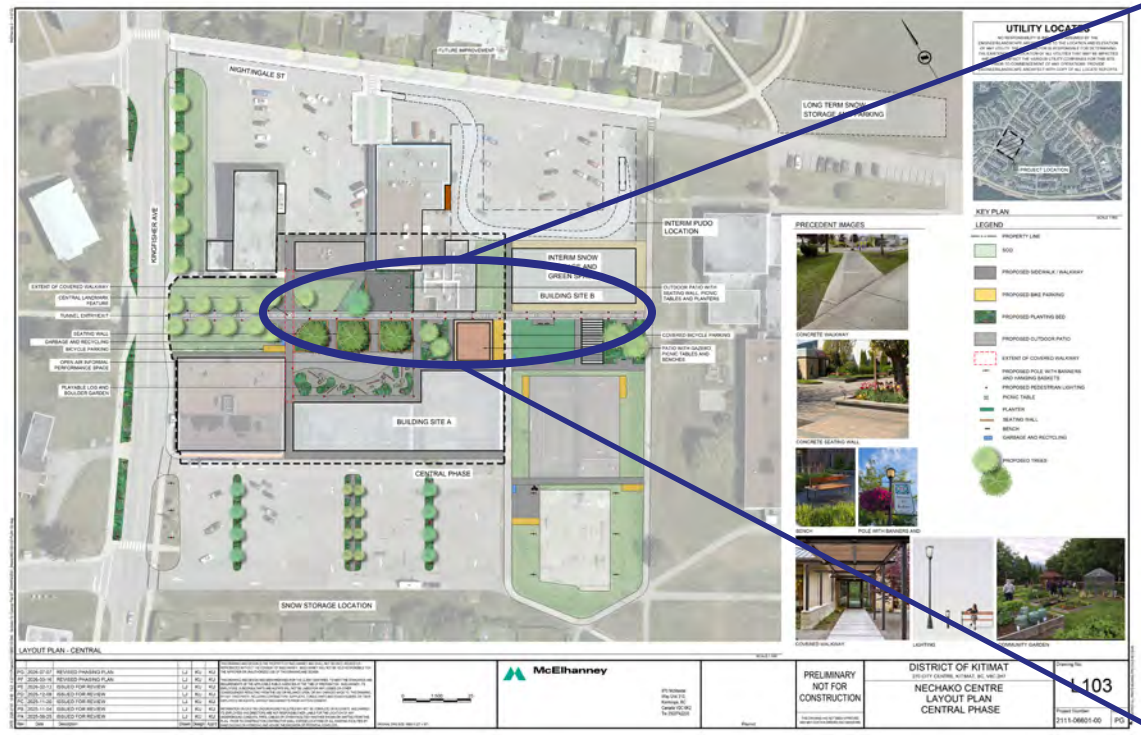





Bird’s eye view looking east.

## CENTRAL PHASE

Central Pathway and Lighting.

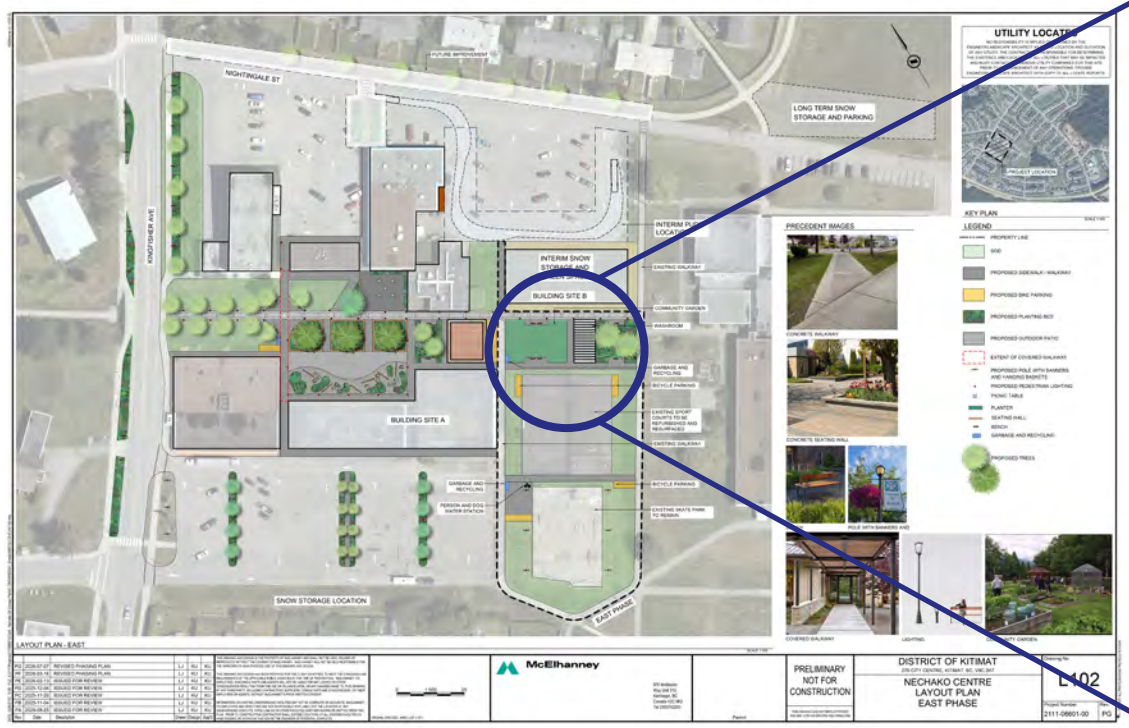





Pedestrian view looking east.

## EAST PHASE

Community Garden and Public Washrooms.

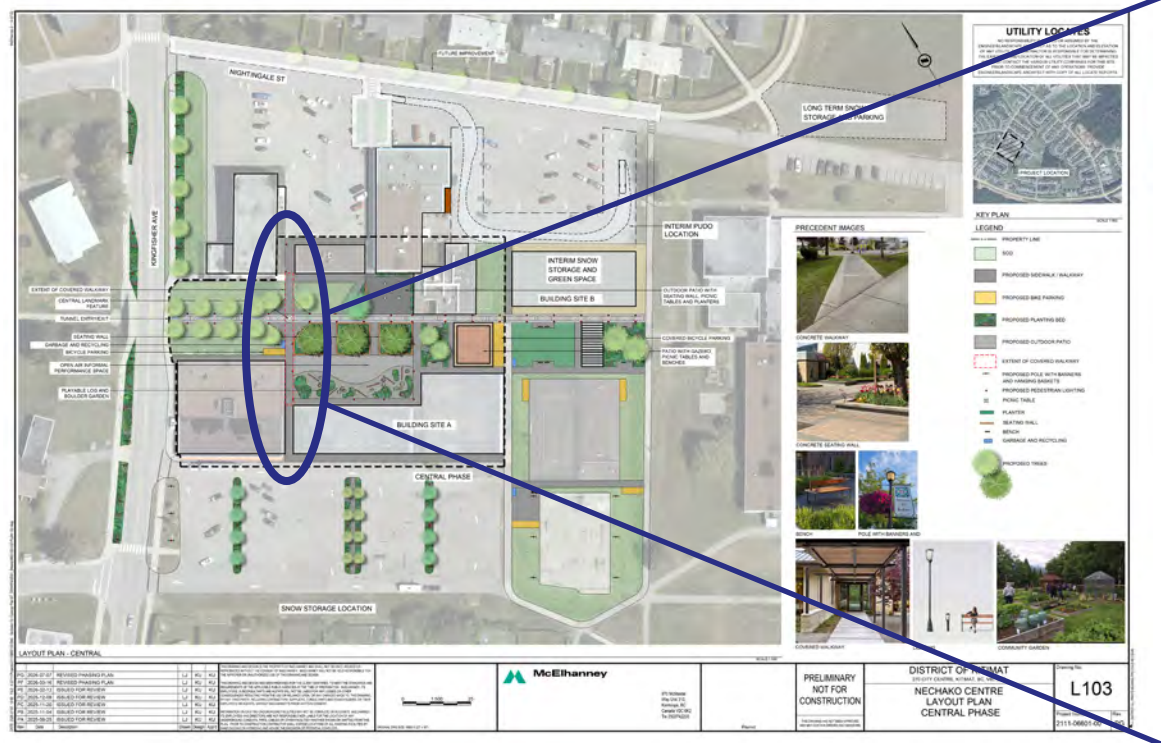





Bird's eye view looking northeast.

## CENTRAL PHASE

Covered Walkway.

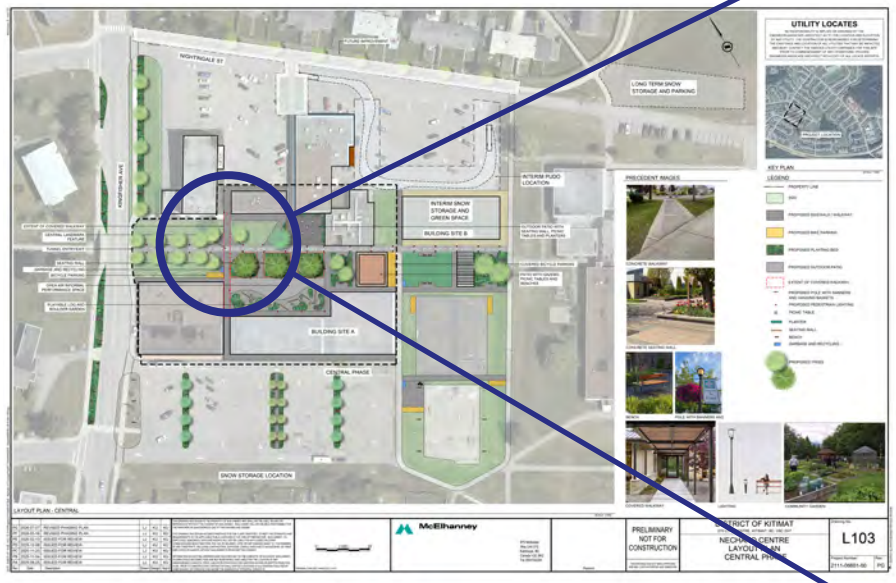





Bird's eye view looking northeast.

## CENTRAL PHASE

Covered Walkway and Central Greenspace.





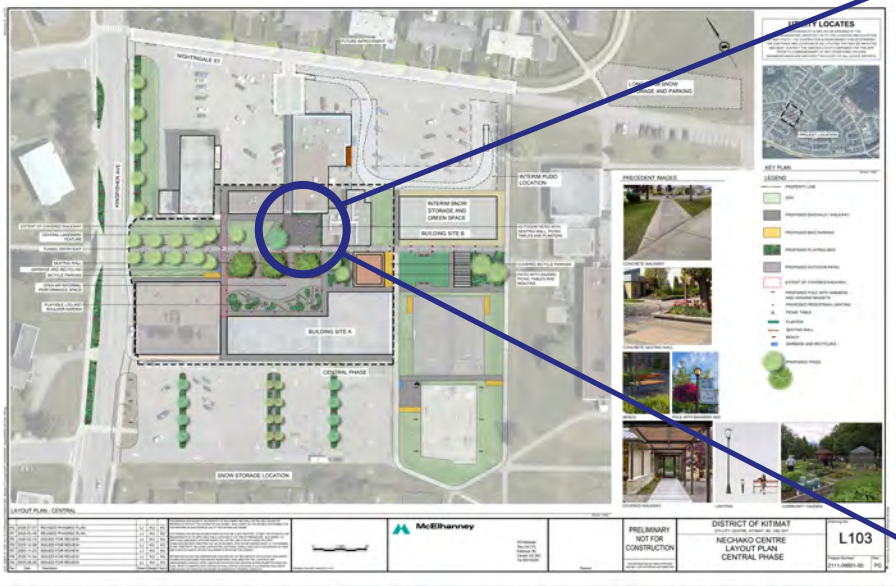

Pedestrian view looking southeast.

## CENTRAL PHASE

Outdoor Patio with Picnic Tables and Planters.

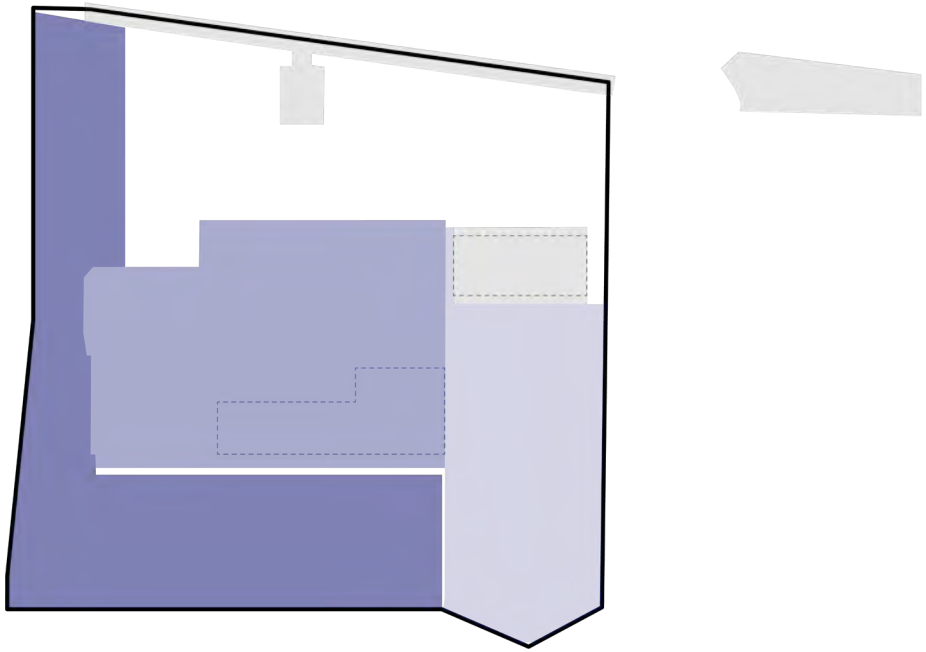


Bird’s eye view looking southeast.



# APPENDIX C:

# STATEMENT OF LIMITATIONS



## Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. (“McElhanney”) for the particular site, design objective, development and purpose (the “Project”) described in this report and for the exclusive use of the client identified in this report (the “Client”). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney’s consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

Standard of Care and Disclaimer of Warranties. This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted community planning and public engagement, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or may substantially alter such evaluations and conclusions. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes to applicable laws subsequent to the issuance of the report.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

KITIMAT

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

city squared.

**THIS PAGE INTENTIONALLY LEFT BLANK**



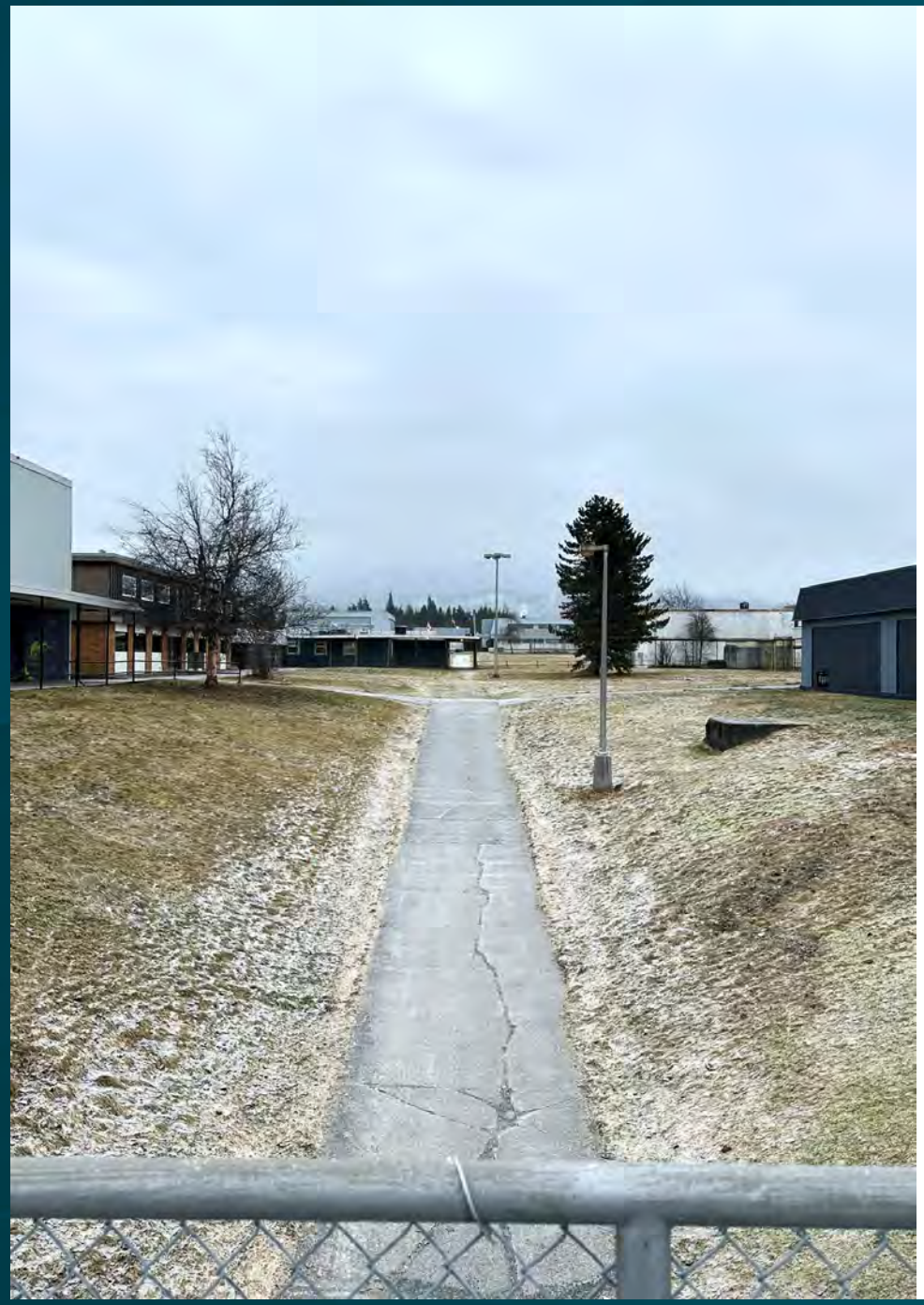
# Nechako Centre Development Plan

## Council Presentation

July 20, 2026

Prepared for the District of Kitimat

city squared.
McElhanney
CANADA BEST MANAGED COMPANIES
Platinum member



McElhanney

# Agenda

- Introduction
- Urban Design Plan
- Renderings of Key Elements
- Temporary Activations
- Zoning Recommendations
- Next Steps

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

# INTRODUCTION

# Background | 2022

- Concept Plan and Market Assessment prepared by Urban Systems in 2022.
- Developed the following project vision:

> *Nechako Centre is a thriving community hub for commercial, residential, and recreational activity that is modern, safe, and well-used by all community members.*

- Provided examples of potential future mixed-use development (**Figure 1**).
- Development Plan is based on the recommended implementation actions in the Concept Plan and informed by community engagement.



***Figure 1.*** *Precedent photos from the Nechako Centre Concept Plan, 2022*

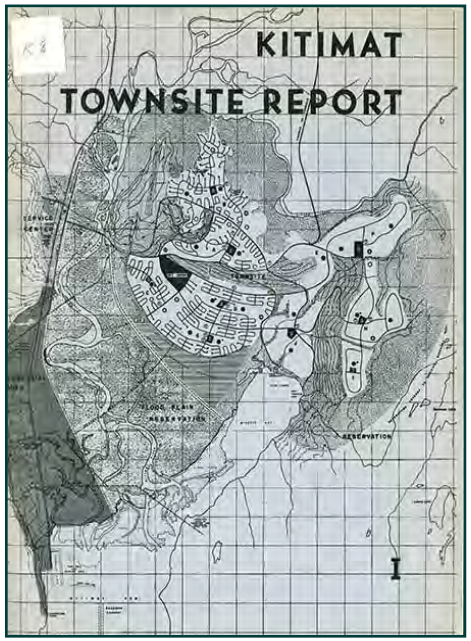
# Background | 2025

- 2 vacant buildings (Building Site A) are demolished by DOK.
- Building Site A is consolidated into a single lot (**Figure 2**).
- Housing-Focused OCP Update includes new “Mixed Use” designation for Nechako Centre:
  - Adopted as part of Provincial Housing Objectives OCP Amendment in November 2025.
  - Supports a mix of commercial, residential, and parks and recreation development at Nechako Centre.
  - Supported land uses include neighbourhood serving commercial, apartments, mixed use buildings, institutional uses, and parks and recreation.



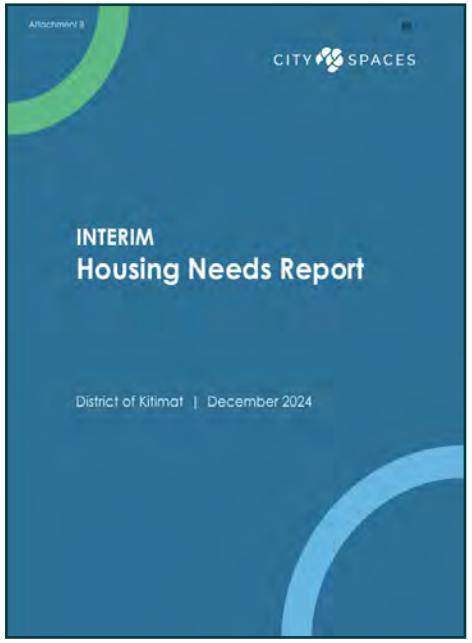

***Figure 2.*** *Subject Site with newly consolidated Building Site A, and future Building Site B*

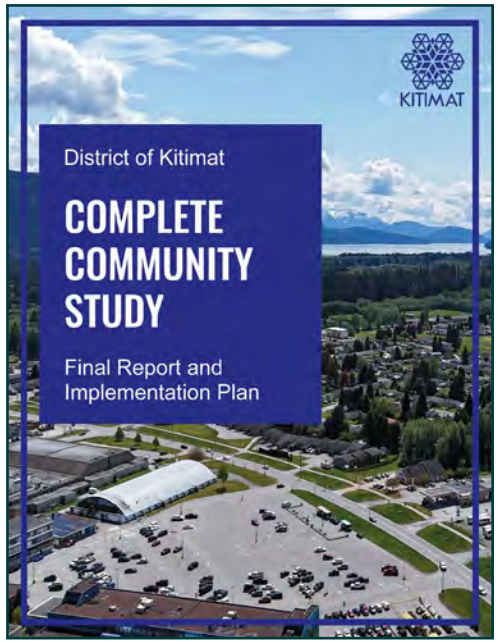
# Background Review





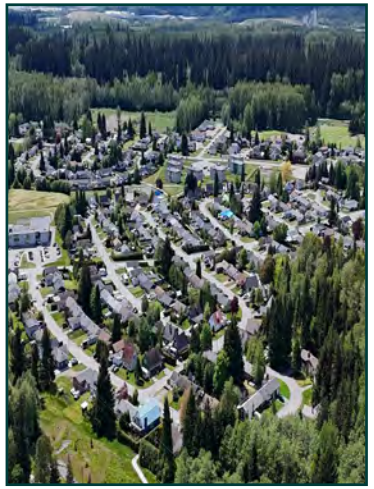







# Economic Development Strategic Plan



## Goal 1: Enable Housing Choice & Affordability

- Increase housing supply through residential apartment development (including affordable and family-sized units).
- Amenities that enhance comfort and improve community wellbeing.



## Goal 2: Implement a Kitimat-Beautiful Movement

- Guidance for placemaking, beautification, and site branding.
- Establishing a distinct neighbourhood identity.
- Improving the public realm and gathering spaces.



## Goal 4: Commercial & Business Growth

- Proposing ground-floor commercial space.
- Opportunities for local businesses.
- Attract and support business retention and expansion.



## Goal 5: Kitimat as a Desirable Community

- Create a vibrant, welcoming, and multi-functional space.
- Investment in public infrastructure.
- Promote Nechako Centre as a welcoming and desirable neighbourhood to live, work, and play.

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

# Urban Design Plan

# Overarching Goals

1. **Enhance the public realm of Nechako Centre and along Kingfisher Avenue, including accessibility, comfort, and safety.**

2. **Position Nechako Centre as an attractive multi-use hub that meets the residential, commercial, and recreational needs of the neighbourhood.**

# Guiding Frameworks

**Vision** + **Objectives**



**Nechako Centre Concept Plan**

# Guiding Frameworks | Vision

The urban design plan for Nechako Centre:

- Enables comfortable, human-scaled public space.
- Creates an identifiable commercial, social, and recreational hub for the Nechako neighbourhood.
- Supports year-round use and flexible public programming.
- Improves safety, visibility, and intuitive navigation.
- Complements surrounding residential, recreational, and institutional uses.
- Attracts continued investment in the immediate and surrounding area.









# Guiding Frameworks | Objectives

The urban design plan for Nechako Centre:

- Supports mixed-use development.
- Offers continuous walking connections across the site in all directions.
- Enhances existing and expanded outdoor recreation features.
- Retains a welcoming and comfortable site access through the Kingfisher Avenue underpass.
- Amplified greenspace, gathering space, and public realm enhancements throughout the site to improve visual appearance, safety, and comfort for all.





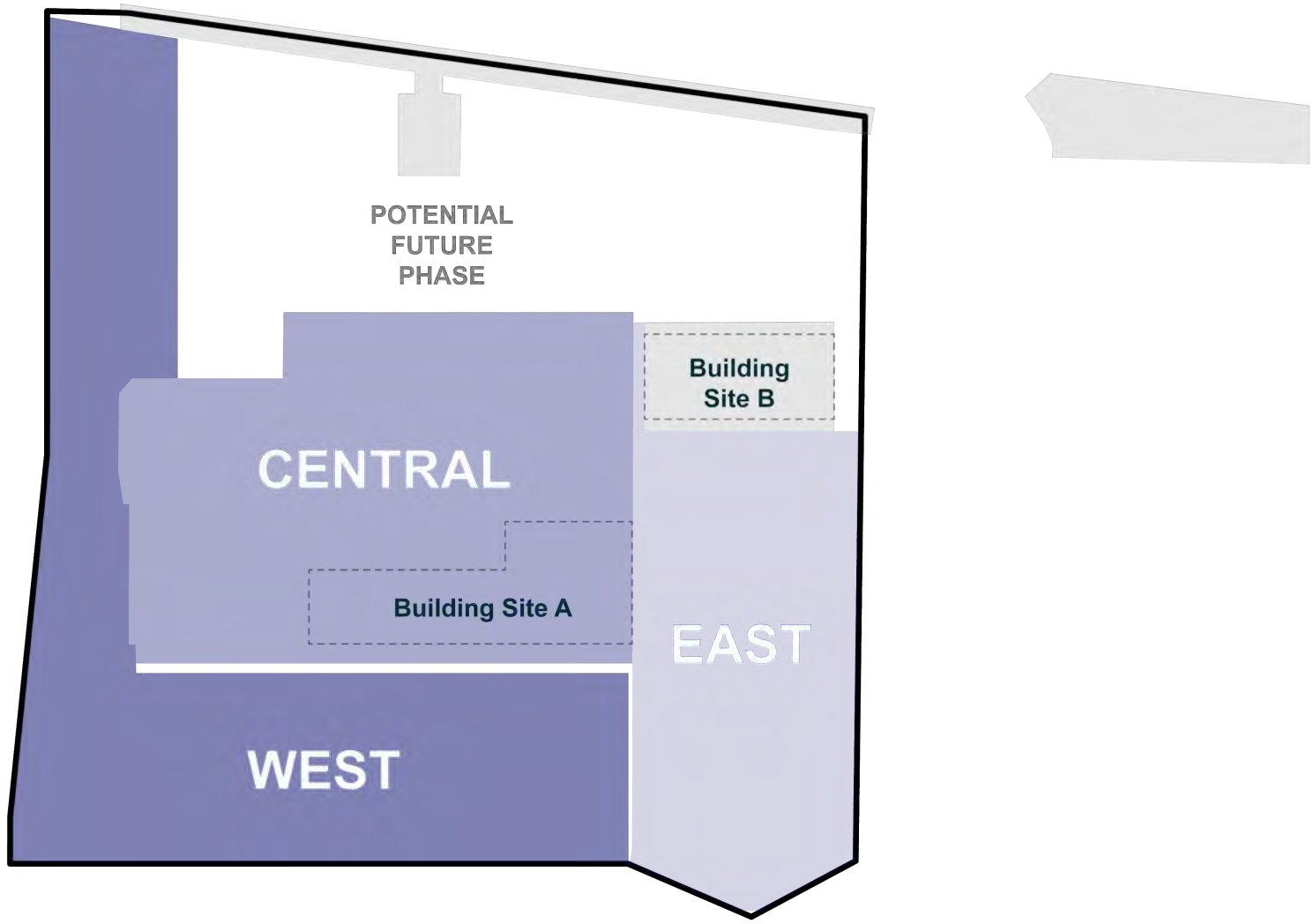




# Urban Design Plan

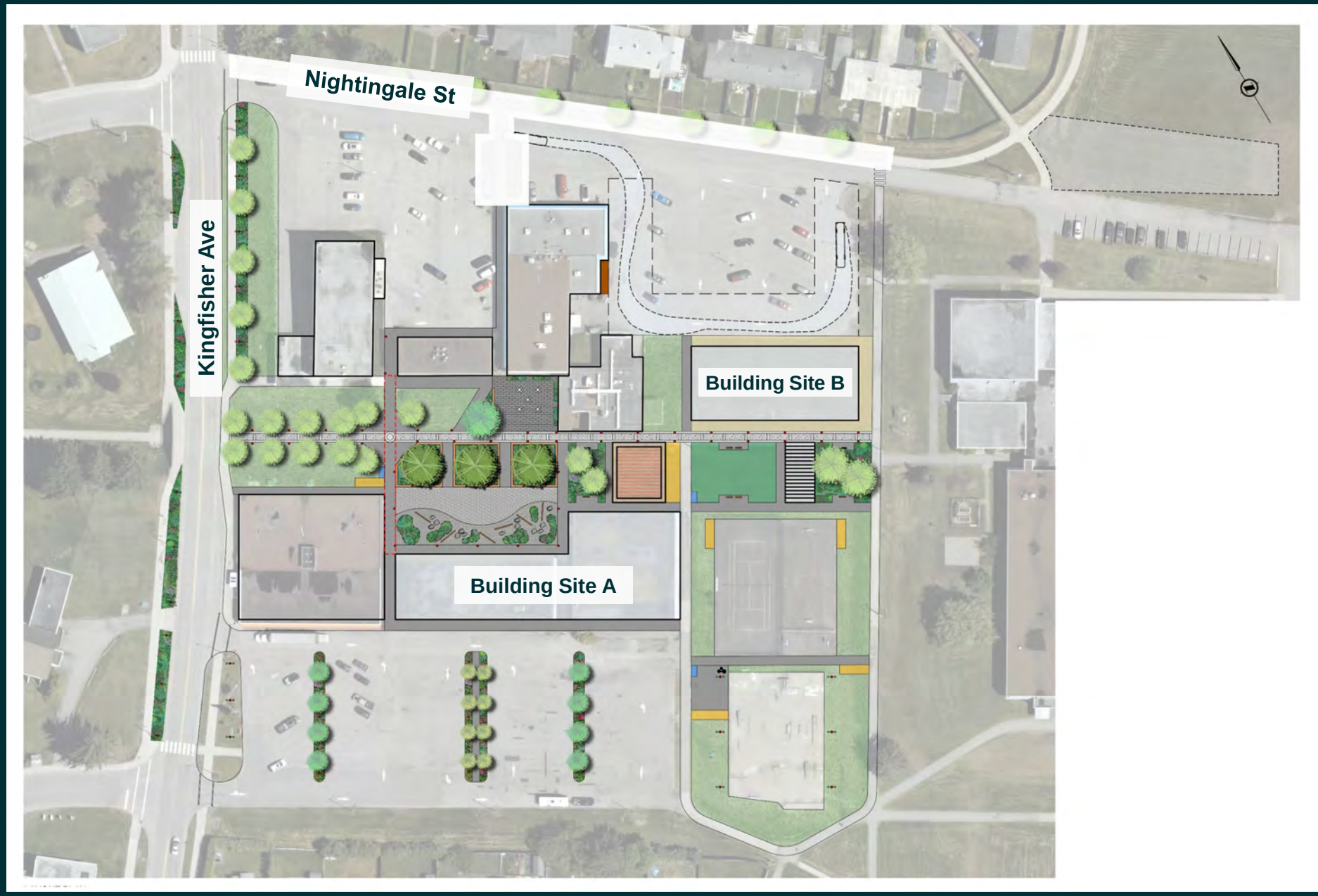
## Three-Phase Plan

West, Central, and East Phases and Potential Future Works



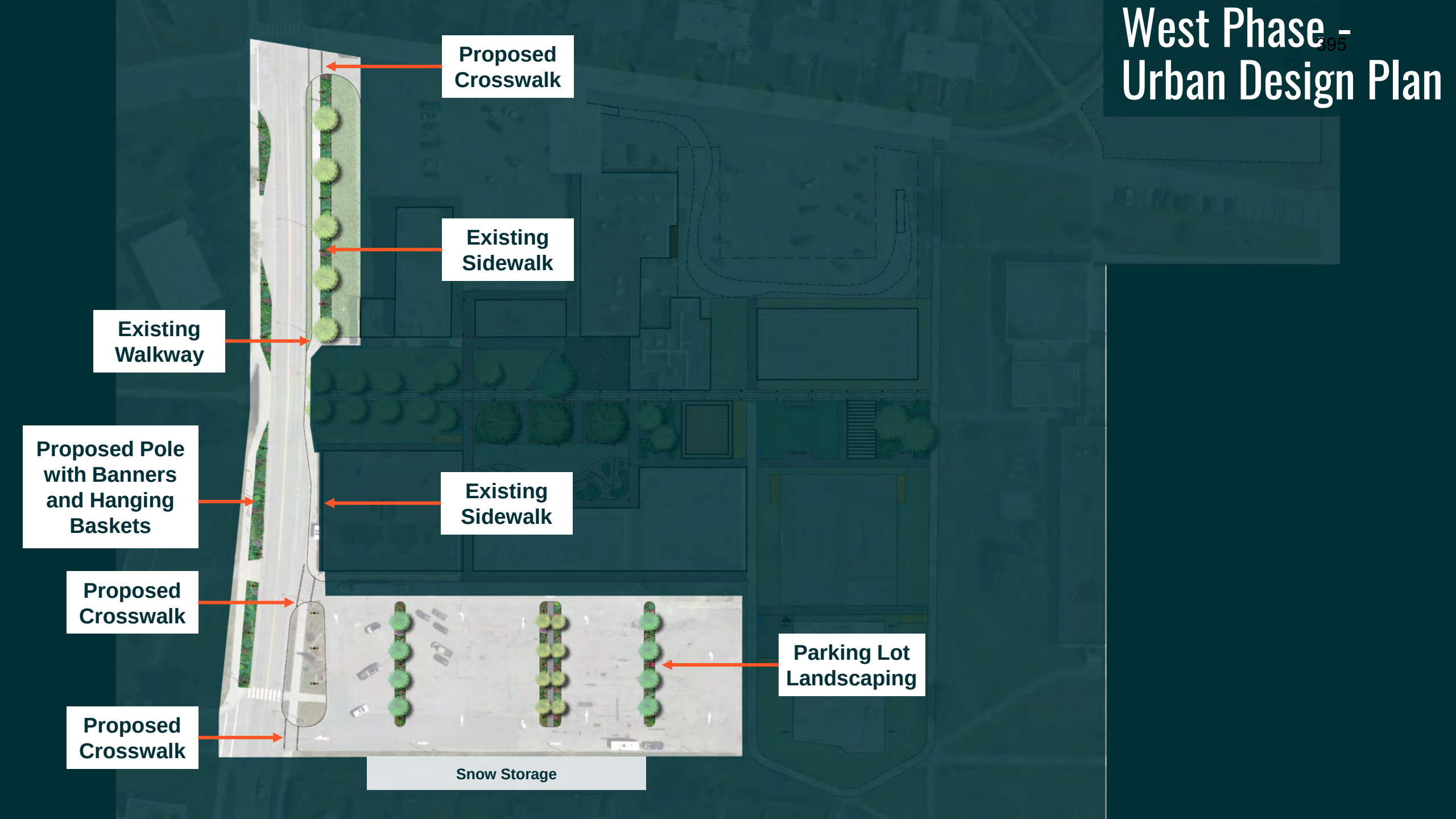
# Urban Design Plan - Overview





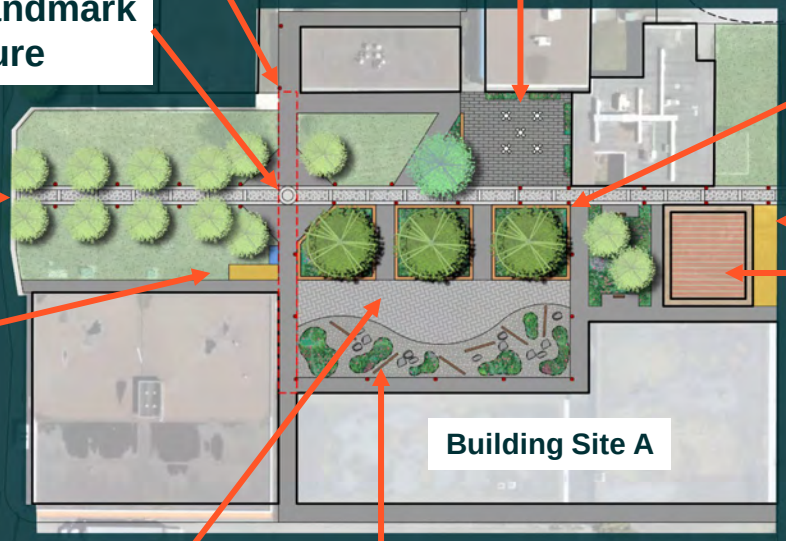
# West Phase - Urban Design Plan





# Central Phase - Urban Design Plan






Extent of Covered Walkaway

Outdoor Patio with Seating Wall, Picnic Tables and Planters

Central Landmark Feature

Seating Wall

Central Pathway & Lighting

Covered Bicycle Parking

Patio with Gazebo, Picnic Table and Benches

Garbage and Recycling and Bicycle Parking

Open Air Informal Performance Space

Playable Log & Boulder Garden

# East Phase – Urban Design Plan



# Potential Future Development Phases



# Urban Design Elements



PLAYABLE LOG AND BOULDER GARDEN



CENTRAL SEATING SPACES



SHELTERED PICNIC AREA



PUBLIC WASHROOMS



OUTDOOR PATIO



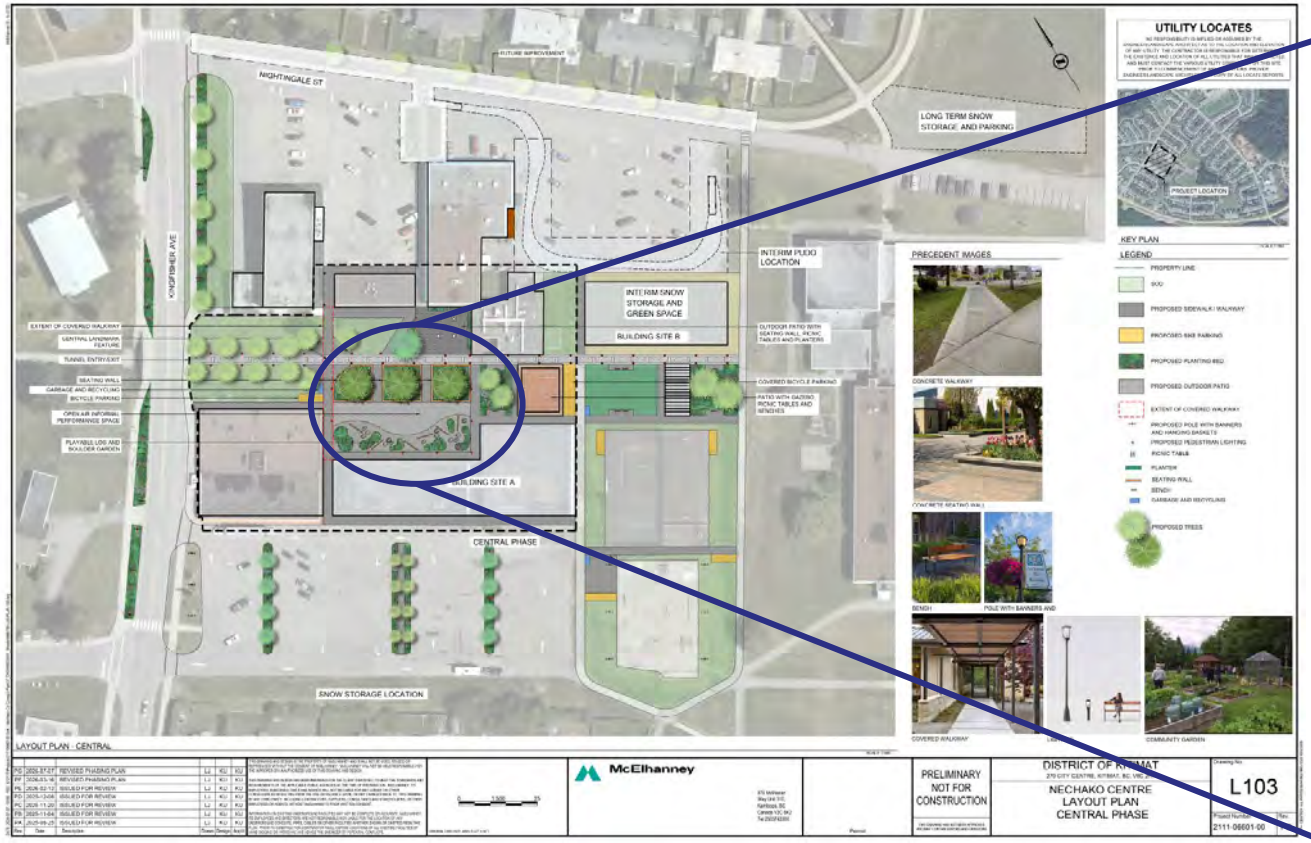
MULTI-USE OUTDOOR SEATING AND PLAYGROUND SPACE

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

# Renderings of Key Elements

# 3D Renderings

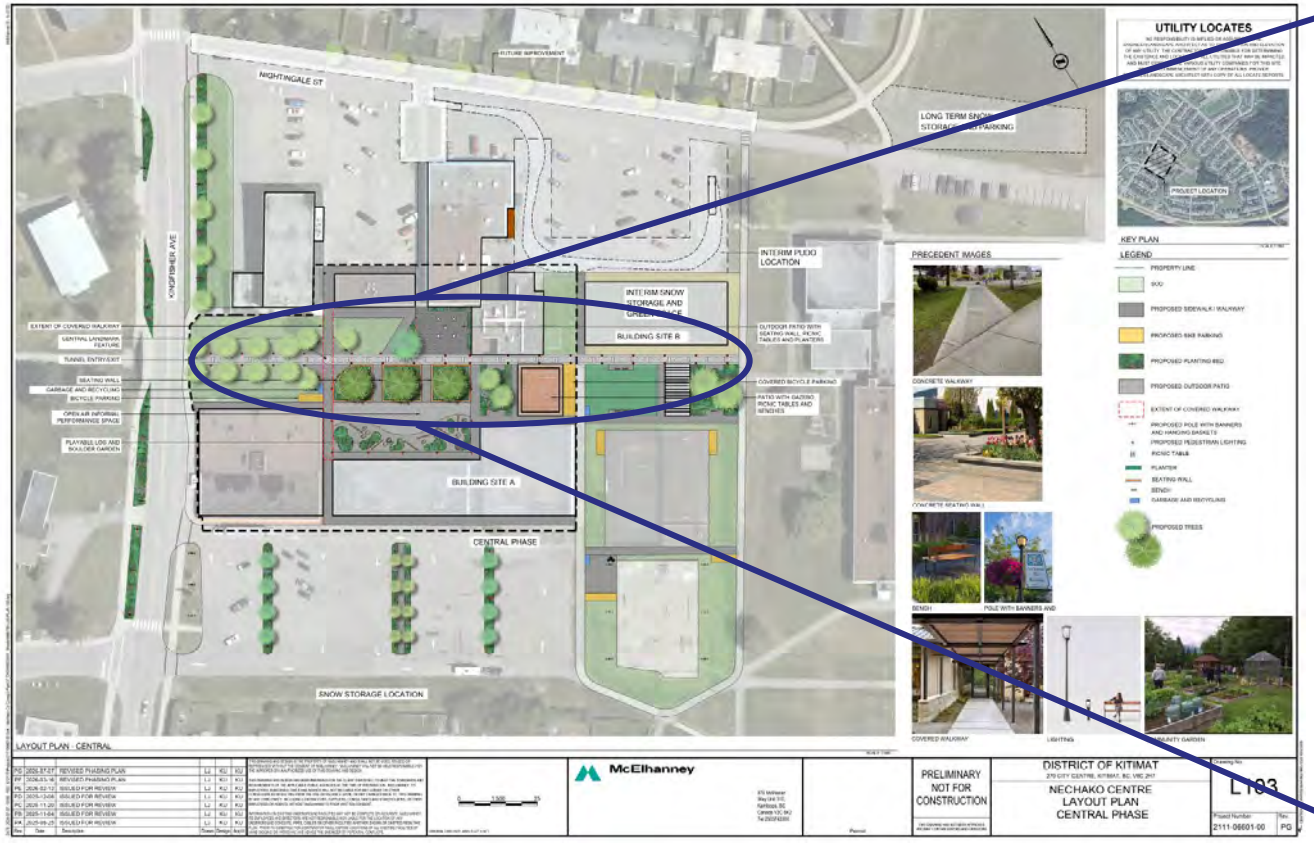



## Playable Log and Boulder Garden



Bird's eye view looking east

# 3D Renderings

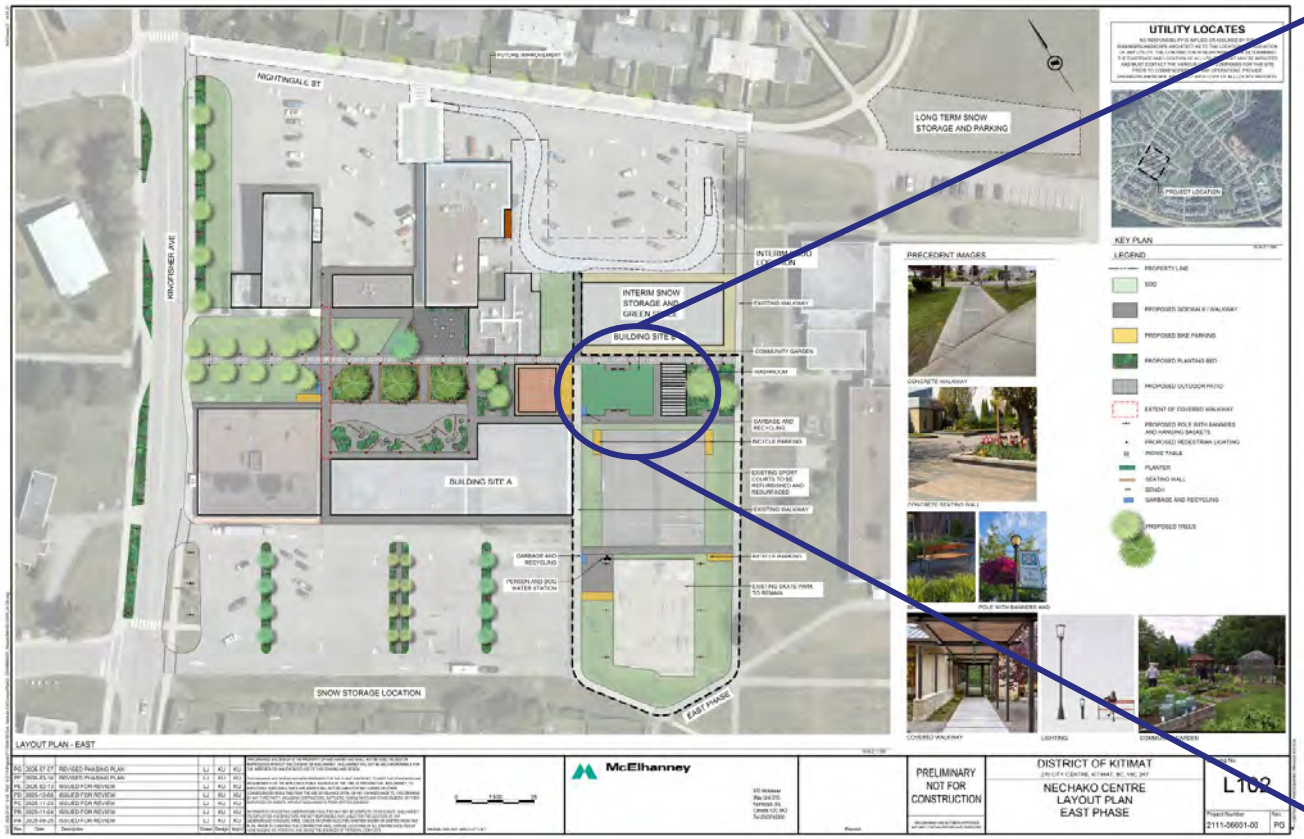



## Central Pathway and Lighting



Pedestrian view looking east

# 3D Renderings

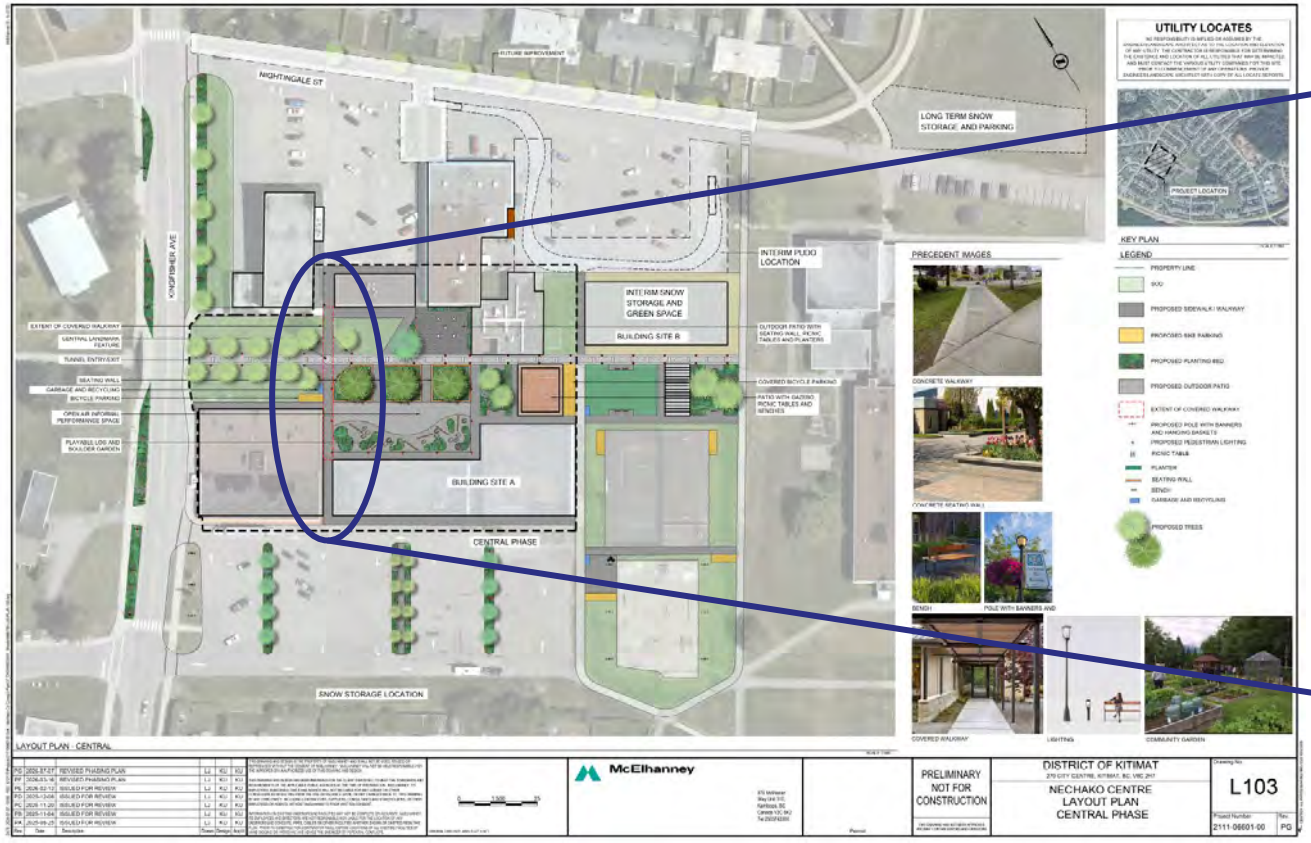



## Community Garden, Covered Bike Parking, and Public Washrooms



Bird's eye view looking northeast

# 3D Renderings

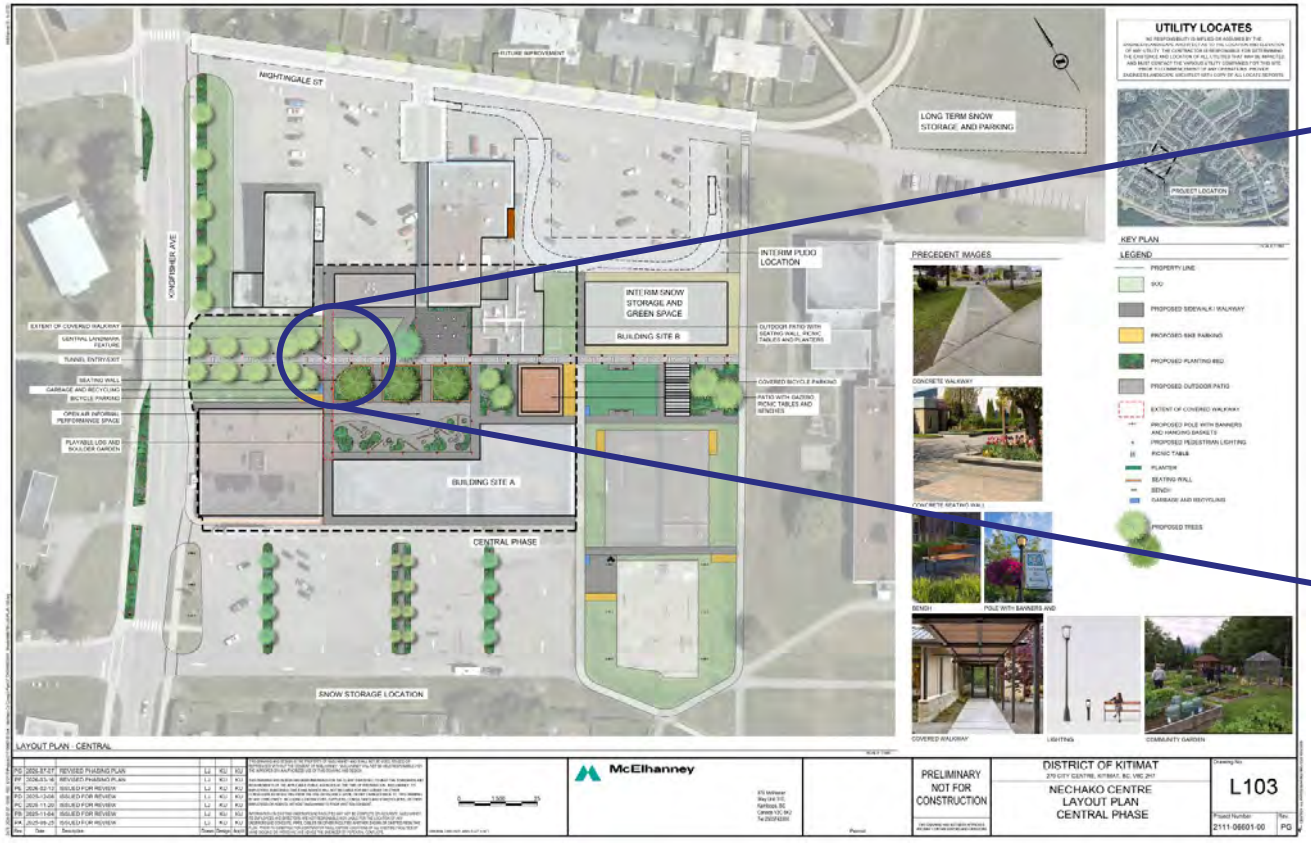



## Covered Walkway



Bird’s eye view looking northeast

# 3D Renderings

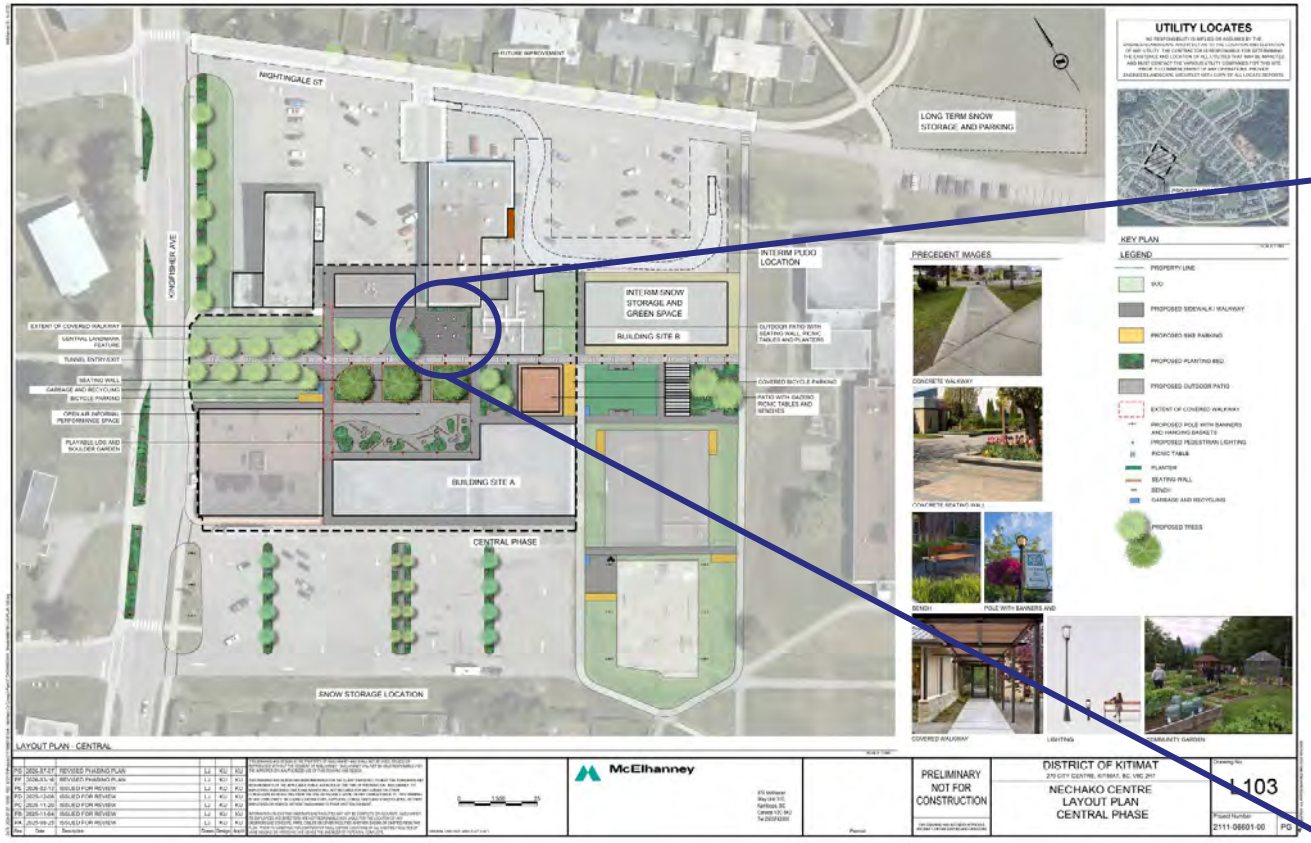



## Covered Walkway and Central Greenspace



Pedestrian view looking southeast

# 3D Renderings




**Outdoor Patio with Picnic Tables and Planters**



Bird’s eye view looking southeast

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

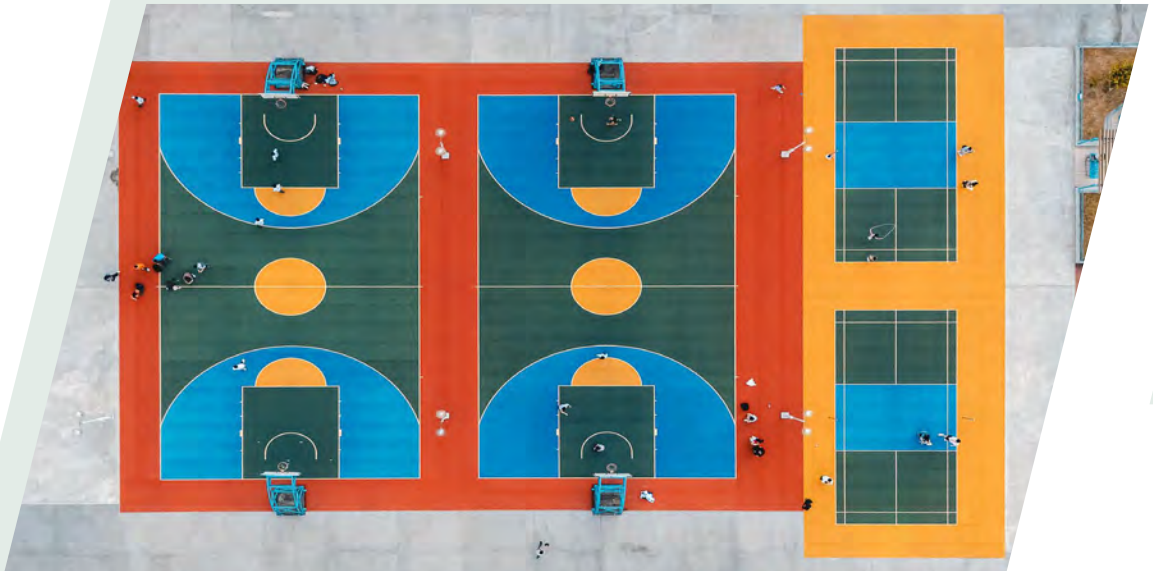
# Temporary Activations

# Temporary Activations

- Temporary activations keep the site active until construction begins.
- Features may include:
  - Seating
  - Planter boxes
  - Nets for tennis, ball hockey, soccer and/or pickleball
  - Public art
  - Flexible open spaces







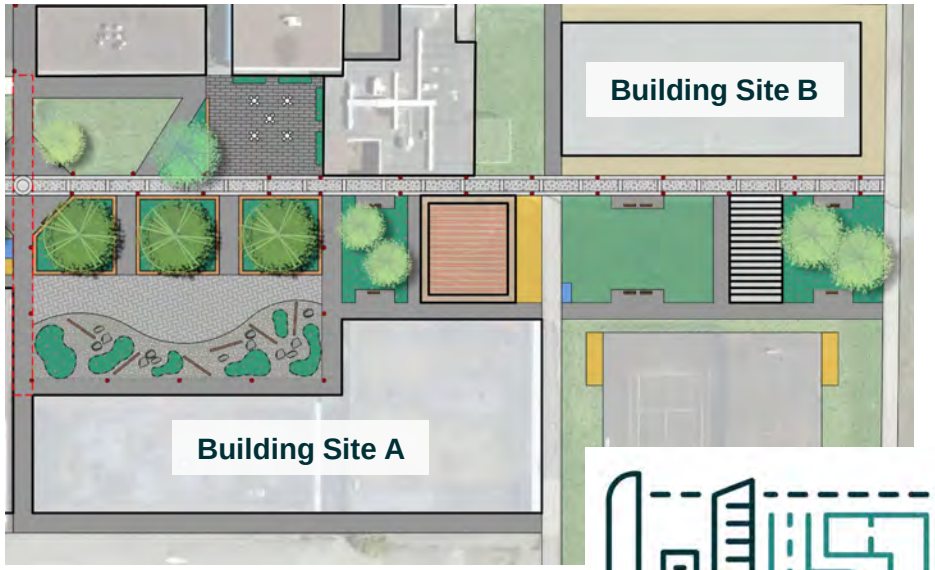
McElhanney
CANADA BEST MANAGED COMPANIES
Platinum member

# Zoning Recommendations

# Zoning Recommendations

The current zoning framework supports the proposed development concept, with targeted amendments recommended to enable future growth and flexibility.

- **C2 Zone Alignment:** Existing zone supports mixed-use development on Building Site A.
- **Allow Standalone Residential:** Amendment to C2 zone needed to permit residential-only development on Building Site B.
- **Parking Considerations:** No current residential parking standards in C2 zone. Requirements could be introduced to accommodate parking demand.
- **Height Constraints:** Current 9 m building height limit constrains development. Amendment or a new zone with 16 to 20 m of height allowance is needed.



McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

# Next Steps

# Next Steps

1. Subject to Council feedback today, Council may consider approval of the Nechako Centre Development Plan.

2. Following approval of the plan, consider advancing one or more phases of the Development Plan as a part of 2027 budget deliberations.

3. Ongoing implementation of temporary activations.



# Thank you!



city squared.

McElhanney

CANADA BEST MANAGED COMPANIES
Platinum member

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT

Date: July 16, 2026
File: 9.2.3
To: Warren Waycheshen, CAO - for Mayor and Council
From: Kevin Carlson, Engineering Services Project Manager
Alex Ramos-Espinoza, Director of Engineering Services
Re: Water System Upgrade Project – 2026 Update
Applicant: n/a
Location: n/a

## Recommendation:

Action: Council review the report for information.

Recommended Motion:

**THAT the Water System Upgrade Project – 2026 Update report dated July 16, 2026, be received for information.**

## Background:

This report provides Council with an update on the Water Treatment System Upgrade. Staff will be presenting during the July 20, 2026, meeting and the presentation is attached (Attachment A).

## Project Update:

Work is approaching the end of the construction phase with commissioning scheduled to begin late July. The majority of process equipment has been installed where the current focus is mechanical and electrical connections within the new water treatment plant and renovation of pumphouse #6.

Key upcoming tasks include:

- BC Hydro power connection: July
- Pumphouse 6 renovation: July
- Water treatment plant commissioning: August
- Pumphouse 7 renovation: September

Treated water will be discharged to the storm system during commissioning of the water treatment plant until proper operation is confirmed and water quality is verified through lab testing. A water quality advisory may be issued as a precautionary measure when treated water is sent to distribution while lab results for town water quality sampling points are pending.

## Alternative Options:

1. Another option as developed through discussion of Council.

**Budget Implications:**

"SLT"
Director of Finance Initials

**Budgeted: $25,042,151** **Unbudgeted: $0**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 4: Infrastructure, Services and Human Resources
Complete the water system upgrade.

**Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)**
Not Applicable

**District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaꝑ 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)**
Utility Services and Utilities
Utility Services and Utilities Water 4.6.16 Maintain and upgrade the municipal water system for the orderly service of infill development in the townsite neighbourhoods, City Centre and Service Centre, as well as development in new townsite neighbourhoods.

Servicing Standards 4.6.28 Use appropriate standards and levels of service for the provision of municipal services and utilities, considering use, location and impacts.

Maintenance & Upgrades 4.6.30 Maintain and upgrade municipal services and utilities to incorporate best management practices for environmental protection and materials and energy reduction.

**Solid Waste Action Plan**
Not Applicable

**Water Conservation Plan**
Section 4.1 Future Water Needs and Conservation Objectives
- 15% reduction in the average annual water usage per person by 2027
- 15% reduction in water demand peak factor during summer months by 2025

**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 – Water Treatment Upgrade Project – 2026 Update

**THIS PAGE INTENTIONALLY LEFT BLANK**

KITIMAT

A Marvel of Nature and Industry



# Water Treatment Upgrade Project – 2026 Update
# July 20, 2026

# Water Treatment System Upgrade





View of Water Treatment Plant facing southeast (Jun 25, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade





Raw water tie-in
(Completed Jun 17, 2026)



Treated water tie-in
(Completed Jun 11, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade






Adsorption clarifier train
(Jul 3, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade





Adsorption clarifier train
(Jul 3, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade






Chemical room with coagulant/polymer dosing skids and soda ash feeder
(Jul 3, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade






UV units
(Jul 3, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade






Distribution pumps
(Jul 3, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade





Laboratory millwork
(Jun 2, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade






Standby generator
(Jul 3, 2026)

KITIMAT
A Marvel of Nature and Industry

# Water Treatment System Upgrade



Schedule:

- Watermain tie-ins: June (Complete)
- BC Hydro power connection: July
- Pumphouse 6 renovation: July (in progress)
- Water treatment plant commissioning: August
- Pumphouse 7 renovation: September

KITIMAT
A Marvel of Nature and Industry

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT

Date: July 13, 2026
File: 8.3.3.5.12
To: Warren Waycheshen, CAO - for Mayor and Council
From: Kiona Enders, Deputy CAO
Re: Remedial Action Requirement
Applicant: n/a
Location: 76 Capilano Street, Kitimat, BC

KITIMAT
A Marvel of Nature and Industry

**Recommendation:**

Action: Council approve District response to remedial action requirement for 76 Capilano Street, Kitimat.

Recommended Motion:

**THAT the District of Kitimat carry out the following Remedial Action Requirement for 76 Capilano Street, Kitimat:** (to be determined by Council)**.**

**Background:**

For Council's reference the Council report from the October 20, 2025, meeting is attached (Attachment A).

At this meeting Council made the following motion:

*"WHEREAS sections 72 and 74 of the Community Charter, SBC 2003, c. 26 (the "Community Charter") authorize Council for the District of Kitimat (the "District") to impose a remedial action requirement on the owner of land in relation to a declared nuisance;*

*AND WHEREAS George Athanasios Ivanakis (the "Owner") is the registered owner of the following property:*

*PID: 008-333-570*
*Lot 5 Block 202 District Lot 6036 Range 5 Coast District Plan 3578*
*Civic Address: 76 Capilano Street, Kitimat, BC (the "Property")*

*AND WHEREAS Council for the District have received and reviewed the staff report dated October 15, 2025, in relation to the Property (the "Report");*

*NOW THEREFORE, the Council of the District resolves as follows:*

*THAT based on the information contained in the Report, and pursuant to section 74 of the Community Charter, the residential building on the Property is hereby declared to be a nuisance (the "Nuisance Building");*

*THAT pursuant to section 72 of the Community Charter, the Owner is hereby required to remediate the Nuisance Building either:*

- *by painting the exterior walls of the Nuisance Building with a colour scheme similar to the existing colours of the Nuisance Building and covering the exterior of the roof of the Nuisance Building with metal or asphalt singles; or*

- *by demolishing the Nuisance Building under a demolition permit issued by the District and removing all of the demolition debris from the Property (the "Remedial Action Requirement");*

*THAT the Owner must complete the Remedial Action Requirement within 6 months after notice of this Resolution is given to the Owner;*

*THAT if the Remedial Action Requirement is not completed within the deadline set out in paragraph 3 of this Resolution, the District and its agents, contractors or employees may pursuant to section 17 of the Community Charter undertake any or all of the actions necessary to fulfill the Remedial Action Requirement at the expense of the Owner, and such actions may include disposing of the Nuisance Building, or any item in the Nuisance Building, in a landfill.*

*THAT the District may recover from the Owner all of the District's costs the District incurred by fulfilling the Remedial Action Requirement as a debt or as property taxes on the Property pursuant to sections 258 and 259 of the Community Charter." (R25-240)*

The Remedial Action Requirement (RAR) was served on the property owner on October 30, 2025. The property owner had six months to comply and has not taken any documented steps to comply with the RAR.

Staff did receive a phone call from a person on April 29, 2026, noting that they were working with the property owner to prepare drawings for a development at 76 Capilano. Staff did confirm with various departments, including the building department, that they have had no communications or applications for 76 Capilano. A further conversation with the property owner noted that this potential development has been paused to allow consideration of other options.

Section 17 of the *Community Charter* allows the District to undertake any or all of the actions necessary to fulfil the RAR. Staff is seeking Council direction on what remedial action it wishes to direct staff to take. Council may direct any of the following actions (in whole or in part):

- *by painting the exterior walls of the Nuisance Building with a colour scheme similar to the existing colours of the Nuisance Building and covering the exterior of the roof of the Nuisance Building with metal or asphalt singles; or*

- *by demolishing the Nuisance Building under a demolition permit issued by the District and removing all of the demolition debris from the Property.*

The District will be responsible for the initial costs of the remedial action but recovery of those costs will be made against the property owner. Staff will work to secure a contractor to perform the remedial action directed by Council with a plan to have the work completed in early fall 2026.

**Alternative Options:**

1. If Council does not wish to undertake the remedial action requirement for 76 Capilano Street at this time, the following motion is offered for Council consideration:

   **THAT the District does not undertake any remedial action requirement for 76 Capilano Street, Kitimat, BC.**

2. Another option as developed through discussion of Council.

**Budget Implications:**

The District will cover the costs associated with the remedial action requirement initially but costs will be recovered from the property owner.

"SLT"
Director of Finance Initials

**Budgeted:** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 5 – Social Wellbeing
Goals: 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 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)**

Goal 2 – Implement a Kitimat-Beautiful Movement

2.5 – Code Enforcement

2.5.1 Enforce nuisance portion of Municipal Code to clean up derelict buildings/poorly maintained properties

"Kiona Enders"

Submitted by
Kiona Enders, Deputy CAO

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – October 20, 2025, Council Report and attachments

# PREVIOUS
# COUNCIL REPORT

Date: October 15, 2025
File: 8.3.3.5.12
To: Warren Waycheshen, CAO - for Mayor and Council
From: Kiona Enders, Deputy CAO
Re: Remedial Action Requirement
Applicant: n/a
Location: 76 Capilano Street, Kitimat, BC

KITIMAT
A Marvel of Nature and Industry

**Recommendation:**

Action: Council consider a remedial action requirement for 76 Capilano Street, Kitimat.

Recommended Motion:

**WHEREAS sections 72 and 74 of the *Community Charter*, SBC 2003, c. 26 (the "Community Charter") authorize Council for the District of Kitimat (the "District") to impose a remedial action requirement on the owner of land in relation to a declared nuisance;**

**AND WHEREAS George Athanasios Ivanakis (the "Owner") is the registered owner of the following property:**

**PID: 008-333-570**
**Lot 5 Block 202 District Lot 6036 Range 5 Coast District Plan 3578**
**Civic Address: 76 Capilano Street, Kitimat, BC**

**(the "Property")**

**AND WHEREAS Council for the District have received and reviewed the staff report dated October 15, 2025, in relation to the Property (the "Report");**

**NOW THEREFORE, the Council of the District resolves as follows:**

1. **THAT based on the information contained in the Report, and pursuant to section 74 of the Community Charter, the residential building on the Property is hereby declared to be a nuisance (the "Nuisance Building");**

2. **THAT pursuant to section 72 of the Community Charter, the Owner is hereby required to remediate the Nuisance Building either:**

    a. **by painting the exterior walls of the Nuisance Building with a colour scheme similar to the existing colours of the Nuisance Building and covering the exterior of the roof of the Nuisance Building with a black tarp, metal, or asphalt singles; or**

    b. **by demolishing the Nuisance Building under a demolition permit issued by the District and removing all of the demolition debris from the Property**

    **(the "Remedial Action Requirement");**

3. **THAT the Owner must complete the Remedial Action Requirement within 6 months after notice of this Resolution is given to the Owner;**

4. **THAT if the Remedial Action Requirement is not completed within the deadline set out in paragraph 3 of this Resolution, the District and its agents, contractors or employees may pursuant to section 17 of the Community Charter undertake any or all of the actions necessary to fulfill the Remedial Action Requirement at the expense of the Owner, and such actions may include disposing of the Nuisance Building, or any item in the Nuisance Building, in a landfill.**

5. **THAT the District may recover from the Owner all of the District's costs the District incurred by fulfilling the Remedial Action Requirement as a debt or as property taxes on the Property pursuant to sections 258 and 259 of the Community Charter.**

**Background:**

The District communicated with the Property Owner in 2023 and 2024 that the property was unsightly in and requested action from the Property Owner. The Property Owner has been maintaining the grass on the property but the building remains in the same condition.

The District has recently received complaints about the property.

Staff attended the property on October 1, 2025, and obtained thirty-five photographs of the building.

The front of the building would be visible to its neighbours on and traffic using Capilano Street. In the photographs (photographs 1-12) for the front of the building, you can see:

- The majority of the roof is covered with tarps;
- The paint is peeling;
- In places, the siding is dilapidated including sections that bare to the elements with rotting of the wood siding present;
- Windows are boarded over.

The side of the building would be visible to its immediate neighbour to the south. Photographs 13-17 show:

- The paint is peeling;
- In places, the siding is dilapidated including sections that are bare to the elements with rotting of the wood siding present;
- In places, there is no siding on the building; and
- In places, the skirting is not attached to the building.

The rear of the building is visible to the public using the walkway and the neighbour behind the building (residing on Kitlope Street). Photographs 21 through 35 show:

- The paint is peeling;
- In places, the siding is dilapidated including sections that are bare to the elements with rotting of the wood siding present (photographs 28-31);
- In places, the siding is not attached to the house and opens the house to the elements (photograph 19);
- In places, the skirting is not attached to the building (photograph 20);
- Through the window, holes through the roof were visible and opens the house to the elements (photographs 25-27);

- The original roofline is damaged and rot is present (photograph 32);
- The majority of the roof is covered by tarps (photographs 33-25);
- Windows are boarded over.

Staff's recommendation focuses on remediating the aesthetics of the building. Painting the building will improve its curb appeal and help prevent further deterioration of the building. Staff proposes the use of tarps as roof covering to mimic the roof to improve curb appeal and prevent further deterioration of the building. However, Council may not wish to provide tarping as an option by removing this from the motion.

Staff is also providing the option to the Owner to demolish the building as an alternative option.

If the Owner fails to meet the timelines in the Remedial Action Requirement, staff will report back with further options for Council consideration including the District undertaking the demolition of the building.

**Alternative Options:**

1. If Council does not wish to direct remedial action requirement for 76 Capilano Street, the following motion is offered for Council consideration:

   **THAT the District does not make remedial action requirement for 76 Capilano Street, Kitimat, BC.**

2. Another option as developed through discussion of Council.

**Budget Implications:**

If the owner complies, the cost will mainly be limited to staff time. If there is not compliance, another report will be brought back to Council with cost and time implications for the District to perform the work.

_____
Director of Finance Initials

**Budgeted: X** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 5 – Social Wellbeing
Goals: 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 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)**
Goal 2 – Implement a Kitimat-Beautiful Movement
2.5 – Code Enforcement
2.5.1 Enforce nuisance portion of Municipal Code to clean up derelict buildings/poorly maintained properties

_____
Submitted by
Kiona Enders, Deputy CAO

_____
Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Photos of 76 Capilano Street
B – Map of area around 76 Capilano Street

Photo 1 – 76 Capilano Street – October 1, 2025




Photo 2 – 76 Capilano Street – October 1, 2025




Photo 3 – 76 Capilano Street – October 1, 2025



Photo 4 – 76 Capilano Street – October 1, 2025




Photo 5 – 76 Capilano Street – October 1, 2025




Photo 6 – 76 Capilano Street – October 1, 2025



Photo 7 – 76 Capilano Street – October 1, 2025




Photo 8 – 76 Capilano Street – October 1, 2025




Photo 9 – 76 Capilano Street – October 1, 2025



Photo 10 – 76 Capilano Street – October 1, 2025

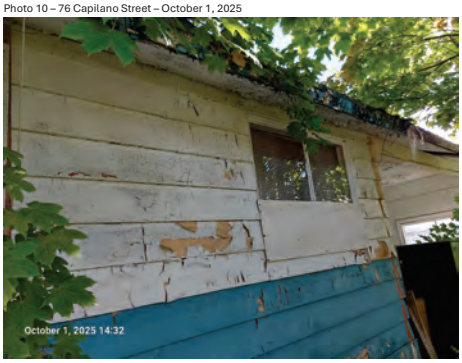



Photo 11 – 76 Capilano Street – October 1, 2025




Photo 12 – 76 Capilano Street – October 1, 2025



Photo 13 – 76 Capilano Street – October 1, 2025




Photo 14 – 76 Capilano Street – October 1, 2025




Photo 15 – 76 Capilano Street – October 1, 2025




Photo 16 – 76 Capilano Street – October 1, 2025




Photo 17 – 76 Capilano Street – October 1, 2025




Photo 18 – 76 Capilano Street – October 1, 2025



Photo 19 – 76 Capilano Street – October 1, 2025




Photo 20 – 76 Capilano Street – October 1, 2025




Photo 21 – 76 Capilano Street – October 1, 2025




Photo 22 – 76 Capilano Street – October 1, 2025




Photo 23 – 76 Capilano Street – October 1, 2025




Photo 24 – 76 Capilano Street – October 1, 2025



Photo 25 – 76 Capilano Street – October 1, 2025



Photo 26 – 76 Capilano Street – October 1, 2025




Photo 27 – 76 Capilano Street – October 1, 2025




Photo 28 – 76 Capilano Street – October 1, 2025



Photo 29 – 76 Capilano Street – October 1, 2025



Photo 30 – 76 Capilano Street – October 1, 2025



Photo 31 – 76 Capilano Street – October 1, 2025




Photo 32 – 76 Capilano Street – October 1, 2025




Photo 33– 76 Capilano Street – October 1, 2025




Photo 34 – 76 Capilano Street – October 1, 2025




Photo 35 – 76 Capilano Street – October 1, 2025



Attachment B




KITIMAT
A Marvel of Nature and Industry

# 76 CAPILANO ST

Legal Parcel
76 Capilano St

Scale: 1:500
Requisitor: KE
Author: AWS
Date: 16-Oct-2025
File: Templates
Revision: 0
m
0 5 10 20

N W E S

**THIS PAGE INTENTIONALLY LEFT BLANK**

# COUNCIL REPORT

Date: July 15, 2026

File: 7.8.3.178 & 7.9.3.132

To: Warren Waycheshen, CAO – for Mayor and Council

From: Ryan Beaudry, Director of Planning

Re: Development Permit and Development Variance Permit Applications

Applicant: Aggregate Design Studio Ltd. (on behalf of District of Kitimat)

Location: 589 Mountainview Square

**Recommendation:**

Action: Council consider approval of a Development Permit application and a Development Variance Permit application.

Recommended Motion:

**THAT Development Permit No. 1-2026 attached to the Development Permit and Development Variance Applications report for 589 Mountainview Square, dated July 15, 2026, be approved.**

**THAT Development Variance Permit No. 04-2026, attached to the Development Permit and Development Variance Applications report for 589 Mountainview Square, dated July 15, 2026, be approved.**

**Background:**

At the July 2, 2026, Special Meeting of Council, staff presented a report regarding applications for a Development Permit (DP) and Development Variance Permit (DVP) at 589 Mountainview Square. Council passed a motion authorizing the Corporate Officer to sign the applications on behalf of the District of Kitimat, and directing staff to process the applications and not refer the applications to the Advisory Planning Commission. The applications, site plan and other supporting details are included in **Attachment A** for the DP and **Attachment B** for the DVP.

1. Summary of Proposal

The DP and DVP applications are part of a proposal by Donard Holdings Ltd. to purchase the vacant property at 589 Mountainview Square from the District of Kitimat for the purpose of constructing a commercial building, including a medical clinic and a leasable commercial unit, as shown in the drawings in Attachments A and B. A Notice of Municipal Property Disposition was posted on June 18, 2026, pursuant to Section 26 of the *Community Charter* (see **Attachment C**), giving notice that the District intends to proceed with a sale of the subject property for the noted purpose.

a) Development Permit Application

Section 4.1.19 of the Official Community Plan (OCP) requires that a DP be obtained for any project in the Downtown Revitalization Area that meets specified criteria. The proposed project at 589 Mountainview Square requires a DP because it involves constructing a new building in the Downtown Revitalization Area.

The Director of Planning has delegated authority under Section 9.2.2.18 of the *Kitimat Municipal Code* (KMC) to grant development permits in the Downtown Revitalization Area if costs related to the application are below $50,000. As the proposed project involves constructing a new building at a cost higher than the specified threshold, delegated authority does not apply and the proposal must be considered by Council.

b) Development Variance Permit Application

Section 9.2.2.4 of the KMC specifies that where a proposed development would not correspond with certain aspects of municipal regulations, Council shall consider an application for a DVP. The proposed development at 589 Mountainview Square complies with most of the zoning regulations applicable in the C1 City Centre Zone, except for the minimum loading and unloading and off-street parking requirements. The applicant is proposing to vary these requirements as outlined in the summary table below:

| C5 Zoning Regulation | Current Requirement | Proposal |
|---|---|---|
| KMC Sections 9.5.2.6 and 9.5.1.6 *Minimum off-street parking space* | 1.5 $m^2$ of parking for every 1.0 $m^2$ of gross floor area (33 off-street parking spaces) | 3 off-street parking spaces, plus utilization of abutting Mountainview Square public parking lot |
| KMC Section 9.5.1.12 *Minimum off-street loading / unloading space* | One space; minimum 45 $m^2$ | No dedicated loading / unloading space |

2. Internal Referrals

The DP and DVP applications were referred internally to representatives of the Engineering, Public Works, Fire, Building, Economic Development, and Administration departments. The internal departments did not object to the proposed DP and DVP applications; however, concerns were identified with respect to the lack of continuous sidewalk connecting the doors on the east and west sides of the building with the accessibility ramp and parking area. Staff also raised concern regarding the lack of a dedicated refuse storage area for the development.

The applicant has revised the proposal to address the above concerns. Staff are of the opinion that the drawings in Attachments A and B address the applicable items raised through the internal referral process.

3. Public Notice

Public notices that describe the applications were mailed to property owners and tenants located within 90 metres of the subject property for the DP, and 30 metres for the DVP, in accordance with section 9.2.2.23(c) of the *Kitimat Municipal Code (*see buffer maps in **Attachments D and E**

respectively). The public notices were 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, no public comments have been received. Any public comments received in advance of the July 20, 2026, Regular Meeting will be provided to Council at the meeting.

4. Planning Analysis

The proposed development complies with the C1 City Centre Zone, except for the requested variances for off-street parking and loading. Staff recommend support for the DVP application, as 589 Mountainview Square is adjacent to and fronts an existing, underutilized municipal parking lot that was originally constructed for the purpose of providing off-street parking for the subject property and other surrounding properties in Mountainview Square.

Staff have reviewed the DP application in the context of the District's Downtown Design Guidelines in Appendix A of the OCP and are of the opinion that the proposal is consistent with the Guidelines. Relevant guidelines are highlighted at the bottom of this report under Council Initiatives/Other Relevant Plans.

5. DP No. 01- 2026 and DVP No. 04 - 2026

Staff have prepared a draft DP No. 01-2026 and a draft DVP No. 04-2026 for Council's consideration (**Attachments F and G**). The attached two permits address the requested variances and authorize the proposed form and character of the development. If these permits are approved by Council, the proposed development will advance to the building permit and site servicing stage.

**Alternative Options:**

1. If Council wishes to not approve the proposed DVP, the following is offered for Council consideration:

   **THAT the Development Variance Permit application from Aggregate Design Studio Ltd., dated June 23, 2026, for the property at 589 Mountainview Square, be denied.**

2. If Council wishes to not grant the proposed DP, reasons and advice must be included on how the application is to be changed to be able to satisfy Council's interpretation of the Downtown Design Guidelines.

3. Another option as developed through Council debate.

**Budget Implications:**

"SLT"

None.

Director of Finance Initials

**Budgeted:** **Unbudgeted:**

**Council Initiatives/Other Relevant Plans:**

**Strategic Plan (2023-2026)**

Priority 1 – Economic Development
Action 3 – Continue to support revitalization of the downtown, Nechako Centre, and Crossroads Development

**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)**

1.3 - Site design shall prioritize the orientation of development to frame and address public greenways, open spaces and streets. In cases where parcels abuts both a street and greenway, buildings must “front” both with active edges.

1.19 - Clearly indicate pedestrian priority by separating and/or differentiating walkways from parking areas with raised and/or design features (e.g. landscape elements, different colours, materials and/or textures).

3.12 - Lighting shall be provided at all building entrances, walkways, driveways, parking areas and loading areas.

4.5 - A flanking wall or rear wall that is highly visible from a street, public pedestrian pathway or public space shall be finished to the same standard as the front of the building.

4.8 - Building entrances should be visible and clearly identifiable from the public realm

4.9 - Windows, porches, balconies and patios should be oriented toward public areas, allowing for inviting views of parks, open spaces.

4.10 - Building entrances must be covered to provide weather protection for individuals entering and leaving a building, and to act as a transition between interior and exterior environment.

4.12 - Awning shapes should be simple, straight line geometries that complement the building style. Curved awnings or awnings made of combination geometries are generally not recommended.

4.15 - Building material and colour selection are integral to architectural designs and should be varied to create texture in the built form.

4.16 - Careful consideration of material transitions within architectural designs (e.g. trim and mouldings) is encouraged.

4.17 - Colours that offset darkness, provide visual interest, and found in the region’s natural landscape are strongly encouraged.

4.19 - Where blank walls are required as a function of internal program (e.g. merchandising and/or “back of house”), opportunities for activation shall be explored, including: murals, lending library, architectural design features.

**Solid Waste Action Plan**
Not Considered
**Water Conservation Plan**
Not Considered
**BC Transit Future Services Plan**
Not Considered
**Economic Development Strategic Plan (2023-2029)**
Goal 3 – Boldly Revitalize Downtown

"Ryan Beaudry"
_____
Prepared and Submitted by
Ryan Beaudry, Director of Planning

"Warren Waycheshen"
_____
Approved for Submission
Warren Waycheshen, CAO

Attachments:
A - DP Application, site plan and supporting documents
B - DVP Application, site plan and supporting documents
C - Notice of Municipal Property Disposition for 589 Mountainview Square
D - DP location map with 90 metre buffer
E - DVP location map with 30 metre buffer
F - DP No. 01-2026
G - DVP No. 04-2026

**THIS PAGE INTENTIONALLY LEFT BLANK**

KITIMAT
A Marvel of Nature and Industry

# Development Permit Application

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

Central File #: 7.8.3.178

## APPLICANT INFORMATION

Full Name: Aggregate Design Studio Ltd. - Corey Mehaney

Mailing Address: PO Box 1690, 17-27322 TWP RD 394, Blackfalds, AB Postal Code: T0M0J0

Phone: 825.221.1904 Cell: na E-mail: permits@aggregateds.ca

## OWNER INFORMATION *(if different from above)*

Full Name: District of Kitimat

Mailing Address: 270 City Centre, Kitimat, BC Postal Code: V8C 2H7

Phone: 250-632-8900 Cell: na E-mail: Administration@kitimat.ca

## PROPERY INFORMATION

Civic Address(es): TBC - 589 Mountainview Square

Legal Description(s): LOT 1 DISTRICT LOT 6037 RANGE 5 COAST DISTRICT PLAN EPP148881

Parcel Identifier(s): 032847131

Is the property 800 metres or closer to a provincial highway? Yes [ ] No [x]

Zoning (*Kitimat Municipal Code*): C1 - City Centre Zone

Lot Size (m²/ha/acre): 1269.4 m²

Is the property serviced by municipal water? Yes [x] No [ ]

Is the property serviced by sanitary sewer? Yes [x] No [ ]

## PROPOSED DEVELOPMENT INFORMATION *(attached additional pages if necessary)*

Project less than $50,000 [ ] Project more than $50,000 [x]

New Development Permit [x] Amended Development Permit [ ]

Describe the proposed development. Include details such as size of buildings or additions, purpose, and expected changes from current existing use, traffic, and parking.

Pharmacy and medical centre. 3 parking stalls provided, additional parking from Mountainview Square as lots are connected.

Building use is D and E, construction is pre-cast concrete, please see plans for additional details.

## DEVELOPMENT PERMIT AREAS *(check all that apply)*

[x] Downtown Revitalization Area
[ ] Highway Gateway Revitalization Area
[ ] Intensive & Multi-Family Residential
[ ] Environmentally Sensitive & Hazard Areas

## LANDSCAFING INFORMATION

Describe the changes or improvements to landscaping, including estimated landscaping costs.
Currently bare land. Trees and shrubs will be provided along the frontage and rear.

## SIGNAGE INFORMATION

Are you making any changes to signage? Yes [ ] No [x]

If yes, please specify approximate sign height, area, and location. _____

## 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.

| Corey Mehaney | | 2026-06-23 |
|---|---|---|
| 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.

| Tracy Tavares | | 2026-07-10 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

KITIMAT
A Marvel of Nature and Industry

**Development 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. | Complete | 1 | RB |
| Application Fee | Application fee paid and receipt provided. | Paid | 1 | RB |
| 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. | 1 | RB |
| Site Disclosure Statement | Required for all applications as per the *Environmental Management Act*. | Download a Site Disclosure Statement form from the BC Ministry of Environment's website. | 1 | RB ~~1~~ |

## 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. | 1 | RB |
| Landscape Plan | Existing and proposed landscaping, lighting, signage, and garbage/ recycling locations. | Part of DP set. | 1 | RB |
| Parking Layout and Access Plan | Existing and proposed parking spaces, entrances, and loading and unloading areas. | Include details on curbing and conformance with accessibility. | 1 | RB |

| | | | | |
|---|---|---|---|---|
| Floor Plan | Existing and proposed building floor areas. | A201 | 1 | RB |
| Elevations | Height, dimensions and overall exterior building design. | Measurements must use metric system. | 1 | RB |
| Site Grading and Storm Drainage Plan | Existing and proposed grading and locations for storm drainage. | C001 and C100 | 1 | RB |
| Exterior Building Materials | Proposed building materials and colours. | A301 and A302 | 1 | RB |

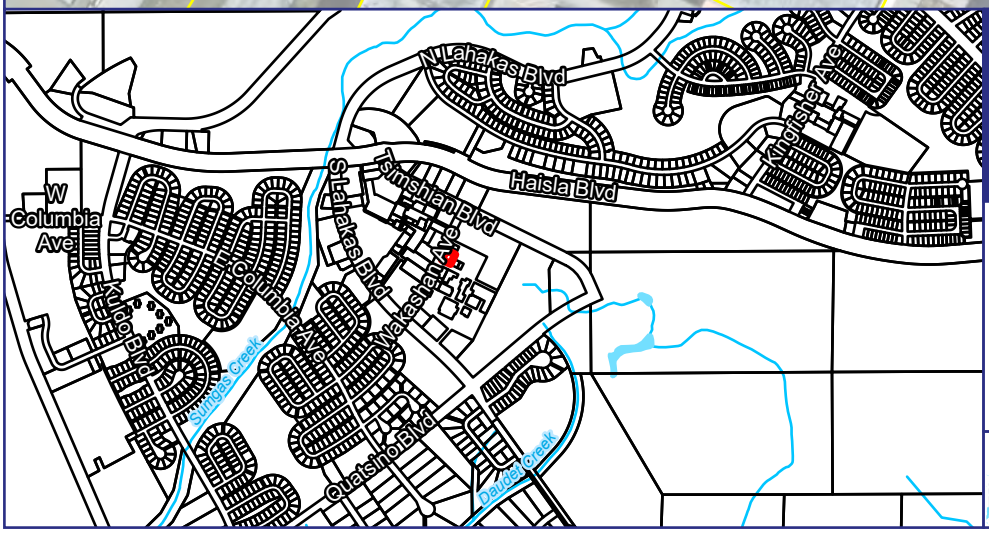
## ZONING ANALYSIS TABLE

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 ($m^2$) | N/A | 1,269.4 |
| Min. Lot Frontage (metres) | N/A | 34.88m (W), 14.76m (E) |
| Max. Lot Coverage (%) | 100% | 48% |
| Max. Gross Floor Area ($m^2$) | N/A | 620.2 |
| Max. Floor Area Ratio (FAR) | N/A | 0.49 |
| Number of Buildings/Structures | N/A | 1 |
| Type of Buildings/Structures | N/A | COMMERCIAL |
| Max. Building Height (metres) | N/A | 7.2 |
| Building(s) Setbacks (metres)- Front, Side, Side, Rear | N/A | 3m (N), 6m (E), 4.11m (S), 1.81m (W) |
| Drive Aisle Width (metres) | N/A | N/A |
| Min. Off-Street Parking | 15 | 3 ON SITE + USE OF COMMUNAL LOT |
| Max. Access Width | N/A | N/A |




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 589 MOUNTAINVIEW SQUARE

589 Mountainview Sq

Legal Parcel

Scale: 1:1,250

Requisitor: RB Author: AWS Date: 24-Jun-2026

File: LocationMap Revision: 0

0 15 30 60 m

PLANWORKS EAGLE BUILDERS Grubb Engineering www.grubb-engineering.ca aggregate design studio ltd. 908 Engineering INCORPORATED

# Donard Holdings




Kitimat, BC Medical Centre & Retail

**SYMBOL LEGEND**

| | |
|---|---|
| CONSTRUCTION REFERENCE | CONSTRUCTION TAG |
| FINISH REFERENCE | EXTERIOR FINISH TAG |
| GRIDNUMBER | GRID BUBBLE |
| DOOR REFERENCE | DOOR TAG |
| ROOM NUMBER / DESCRIPTION / ELEVATION | ROOM TAG / ELEVATION DATUM |
| DRAWING NUMBER / SHEET NUMBER | BUILDING SECTION CALLOUT |
| DRAWING NUMBER / SHEET NUMBER | ELEVATION CALLOUT |
| WINDOW REFERENCE | WINDOW TAG |
| ELEVATION | ELEVATION TAG |
| DRAWING TITLE / DRAWING NUMBER / SHEET NUMBER / SCALE | DRAWING TITLE |

**DRAWING INDEX**

| Sheet Number | Sheet Name | Current Revision |
|---|---|---|
| A000 | Index | G |
| A001 | Code Review | F |
| A002 | Building Areas | F |
| A101 | Site Plan Overall | G |
| A102 | Landscaping Plan | G |
| A104 | Site Details | F |
| A201 | Floor Plan Overall | F |
| A301 | Elevations | G |
| A302 | Elevations | G |
| A401 | Building Sections | G |
| A701 | Exterior Render | G |
| A702 | Exterior Render | G |

Sheet Count: 12

Architect: PLANWORKS 4285
Stamp:

aggregate design studio ltd. EAGLE BUILDERS

Donard Holdings
Medical Centre & Retail
Kitimat, BC
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2025-03-10 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2025-04-14 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2025-05-19 |
| D | ISSUED FOR REVIEW | 2025-06-05 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2025-06-19 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2025-07-04 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2025-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:55 AM |
| Drawn by: | KI_RO |
| Checked by: | LB, MB |
| Sheet Name: | Index |

A000

**OCCUPANT LOAD AS PER A.B.C. 3.1.17.1.**

| OCCUPANCY TYPE | AREA (m²) | AREA (ft²) | AREA PER PERSON (m²) | OCCUPANT LOAD |
|---|---|---|---|---|
| Mercantile | 236.71 m² | 2,640.26 ft² | 3.7 | 62 |
| Personal Service | 373.09 m² | 4,015.87 ft² | 4.6 | 82 |
| | 599.79 m² | 6,456.13 ft² | | 144 |

* OCCUPANT LOAD TO BE REVIEWED UPON FUTURE TENANT IMPROVEMENT

**BUILDING INFORMATION & BUILDING CODE ANALYSIS**

BUILDING USE & CLASSIFICATION:
D – BUSINESS AND PERSONAL SERVICES
E – MERCANTILE
BUILDING DESIGN:
BRITISH COLUMBIA BUILDING CODE - 2024 EDITION - 3.2.2.64
BRITISH COLUMBIA BUILDING CODE - 2024 EDITION - 3.2.2.70
(NON-SPRINKLERED)
(COMBUSTIBLE/NON-COMBUSTIBLE)
NO STANDPIPESYSTEMREQUIREDAS PER 3.2.5.8
BUILDING AREA:
PROVIDED AREA: 620.18 m² 6,675.61 ft²
MAX: 1,250 m² - (13,455 ft²)
BUILDING HEIGHT:
1 STOREY(S)
BUILDING ACCESS:
2 STREET(S)
FIRE SEPARATIONS AND RATINGS:
FLOOR ASSEMBLIES SHALL BEFIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOTLESS THAN45 MIN, AND LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESSTHANTHAT REQUIRED FOR THE SUPPORTED ASSEMBLY.
BUILDINGS EXITS:
3.4.2.5. MAX. TRAVEL DISTANCE FOR EXITS = 30 m

FIRE HYDRANT REQUIREDWITHIN90m OFPRINCIPALENTRANCE

LIMITING DISTANCE REQUIREMENTS: 3.2.3.

GROUP D EAST
LIMITING DISTANCE: 6.00m
ALLOWABLE OPENING S: 22%
REQUIRED RATING: 1 HR
PROVIDED OPENINGS: 17%
CONSTRUCTION: COMBUSTIBLE, ENCAPSULATED MASS TIMBER, OR NON-COMBUSTIBLE
CLADDING : NON-COMBUSTIBLE

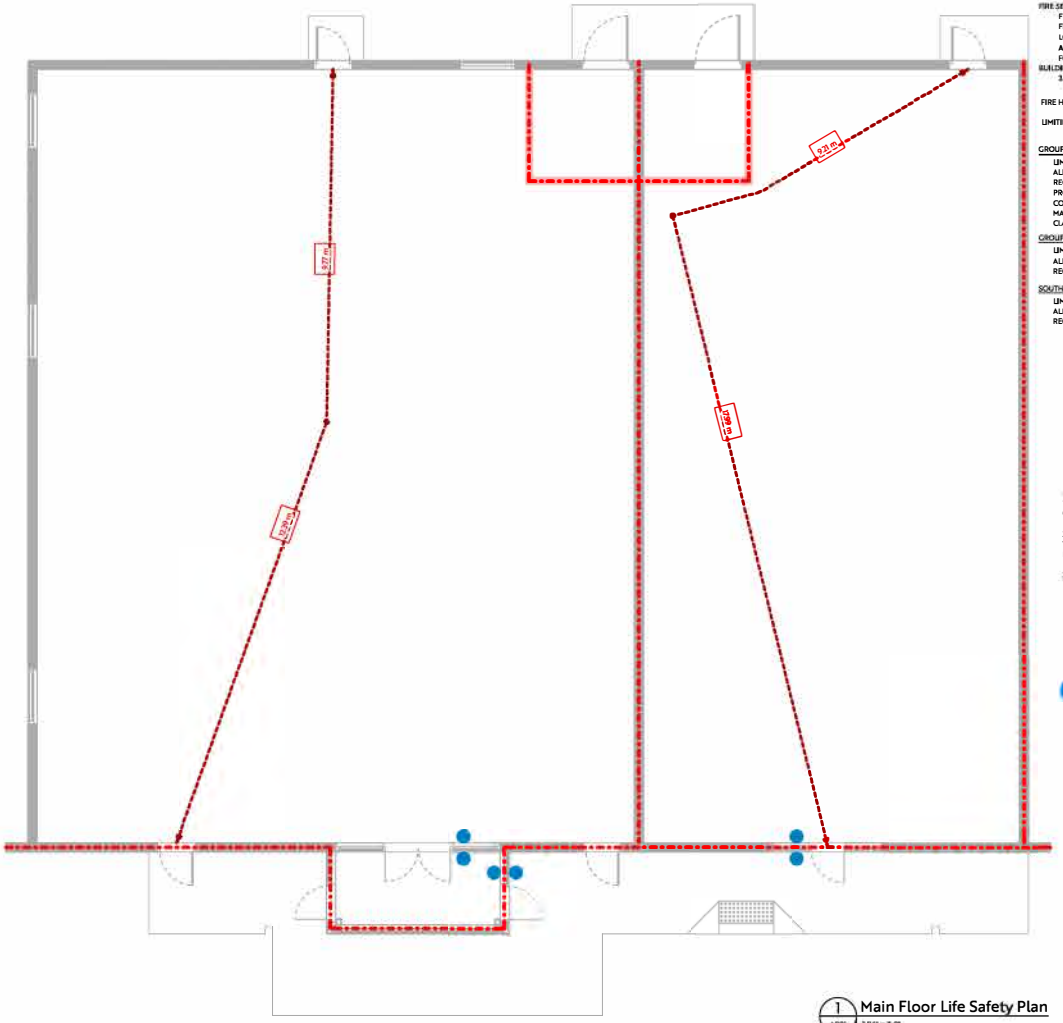
GROUP D WEST
LIMITING DISTANCE: 13.19m
ALLOWABLE OPENING S: 100%
REQUIRED RATING: N/R

SOUTH
LIMITING DISTANCE:13.95m
ALLOWABLE OPENING S: 100%
REQUIRED RATING: N/R

GROUP E EAST
LIMITING DISTANCE: 8.26m
ALLOWABLEOPENINGS: 31%
REQUIRED RATING: 1 HR
PROVIDED OPENINGS: 14%
CONSTRUCTION: COMBUSTIBLE, ENCAPSULATED MASSTIMBER, OR NON-COMBUSTIBLE
CLADDING : NON-COMBUSTIBLE

GROUP E WEST
LIMITING DISTANCE: 13.19m
ALLOWABLEOPENINGS: 100%
REQUIRED RATING : N/R

NORTH
LIMITING DISTANCE: 3.00m
ALLOWABLEOPENINGS: 6%
REQUIRED RATING: 2 HR
PROVIDED OPENINGS: 5%
CONSTRUCTION: NON-COMBUSTIBLE
CLADDING: NON-COMBUSTIBLE




**NOTES**

1. RATEDWALLS SHALLBE FRAMED TO UNDERSIDE OF RATED FLOORASSEMBLYOR ROOF ASSEMBLY

2. ADD BLOCKING BETWEEN STUDS ASREQUIRED TOSUPPORT ALLEDGES OF 1/2" TYPE 'X' G YPSUM BOARD

3. FIRE SEPARATION AS SHOWN:
0 HR
3/4 HR
1 HR
2 HR
4 HR

REPRESENTS POWER DOOR OPERATOR CONTROL

1 A001 Main Floor Life Safety Plan
3/16" = 1'-0"

Architect:
PLANWORKS
4625

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

Donard Holdings
Medical Centre & Retail
Kitimat, BC
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | REISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

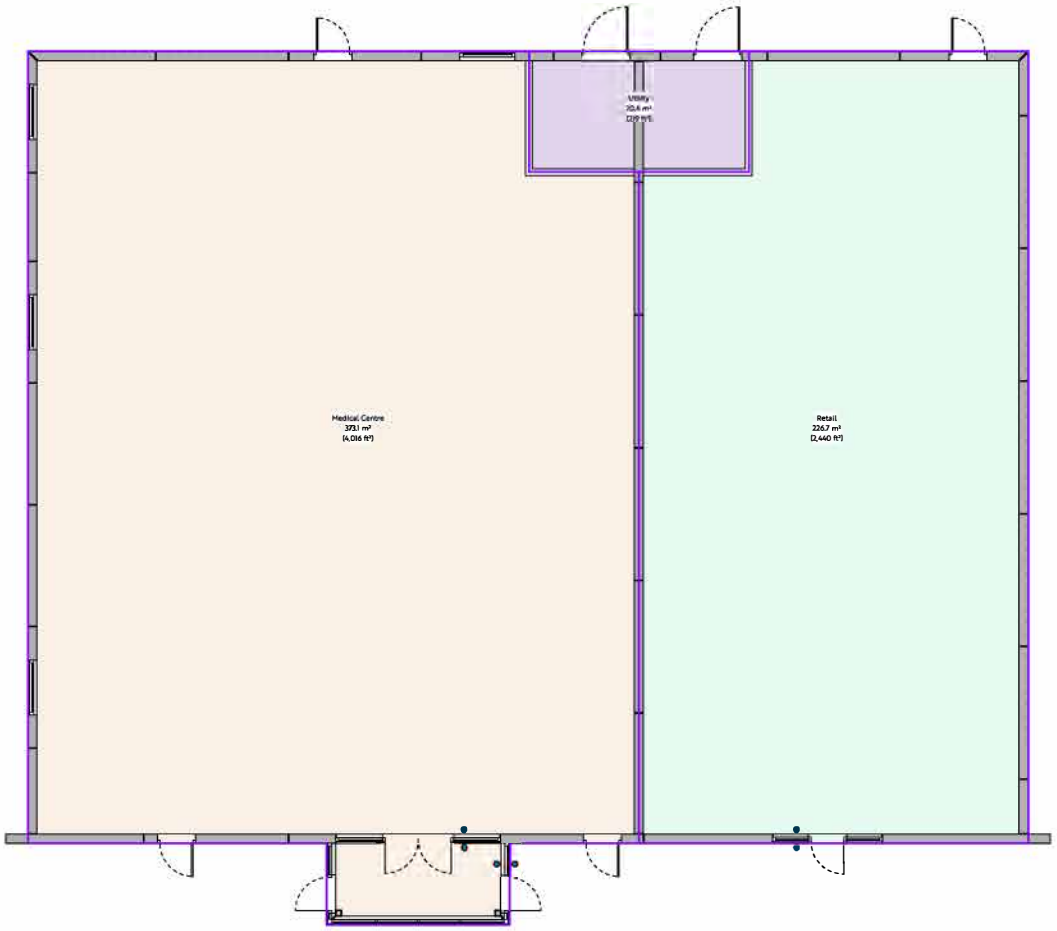
Project No: B26072
Date: 2026-07-14 10:59:32 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Code Review

A001

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT

| FLOOR AREAS | | |
|---|---|---|
| Medical Centre | 373.09 m² | 4,015.87 ft² |
| Retail | 226.71 m² | 2,440.26 ft² |
| Utility | 20.39 m² | 219.48 ft² |
| | 620.18 m² | 6,675.61 ft² |




1 A002 Building Area Plan
3/16" = 1'-0"

Architect:
PLANWORKS
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2025-02-09 |
| D | ISSUED FOR REVIEW | 2026-06-19 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-19 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

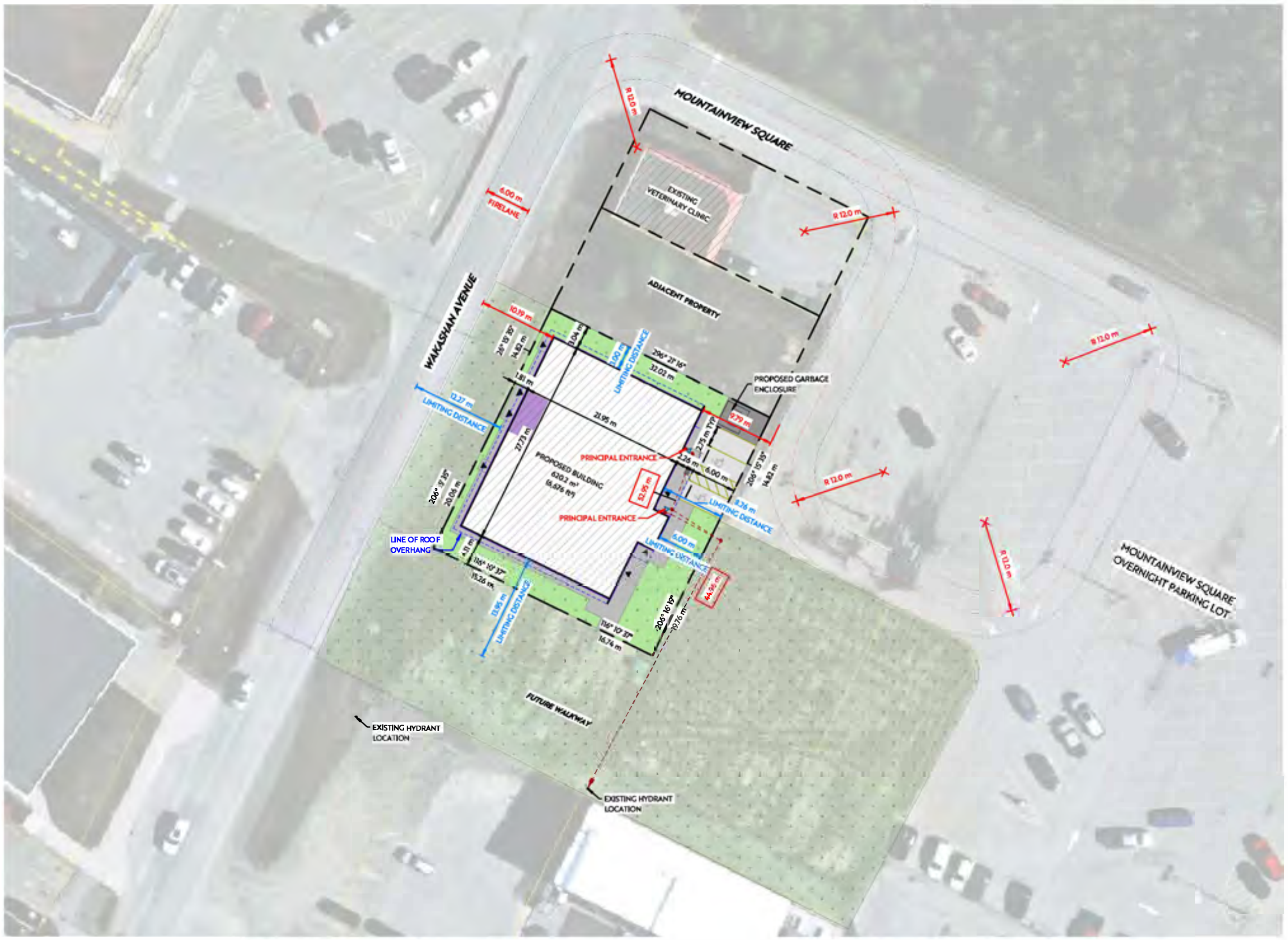
Project No: B26072
Date: 2026-07-14 10:59:32 AM
Drawn by: KI_RO
Checked by: LB, MB
Sheet Name:

Building Areas

A002

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REUSED

https://tinyurl.com/ys47dx62




1 Site Plan
A101 1 : 300

## BYLAW INFORMATION

ZONING: C1 - CITY CENT RE ZONE (COMMERCIAL)
PROVIDED USE:
- CLINIC
- RETAIL

SETBACKS
- NO SETBACK REQUIRED

SITE SIZE:
- 1,269.4 m² (13,663.5 ft²)(0.31 acre)

SITE COVERAGE:
- PROVIDED: 48%
- MAX: 100%, 25% FOR SERVICESTATION

BUILDING HEIGHT:
- P ROVIDED: 7.2m (18' -11 3/4")
- MAX: NONE

PARKING:
- PARKING REQUI REM ENTS:
- ALL OFF-ST REET PARKING TO BEDEDICATED TOMUNICIPALITY TO FORM COMMUNAL PARKING AREAS.
- 1.5 m² OF PARKING SHALL BE PROVIDED FOR EVERY m² OF G.L.A
- MINIMUMAREA OF A PARKING STALL: 28 m²
- 620.2 m² x 1.5 m² = 930.3 m²
- 930.3 m²/ 28 m² = 33.23 = 33 STALLS
- BARRIER FREE STALLS REQUI RED = 2

## PARKING SCHEDULE

| STALL TYPE | COUNT | REQUIRED |
|---|---|---|
| BARRIER FREE PARKING | 2 | 2 |
| PARKING | 1 | [illegible] |
| TOTAL STALLS | 3 | |

**ADDITIONALPARKING SPACES WILL BE UTILIZED TH ROUGH EXISTING PARKING IN THE MOUNTAINVIEW S QUARE OVERNIGHT LOT**

## SITE MATERIAL LEGEND

- APRON
- GRAVEL
- SIDEWALK
- LANDSCAPING
- LIGHT DUTY ASPHALT
- HARD LANDSCAPING
- HEAVY DUTY ASPHALT
- BARK MULCH

## NOTES CONCERNING BUILDING LOCATION

1. ENGINEER IS TO BE ADVISED BEFO RE STARTOF CONSTRUCTION OF ANYUN-KNOWN FEATURES ON THISO R THE ADJACENT SITES THAT MIGHT IMPACT ONTHE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSION S THAT SHO W THE LOCATION OF EXISTING FEATU RES A RE APPROXIMATE ONLY, AN D ARE TO BE CONFIRMED BEFO RE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.
4. LANDSCAPING IS SUBJECT TO CHANGE.

## SITE SCHEDULE

| | | |
|---|---|---|
| APRON | 24.8 m² | 266.60 ft² |
| LANDSCAPING | 262.5 m² | 2,825.73 ft² |
| LIGHT DUTY ASPHALT | 64.4 m² | 693.65 ft² |
| SIDEWALK | 151.6 m² | 1,632.04 ft² |
| | 503.4 m² | 5,418.02 ft² |

## SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY HATCH
- PROPOSED BUILDING
- SERVICE ROOM
- FENCE
- MAN DOOR
- OVERHEAD DOOR
- BARRIER FREE ENTRANCE

30m
VISUAL SCALE 1:300

Architect:
PLANWORKS
4285
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-10 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-02 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-19 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:55 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Site Plan Overall

A101

https://tinyurl.com/ys47dx62




**PLANTING SCHEDULE**

| TYPE | BOTANICAL NAME | LABEL | SIZE (MATURE) | CALIPER | MIN. HEIGHT | PROVIDED |
|---|---|---|---|---|---|---|
| SHRUB | | | | | | |
| CONIFEROUS | | | | | | |
| MUGO PINE | PINUS MUGO | 1 | 3-6 m (10-20 ft) | 0.4 m (1.3 ft) | 0.6 m (2.0 ft) | 9 |
| | | | | | | 9 |
| TREE | | | | | | |
| DECIDUOUS | | | | | | |
| ARMSTRONG MAPLE | ACER FREEMANII 'ARMSTRONG' | A | 12-18m (40-60ft) | 152mm (6.0in) | 2.5 m (8.2 ft) | 5 |
| | | | | | | 5 |
| Tree - Deciduous | | | | | | |
| Existing Deciduous Tree - | | EX | | | | 3 |
| | | | | | | 3 |
| GRAND TOTAL | | | | | | 17 |

EX
EXISTING PLANTING

A - PLANTING LEGEND
1:100

**SITE MATERIAL LEGEND**

| | |
|---|---|
| APRON | GRAVEL |
| SIDEWALK | LANDSCAPING |
| LIGHT DUTY ASPHALT | HARD LANDSCAPING |
| HEAVY DUTY ASPHALT | BARK MULCH |

1 A102 Landscaping Plan
1:150

VISUAL SCALE 1:150

Architect:
PLANWORKS
4285
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

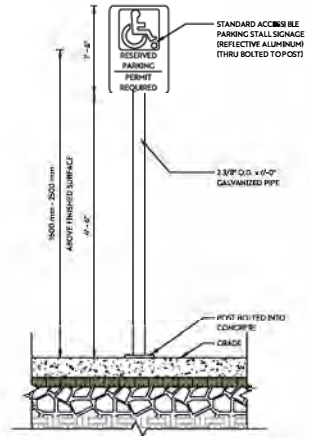
| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-04 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-04 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:56 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

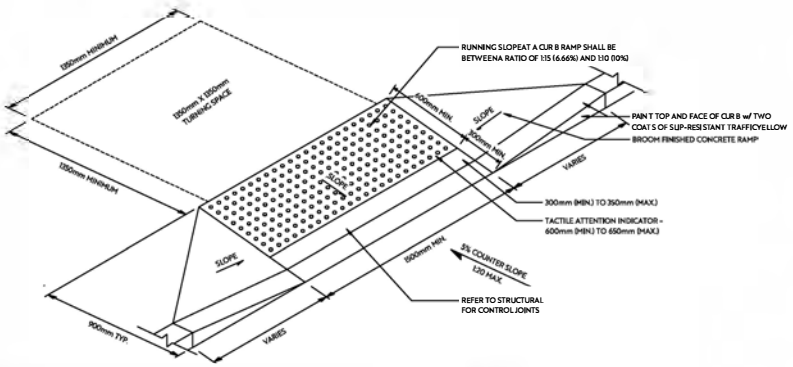
Landscaping Plan

A102

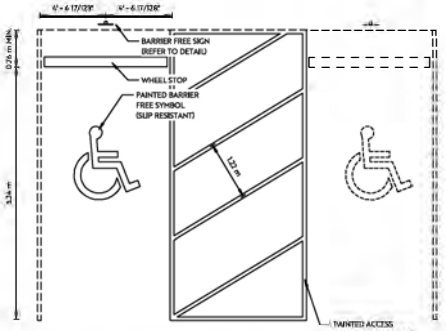
DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT



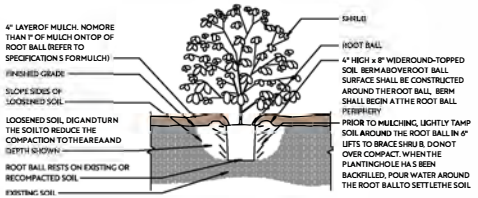

Barrier Free Sign Detail



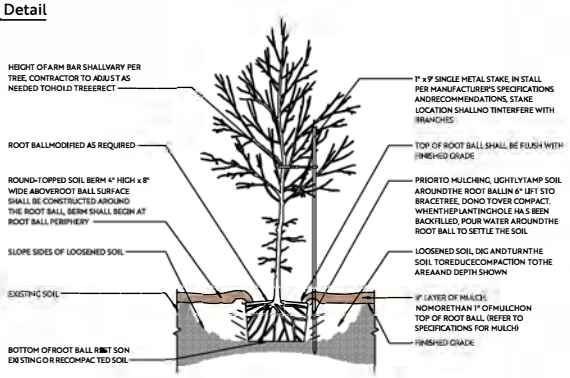

Barrier Free Sidewalk Ramp Detail
3/4" = 1'-0"



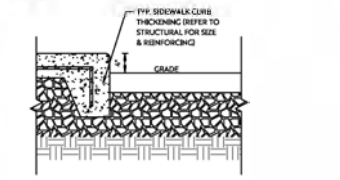

Barrier Free Parking Stall Detail
1/4" = 1'-0"



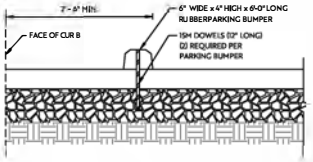

Shrub Planting Detail
1/2" = 1'-0"



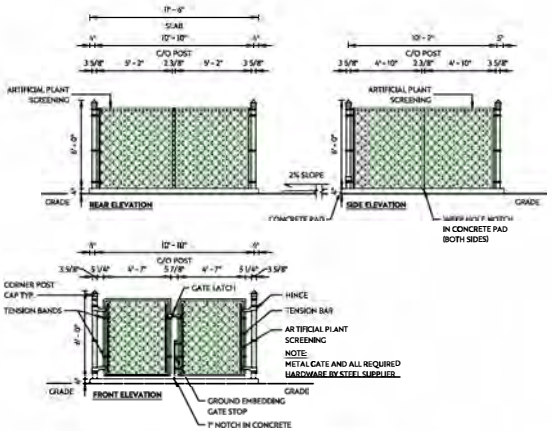

Tree Planting Detail
1/2" = 1'-0"



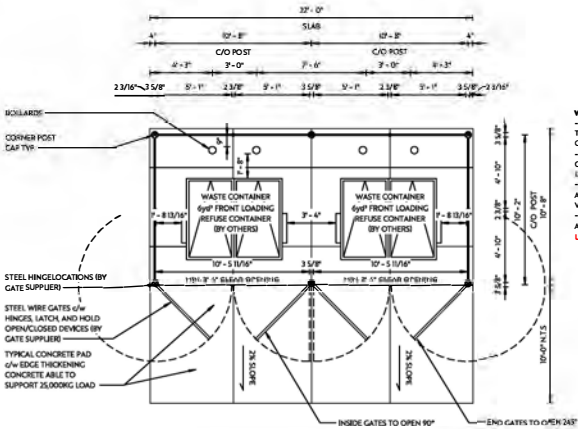

Curb Detail
1" = 1'-0"




Wheel Stop Detail
1" = 1'-0"




Garbage Enclosure Elevation - Wire (Single)
1/4" = 1'-0"




**WASTE AND RECYCLING PROTOCOL:**
- THIS ENCLOSUREISINTENDEDFOR TYPICAL COMMERCIAL / INDUSTRIAL GENERATED WASTEONLY
- CONFIRM MINIMUM 21'-0" VERTICAL CLEARANCE OVERCOLLECTION LOCATION.
- PROVIDEA MINIMUM 16'-5" VERTICAL ANDHORIZONTAL CLEARANCE FOR VEHICLE ACCESS.
- PROVIDEMINIMUM 1'-8" CLEARANCEIN ALLDIRECTION S AROUNDCONTAINER S

UPDATE AS PER BYLAW REQUIREMENTS

Garbage Enclosure Plan - Wire (Double)
1/4" = 1'-0"

All drawings, designs and plans and specifications and the copyright therein are and shall remain the property of the Architect whether the building for which they are made is erected or not. They are not to be used in whole or in part for any other building or extension to the same without the written permission of the Architect. All drawings are to be returned to the Architect upon completion of the work. Contractor shall verify and be responsible for all dimensions and conditions on the job and report any discrepancies to the Architect before proceeding with the work. Do not scale drawings. Written dimensions shall govern. All work shall conform with the British Columbia Building Code and all other applicable codes and regulations. This drawing is not to be used for construction purposes unless signed by the Architect.

Architect:
PLANWORKS
4285
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings Medical Centre Retail

Kitimat, BC

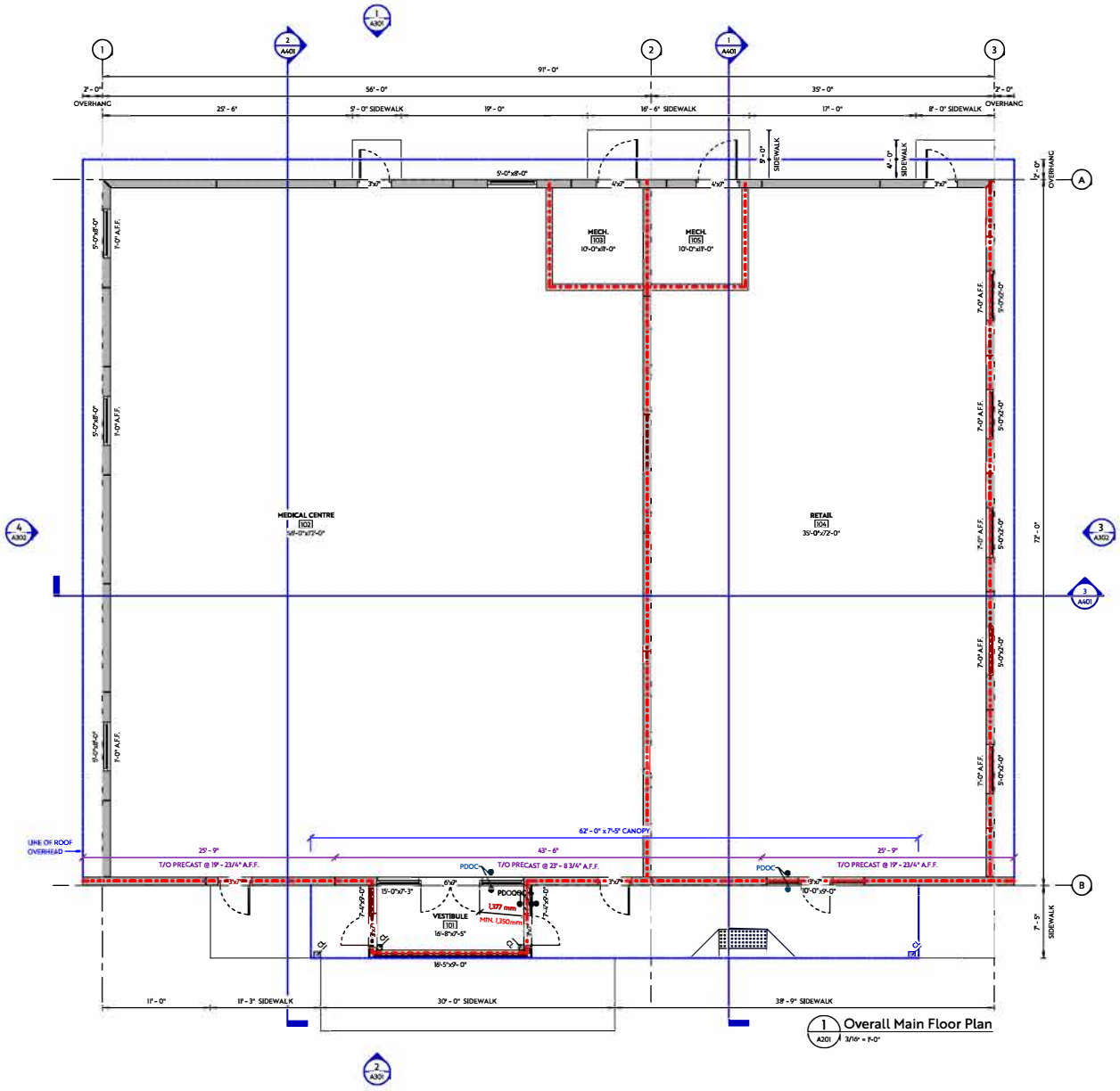
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

Project No: B26072
Date: 2026-07-14 10:42:57 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Site Details

A104




1 Overall Main Floor Plan
A201 3/16" = 1'-0"

## CONSTRUCTION LEGEND

NEW FRAMED WALL

NEW PRECAST WALL

NEW DOOR

**NOTE:**

1. RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY
2. FIRE SEPARATION AS SHOWN:
   - 0 HR
   - 3/4 HR
   - 1 HR
   - 2 HR
   - 4 HR
3. ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.
4. ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:
   - 1" GAP
   - 1 5/8" STEEL STUDS @ 24" O/C
   - 1/2" GYPSUM BOARD
5. ALL FRAMED WALLS TO INCLUDE FIBRECLASS BATT INSULATION FOR SOUND PROOFING.
6. FURNITURE NOT INCLUDED
7. MILLWORK BY MILLWORK SUPPLIER
8. UNDERSLAB PREP:

   WAREHOUSE/SHOP AREAS
   - THE SEAM JOINTS OF THE POLY VA POUR BARRIER DO NOT REQUIRE SEAL OR TAPING. PLACE THE LOOSE END AT A SEAM JOINT ON TOP OF THE ADJACENT MEMBRANE WITH A MINIMUM OVERLA POF 7'-0".
   - FLOOR PENETRATIONS DO NOT REQUIRE SEAL OR TAPING. WHERE MEMBRANES HAVE BEEN CUT TO ACCOMMODATE PENETRATIONS, IT IS RECOMMENDED A MEMBRANE PATCH BE PLACED AROUND THE PENETRATION AREA AND ALONG THE CUT SEAM WITH A MINIMUM 1'-0" OVERLAP TO MINIMIZE ANY SUBGRADE MOISTURE STATIC PRESSURE EXPOSURE.
   - PLACE THE VAPOUR BARRIER TIGHT AROUND THE PERIMETER OF WALLS, TRENCH DRAINS, AND DOCK LEVELERS.

   OFFICE SPACE (WITH RADON PROVISIONS)
   - THE JOINTS BETWEEN ADJACENT POLY VAPOUR BARRIERS SHALL BE TAPED WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT JOINTS.
   - SEAL/TAPE ALL MEMBRANE FLOOR PENETRATIONS WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT PENETRATIONS.
   - THE VAPOUR BARRIER MEMBRANE IS REQUIRED TO BE BROUGHT UP TO THE EDGE OF FOUNDATION WALL AND LAP ONTO FACE OF FOUNDATION WALL, BUT NOT MORE THAN THE DEPTH OF CONCRETE SLAB SPECIFIED. SEAL THE MEMBRANE TO THE FOUNDATION WALL WITH ACOUSTIC SEALANT OR OTHER SIMILAR MEANS OF ADEQUATE ADHESION.

Architect: PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A. | ISSUED FOR PRELIMINARY REVIEW | 2026-02-09 |
| B. | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C. | ISSUED FOR PRELIMINARY REVIEW | 2026-04-15 |
| D. | ISSUED FOR REVIEW | 2026-04-29 |
| E. | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F. | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:59:33 AM |
| Drawn by: | KI, RO |
| Checked by: | LB, MB |

Sheet Name:

Floor Plan Overall

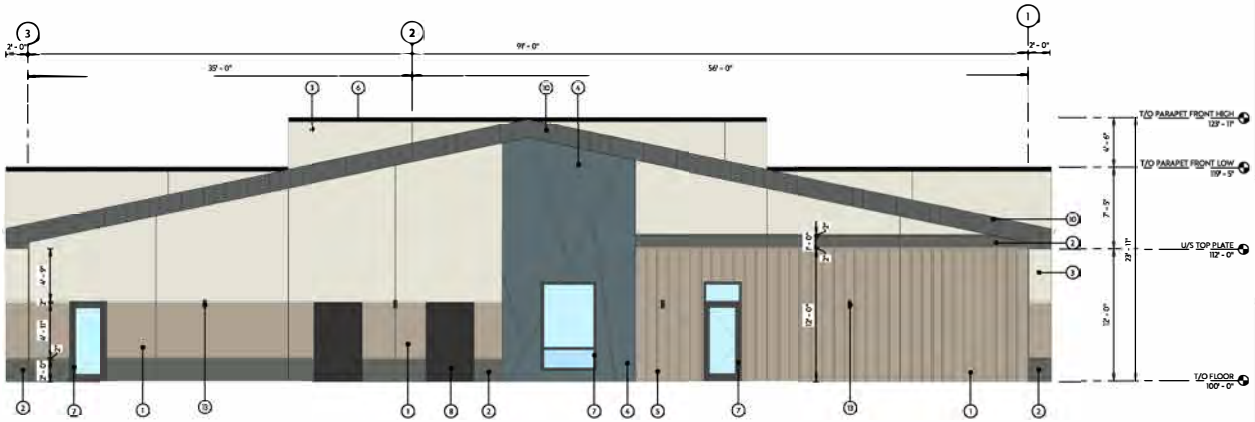
A201

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY LOCAL BUILDING BYLAWS. ALL WORK SHALL BE IN ACCORDANCE WITH WORKSAFE BC REGULATIONS. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

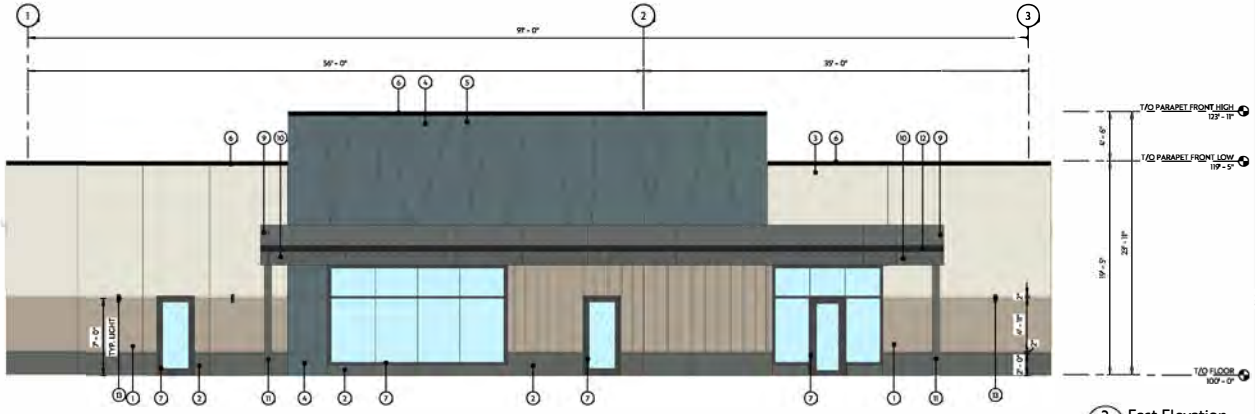
**MATERIAL LEGEND**

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - YOUNG COLT 0198 - SMOOTH FI NISHED)
2. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - T ORNADOWIND 0584 - SMOOTH FINSHED)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SATURNIA 0369 - SMOOTH FINISHED)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SPACEBOX 0409 - SMOOTH FINISHED)
5. PRECAST CONCRETE PANEL JOINT & REVEAL
6. PRE-FINISHED METAL CAP FLASHING (COLOUR - WESTFORM BLACK)
7. PRE-FINISHED ALUMINIUM WINDOW AND DOOR (BLACK ANODIZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL DOOR & FRAME
9. PRE-FINISHED METAL ROOF CLADDI NG/WESTFOR M - PR OLOK - IR ON ORE)
10. PRE-FINISHED PROLOK FLASHING AND FASCIA PANEL
11. PRECAST CONCRETE COLUMN (COLOUR - CLOVERDALE - YOUNGCOLT 0198- SMOOTH FINISHED)
12. PRE-RNSHED METAL GUTTERS C/W DOWNSPOUT (COLOUR - WESTFOR M BLACK)
13. WALL MOUNTED EXTERIOR LIGHT (BY OT HER S, REFER TO ELECT RICAL)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE




1 West Elevation
A301 3/16" = 1'-0"




2 East Elevation
A301 3/16" = 1'-0"

Architect:
PLANWORKS
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

Donard Holdings
Medical Centre & Retail
Kitimat, BC
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:59:34 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Elevations

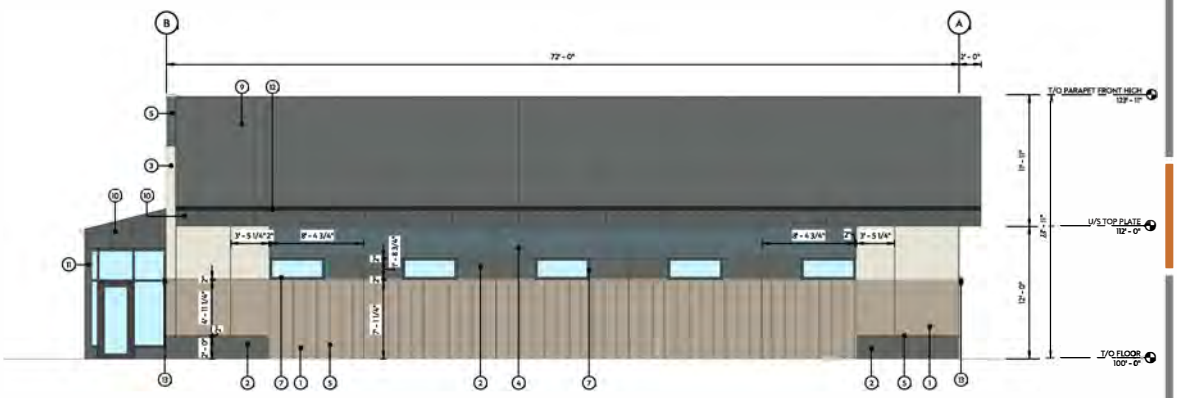
A301

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT

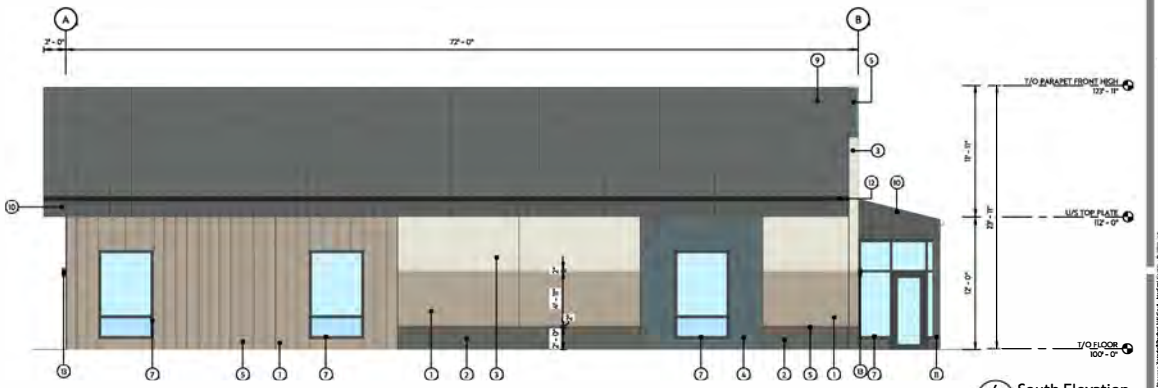
**MATERIAL LEGEND**

1. PRECASTCONCRETE PANEL (COLOUR - CLOVERDALE- YOUNG COLT 0198 - SMOOTH FINISHED)
2. PRECASTCONCRETE PANEL (COLOUR - CLOVERDALE - TORNADOWIND 0584 - SMOOTH FINISHED)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SATURNIA 0369 - SMOOTH FINISHED)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SPACEBOX 0409 - SMOOTH FINISHED)
5. PRECAST CONCRETE PANEL JOINT & REVEAL
6. PRE-FINISHED METAL CAP FLASHING (COLOUR- WESTFORM BLACK)
7. PRE- FINISHED ALUMINIUM WINDOW AND DOOR (BLACK ANOD IZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL DOOR & FRAME
9. PRE- FINISHED METAL ROOFCLADDING (WESTFORM - PROLOK - IRON ORE)
10. PRE-FINISHED PROLOK FLASHING AND FASCIA PANEL
11. PRECASTCONCRETE COLUMN (COLOUR- CLOVERDALE- YOUNGCOLT 0198 -SMOOTH FINISHED)
12. PRE-FINISHED METAL GUTTERS C/W DOWNSPOUT (COLOUR- WESTFORM BLACK)
13. WALLMOUNTED EXTERIOR LIGHT (BY OTHERS, REFER TO ELECTRICAL)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE




3 North Elevation
A201 3/16" = 1'-0"




4 South Elevation
A201 3/16" = 1'-0"

Architect:
PLANWORKS
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

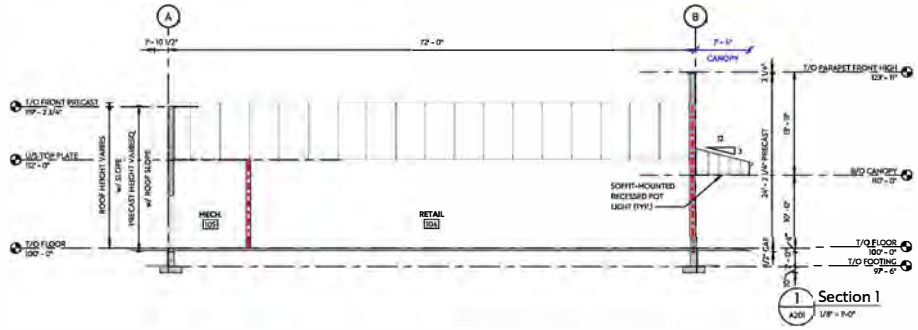
| NO | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2025-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2024-07-05 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2024-07-08 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2024-10-15 |

Project No: B26072
Date: 2026-07-14 10:59:35 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

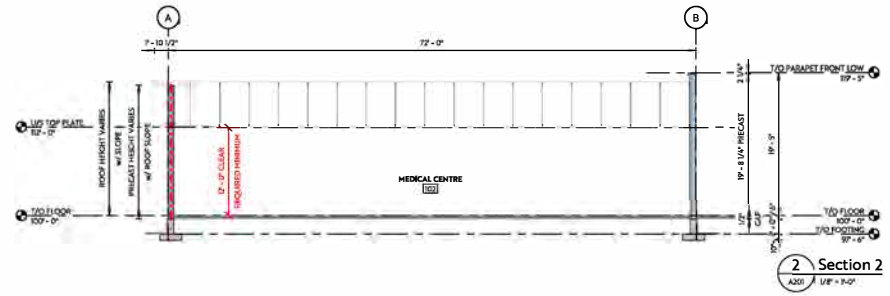
Elevations

A302

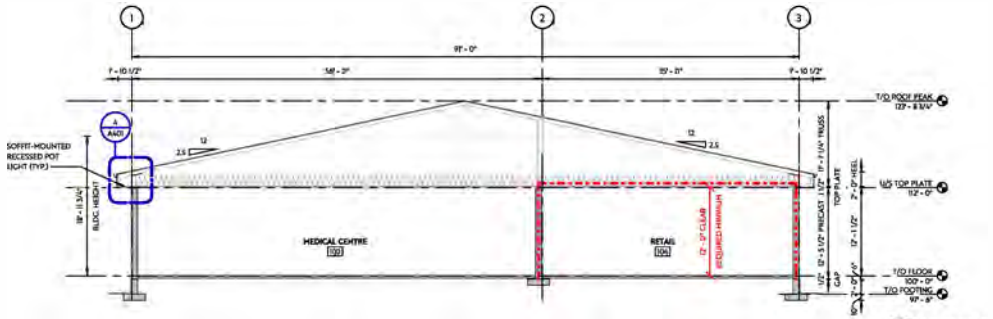
DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT



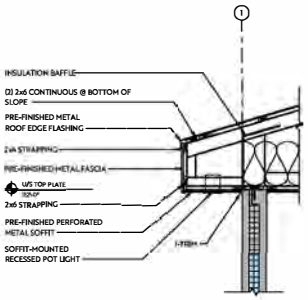

1 Section 1
A201 1/8" = 1'-0"




2 Section 2
A201 1/8" = 1'-0"




3 Section 3
A201 1/8" = 1'-0"




4 Soffit Detail
A401 1/2" = 1'-0"

Architect:
PLANWORKS
Stamp:

aggregate
design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-09 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-03 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:59:35 AM |
| Drawn by: | KI, RO |
| Checked by: | LB, MB |
| Sheet Name: | |

Building Sections

A401

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT




Architect:
PLANWORKS
4285

Stamp:

aggregate
design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:57 AM |
| Drawn by: | KI_RO |
| Checked by: | LB, MB |

Sheet Name:

Exterior Render

A701

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT



Architect:
PLANWORKS
4285

Stamp:

aggregate
design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-04 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:57 AM |
| Drawn by: | KI, RO |
| Checked by: | LB, MB |

Sheet Name:

Exterior Render

A702

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

**THIS PAGE INTENTIONALLY LEFT BLANK**

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

Central File #: 7.9.3.132.

## APPLICANT INFORMATION

Full Name: Aggregate Design Studio Ltd. - Corey Mehaney

Mailing Address: PO Box 1690, 17-27322 TWP RD 394, Blackfalds, AB Postal Code: T0M0J0

Phone: 825.221.1904 Cell: na E-mail: permits@aggregateds.ca

## OWNER INFORMATION *(if different from above)*

Full Name: District of Kitimat

Mailing Address: 270 City Centre, Kitimat, BC Postal Code: V8C 2H7

Phone: 250-632-8900 Cell: na E-mail: Administration@kitimat.ca

## PROPERTY INFORMATION

Civic Address(es): TBC - 589 Mountainview Square

Legal Description(s): LOT 1 DISTRICT LOT 6037 RANGE 5 COAST DISTRICT PLAN EPP148881

Parcel Identifier(s): 032847131

Is the property 800 metres or closer to a provincial highway? Yes [ ] No [x]

Zoning (*Kitimat Municipal Code*): C1 - City Ce rtre Zone

Lot Size (m²/ha/acre): 1269.4 m²

Is the property serviced by municipal water? Yes [x] No [ ]

Is the property serviced by sanitary sewer? Yes [x] No [ ]

## PROJECT INFORMATION *(attach additional pages if necessary)*

Describe the current use: Bare land.

Describe the proposed development and use: Retail pharmacy and medical centre clinic,
3 parking stalls provided, no loading stall - variance required, trees and shrubs proposed along frontage and rear.
Building use is D and E, construction is pre-cast concrete, please see plans for additional details.

Describe requested variance and reason variance is require: A variance is requested to parking as the building design and lot size can't support 33 stalls. We would like to use the Mountainview Square parking lot for the additional 30 stalls. There is no use for designated loading space in this development, we would like to request this to be a variance as well.

## 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.

| Corey Mehaney | | 2026-06-23 |
|---|---|---|
| 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.

| Tracy Tavares, | Tavares | 2026-07-10 |
|---|---|---|
| Applicant or Authorized Representative | Signature | Date |

## 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 ($m^2$) | N/A | 1,269.4 |
| Min. Lot Frontage (metres) | N/A | 34.88m (W), 14.76m (E) |
| Max. Lot Coverage (%) | 100% | 48% |
| Max. Gross Floor Area ($m^2$) | N/A | 620.2 |
| Max. Floor Area Ratio (FAR) | N/A | 0.49 |
| Number of Buildings/Structures | N/A | 1 |
| Type of Buildings/Structures | N/A | COMMERCIAL |
| Max. Building Height (metres) | N/A | 7.2 |
| Building(s) Setbacks (metres)- Front, Side, Side, Rear | N/A | 3m (N), 6m (E), 4.11m (S), 1.81m (W) |
| Drive Aisle Width (metres) | N/A | N/A |
| Min. Off-Street Parking | 15 | 3 ON SITE + USE OF COMMUNAL LOT |
| Max. Access Width (metres) | N/A | N/A |
| Max. Sign Area ($m^2$) | N/A | N/A |
| Max. Sign Height (metres) | N/A | N/A |

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.

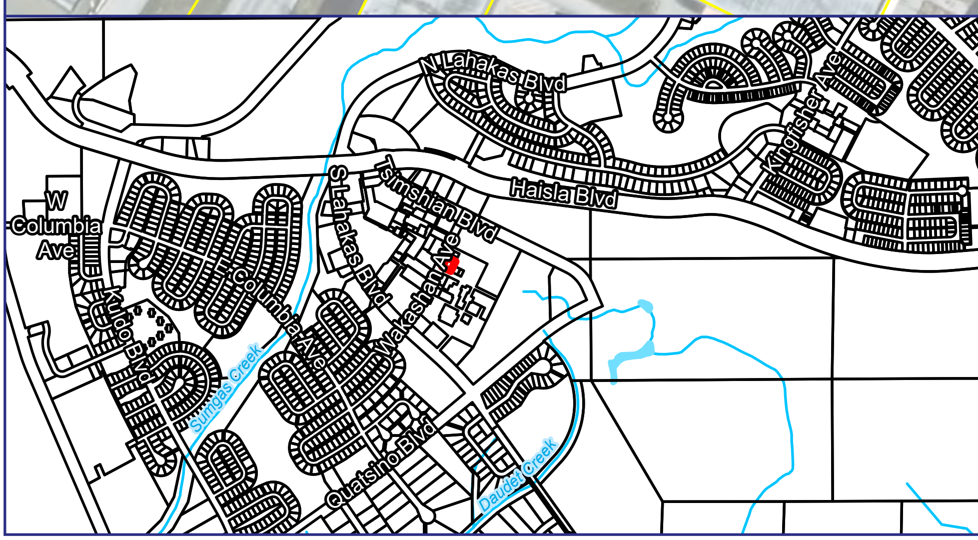
## FORMS AND FEES REQUIRED

| Document | Details | Notes | Copies Attached | Accepted by Staff |
|---|---|---|---|---|
| Application Form | Application form must be completed and signed at the time of submission. | Complete | 1 | RB |
| Application Fee | Application fee paid and receipt provided. | Paid | 1 | RB |
| 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. | 1 | RB |

## 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. | 1 | RB |
| Floor Plan | Existing and proposed building floor areas. | DP set p A201 | 1 | RB |
| Elevations | Height, dimensions, and overall exterior building design. | Measurements must use metric system. | 1 | RB |
| Signage Plan | Signage locations and dimensions of sign areas and height | Measurements must use metric system. | N/A | |




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP 589 MOUNTAINVIEW SQUARE

589 Mountainview Sq

Legal Parcel

Scale: 1:1,250

Requisitor: RB Author: AWS Date: 24-Jun-2026

File: LocationMap Revision: 0

0 15 30 60 m

PLANWORKS EAGLE BUILDERS Grubb Engineering www.grubb-engineering.ca aggregate design studio ltd. 908 Engineering INCORPORATED

# Donard Holdings




**SYMBOL LEGEND**

| | |
|---|---|
| CONSTRUCTION REFERENCE | CONSTRUCTION TAG |
| FINISH REFERENCE | EXTERIOR FINISH TAG |
| GRIDNUMBER | GRID BUBBLE |
| DOOR REFERENCE | DOOR TAG |
| ROOM NUMBER | ROOM TAG |
| DESCRIPTION / ELEVATION | ELEVATION DATUM |
| DRAWING NUMBER / SHEET NUMBER | BUILDING SECTION CALLOUT |
| DRAWING NUMBER / SHEET NUMBER | ELEVATION CALLOUT |
| WINDOW REFERENCE | WINDOW TAG |
| ELEVATION | ELEVATION TAG |
| DRAWING TITLE / DRAWING NUMBER / SHEET NUMBER / SCALE | DRAWING TITLE |

**DRAWING INDEX**

| Sheet Number | Sheet Name | Current Revision |
|---|---|---|
| A000 | Index | G |
| A001 | Code Review | F |
| A002 | Building Areas | F |
| A101 | Site Plan Overall | G |
| A102 | Landscaping Plan | G |
| A104 | Site Details | F |
| A201 | Floor Plan Overall | F |
| A301 | Elevations | G |
| A302 | Elevations | G |
| A401 | Building Sections | G |
| A701 | Exterior Render | G |
| A702 | Exterior Render | G |

Sheet Count: 12

Kitimat, BC Medical Centre & Retail

Architect: PLANWORKS 4285

Stamp:

aggregate design studio ltd. EAGLE BUILDERS

Donard Holdings
Medical Centre & Retail
Kitimat, BC
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-03-10 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C | ISSUED FOR REVIEW | 2026-04-15 |
| D | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-19 |
| E | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:55 AM |
| Drawn by: | KI_RO |
| Checked by: | LB, MB |
| Sheet Name: | Index |

A000

**OCCUPANT LOAD AS PER A.B.C. 3.1.17.1.**

| OCCUPANCY TYPE | AREA (m²) | AREA (ft²) | AREA PER PERSON (m²) | OCCUPANT LOAD |
|---|---|---|---|---|
| Mercantile | 236.71 m² | 2,640.26 ft² | 3.7 | 62 |
| Personal Service | 373.09 m² | 4,015.87 ft² | 4.6 | 82 |
| | 599.79 m² | 6,456.13 ft² | | 144 |

* OCCUPANT LOAD TO BE REVIEWED UPON FUTURE TENANT IMPROVEMENT

**BUILDING INFORMATION & BUILDING CODE ANALYSIS**

BUILDING USE & CLASSIFICATION:
D – BUSINESS AND PERSONAL SERVICES
E – MERCANTILE

BUILDING DESIGN:
BRITISH COLUMBIA BUILDING CODE - 2024 EDITION - 3.2.2.64
BRITISH COLUMBIA BUILDING CODE - 2024 EDITION - 3.2.2.70
(NON-SPRINKLERED)
(COMBUSTIBLE/NON-COMBUSTIBLE)
NO STANDPIPESYSTEMREQUIREDAS PER 3.2.5.8

BUILDING AREA:
PROVIDED AREA: 620.18 m² 6,675.61 ft²
MAX: 1,250 m² - (13,455 ft²)

BUILDING HEIGHT:
1 STOREY(S)

BUILDING ACCESS:
2 STREET(S)

FIRE SEPARATIONS AND RATINGS:
FLOOR ASSEMBLIES SHALL BEFIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOTLESS THAN45 MIN, AND LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESSTHANTHAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

BUILDINGS EXITS:
3.4.2.5. MAX. TRAVEL DISTANCE FOR EXITS = 30 m

FIRE HYDRANT REQUIREDWITHIN90m OFPRINCIPALENTRANCE

LIMITING DISTANCE REQUIREMENTS: 3.2.3.

GROUP D EAST
LIMITING DISTANCE: 6.00m
ALLOWABLE OPENING S: 22%
REQUIRED RATING: 1 HR
PROVIDED OPENINGS: 17%
CONSTRUCTION: COMBUSTIBLE, ENCAPSULATED MASS TIMBER, OR NON-COMBUSTIBLE
CLADDING : NON-COMBUSTIBLE

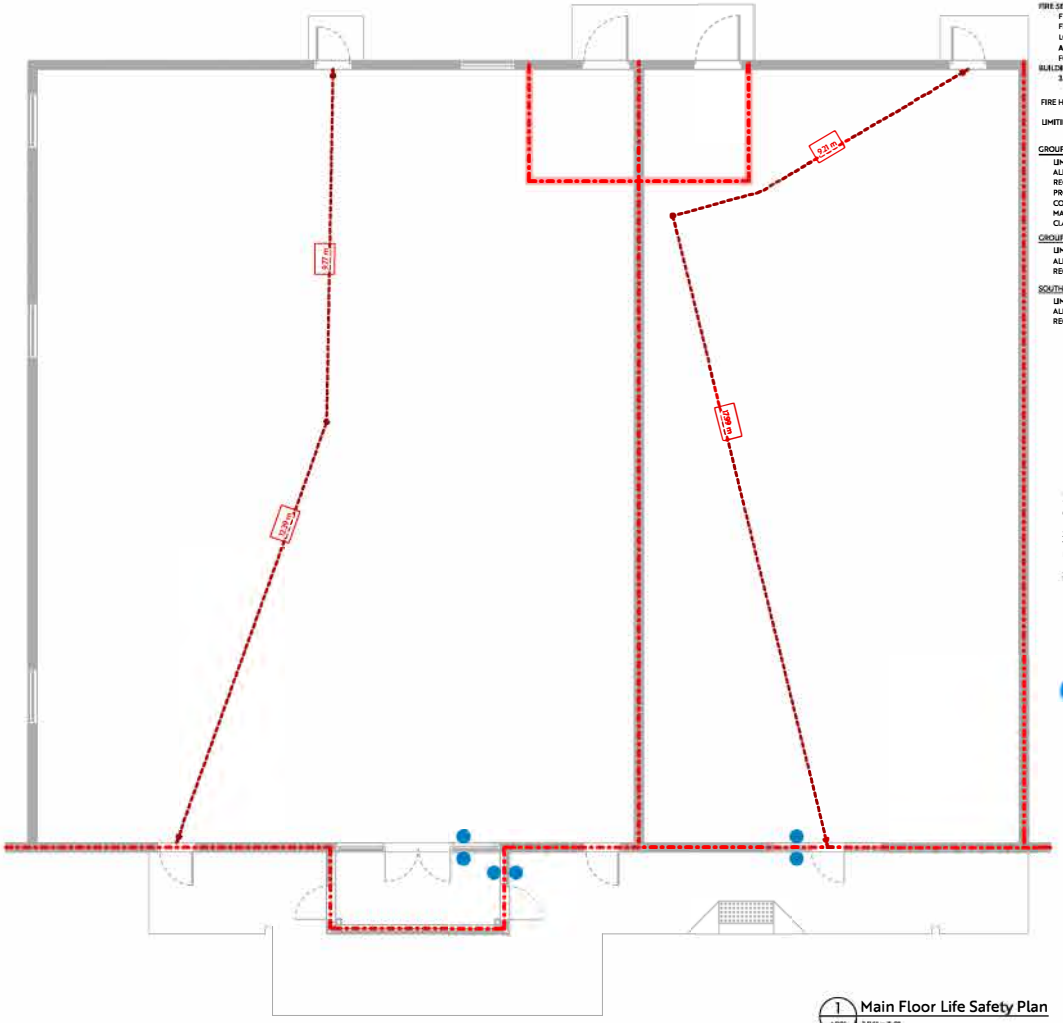
GROUP D WEST
LIMITING DISTANCE: 13.19m
ALLOWABLE OPENING S: 100%
REQUIRED RATING: N/R

SOUTH
LIMITING DISTANCE:13.95m
ALLOWABLE OPENING S: 100%
REQUIRED RATING: N/R

GROUP E EAST
LIMITING DISTANCE: 8.26m
ALLOWABLEOPENINGS: 31%
REQUIRED RATING: 1 HR
PROVIDED OPENINGS: 14%
CONSTRUCTION: COMBUSTIBLE, ENCAPSULATED MASSTIMBER, OR NON-COMBUSTIBLE
CLADDING : NON-COMBUSTIBLE

GROUP E WEST
LIMITING DISTANCE: 13.19m
ALLOWABLEOPENINGS: 100%
REQUIRED RATING : N/R

NORTH
LIMITING DISTANCE: 3.00m
ALLOWABLEOPENINGS: 6%
REQUIRED RATING: 2 HR
PROVIDED OPENINGS: 5%
CONSTRUCTION: NON-COMBUSTIBLE
CLADDING: NON-COMBUSTIBLE




1 A001 Main Floor Life Safety Plan 3/16" = 1'-0"

**NOTES**

1. RATEDWALLS SHALLBE FRAMED TO UNDERSIDE OF RATED FLOORASSEMBLYOR ROOF ASSEMBLY

2. ADD BLOCKING BETWEEN STUDS ASREQUIRED TOSUPPORT ALLEDGES OF 1/2" TYPE 'X' G YPSUM BOARD

3. FIRE SEPARATION AS SHOWN:
0 HR
3/4 HR
1 HR
2 HR
4 HR

REPRESENTS POWER DOOR OPERATOR CONTROL

Architect:
PLANWORKS
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | REISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

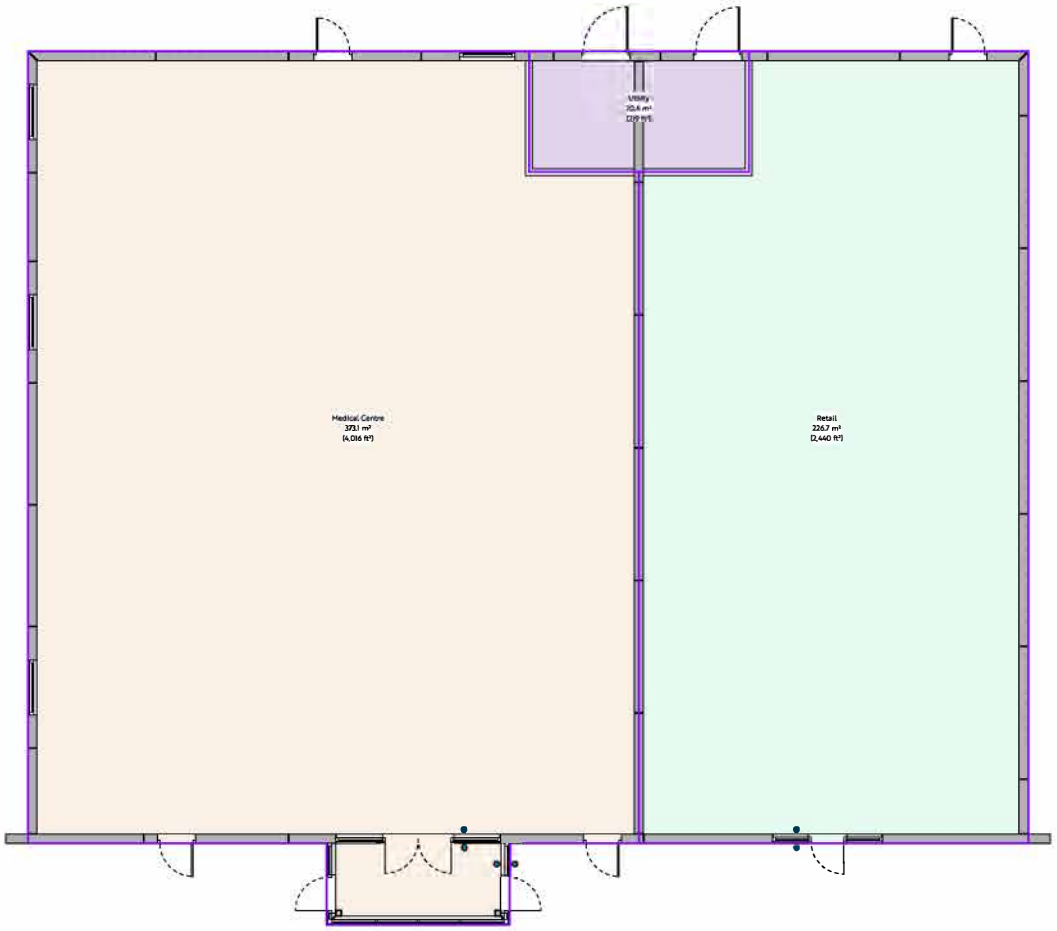
Project No: B26072
Date: 2026-07-14 10:59:32 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Code Review

A001

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT

| FLOOR AREAS | | |
|---|---|---|
| Medical Centre | 373.09 m² | 4,015.87 ft² |
| Retail | 226.71 m² | 2,440.26 ft² |
| Utility | 20.39 m² | 219.48 ft² |
| | 620.18 m² | 6,675.61 ft² |




1 A002 Building Area Plan 3/16" = 1'-0"

Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2025-02-09 |
| D | ISSUED FOR REVIEW | 2026-06-19 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-19 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

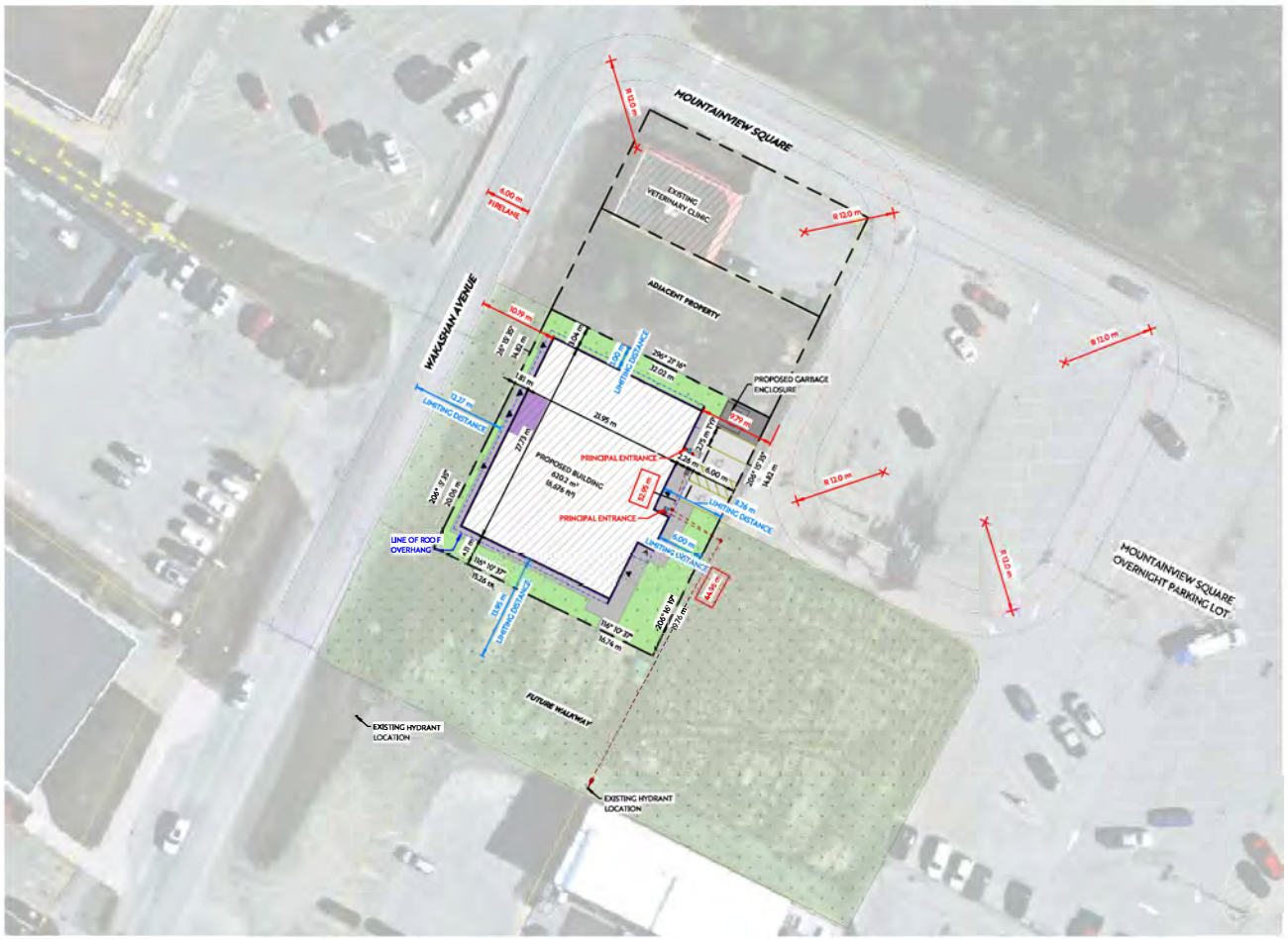
Project No: B26072
Date: 2026-07-14 10:59:32 AM
Drawn by: KI_RO
Checked by: LB, MB

Sheet Name:
Building Areas

A002

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REUSED

https://tinyurl.com/vs47dx62




1 Site Plan
A101 1:300

## BYLAW INFORMATION

ZONING: CI - CITY CENTRE ZONE (COMMERCIAL)
PROVIDED USE:
- CLINIC
- RETAIL

SETBACKS:
- NO SETBACK REQUIRED

SITE SIZE:
- 12604 m² (13,663.5 ft²)(0.31 acre)

SITE COVERAGE:
- PROVIDED: 48%
- MAX: 100%, 25% FOR SERVICESTATION

BUILDING HEIGHT:
- PROVIDED: 7.2m (18'-11 3/4")
- MAX: NONE

PARKING:
- PARKING REQUIREMENTS:
- ALL OFF-STREET PARKING TO BEDEDICATED TOMUNICIPALITY TO FORM COMMUNAL PARKING AREAS.
- 1.5 m² OF PARKING SHALL BE PROVIDED FOR EVERY m² OF G.L.A
- MINIMUMAREA OF A PARKING STALL: 28 m²
- 620.2 m² x 1.5 m² = 930.3 m²
- 930.3 m²/ 28 m² = 33.23 = 33 STALLS
- BARRIER FREE STALLS REQUIRED = 2

## PARKING SCHEDULE

| STALL TYPE | COUNT | REQUIRED |
|---|---|---|
| BARRIER FREE PARKING | 2 | 2 |
| PARKING | 1 | -- |
| TOTAL STALLS | 3 | |

**ADDITIONALPARKING SPACES WILL BE UTILIZED TH ROUGH EXISTING PARKING IN THE MOUNTAINVIEW S QUARE OVERNIGHT LOT**

## SITE MATERIAL LEGEND

- APRON
- SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- GRAVEL
- LANDSCAPING
- HARD LANDSCAPING
- BARK MULCH

## NOTES CONCERNING BUILDING LOCATION

1. ENGINEER IS TO BE ADVISED BEFO RE STARTOF CONSTRUCTION OF ANYUN-KNOWN FEATURES ON THISO R THE ADJACENT SITES THAT MIGHT IMPACT ONTHE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHO W THE LOCATION OF EXISTING FEATU RES A RE APPROXIMATE ONLY, AN D ARE TO BE CONFIRMED BEFO RE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.
4. LANDSCAPING IS SUBJECT TO CHANGE.

## SITE SCHEDULE

| | | |
|---|---|---|
| APRON | 24.8 m² | 266.60 ft² |
| LANDSCAPING | 262.5 m² | 2,825.73 ft² |
| LIGHT DUTY ASPHALT | 64.6 m² | 691.65 ft² |
| SIDEWALK | 151.6 m² | 1,632.04 ft² |
| | 503.4 m² | 5,416.02 ft² |

## SITE PLAN LEGEND

PROPERTY LINE
SETBACK LINE
RIGHT OF WAY LINE
RIGHT OF WAY HATCH
PROPOSED BUILDING
SURFACE WORK
FENCE
MAN DOOR
OVERHEAD DOOR
BARRIER FREE ENTRANCE

0m 5m 10m 15m 20m 30m
VISUAL SCALE 1:300

Architect:
PLANWORKS
4285

Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-04-15 |
| D | ISSUED FOR REVIEW | 2026-06-09 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-03 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:55 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

Site Plan Overall

A101

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

https://tinyurl.com/ys47dx62




**PLANTING SCHEDULE**

| TYPE | BOTANICAL NAME | LABEL | SIZE (MATURE) | CALIPER | MIN. HEIGHT | PROVIDED |
|---|---|---|---|---|---|---|
| SHRUB | | | | | | |
| CONIFEROUS | | | | | | |
| MUGO PINE | PINUS MUGO | 1 | 3-6 m (10-20 ft) | 0.4 m (1.3 ft) | 0.6 m (2.0 ft) | 9 |
| | | | | | | 9 |
| TREE | | | | | | |
| DECIDUOUS | | | | | | |
| ARMSTRONG MAPLE | ACER FREEMANII 'ARMSTRONG' | A | 12-18m (40-60ft) | 152mm (6.0in) | 2.5 m (8.2 ft) | 5 |
| | | | | | | 5 |
| Tree | | | | | | |
| Deciduous | | | | | | |
| Existing Deciduous Tree | | EX | | | | 3 |
| | | | | | | 3 |
| GRAND TOTAL | | | | | | 17 |

EX
EXISTING PLANTING

A - PLANTING LEGEND
1:100

**SITE MATERIAL LEGEND**

| | |
|---|---|
| APRON | GRAVEL |
| SIDEWALK | LANDSCAPING |
| LIGHT DUTY ASPHALT | HARD LANDSCAPING |
| HEAVY DUTY ASPHALT | BARK MULCH |

1 A102 Landscaping Plan
1:150

VISUAL SCALE 1:150

Architect:
PLANWORKS
4285
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

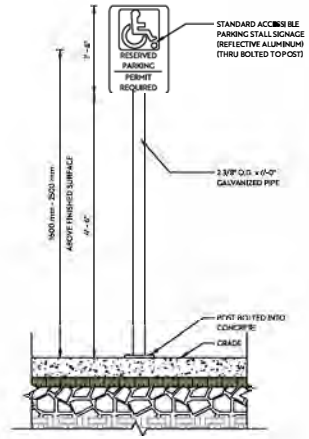
| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-04 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-04 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:56 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

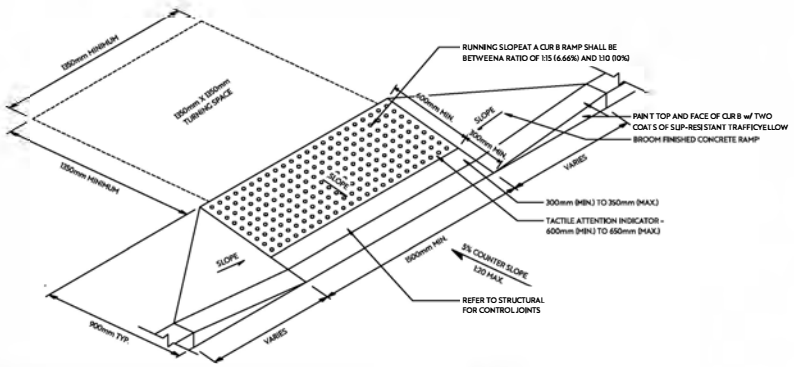
Landscaping Plan

A102

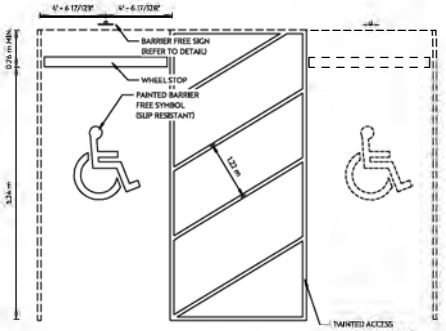
DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT



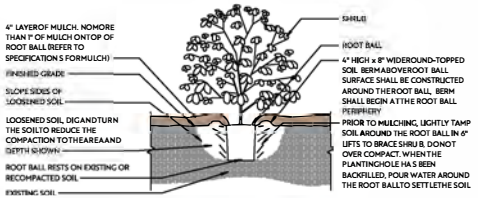

Barrier Free Sign Detail



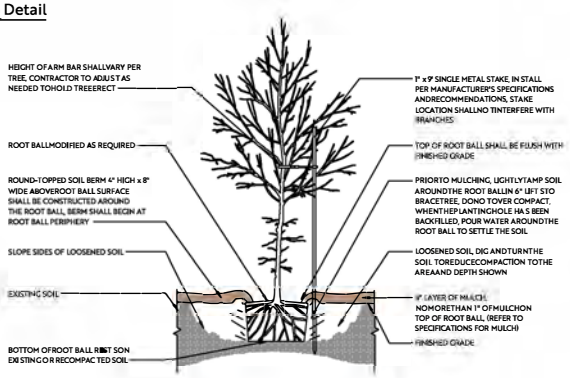

Barrier Free Sidewalk Ramp Detail
3/4" = 1'-0"



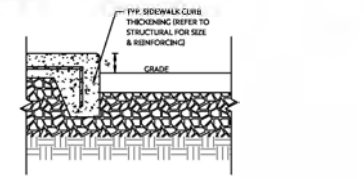

Barrier Free Parking Stall Detail
1/4" = 1'-0"



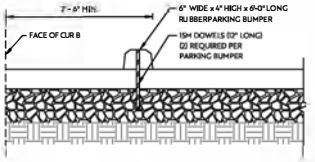

Shrub Planting Detail
1/2" = 1'-0"



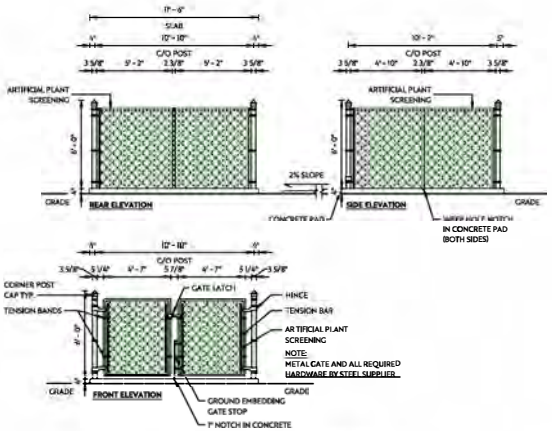

Tree Planting Detail
1/2" = 1'-0"



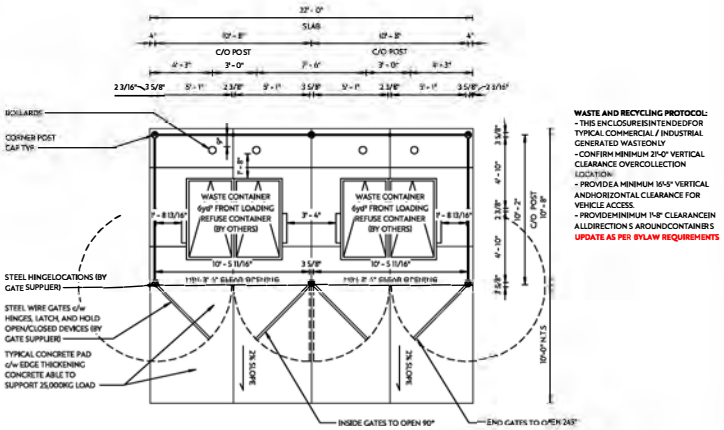

Curb Detail
1" = 1'-0"




Wheel Stop Detail
1" = 1'-0"




Garbage Enclosure Elevation - Wire (Single)
1/4" = 1'-0"




Garbage Enclosure Plan - Wire (Double)
1/4" = 1'-0"

**WASTE AND RECYCLING PROTOCOL:**
- THIS ENCLOSUREISINTENDEDFOR TYPICAL COMMERCIAL / INDUSTRIAL GENERATED WASTEONLY
- CONFIRM MINIMUM 21'-0" VERTICAL CLEARANCE OVERCOLLECTION LOCATION.
- PROVIDEA MINIMUM 16'-5" VERTICAL ANDHORIZONTAL CLEARANCE FOR VEHICLE ACCESS.
- PROVIDEMINIMUM 1'-8" CLEARANCEIN ALLDIRECTION S AROUNDCONTAINER S

UPDATE AS PER BYLAW REQUIREMENTS

Architect:
PLANWORKS
4285

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings Medical Centre & Retail

Kitimat, BC

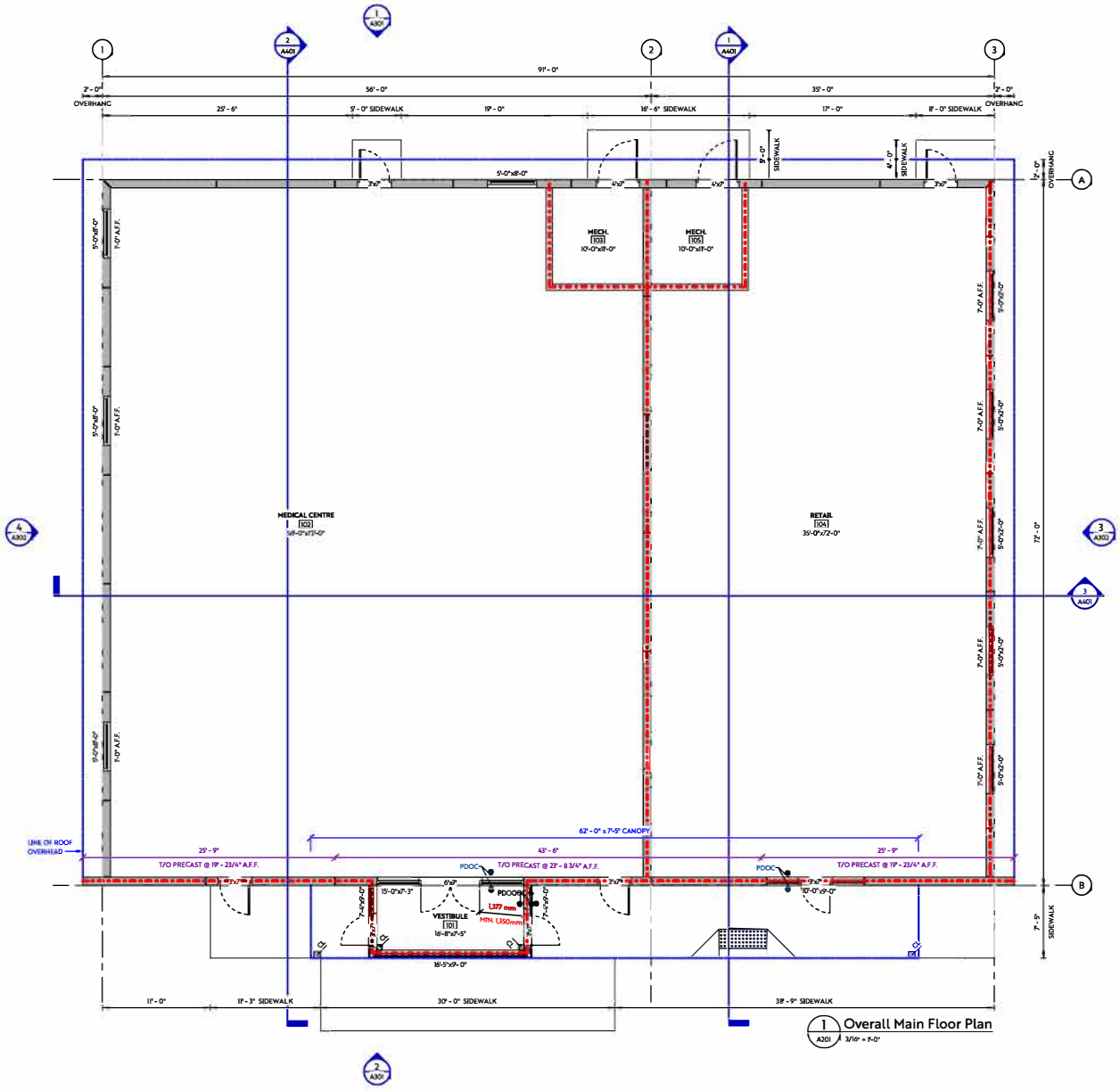
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-03 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

Project No: B26072
Date: 2026-07-14 10:42:57 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Site Details

A104




1 Overall Main Floor Plan
A201 3/16" = 1'-0"

## CONSTRUCTION LEGEND

NEW FRAMED WALL

NEW PRECAST WALL

NEW DOOR

**NOTE:**

1. RATED WALLS SHALL BE FRAMED TO UNDERSIDE OF RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY
2. FIRE SEPARATION AS SHOWN:
   - 0 HR
   - 3/4 HR
   - 1 HR
   - 2 HR
   - 4 HR
3. ALL WASHROOMS AND JANITOR ROOMS TO RECEIVE IMPERVIOUS DURABLE FLOOR AND WALL FINISH UP TO 5'-0" A.F.F.
4. ALL TILED WALLS ADJACENT TO PRECAST WALLS TO BE CONSTRUCTED AS:
   - 1" GAP
   - 1 5/8" STEEL STUDS @ 24" O/C
   - 1/2" GYPSUM BOARD
5. ALL FRAMED WALLS TO INCLUDE FIBRECLASS BATT INSULATION FOR SOUND PROOFING.
6. FURNITURE NOT INCLUDED
7. MILLWORK BY MILLWORK SUPPLIER
8. UNDERSLAB PREP:

   WAREHOUSE/SHOP AREAS
   - THE SEAM JOINTS OF THE POLY VA POUR BARRIER DO NOT REQUIRE SEAL OR TAPING. PLACE THE LOOSE END AT A SEAM JOINT ON TOP OF THE ADJACENT MEMBRANE WITH A MINIMUM OVERLA POF 1'-0".
   - FLOOR PENETRATIONS DO NOT REQUIRE SEAL OR TAPING. WHERE MEMBRANES HAVE BEEN CUT TO ACCOMMODATE PENETRATIONS, IT IS RECOMMENDED A MEMBRANE PATCH BE PLACED AROUND THE PENETRATION AREA AND ALONG THE CUT SEAM WITH A MINIMUM 1'-0" OVERLAP TO MINIMIZE ANY SUBGRADE MOISTURE STATIC PRESSURE EXPOSURE.
   - PLACE THE VAPOUR BARRIER TIGHT AROUND THE PERIMETER OF WALLS, TRENCH DRAINS, AND DOCK LEVELERS.

   OFFICE SPACE (WITH RADON PROVISIONS)
   - THE JOINTS BETWEEN ADJACENT POLY VAPOUR BARRIERS SHALL BE TAPED WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT JOINTS.
   - SEAL/TAPE ALL MEMBRANE FLOOR PENETRATIONS WITH AN APPROPRIATE TAPE PRODUCT TO ADEQUATELY SEAL THE MEMBRANE AT PENETRATIONS.
   - THE VAPOUR BARRIER MEMBRANE IS REQUIRED TO BE BROUGHT UP TO THE EDGE OF FOUNDATION WALL AND LAP ONTO FACE OF FOUNDATION WALL, BUT NOT MORE THAN THE DEPTH OF CONCRETE SLAB SPECIFIED. SEAL THE MEMBRANE TO THE FOUNDATION WALL WITH ACOUSTIC SEALANT OR OTHER SIMILAR MEANS OF ADEQUATE ADHESION.

Architect: PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-09 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-03 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

Project No: B26072
Date: 2026-07-14 10:59:33 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

Floor Plan Overall

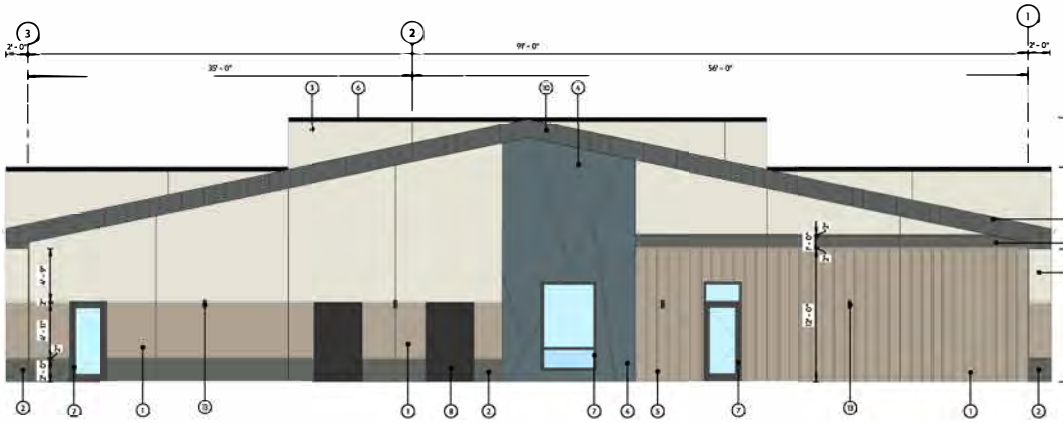
A201

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

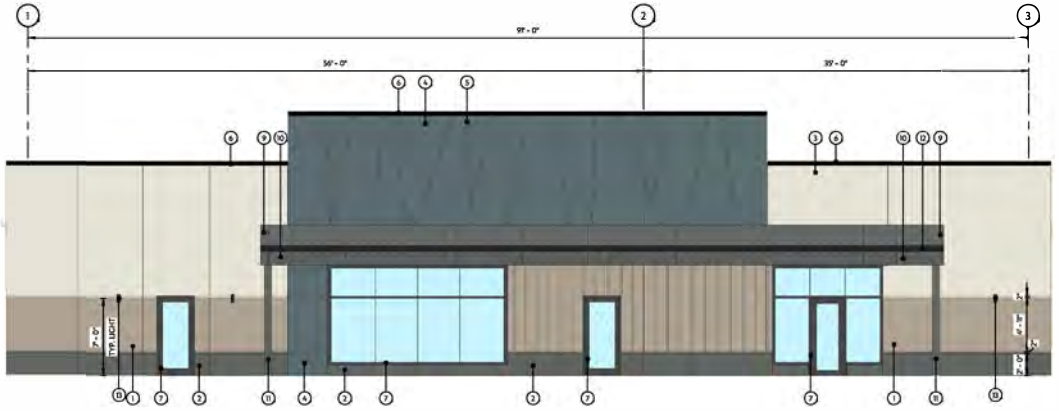
**MATERIAL LEGEND**

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - YOUNG COLT 0198 - SMOOTH FI NISHED)
2. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - T ORNADOWIND 0584 - SMOOTH FINSHED)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SATURNIA 0369 - SMOOTH FINISHED)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SPACEBOX 0409 - SMOOTH FINISHED)
5. PRECAST CONCRETE PANEL JOINT & REVEAL
6. PRE-FINISHED METAL CAP FLASHING (COLOUR - WESTFORM BLACK)
7. PRE-FINISHED ALUMINIUM WINDOW AND DOOR (BLACK ANODIZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL DOOR & FRAME
9. PRE-FINISHED METAL ROOF CLADDI NG/WESTFOR M - PR OLOK - IR ON ORE)
10. PRE-FINISHED PROLOK FLASHING AND FASCIA PANEL
11. PRECAST CONCRETE COLUMN (COLOUR - CLOVERDALE - YOUNGCOLT 0198- SMOOTH FINISHED)
12. PRE-RNSHED METAL GUTTERS C/W DOWNSPOUT (COLOUR - WESTFOR M BLACK)
13. WALL MOUNTED EXTERIOR LIGHT (BY OT HER S, REFER TO ELECT RICAL)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE




1 West Elevation
A301 3/16" = 1'-0"




2 East Elevation
A301 3/16" = 1'-0"

Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

Donard Holdings
Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:59:34 AM
Drawn by: KL,RO
Checked by: LB, MB

Sheet Name:
Elevations

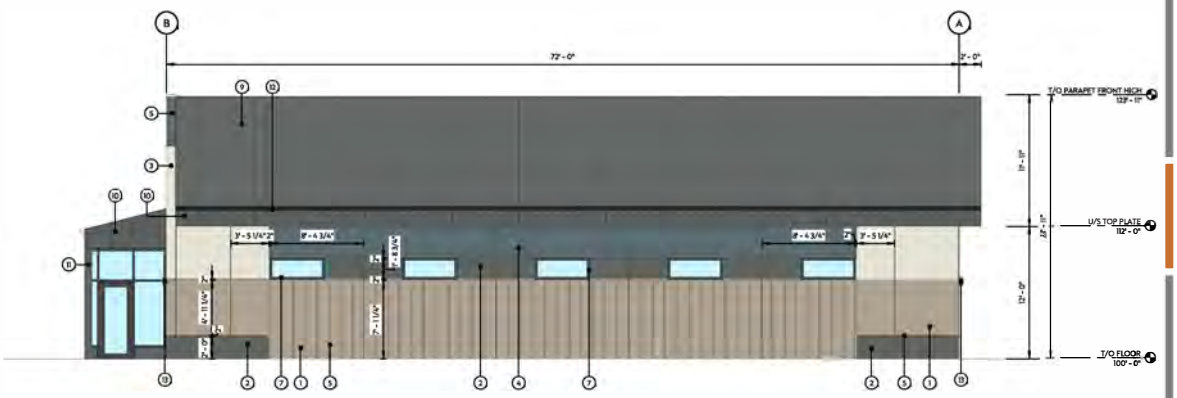
A301

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT

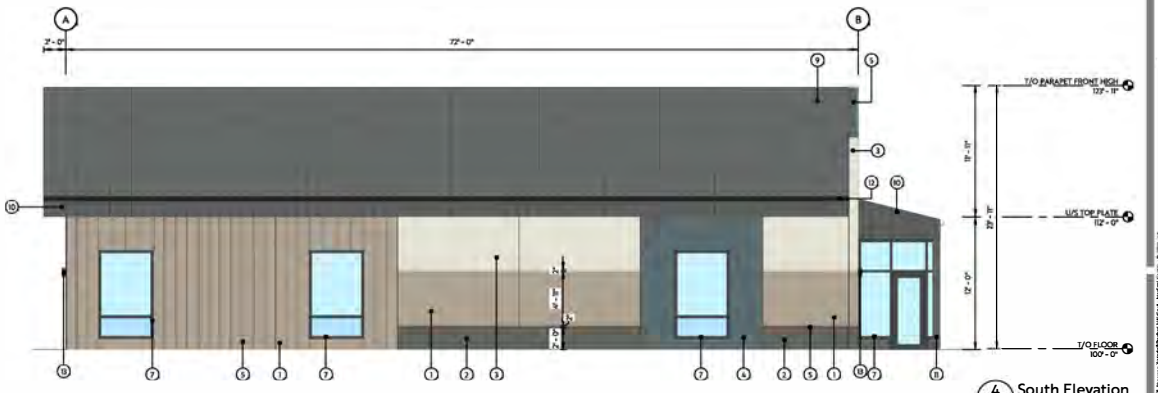
**MATERIAL LEGEND**

1. PRECASTCONCRETE PANEL (COLOUR - CLOVERDALE- YOUNG COLT 0198 - SMOOTH FINISHED)
2. PRECASTCONCRETE PANEL (COLOUR - CLOVERDALE - TORNADOWIND 0584 - SMOOTH FINISHED)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SATURNIA 0369 - SMOOTH FINISHED)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SPACEBOX 0409 - SMOOTH FINISHED)
5. PRECAST CONCRETE PANEL JOINT & REVEAL
6. PRE-FINISHED METAL CAP FLASHING (COLOUR- WESTFORM BLACK)
7. PRE- FINISHED ALUMINIUM WINDOW AND DOOR (BLACK ANOD IZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL DOOR & FRAME
9. PRE- FINISHED METAL ROOFCLADDING (WESTFORM - PROLOK - IRON ORE)
10. PRE-FINISHED PROLOK FLASHING AND FASCIA PANEL
11. PRECASTCONCRETE COLUMN (COLOUR- CLOVERDALE- YOUNGCOLT 0198 -SMOOTH FINISHED)
12. PRE-FINISHED METAL GUTTERS C/W DOWNSPOUT (COLOUR- WESTFORM BLACK)
13. WALLMOUNTED EXTERIOR LIGHT (BY OTHERS, REFER TO ELECTRICAL)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE




3 North Elevation
A201 3/16" = 1'-0"




4 South Elevation
A201 3/16" = 1'-0"

Architect:
PLANWORKS
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings Medical Centre & Retail

Kitimat, BC

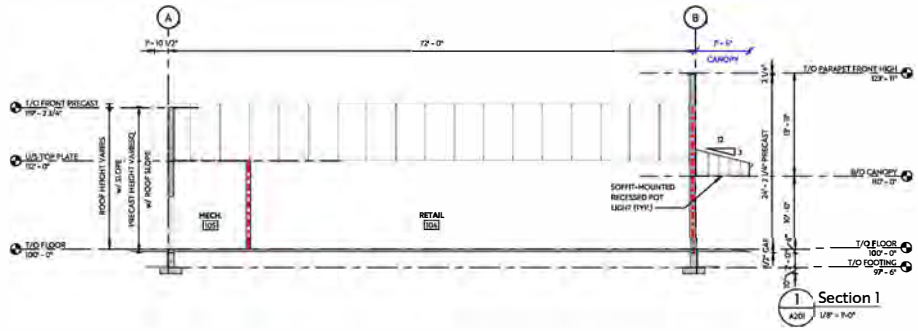
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

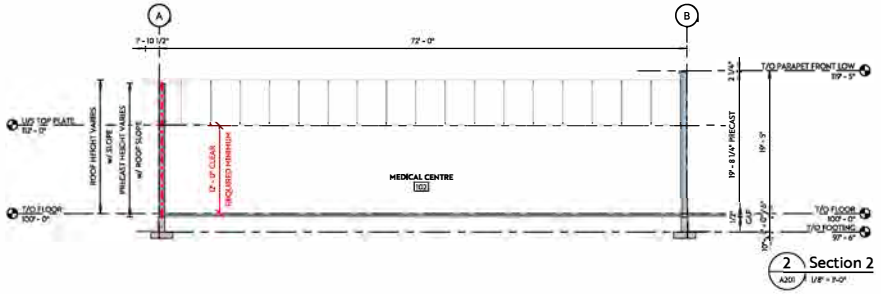
| NO | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2025-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

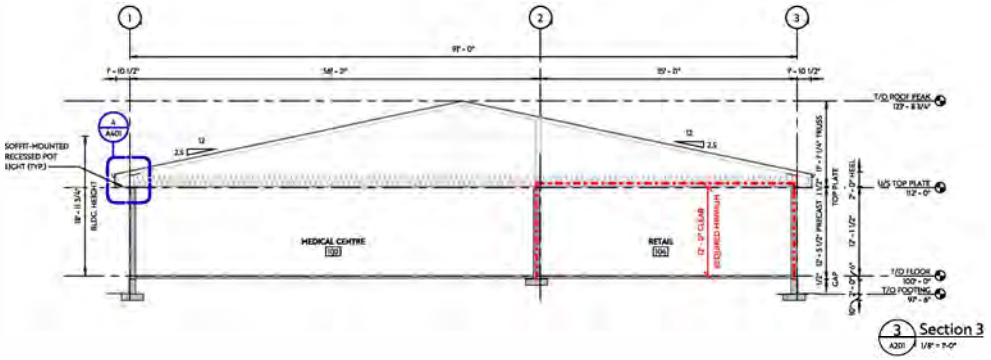
| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:59:35 AM |
| Drawn by: | KL,RO |
| Checked by: | LB, MB |
| Sheet Name: | Elevations |

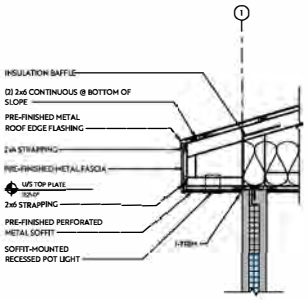
A302

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT




Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-09 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:59:35 AM |
| Drawn by: | KI, RO |
| Checked by: | LB, MB |
| Sheet Name: | Building Sections |

A401

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT




Architect:
PLANWORKS
4285

Stamp:

aggregate
design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-27 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:57 AM |
| Drawn by: | KI_RO |
| Checked by: | LB, MB |

Sheet Name:

Exterior Render

A701

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT



Architect:

PLANWORKS

4285

Stamp:

aggregate
design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-04 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:57 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

Exterior Render

A702

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY LOCAL BYLAWS. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

**THIS PAGE INTENTIONALLY LEFT BLANK**

# NOTICE OF MUNICIPAL PROPERTY DISPOSITION

**TAKE NOTICE** that pursuant to Section 26 of the *Community Charter*, the Council of the District of Kitimat hereby gives notice of its intention to proceed with a sale of municipal property.

| PROPOSAL: |
| --- |
| Disposition of Land to Donard Holdings Ltd. (Inc. No. BC1570939) |
| **SUBJECT PROPERTY:** |
| PID: 032-847-131, Lot 1 District Lot 6037 Range 5 Coast District Plan EPP148881 in Mountainview Square with the civic address of 589 Mountainview Square, Kitimat, BC. |

## PURPOSE:

The proposed disposition of land is for the subject property. The District of Kitimat (the "District") intends to exchange its interest in the land as part of a Purchase and Sale Agreement ("the agreement") with Donard Holdings Ltd (Inc. No. BC1570939) (the "Purchaser") for the purposes of a commercial development including a medical centre.

Under the agreement the Purchaser shall acquire the lands such that it will be the sole owner of the land, and in consideration thereof will pay to the District the sum of four hundred and sixty-five thousand ($465,000).

The District will also obtain an Option to Purchase, and related section 219 covenant and statutory right of way registered on the property further to the *Land Title Act,* which would allow the District to regain possession of the property if the proposed development does not meet approval and construction deadlines.

Following notice under section 26 of the *Community Charter*, the Corporate Officer is authorized to execute the agreement.

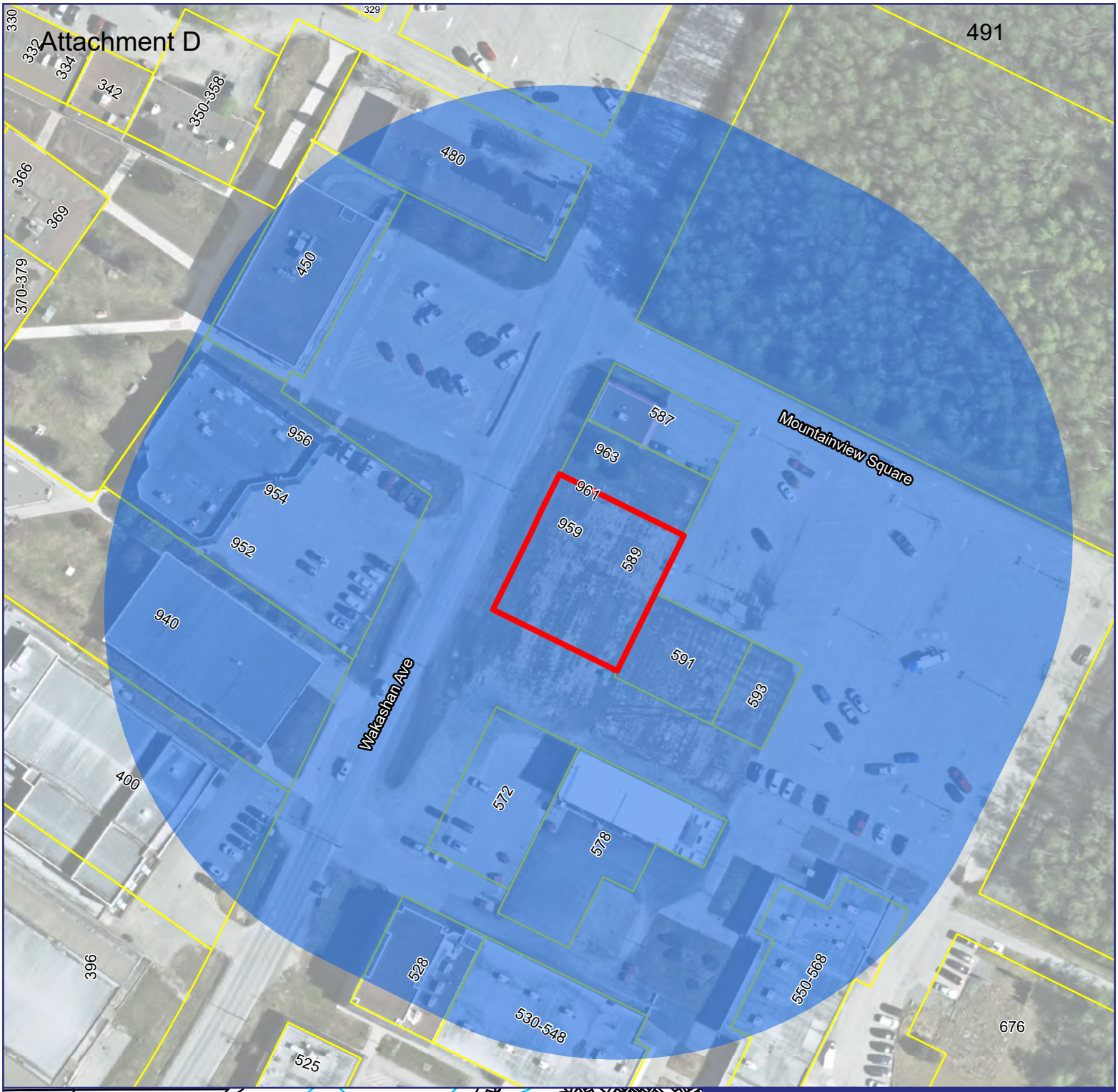
## QUESTIONS?

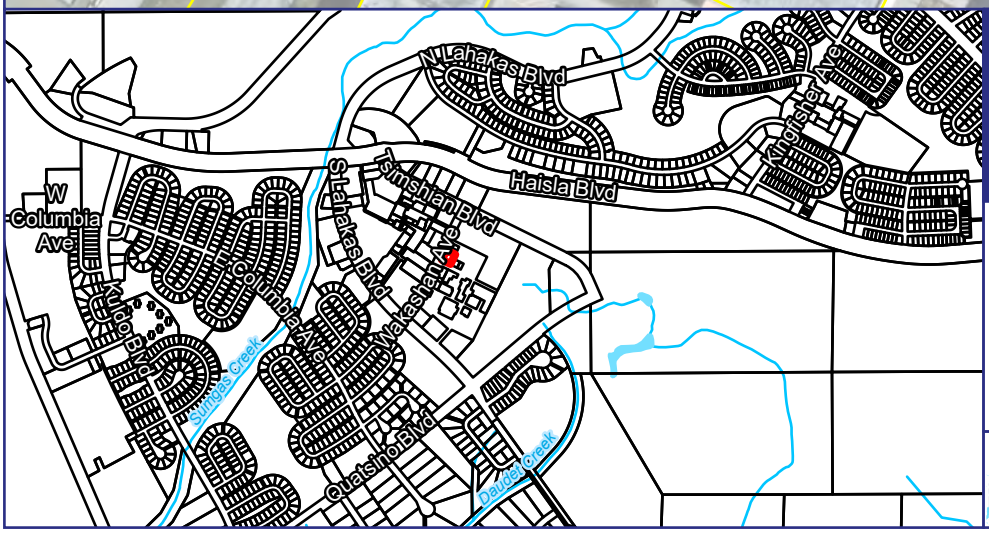
Contact Corporate Administration: 250-632-8900. administration@kitimat.ca.

**THIS PAGE INTENTIONALLY LEFT BLANK**

Attachment D

491




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 589 MOUNTAINVIEW SQUARE

589 Mountainview Sq
90m Buffer
Legal Parcel

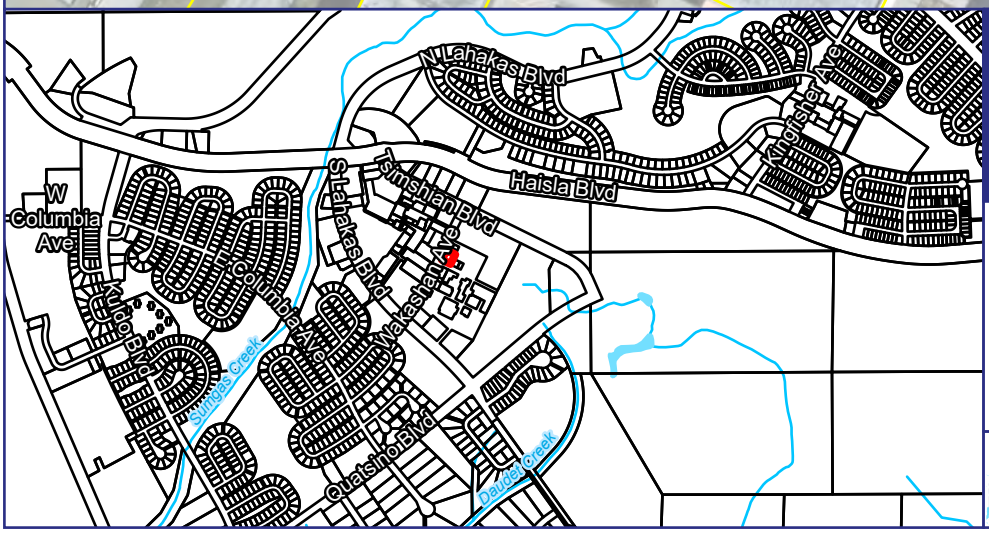



Scale: 1:1,250
Requisitor: RB
Author: AWS
Date: 24-Jun-2026
File: LocationMap
Revision: 0
0 15 30 60 m

**THIS PAGE INTENTIONALLY LEFT BLANK**

Attachment E




KITIMAT
A Marvel of Nature and Industry

# LOCATION MAP
# 589 MOUNTAINVIEW SQUARE

589 Mountainview Sq
30m Buffer
Legal Parcel

Scale: 1:1,250
Requisitor: RB
Author: AWS
Date: 24-Jun-2026
File: LocationMap
Revision: 0
0 15 30 60 m

**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

7.8.3.178

# DISTRICT OF KITIMAT
# DEVELOPMENT PERMIT NO. 01-2026

1. Issued in accordance with Section 490 of the *BC Local Government Act*.
2. This Development Permit is issued subject to compliance with the District of Kitimat Municipal Code and Official Community Plan, except as specifically varied or supplemented by this Permit.
3. This Development Permit applies only to lands within the Municipality described below, and any and all buildings, structures, and other development thereon:

   **LOT 1, DISTRICT LOT 6037, RANGE 5 COAST DISTRICT, PLAN EPP148881**
   **PID: 032-847-131**

4. Nothing herein contained shall be construed to authorize the owner of said lands to do anything except develop the subject property in accordance with the attached Development Permit drawings.
5. The land described herein shall be developed strictly in accordance with the terms, conditions, and provisions of this Permit.
6. This Permit is NOT a Building Permit.
7. This Development Permit expires in two years from the approval date specified below if the work is not substantially started by that date.

AUTHORIZING RESOLUTION PASSED BY KITIMAT COUNCIL July 20, 2026

Date of issue: July 21, 2026

District of Kitimat, by Authorized Signatory

_____
Tracy Tavares
Director of Corporate Administration

DRAFT

PLANWORKS EAGLE BUILDERS Grubb Engineering www.grubb-engineering.ca aggregate design studio ltd. 908 Engineering INCORPORATED

# Donard Holdings




Kitimat, BC Medical Centre & Retail

**SYMBOL LEGEND**

| | |
|---|---|
| CONSTRUCTION REFERENCE | CONSTRUCTION TAG |
| FINISH REFERENCE | EXTERIOR FINISH TAG |
| GRID NUMBER | GRID BUBBLE |
| DOOR REFERENCE | DOOR TAG |
| ROOM NUMBER | ROOM TAG |
| DESCRIPTION / ELEVATION | ELEVATION DATUM |
| DRAWING NUMBER / SHEET NUMBER | BUILDING SECTION CALLOUT |
| DRAWING NUMBER / SHEET NUMBER | ELEVATION CALLOUT |
| WINDOW REFERENCE | WINDOW TAG |
| ELEVATION | ELEVATION TAG |
| DRAWING TITLE / DRAWING NUMBER / SHEET NUMBER / SCALE | DRAWING TITLE |

DRAWING INDEX

| Sheet Number | Sheet Name | Current Revision |
|---|---|---|
| A000 | Index | G |
| A001 | Code Review | F |
| A002 | Building Areas | F |
| A101 | Site Plan Overall | G |
| A102 | Landscaping Plan | G |
| A104 | Site Details | F |
| A201 | Floor Plan Overall | F |
| A301 | Elevations | G |
| A302 | Elevations | G |
| A401 | Building Sections | G |
| A701 | Exterior Render | G |
| A702 | Exterior Render | G |

Sheet Count: 12

Architect: PLANWORKS 4285

Stamp:

aggregate design studio ltd. EAGLE BUILDERS

Donard Holdings
Medical Centre & Retail
Kitimat, BC
Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2025-02-10 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2025-03-28 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2025-04-15 |
| D | ISSUED FOR REVIEW | 2025-06-09 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2025-07-04 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2025-07-04 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2025-07-04 |

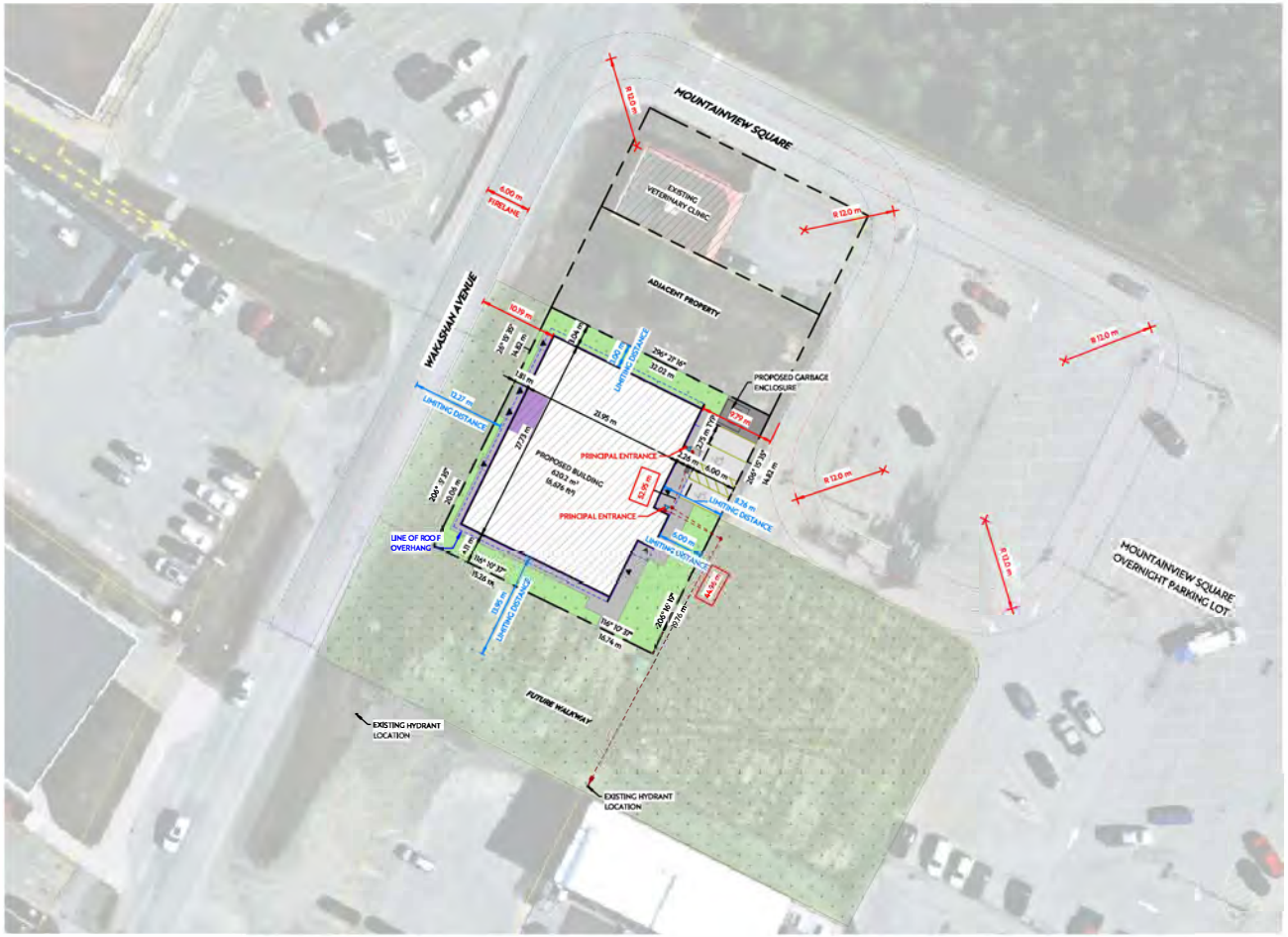
Project No: B26072
Date: 2026-07-14 10:42:55 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Index

A000

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

https://tinyurl.com/vs47dx62




1 Site Plan
A101 1:300

## BYLAW INFORMATION

ZONING: CI - CITY CENTRE ZONE (COMMERCIAL)
PROVIDED USE:
- CLINIC
- RETAIL

SETBACKS:
- NO SETBACK REQUIRED

SITE SIZE:
- 12604 m² (13,663.5 ft²)(0.31 acre)

SITE COVERAGE:
- PROVIDED: 48%
- MAX: 100%, 25% FOR SERVICESTATION

BUILDING HEIGHT:
- PROVIDED: 7.2m (18'-11 3/4")
- MAX: NONE

PARKING:
- PARKING REQUIREMENTS:
- ALL OFF-STREET PARKING TO BEDEDICATED TOMUNICIPALITY TO FORM COMMUNAL PARKING AREAS.
- 1.5 m² OF PARKING SHALL BE PROVIDED FOR EVERY m² OF G.L.A
- MINIMUMAREA OF A PARKING STALL: 28 m²
- 620.2 m² x 1.5 m² = 930.3 m²
- 930.3 m²/ 28 m² = 33.23 = 33 STALLS
- BARRIER FREE STALLS REQUIRED = 2

### PARKING SCHEDULE

| STALL TYPE | COUNT | REQUIRED |
|---|---|---|
| BARRIER FREE PARKING | 2 | 2 |
| PARKING | 1 | -1 |
| TOTAL STALLS | 3 | |

**ADDITIONALPARKING SPACES WILL BE UTILIZED TH ROUGH EXISTING PARKING IN THE MOUNTAINVIEW S QUARE OVERNIGHT LOT**

### SITE MATERIAL LEGEND

- APRON
- SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- GRAVEL
- LANDSCAPING
- HARD LANDSCAPING
- BARK MULCH

### NOTES CONCERNING BUILDING LOCATION

1. ENGINEER IS TO BE ADVISED BEFO RE STARTOF CONSTRUCTION OF ANYUN-KNOWN FEATURES ON THISO R THE ADJACENT SITES THAT MIGHT IMPACT ONTHE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHO W THE LOCATION OF EXISTING FEATU RES A RE APPROXIMATE ONLY, AN D ARE TO BE CONFIRMED BEFO RE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.
4. LANDSCAPING IS SUBJECT TO CHANGE.

### SITE SCHEDULE

| | | |
|---|---|---|
| APRON | 24.8 m² | 266.60 ft² |
| LANDSCAPING | 262.5 m² | 2,825.73 ft² |
| LIGHT DUTY ASPHALT | 64.6 m² | 691.65 ft² |
| SIDEWALK | 151.6 m² | 1,632.04 ft² |
| | 503.4 m² | 5,416.02 ft² |

### SITE PLAN LEGEND

PROPERTY LINE
SETBACK LINE
RIGHT OF WAY LINE
RIGHT OF WAY HATCH
PROPOSED BUILDING
SURFACE WORK
FENCE
MAIN DOOR
OVERHEAD DOOR
BARRIER FREE ENTRANCE

0m 5m 10m 20m 30m
VISUAL SCALE 1:300

Architect:
PLANWORKS
4285

Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-04-15 |
| D | ISSUED FOR REVIEW | 2026-06-09 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-03 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

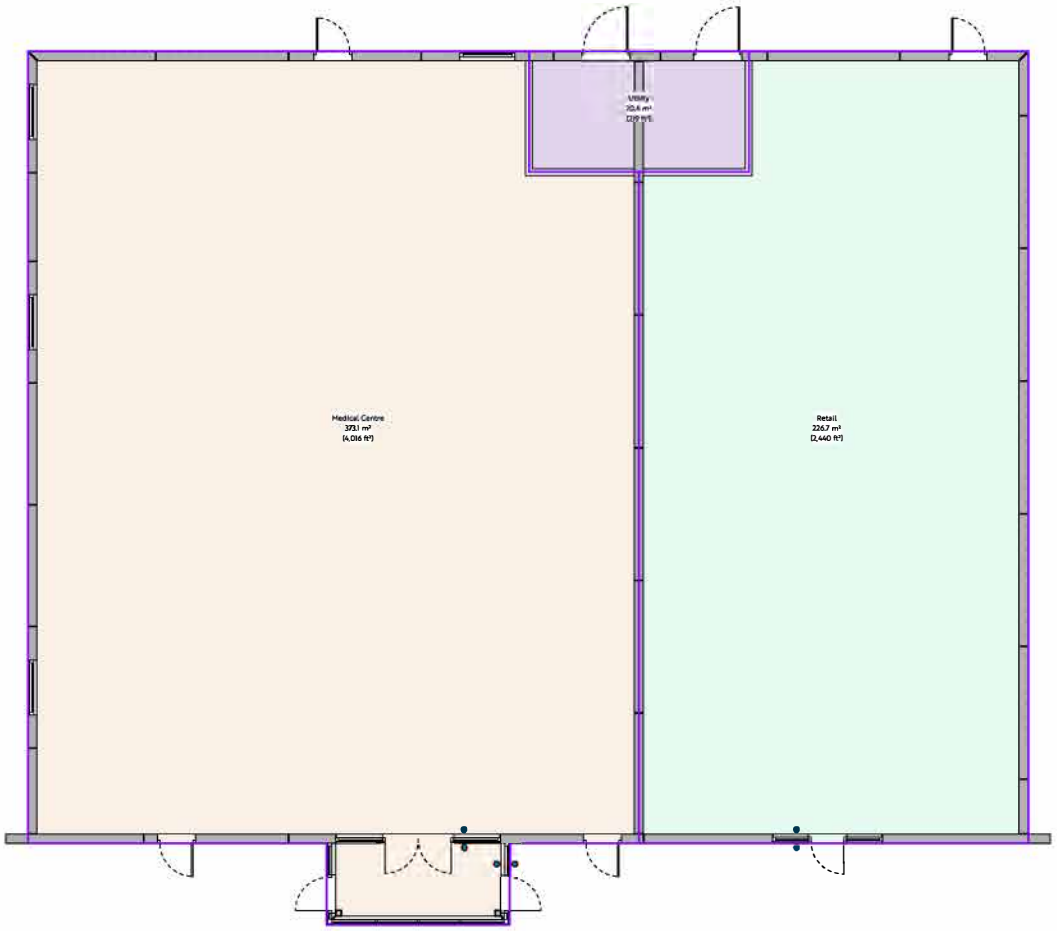
Project No: B26072
Date: 2026-07-14 10:42:55 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

Site Plan Overall

A101

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

| FLOOR AREAS | | |
|---|---|---|
| Medical Centre | 373.09 m² | 4,015.87 ft² |
| Retail | 226.71 m² | 2,440.26 ft² |
| Utility | 20.39 m² | 219.48 ft² |
| | 620.18 m² | 6,675.61 ft² |




1 A002 Building Area Plan 3/16" = 1'-0"

Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2025-02-09 |
| D | ISSUED FOR REVIEW | 2026-06-19 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-19 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |

Project No: B26072
Date: 2026-07-14 10:59:32 AM
Drawn by: KI_RO
Checked by: LB, MB

Sheet Name:
Building Areas

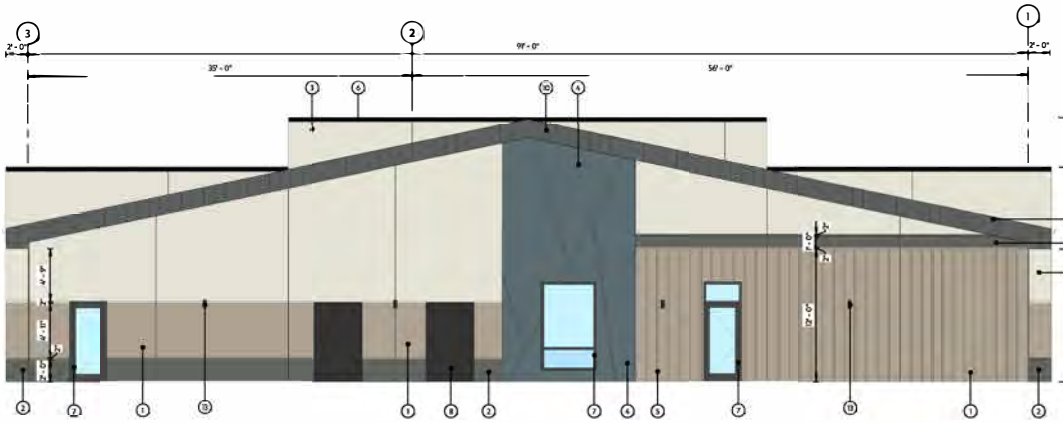
A002

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REUSED

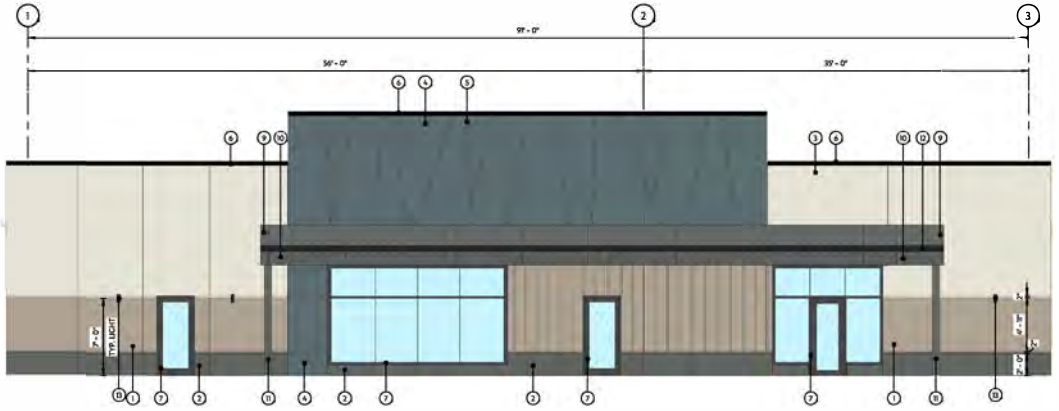
**MATERIAL LEGEND**

1. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - YOUNG COLT 0198 - SMOOTH FI NISHED)
2. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - T ORNADOWIND 0584 - SMOOTH FINSHED)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SATURNIA 0369 - SMOOTH FINISHED)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SPACEBOX 0409 - SMOOTH FINISHED)
5. PRECAST CONCRETE PANEL JOINT & REVEAL
6. PRE-FINISHED METAL CAP FLASHING (COLOUR - WESTFORM BLACK)
7. PRE-FINISHED ALUMINIUM WINDOW AND DOOR (BLACK ANODIZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL DOOR & FRAME
9. PRE-FINISHED METAL ROOF CLADDI NG/WESTFOR M - PR OLOK - IR ON ORE)
10. PRE-FINISHED PROLOK FLASHING AND FASCIA PANEL
11. PRECAST CONCRETE COLUMN (COLOUR - CLOVERDALE - YOUNGCOLT 0198- SMOOTH FINISHED)
12. PRE-RNSHED METAL GUTTERS C/W DOWNSPOUT (COLOUR - WESTFOR M BLACK)
13. WALL MOUNTED EXTERIOR LIGHT (BY OT HER S, REFER TO ELECT RICAL)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE




1 West Elevation
A301 3/16" = 1'-0"




2 East Elevation
A301 3/16" = 1'-0"

Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

# Donard Holdings Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:59:34 AM |
| Drawn by: | KL,RO |
| Checked by: | LB, MB |

Sheet Name:

Elevations

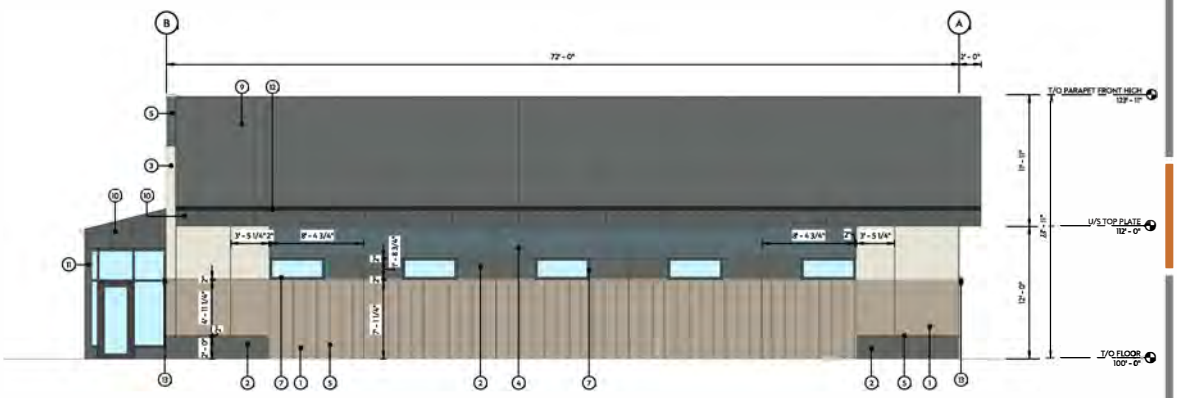
A301

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

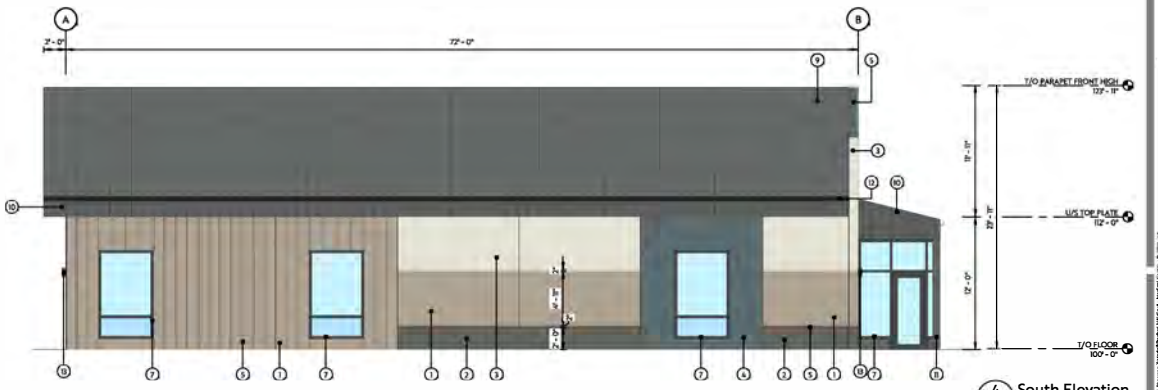
**MATERIAL LEGEND**

1. PRECASTCONCRETE PANEL (COLOUR - CLOVERDALE- YOUNG COLT 0198 - SMOOTH FINISHED)
2. PRECASTCONCRETE PANEL (COLOUR - CLOVERDALE - TORNADOWIND 0584 - SMOOTH FINISHED)
3. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SATURNIA 0369 - SMOOTH FINISHED)
4. PRECAST CONCRETE PANEL (COLOUR - CLOVERDALE - SPACEBOX 0409 - SMOOTH FINISHED)
5. PRECAST CONCRETE PANEL JOINT & REVEAL
6. PRE-FINISHED METAL CAP FLASHING (COLOUR- WESTFORM BLACK)
7. PRE- FINISHED ALUMINIUM WINDOW AND DOOR (BLACK ANOD IZED ALUMINUM)
8. PRIMED AND PAINTED INSULATED METAL DOOR & FRAME
9. PRE- FINISHED METAL ROOFCLADDING (WESTFORM - PROLOK - IRON ORE)
10. PRE-FINISHED PROLOK FLASHING AND FASCIA PANEL
11. PRECASTCONCRETE COLUMN (COLOUR- CLOVERDALE- YOUNGCOLT 0198 -SMOOTH FINISHED)
12. PRE-FINISHED METAL GUTTERS C/W DOWNSPOUT (COLOUR- WESTFORM BLACK)
13. WALLMOUNTED EXTERIOR LIGHT (BY OTHERS, REFER TO ELECTRICAL)

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE




3 North Elevation
A201 3/16" = 1'-0"




4 South Elevation
A201 3/16" = 1'-0"

Architect:
PLANWORKS
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2025-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:59:35 AM |
| Drawn by: | KL,RO |
| Checked by: | LB, MB |

Sheet Name:

Elevations

A302

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT




Architect:
PLANWORKS
4285
Stamp:

aggregate
design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:57 AM |
| Drawn by: | KI_RO |
| Checked by: | LB, MB |
| Sheet Name: | Exterior Render |

A701

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT



Architect:
PLANWORKS
4285

Stamp:

aggregate
design studio ltd.

EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail

Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2026-02-20 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2026-03-04 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2026-03-18 |
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-06 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

| | |
|---|---|
| Project No: | B26072 |
| Date: | 2026-07-14 10:42:57 AM |
| Drawn by: | KI, RO |
| Checked by: | LB, MB |

Sheet Name:

Exterior Render

A702

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

https://tinyurl.com/ys47dx62




**PLANTING SCHEDULE**

| TYPE | BOTANICAL NAME | LABEL | SIZE (MATURE) | CALIPER | MIN. HEIGHT | PROVIDED |
|---|---|---|---|---|---|---|
| SHRUB | | | | | | |
| CONIFEROUS | | | | | | |
| MUGO PINE | PINUS MUGO | 1 | 3-6 m (10-20 ft) | 0.4 m (1.3 ft) | 0.6 m (2.0 ft) | 9 |
| | | | | | | 9 |
| TREE | | | | | | |
| DECIDUOUS | | | | | | |
| ARMSTRONG MAPLE | ACER FREEMANII 'ARMSTRONG' | A | 12-18m (40-60ft) | 152mm (6.0in) | 2.5 m (8.2 ft) | 5 |
| | | | | | | 5 |
| Tree: | | | | | | |
| Deciduous | | | | | | |
| Existing Deciduous Tree: | | EX | | | | 3 |
| | | | | | | 3 |
| GRAND TOTAL | | | | | | 17 |

EX
EXISTING PLANTING

A - PLANTING LEGEND
1:100

**SITE MATERIAL LEGEND**

| | |
|---|---|
| APRON | GRAVEL |
| SIDEWALK | LANDSCAPING |
| LIGHT DUTY ASPHALT | HARD LANDSCAPING |
| HEAVY DUTY ASPHALT | BARK MULCH |

1 A102 Landscaping Plan
1:150

VISUAL SCALE 1:150

Architect:
PLANWORKS
4285
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| D | ISSUED FOR REVIEW | 2026-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2026-07-04 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-04 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2026-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:56 AM
Drawn by: KI, RO
Checked by: LB, MB
Sheet Name:

Landscaping Plan

A102

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT

**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

7.9.3.132

# DISTRICT OF KITIMAT
# DEVELOPMENT VARIANCE PERMIT NO. 04-2026

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 LOT 6037, RANGE 5 COAST DISTRICT, PLAN EPP148881**
**PID: 032-847-131**

4. Nothing herein contained shall be construed to authorize the owner of said lands to vary except as approved by Kitimat Council on July 20, 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 minimum off-street parking space requirements and the minimum off-street loading and unloading space requirements as follows, as shown on the attached site plan:

   i. Minimum off-street parking space – from 33 spaces to 3 spaces
   ii. Minimum off-street loading and unloading space – from one space (minimum 45 $m^2$) to no dedicated space

6. This Permit is NOT a Building Permit

AUTHORIZING RESOLUTION PASSED BY KITIMAT COUNCIL July 20, 2026

Date of Issue: July 21, 2026

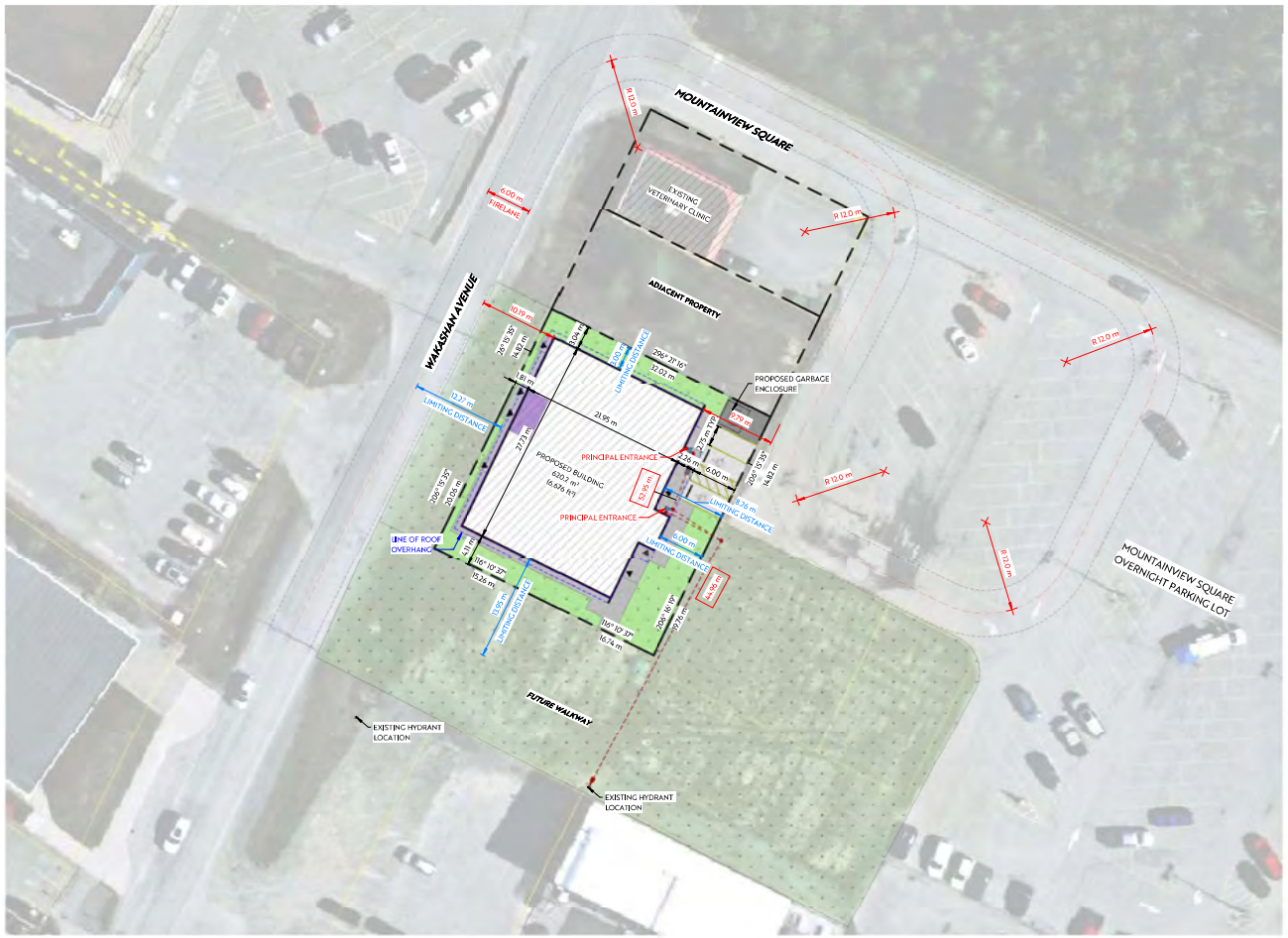
District of Kitimat, by Authorized Signatory

_____
Tracy Tavares
Director of Corporate Administration

Attachment A – Site Plan

DRAFT

https://tinyurl.com/ys47dx62




1 Site Plan
A101 1 : 300

**BYLAW INFORMATION**

ZONING: CI - CITY CENTRE ZONE (COMMERCIAL)
PROVIDED USE:
- CLINIC
- RETAIL

SETBACKS
- NO SETBACK REQUIRED

SITE SIZE:
- 1,269.4 m² (13,663.5 ft²)(0.31 acre)

SITE COVERAGE:
- PROVIDED: 48%
- MAX: 100%, 25% FOR SERVICE STATION

BUILDING HEIGHT:
- PROVIDED: 7.2m (18' -11 3/4")
- MAX: NONE

PARKING:
- PARKING REQUIREMENTS:
- ALL OFF-STREET PARKING TO BE DEDICATED TO MUNICIPALITY TO FORM COMMUNAL PARKING AREAS.
- 1.5 m² OF PARKING SHALL BE PROVIDED FOR EVERY m² OF G.L.A
- MINIMUM AREA OF A PARKING STALL: 28 m²
- 620.2 m² x 1.5 m² = 930.3 m²
- 930.3 m² / 28 m² = 33.23 = 33 STALLS
- BARRIER FREE STALLS REQUIRED = 2

**PARKING SCHEDULE**

| STALL TYPE | COUNT | REQUIRED |
|---|---|---|
| BARRIER FREE PARKING | 2 | 2 |
| PARKING | 1 | 34 |
| TOTAL STALLS | 3 | |

**ADDITIONAL PARKING SPACES WILL BE UTILIZED THROUGH EXISTING PARKING IN THE MOUNTAINVIEW SQUARE OVERNIGHT LOT**

**SITE MATERIAL LEGEND**

- APRON
- GRAVEL
- SIDEWALK
- LANDSCAPING
- LIGHT DUTY ASPHALT
- HARD LANDSCAPING
- HEAVY DUTY ASPHALT
- BARK MULCH

**NOTES CONCERNING BUILDING LOCATION**

1. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-KNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.
4. LANDSCAPING IS SUBJECT TO CHANGE.

**SITE SCHEDULE**

| | | |
|---|---|---|
| APRON | 24.8 m² | 266.60 ft² |
| LANDSCAPING | 262.5 m² | 2,825.73 ft² |
| LIGHT DUTY ASPHALT | 64.4 m² | 693.65 ft² |
| SIDEWALK | 151.6 m² | 1,632.04 ft² |
| | 503.4 m² | 5,418.02 ft² |

**SITE PLAN LEGEND**

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY HATCH
- PROPOSED BUILDING
- SERVICE ROOM
- FENCE
- MAN DOOR
- OVERHEAD DOOR
- BARRIER FREE ENTRANCE

0m 6m 12m 18m 24m 30m
VISUAL SCALE 1:300

Architect:
PLANWORKS
4285
Stamp:

aggregate design studio ltd.
EAGLE BUILDERS

# Donard Holdings
## Medical Centre & Retail
Kitimat, BC

Lot 1; District Lot 6037; Range 5; Coast District Plan EPP148881

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | ISSUED FOR PRELIMINARY REVIEW | 2025-04-10 |
| B | ISSUED FOR PRELIMINARY REVIEW | 2025-04-24 |
| C | ISSUED FOR PRELIMINARY REVIEW | 2025-04-28 |
| D | ISSUED FOR REVIEW | 2025-04-15 |
| E | ISSUED FOR DEVELOPMENT PERMIT | 2025-06-09 |
| F | RE-ISSUED FOR DEVELOPMENT PERMIT | 2025-07-04 |
| G | RE-ISSUED FOR DEVELOPMENT PERMIT | 2025-07-14 |

Project No: B26072
Date: 2026-07-14 10:42:55 AM
Drawn by: KL,RO
Checked by: LB, MB
Sheet Name:

Site Plan Overall

A101

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

# COUNCIL REPORT

Date: July 10, 2026
File: 7.2.44
To: Warren Waycheshen, CAO - for Mayor and Council
From: Ryan Beaudry, Director of Planning
Re: Downtown Concept Plan
Applicant: n/a
Location: Downtown Kitimat

## Recommendation:

Action: Council receive the report for information and provide direction on next steps.

Recommended Motion:

**THAT the Downtown Concept Plan report dated July 10, 2026, and attachment, be received for information.**

**AND THAT the Downtown Concept Plan be approved as proposed.**

## Background:

The purpose of this report is to present a restructured Downtown Concept Plan (**Attachment A**) for Council's consideration of approval. The following sections provide: (1) an overview of relevant background information and context around preparation of the restructured Downtown Concept Plan; (2) a summary of the contents of the restructured Plan; and (3) an outline of potential next steps for Council's consideration.

### 1. Context

In 2017, the District of Kitimat received a grant through the provincial Community Land Use Planning Program to undertake an update to the 1994 Downtown Design Guidelines. A grant agreement was signed with Northern Development Initiative Trust (NDIT) in late-2017 and a Request for Proposals was issued. A contract was awarded from several submissions and the project kicked off in early 2018.

The initial scope of the Downtown Design Guidelines Update project was limited to a review and update of the District's form and character Development Permit Area (DPA) guidelines for the Downtown Revitalization Area (DRA). Partway through the planning process for the Downtown Design Guidelines Update, the scope of the project was broadened to also include a Downtown Master Plan.

The Downtown Master Plan and Downtown Design Guidelines Update were completed between 2018 and 2020, with draft deliverables presented to Council at the January 4, 2021, Regular Meeting. At that meeting, Council passed the following motions:

> *"THAT the draft Downtown Plan be restructured as a concept plan, with the following sections:*
> *1. Vision*
> *2. Design Principles*
> *3. Goals and Objectives (former Big Moves)*

*4. Project Areas"* (R21-006).

*AND THAT the draft Vision and Design Principles (only) are endorsed, as presented".* (R21-007)

*"AND THAT Council approve staff recommendation that the revised draft Downtown Design Guidelines will be a separate document."* (R21-008)

Based on the above motions, the Downtown Design Guidelines component of the project was separated from the Downtown Master Plan and revised based on Council feedback. On June 28, 2021, the revised Downtown Design Guidelines were presented at a Committee of the Whole meeting, at which Council passed the following motion:

*"THAT the Downtown Design Guidelines, as shown in Attachment A, are approved as amended;*

*AND THAT Council direct staff to prepare a bylaw to amend the guidelines for the Downtown Revitalization Area Development Permit Area in the Kitimat Official Community Plan, amend the Interpretation section of Part 9, Kitimat Municipal Code, and rescind the 1994 Downtown Design Guidelines."* (C21-115)

Staff subsequently prepared an Official Community Plan (OCP) amendment bylaw in accordance with motion C21-115 and presented it to Council for consideration at the Regular Meeting on March 21, 2022. Council passed first and second readings and scheduled a Public Hearing (R22-081). Following the Public Hearing, Council considered and passed third reading and adoption on October 3, 2022 (R22-196). The new Downtown Design Guidelines have since been in effect and are being used to regulate the form and character of new development – including buildings, landscaping, and signs - in the Downtown Revitalization Area.

With the new Downtown Design Guidelines complete and in effect as outlined above, this report and the attached Downtown Concept Plan (Attachment A) are intended to respond to the remaining Council motions from the January 4, 2021, meeting (R21-006 and R21-007).

## 2. Downtown Concept Plan Summary

Staff began restructuring the draft Downtown Master Plan as a Concept Plan in 2024, with a focus on addressing the content specified in Council motion R21-006 and integrating the vision and guiding principles endorsed by Council in motion R21-007. This process included reviewing and addressing previous Council and community feedback on the draft Downtown Master Plan; collecting and integrating internal input across relevant District departments such as Economic Development, Engineering/Public Works and Leisure Services; and preparing new content and visuals to address input and feedback and fill gaps where required.

The restructuring process was undertaken by staff in the Planning Department and took approximately 18 months to complete. The outcome of this process is the Downtown Concept Plan presented in Attachment A, which is organized as follows:

- Sections 1 and 2 introduce the history and context of downtown Kitimat and provide information on the different downtown precincts and the surrounding area.

- Section 3 summarizes the existing conditions pertaining to land use, services and amenities, parks and the public realm, viewscapes, walkways and connectivity, and roads and parking.

- Section 4 communicates the vision and guiding principles for downtown Kitimat and outlines the engagement activities that helped inform the plan.

- Section 5 introduces the focus areas and improvement projects by applying the community feedback, vision and guiding principles to the existing conditions.

- Section 6 presents an artist's rendering, referred to as a Concept Plan, which has combined the focus areas and improvement projects together in one image.

- Section 7 highlights and reiterates specific directions from the adopted Downtown Design Guidelines that can be used to provide design guidance for future municipal projects in downtown (i.e., public realm guidelines).

The attached Downtown Concept Plan represents a different approach than the draft Downtown Master Plan that was presented to Council in 2021. While the draft Master Plan proposed an overhaul of downtown centred around the construction of a new road and establishment of a grid pattern of development sites with extensive infilling and subdividing of properties and parking lots, the restructured Concept Plan aims to leverage downtown's unique historical layout with a focus on improving existing streets, infrastructure, and vacant development sites. To this end, the Concept Plan in Attachment A proposes a practical framework for the District to expand upon existing strengths and opportunities to enhance public property - such as streets, walkways, parks and plazas - while encouraging and facilitating new development and revitalization on private property.

3. Next Steps

Staff are seeking direction from Council on next steps for the restructured Downtown Concept Plan included in Attachment A. If Council is satisfied with the content of the Plan and wishes to approve it as drafted, a recommended motion is provided at the beginning of the report. Alternative options are provided for Council's consideration in the section below. Staff believe the recommended motion is substantiated by the policy analysis provided at the end of this report in the Council Initiative/Other Relevant Plans section, as well as the extensive work completed from 2018 to date as summarized in Sections 1 and 2 of this report.

**Alternative Options:**

1. If Council wishes to modify the Downtown Concept Plan included in Attachment A, the following is offered for Council consideration:

   **THAT the Downtown Concept Plan be approved with the following modifications:** (to be determined through Council discussion).

2. If, after considering the content of this report, Council no longer wishes to consider a Downtown Concept Plan, the following is offered for Council consideration:

   **THAT the Downtown Concept Plan report, dated July 10, 2026, be received for information.**

3. Another option as developed through discussion of Council.

**Budget Implications:**

There are no budget implications associated with this report, as the Downtown Concept Plan in Attachment A was prepared using existing staff resources and departmental budget.

"SLT"

Director of Finance Initials

**Budgeted: X** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Priority 1 Economic Development – Continue to support revitalization of the downtown, Nechako Centre, and Crossroads Development

**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**
Strategy 1.1 - Support compact communities
Strategy 1.2 - Build safe routes for walking, cycling and other forms of zero emission mobility
Strategy 1.2, Action 2 - Install safe, secure, covered storage for bicycles/scooters at major employers, retail locations, and recreation areas
Strategy 1.2, Action 3 - Improve wayfinding for walkways, trails, and parks

**Housing Action Plan and Needs Assessment**
Action 13 - Consider strategies to encourage additional commercial amenities in Kitimat
Action 13(a) - Ensure the Downtown Plan prioritizes commercial space and lively, animated design that encourages social interaction and connectivity

**Kitimat Age-Friendly Assessment Report and Action Plan**
Action 1.9 - Identify walkways network gaps to ensure connectivity between community places

**Kitimat Cycle Network Plan**
Section 6.3.3, No. 14, 15 and 16 – Maintain or improve bike racks and other end of trip facilities at Mountainview Square, City Centre, and Sam Lindsay Aquatic Centre

**Kitimat Poverty Reduction Strategy**
Not Considered

**Leisure Services Master Plan**
Recommendation 5.3 – Incorporate beautification objectives and standards into relevant plans for revitalizing core areas such as City Centre, Service Centre, and Nechako Centre
Recommendation 5.5 - Install and require street trees along key roadways and in parking lots where possible
Recommendation 5.8 - Install street furniture on public land and require street furniture on appropriate land in City Centre and other high-use locations

**Minette Bay West Concept Plan**
Not Considered

**Official Community Plan (and Downtown Design Guidelines)**
Policy 4.1.3 - Encourage business development proposals for a broad mix of commercial uses in City Centre
Policy 4.1.7 - Make Kitimat more appealing to investors by encouraging a more physically attractive community
Policy 4.1.16 - Emphasize infill and redevelopment of already serviced vacant areas, rather than expanding into new areas that require the expansion of infrastructure or additional municipal costs
Policy 4.1.17 - Strengthen City Centre through land use design and mix that clusters commercial and business services with civic facilities and consider public realm design

guidelines for street lighting and furniture, sidewalks, signage, storefront improvements and shelter to enhance the pedestrian experience

Policy 4.1.18 - The Downtown Revitalization Area Development Permit Area has been designated to guide revitalization that is high quality in appearance, includes pedestrian qualities, makes a positive contribution to the streetscape, has a more intimate and cohesive built form, and enhances user experiences for shopping and social activities

Policy 4.1.26 - Improve pedestrian linkages between City Centre and Mountainview Square and Haisla Town Centre

Policy 4.1.27 – Require suitable vehicle and pedestrian access, circulation and parking in the downtown

Policy 4.2.7 - Promote business and commercial development around the City Centre Mall outdoor and internal pedestrian corridors in conjunction with design improvements to create a vibrant place for shopping, gathering, outdoor markets and doing business

Policy 4.2.8 - Encourage civic functions, cultural facilities, entertainment, and public art as being integral to City Centre

Policy 4.2.9 - Utilize design guidelines for the public realm to enhance attractiveness, provide a village character, and ensure pedestrian oriented design

Policy 4.2.10 - Prepare a public realm improvement implementation plan that prioritizes public realm improvements

Policy 4.3.12 - Emphasize the use of existing infrastructure (i.e. road networks, water/storm/sewer services) to create cost efficiencies (capital and operating & maintenance), rather than expansion into new areas

Policy 4.3.15 - Ensure that sidewalks are planned and maintained to ensure connectivity and allow easy and safe movement for all people, including seniors and people with wheelchairs, walkers, carts, and strollers

Policy 4.3.61 - Improve signage at key areas in the community to improve wayfinding for residents and visitors

Policy 4.4.5 - Encourage redevelopment and infill in developed areas as an alternative to expanding into new areas

Policy 4.6.37 - Ensure effective transit access and service based on community need that connects neighbourhoods, City Centre, Service Centre and Industrial areas as a strategy to bring people to shops and services, and provide a viable alternative to private vehicles

Policy 4.6.44 - Endeavor to expand sidewalk coverage and improve pedestrian crossings throughout Kitimat to provide safe, high quality, interconnected walking environments.

Section 4.8 Goal – Promote development patterns based on complete community principles, with a focus on neighbourhood connectivity and efficient use of existing land, community services and infrastructure

**Solid Waste Action Plan**

Not Considered

**Water Conservation Plan**

Not Considered

**BC Transit Future Services Plan**

Section 12 Infrastructure Priorities 2023-2028 – Kitimat Exchange

Section 13 Investment Strategy – Capital investment for a new transit exchange

**Economic Development Strategic Plan (2023-2029)**

Goal 3.10 – Fully commit to the Downtown Plan and Downtown Design Guidelines

"Ryan Beaudry"

Submitted by
Ryan Beaudry, Director of Planning

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Downtown Concept Plan



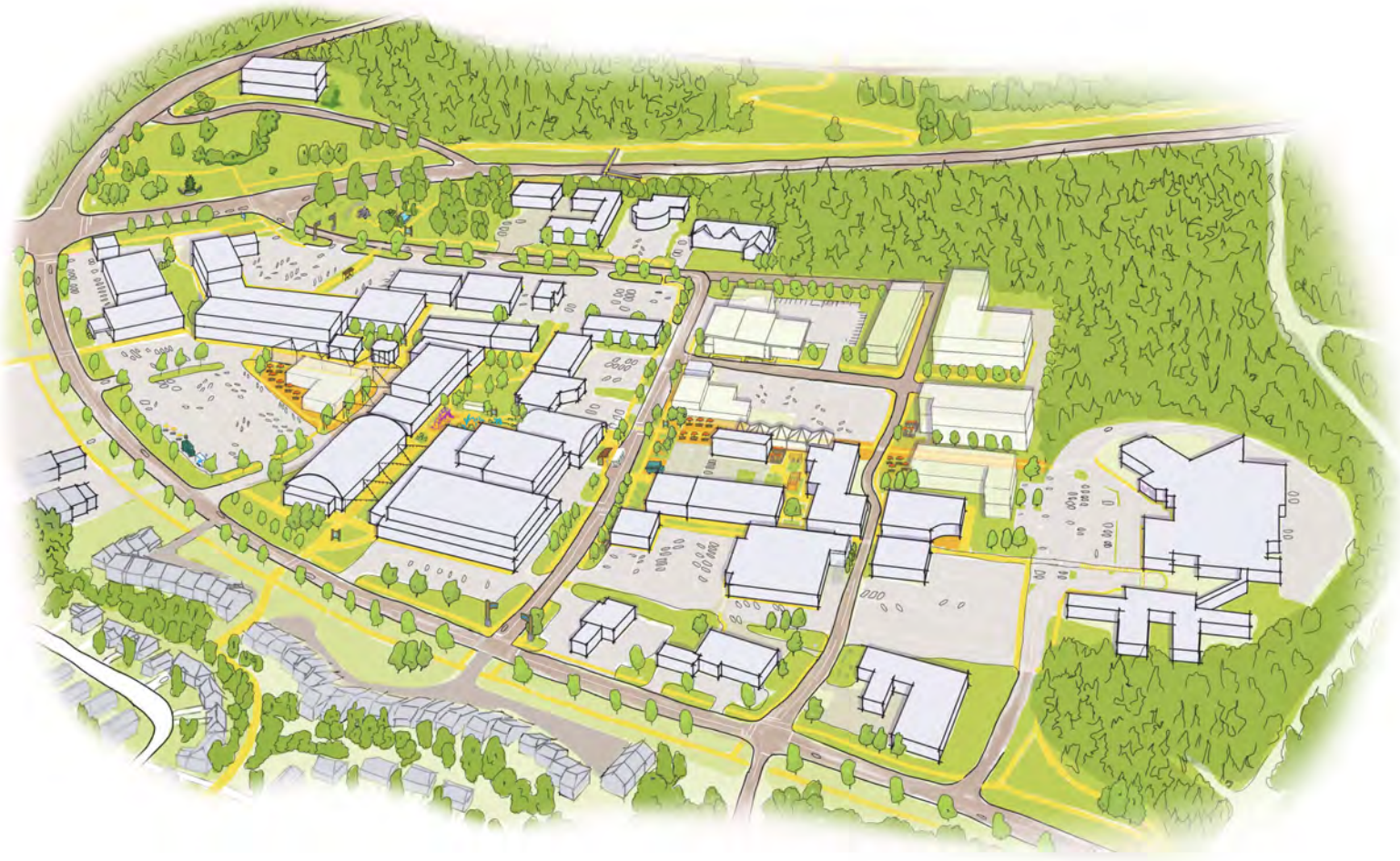






# DOWNTOWN CONCEPT PLAN

District of Kitimat



# CONTENTS

**1. INTRODUCTION** ..... 1

How to Use This Plan ..... 2

**2. DOWNTOWN CONTEXT** ..... **3**

Historical Context ..... 3

Current Context ..... 4

Downtown Precincts ..... 5

Surrounding Context ..... 8

**3. EXISTING CONDITIONS** ..... **9**

Land Uses ..... 10

Services and Amenities ..... 11

Parks and Public Realm ..... 12

Viewscapes ..... 13

Walkways and Connectivity ..... 14

Roads and Parking ..... 15

Street Conditions ..... 16

**4. LOOKING FORWARD** ..... **18**

Vision Statement ..... 18

Guiding Principles ..... 19

Downtown Planning Process ..... 20

**5. OPPORTUNITIES FOR IMPROVEMENT** ..... **21**

Parks and Public Realm ..... 22

Roads and Circulation ..... 25

Walkways and Crosswalks ..... 29

Leveraging Public Land ..... 32

**6. DOWNTOWN KITIMAT CONCEPT PLAN .....33**

**7. DESIGN GUIDANCE ..... 34**

Site Design ..... 34

Pedestrian Wayfinding and Circulation ..... 36

Open Spaces and Landscaping ..... 38

Materials and Elements ..... 39



# 1 Introduction

The District of Kitimat is uniquely situated at the northern tip of the Douglas Channel, with the Kitimat River separating the east and west parts of the town. The area is rich with forests, mountains, and rugged coastlines. The wilderness provides a home for many species of wildlife, including grizzly bears, cougars, wolves, and several salmon species. The weather is mild but with heavy rainfall.

Within the centre of the community is downtown Kitimat, which plays an important role as the heart of the town where commercial, cultural, employment, and civic activities are concentrated. Here is where you will find grocery stores, health services, recreational facilities, a public library, restaurants, hotels, and more.

The Downtown Concept Plan establishes a vision for downtown Kitimat to be viewed as a complete, connected, and vibrant place while formalizing guiding principles and identifying opportunities for improvement that can bring the vision to life. The plan is intended to focus on improvements that can be made primarily to "public" spaces, which includes parks, walkways, crosswalks, roads, and publicly- or municipally-owned land.

The District of Kitimat will use this plan to evaluate public projects and initiatives related to land use, development, infrastructure, and transportation in the downtown. The Downtown Concept Plan should be viewed as a "living" document, which will continue to change as the needs of the downtown and greater community evolves.



## 1.1 How to Use this Plan

Sections 1 and 2 of the Concept Plan introduce the history and context of downtown Kitimat and provide information on the different downtown precincts and the surrounding area.

Section 3 presents the existing conditions as they relate to:

- Land use
- Services and amenities
- Parks and the public realm
- Viewscapes
- Walkways and connectivity
- Roads and parking

Section 4 establishes the vision and guiding principles for downtown Kitimat. This section also outlines the engagement activities that took place that helped inform the plan.

Section 5 introduces the focus areas and improvement projects by applying the community feedback, vision and guiding principles to the existing conditions.

Section 6 presents the Concept Plan which has combined the improvement projects together into one drawing or image.

Section 7 highlights the direction from the Downtown Design Guidelines (2022) document that will be used to provide design guidance for municipal projects in downtown.

# 2 Downtown Context

## 2.1 Historical Context

The District of Kitimat is located on the traditional territory of Haisla Nation, who occupied lands within the region for thousands of years. European settlement of Haisla territory has been relatively recent. Kitimat became a reality in the 1950s, when the Aluminum Company of Canada (Alcan) chose a site at the Head of the Kitimat Arm for an aluminum smelter. Alcan hired the first community planners who designed the layout of the town based on the Garden City concept, with the goal to create a community that would attract and retain workers.

The Kitimat Townsite Report was first prepared for Alcan in 1952-1953. The Townsite Report was edited and reissued by the Corporation of the District of Kitimat in 1960. The report reflected the plan for the community and a broad outline for its development. Downtown Kitimat was envisioned to be the main commercial and business centre, with nearby hospital and health services.

Although downtown looks different today than what was envisioned during the initial town planning in the '50s, as the town grew and neighbourhoods were built, downtown stayed the main centre with a mix of services and amenities to help support the community.











## 2.2 Current Context

Downtown Kitimat has seen incremental growth since construction first began in the mid 1950s. The lands around Haisla, Tsimshian, and Lakahas Boulevards were the first to be developed. Further expansion occurred in subsequent years east towards Wakashan Boulevard, Mountainview Square and the current location of the Kitimat General Hospital.

Over the years, downtown Kitimat has seen a change in the services and amenities offered. This can largely be attributed to two primary factors: Shifting Population and Proximity to a Larger Centre.

Shifting Population

Kitimat's population reached its peak of 12,814 in the early 1980s, and saw a continued decline thereafter, reaching a low of 8,131 by the 2016 census year (roughly the same population there was in the early '60s). Although there was an influx of temporary workers and increased activity related to major projects in Kitimat starting in the mid 2010s, it was not until the 2021 StatsCan census that this activity was reflected in an increase to Kitimat's permanent population.

Proximity to a Larger Centre

Kitimat is located roughly 60 km south of Terrace, a retail hub of services and amenities that serves the north coast region. Terrace has a large trade area that supports diverse commercial activity, ranging from small local businesses to larger franchises in various formats up to and including big box retail. This limits the size of Kitimat's market and the types of businesses that are viable in the community.

Despite this, downtown Kitimat has shown a sense of resilience. Throughout some of Kitimat's more challenging years, new businesses and restaurants were built, recreational and institutional facilities were renovated or expanded, and community events continued to be held downtown.

With a recent increase in economic activity in the community related to large industrial projects, long-term and new residents have voiced a need to establish a plan to reinvigorate the downtown as the community heart and support new investment and revitalization efforts that bring life, vibrancy and a renewed civic pride to this area.

## 2.3 Downtown Precincts

There are seven areas or "precincts" that make up downtown Kitimat, as shown in Figure 1 below. Each precinct plays an important role in the overall form and function of downtown.




Figure 1

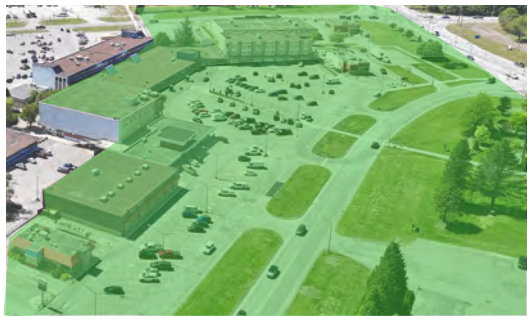
## HAISLA CENTRE

Most of the land in this precinct is privately owned but as the area is incrementally developed, additional municipal streets and walkways will be created. Ensuring that opportunities for crosswalks, wayfinding, and improvements to landscaping occurs alongside future development will help establish a connection between this precinct and the other downtown precincts.



## CITY CENTRE or "UPPER" CITY CENTRE

Viewed as the main "entry" to downtown, this precinct plays an important role in downtown Kitimat. Improvements to the public realm in this prominent location of downtown Kitimat can help establish civic pride and benefit the community events that occur in the area. Although this area is mostly car-orientated, establishing wayfinding and walkways will have a significant impact to the area and to creating a connected downtown.



## PEDESTRIAN CORRIDORS & WALKWAYS

Corridors and walkways are an integral component of the pedestrian area in downtown. The quality of the public realm in this precinct has a direct impact on the commercial businesses and recreational facilities that depend on pedestrian foot traffic. Particular attention to lighting, seating, Crime Prevention Through Environmental Design (CPTED) principles, and activating the space at different times of the day will have positive impact to the success of this part of downtown.



## LOWER CITY CENTRE

Often known based on the large surface parking area, this precinct offers an opportunity for infill development as well as continued and expanded uses that activate the space during different times of the year. Considerations made to establish safe pedestrian routes to navigate the different destinations, a formalized road, and landscaping will be particularly beneficial for this precinct.



## WAKASHAN CORRIDOR

The orientation of buildings can have a significant impact on the public realm. As the Wakashan Corridor continues to build out, ensuring buildings front the street, along with establishing walkways, lighting, street furnishing, new public spaces and improved transit, will help Wakashan be viewed as a well-connected, multi-purpose, and vibrant street.



## MOUNTAINVIEW SQUARE

This precinct has a mix of vehicle-orientated buildings with "back of house" activities and pedestrian-orientated buildings with open public space. The appropriate location of wayfinding signage, lighting, and screened utility and service areas will have a positive impact on the area to ensure that it meets the needs of the various users of the space and that users of this precinct can easily connect to other downtown precincts, either by foot, roll, bike or car.



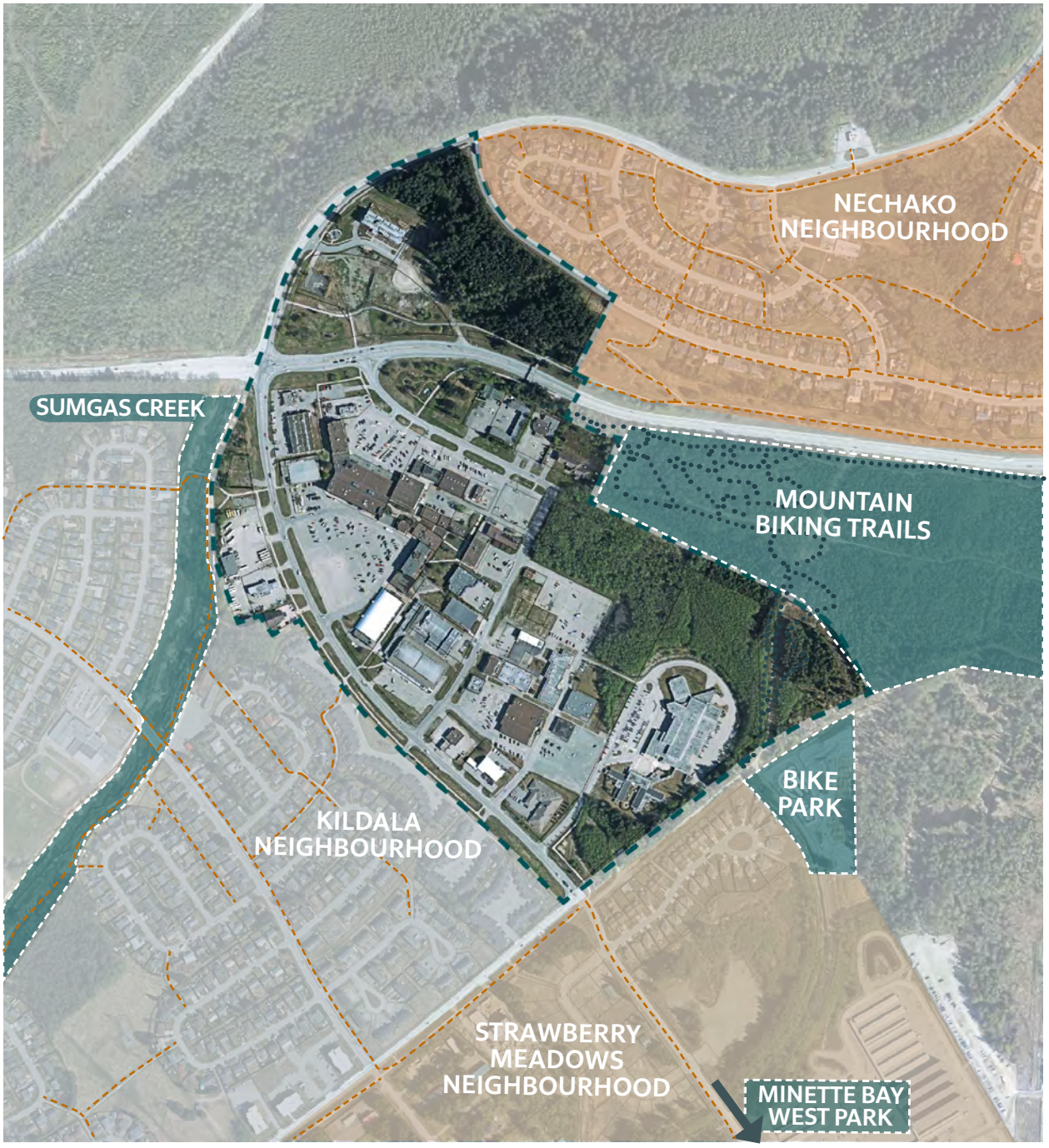
## HOSPITAL

The inclusion of health care services within downtown Kitimat helps ensure that downtown remains an integral part of the community. Further expansion of the Hospital precinct for health care services will have a positive impact on the downtown, community, and region.



## 2.4 Surrounding Context

This map demonstrates that downtown Kitimat has strong linkages to residential areas, recreational amenities and larger natural settings. Connections to residential areas date back to the original town plan for Kitimat while the integration of mountain biking trails, a bike park and a park at Minette Bay are more recent additions.




Walkways
Mountain Biking Trails

Figure 2



# 3 Existing Conditions

Establishing an understanding of the existing conditions in downtown Kitimat helps ensure the plan is grounded in a realistic assessment. The following maps in Figures 3 - 7 document existing:

- Land uses
- Services and amenities
- Parks and the public realm
- Viewscapes
- Walkways and connectivity
- Roads and parking

The existing conditions for four primary streets are also illustrated in Section 3.6. Collectively, this information informs the opportunities for improvement in Section 5.

## 3.1 Land Uses




- One Tenant Commercial
- Multiple Tenant Commercial
- Residential
- Recreational
- Cultural
- Parks
- Institutional

Figure 3

## 3.2 Services and Amenities




**Service or Amenity**

Figure 4

*This map above displays a snapshot of the variety of services and amenities in downtown Kitimat at the time of this plan's preparation. It is not intended to be an exhaustive visual of all services and amenities but rather a cross section of the daily needs and other offerings available in the downtown core.

## 3.3 Parks and the Public Realm

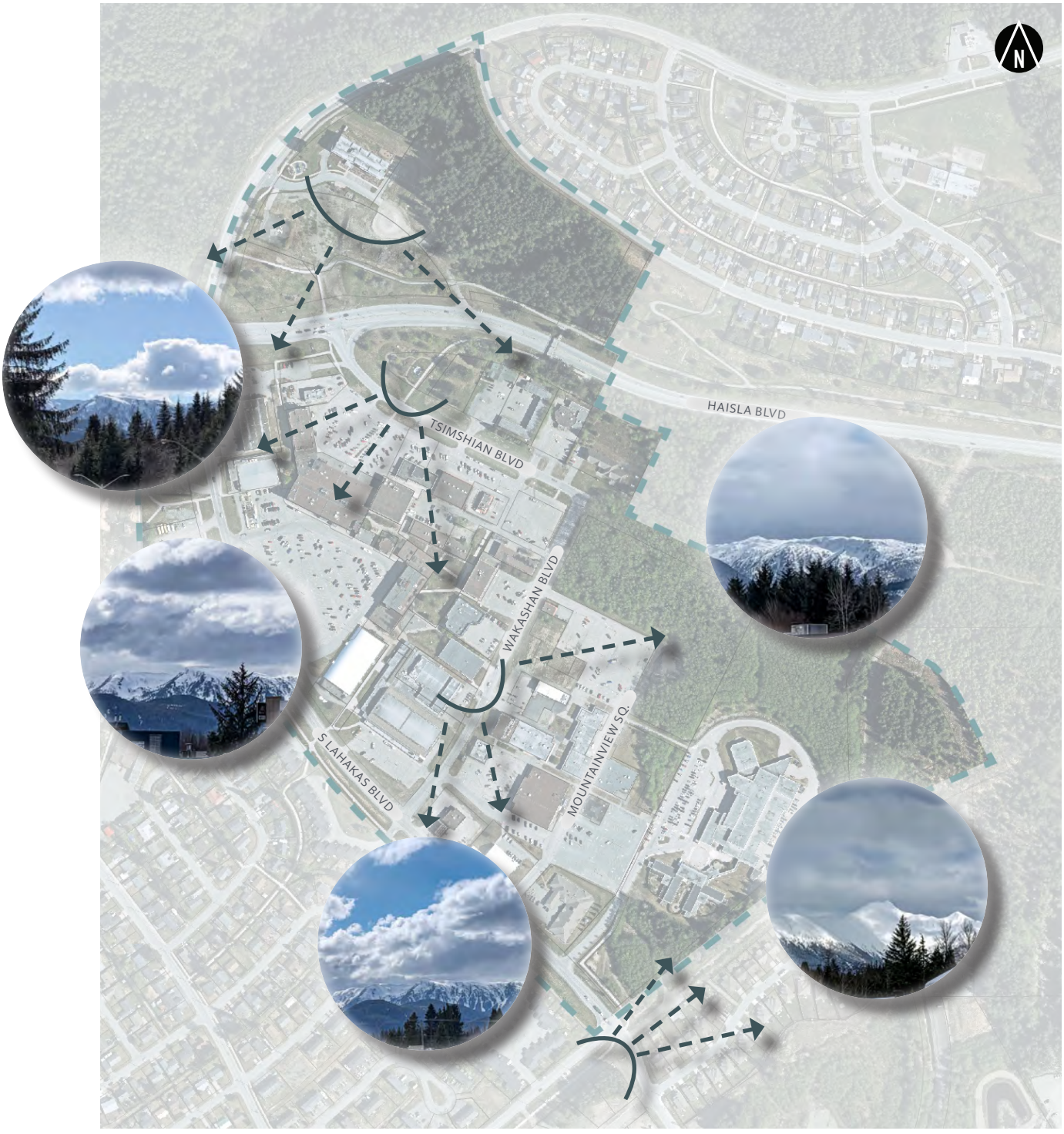



**Parks and the Public Realm**

**Protected Forests**

Figure 5

## 3.4 Viewscapes




View

Figure 6

## 3.5 Walkways and Connectivity




- Walkways, Sidewalks and Crosswalks
- Buildings
- Parks
- Vacant / Development Properties

Figure 7

## 3.6 Roads and Parking

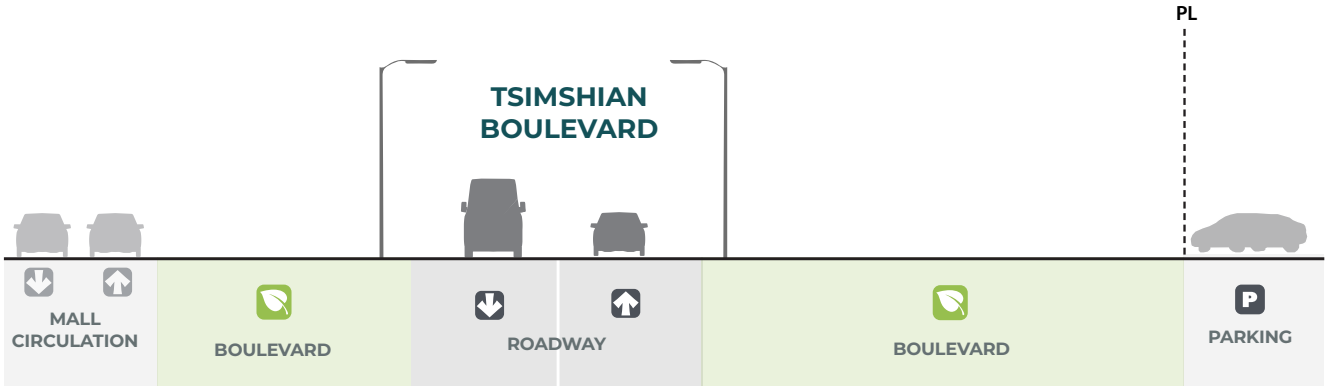



**Municipal Parking Lots**
**Street Cross-Section (see next page)**

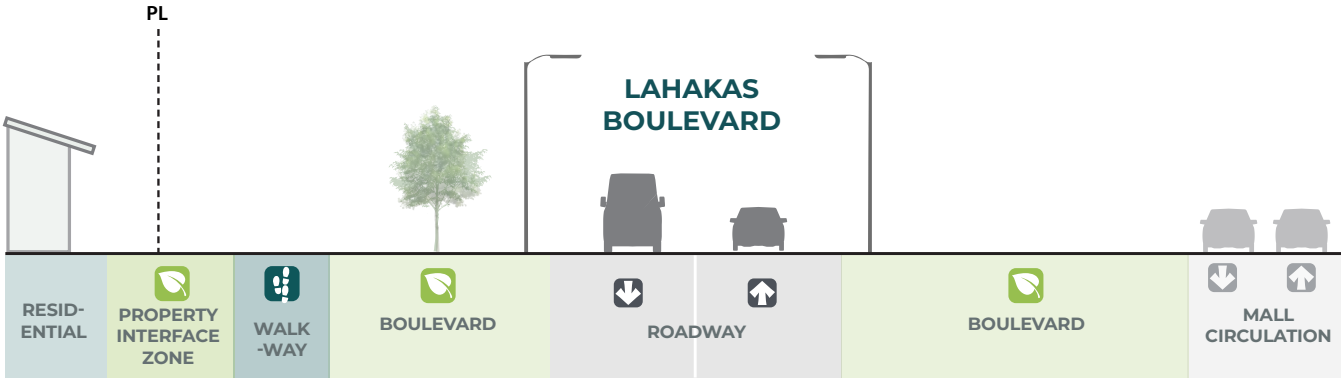
Figure 8

## 3.7 Street Conditions

### 1 TSIMSHIAN BOULEVARD

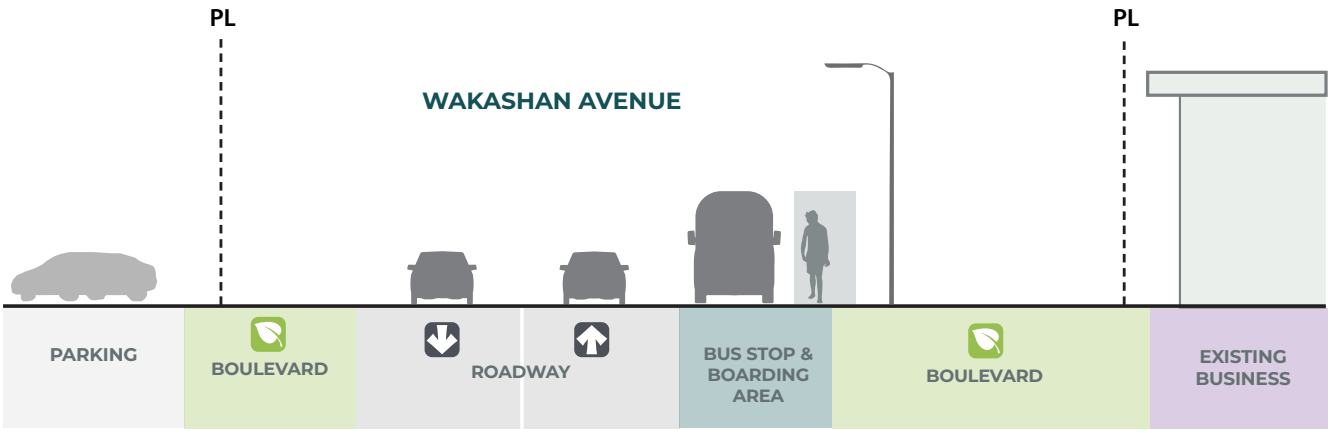



### 2 LAHAKAS BOULEVARD

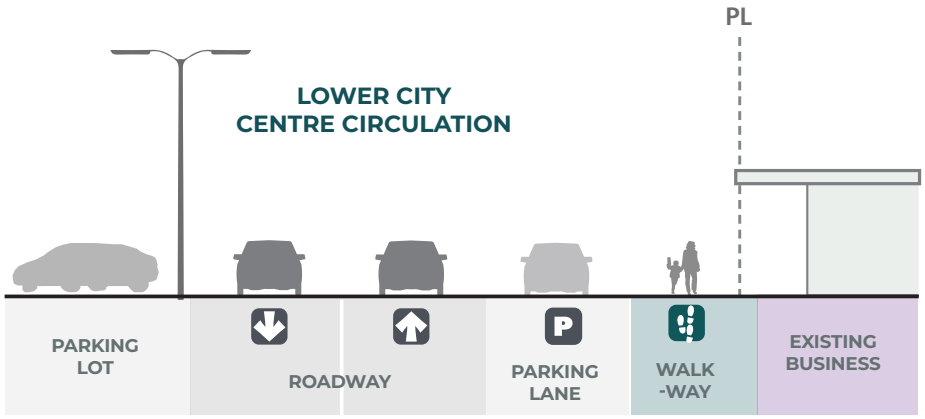



*Cross sections are not to scale and are intended to represent what is existing within the ROW.

## 3 WAKASHAN AVE




## 4 LOWER CITY CENTRE




*Cross sections are not to scale and are intended to represent what is existing within the ROW.



# 4 Looking Forward

## 4.1 Vision Statement

*Defined by its unique heritage masterplan, downtown Kitimat is a reinvigorated community heart. Transformed by infill development, new investment and revitalization efforts, pedestrian-friendly streets connect the community with downtown. New downtown residents bring life and add vibrancy to gathering places and a renewed civic pride in downtown Kitimat.*

## 4.2 Guiding Principles



### PEOPLE-ORIENTED

Prioritize people through (re)orientation of downtown development and the creation of high-quality pedestrian spaces.



### COMPACT

Prioritize infill development within the downtown and strengthen the unique identity and programming of complementary "hubs of activity".



### COMPLETE

Encourage the development of complementary uses within the downtown, including residential and additional commercial/ retail offerings.



### CONNECTED

Enhance connections and wayfinding within and beyond downtown Kitimat, linking pedestrian spaces and gathering places to the larger landscape and natural setting.



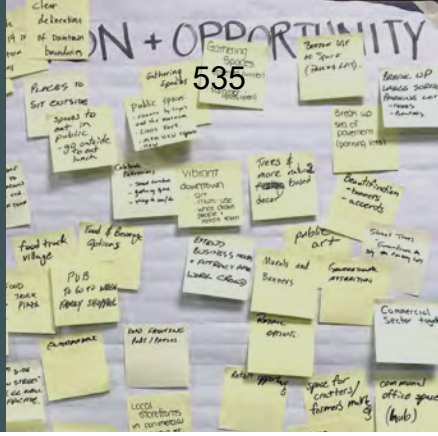

### TIMELESS

Employ thoughtful architecture that honours downtown Kitimat's historically unique mid century modern form and character or complementary designs that add variety to the built environment.



### SUPPORTED

Partner with community stakeholders and local First Nations in the planning, design and development of downtown Kitimat.



## 4.3 Downtown Planning Process

The Downtown Concept Plan was first envisioned when updating the Downtown Design Guidelines, which were adopted by Council in 2022. The intention of the plan was to address the aspects of downtown Kitimat that were outside the scope of the form and character design guidelines that were being updated.

Below is a summary of the process that informed the concept plan.

1. **Updating the Downtown Design Guidelines** || 2018

   Project was launched in 2018, which included a series of public engagement activities, including an online survey, pop-up events, a two-day workshop, a site tour of downtown, and a public presentation. Over the course of the engagement activities, it was identified that a new vision and plan for downtown Kitimat was needed.

2. **Laying the Groundwork** || 2019

   The District of Kitimat hired a transportation consulting company to evaluate parking needs downtown. The goal was to quantify parking surplus and to identify opportunities for infill development.

3. **Developing the Plan** || 2019 - 2021

   Following the completion of the parking study, meetings and engagement events were held to establish the vision and guiding principles with District staff, Council, the public and downtown landowners and business operators.

4. **Finalizing the Downtown Design Guidelines** || 2021-2022

   The new Downtown Design Guidelines were completed in 2021 and adopted by Council into the Official Community Plan in 2022. The guidelines are now used to regulate form and character of development, including buildings, landscaping and other features within the Downtown Revitalization Area Development Permit Area.

5. **Downtown Concept Plan Reinvisioned** || 2024 - Present

   The Downtown Concept Plan was last presented to Council in 2021, when the plan was referred to as a "Master Plan". Council at that time approved the vision and guiding principles and directed staff to restructure and redraft the remaining content of the Master Plan as a Concept Plan. The content of this 2026 Downtown Concept Plan is the culmination of the restructuring process based on Council direction.




# 5 Opportunities for Improvement

As outlined in the earlier sections of this Concept Plan, downtown Kitimat has shown a sense of resilience despite a shifting population and regional economy. While there are many great public and private assets in the downtown, there are also opportunities for improvement to support new investment and ongoing revitalization efforts. This section presents the opportunities for improvement into four main focus areas:

- Parks and the Public Realm
- Roads and Parking
- Walkways and Crosswalks
- Leveraging Public Land

Each focus area should be viewed as a component required to help bring the vision for downtown to life. Several improvement projects have been identified in each area through the concept planning process, and these are shown on maps on the following pages and integrated into the concept plan drawing.

There are many different factors that may influence the timing of improvement projects to downtown. For example, projects may happen incrementally as lands get developed or redeveloped. Projects may also be implemented as grant funding or other funding opportunities emerge. Having a plan that establishes the overall vision and is consistent with the existing Development Permit Area guidelines for private lands will help create a cohesive, unique, downtown.







## 5.1 Parks and Public Realm

The inclusion of park space in Kitimat was an integral part of the community's design. There are three parks in downtown Kitimat, which equal roughly one hectare or 2.5 acres. Parks offer an informal space for people to gather and interact, and there is a common understanding that parks and greenspaces provide numerous benefits to human and ecological health.

The public realm includes parks but extends to streets and sidewalks, seating areas, pedestrian and vehicular lighting, and the landscaping, wayfinding, and gathering spaces (plazas or squares) that weave it all together. The quality of the public realm helps create a welcoming environment that fosters community and sense of place while stimulating economic activity.

Wayfinding strategies help guide users through the built environment. In downtown Kitimat, this means guiding pedestrians from entry points and parking lots to the interior spaces and corridors that together, form a spine of public realm features. Thoughtful consideration on the placement, location and cohesive design of different types of wayfinding (signage, maps, symbols, road and sidewalk markings, public art, etc.) will allow people to orientate themselves downtown and navigate from place to place.

Back of house activities, such as outdoor storage, loading and refuse areas for developments are important aspects of an attractive and well-functioning downtown, as they support the public-facing elements or uses. Establishing a clear distinction between front of house and back of house activities, through physical location and/or thoughtful screening, can have a significant impact on improving the public realm.

# Improvement Plan - Parks and the Public Realm

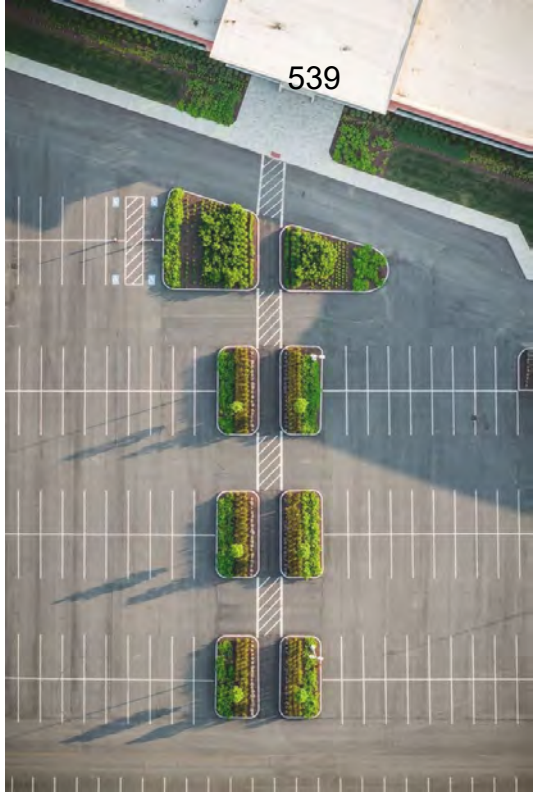



**Public Realm Improvements**
(streetlights, wayfinding, banners, landscaping, street furniture, screened refuse and utility areas)
**Parks & Open Space Improvements**
**New Public Space**

Figure 9





## 5.2 Roads and Circulation

A well-designed road network improves the ease of travel to and within a certain area. Wakashan Avenue and Haisla, Tsimshian and South Lahakas Boulevards are the four main streets in downtown. Road networks are inclusive of several important components to provide safe, comfortable access for all users, regardless of the mode of travel. Examples include: right-of-ways for vehicles; sidewalks or walkways for pedestrians; bike lanes for cyclists; and bus stations or stops for transit riders.

Improvements to the road network in downtown Kitimat can formally establish other essential transportation infrastructure, which can occur when downtown sees more development or based on the timing of other needed infrastructure upgrades. Additional enhancements, such as gateway signage, pedestrian lighting, or covered bike parking, can improve the network and help distinguish downtown as the heart of the community.

Thoughtful placement of a transit exchange and transit stops that are centralized and well connected to recreational or civic facilities and important services and amenities, such as a grocery store, post office, hospital, or medical office, can promote ridership and enhance user experience.

Certain precincts in downtown Kitimat have more capacity for infill and parking lot reconfiguration than others, which will be discussed further in Section 5.4. However, incorporating landscaping and a pedestrian route through larger parking lot areas can serve several key functions, such as adding visual appeal, providing a safe passage for pedestrians, and supporting rainwater infiltration, especially if the landscaping is designed as a type of green infrastructure.

# Improvement Plan - Roads and Circulation



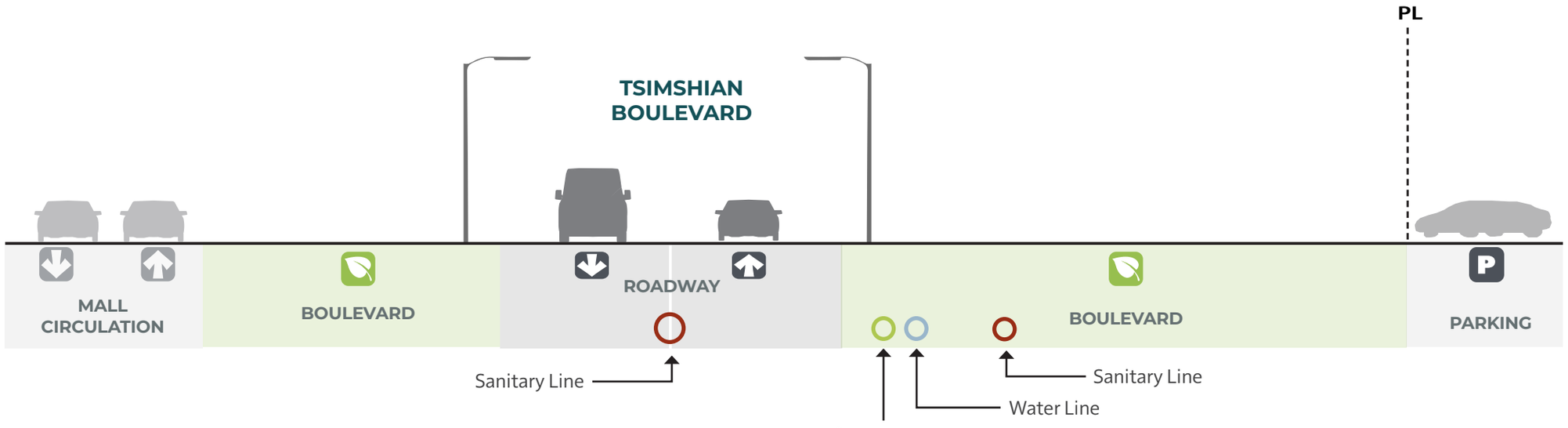

Figure 10

- **Primary Intersection Improvements** (e.g., intersection realignments, walkway improvements, new downtown entry signage and features, and removal of aging traffic medians where applicable)
- **Secondary Intersection Improvements** (new and upgraded walkways, crosswalks and wayfinding where applicable)
- **Transit Improvements**
- **Road Cross Section Improvements** (see next page)
- **Proposed Covered Bike Racks** (approximate location)
- **Formalize Road Network as Part of Future Development**

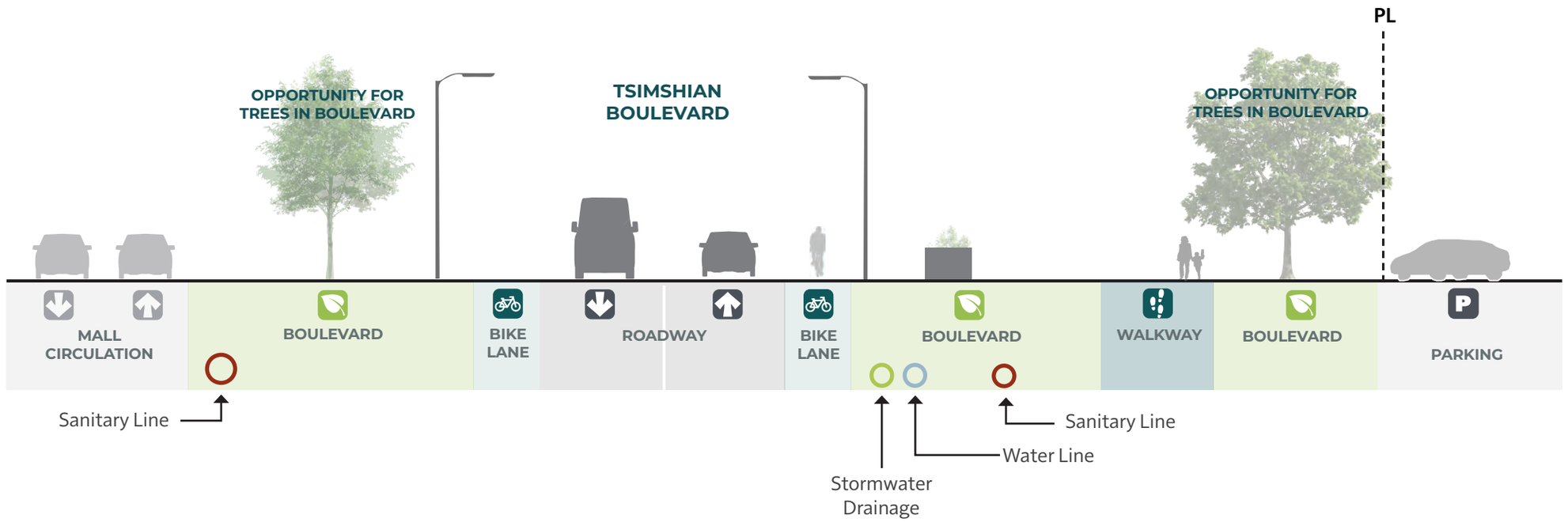
# Proposed Street Conditions

The proposed cross sections are conceptual only and highlight opportunities that may vary based on future design work.

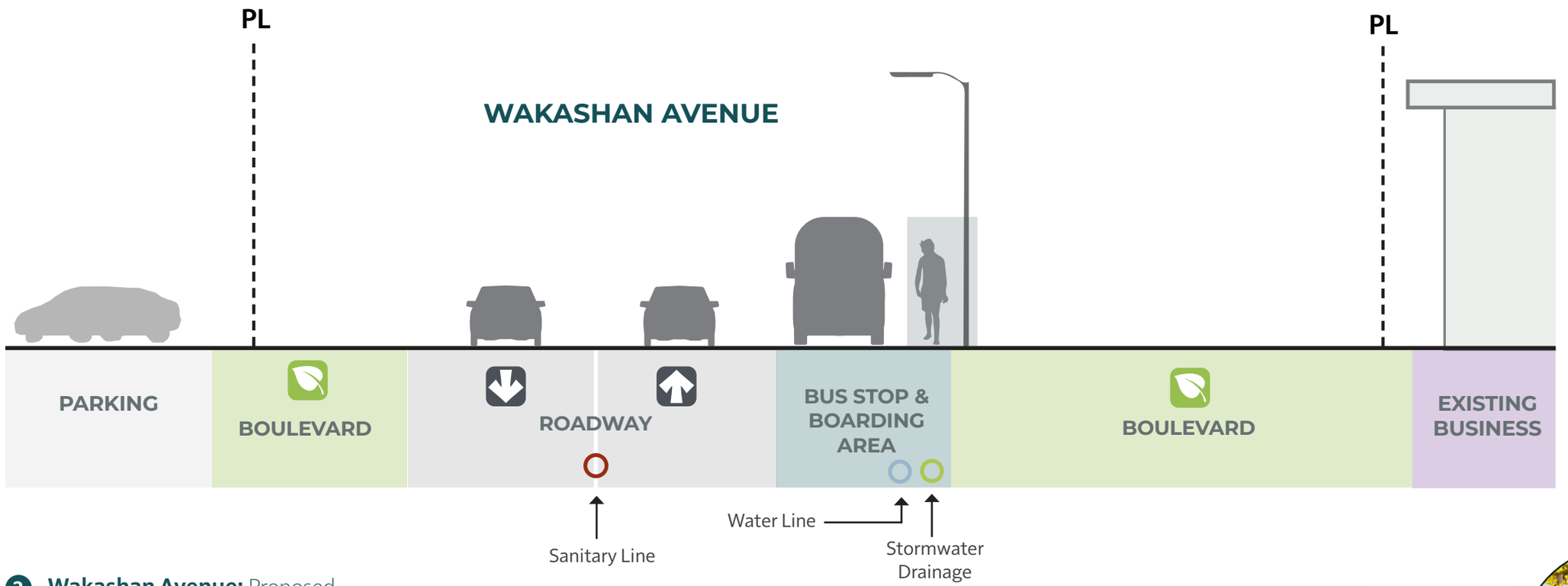
**1 Tsimshian Boulevard:** Existing



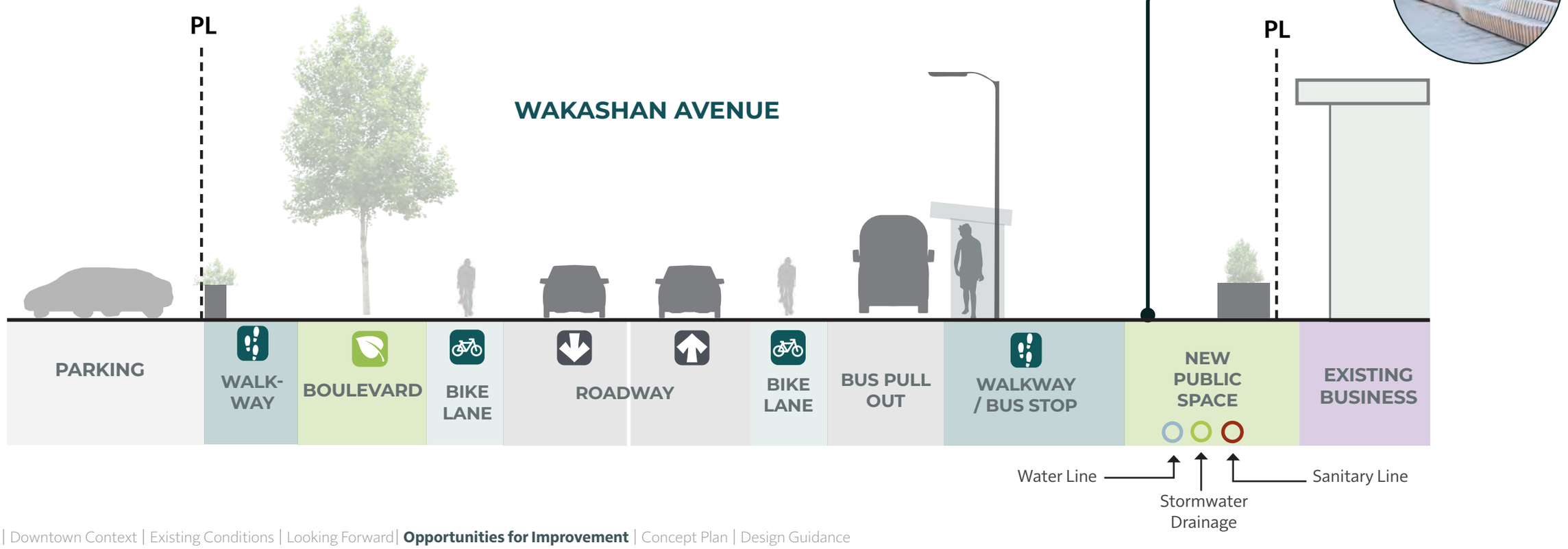

**1 Tsimshian Boulevard:** Proposed



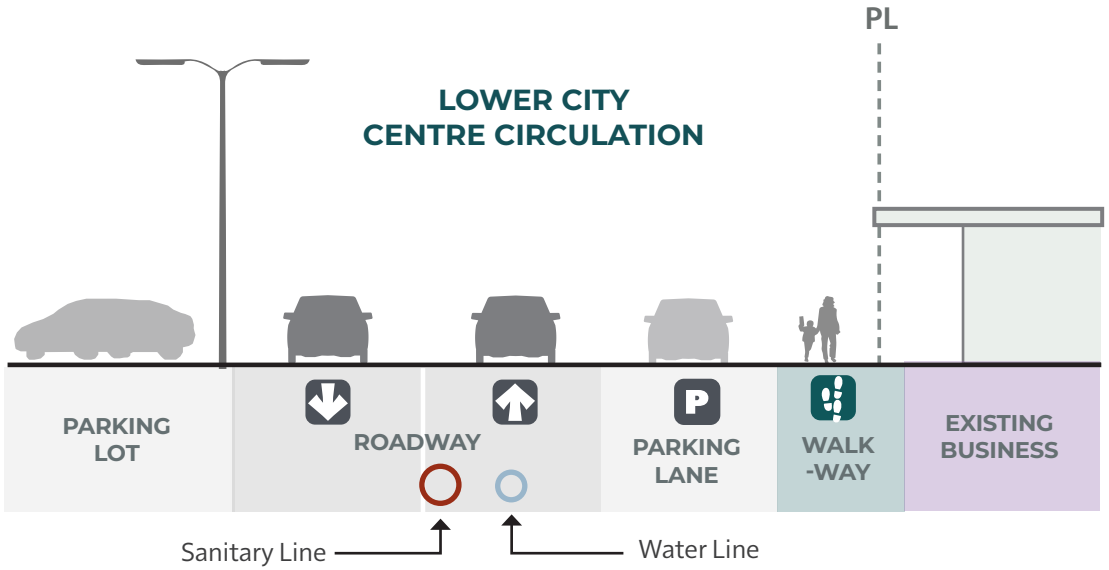
## 2 **Wakashan Avenue:** Existing



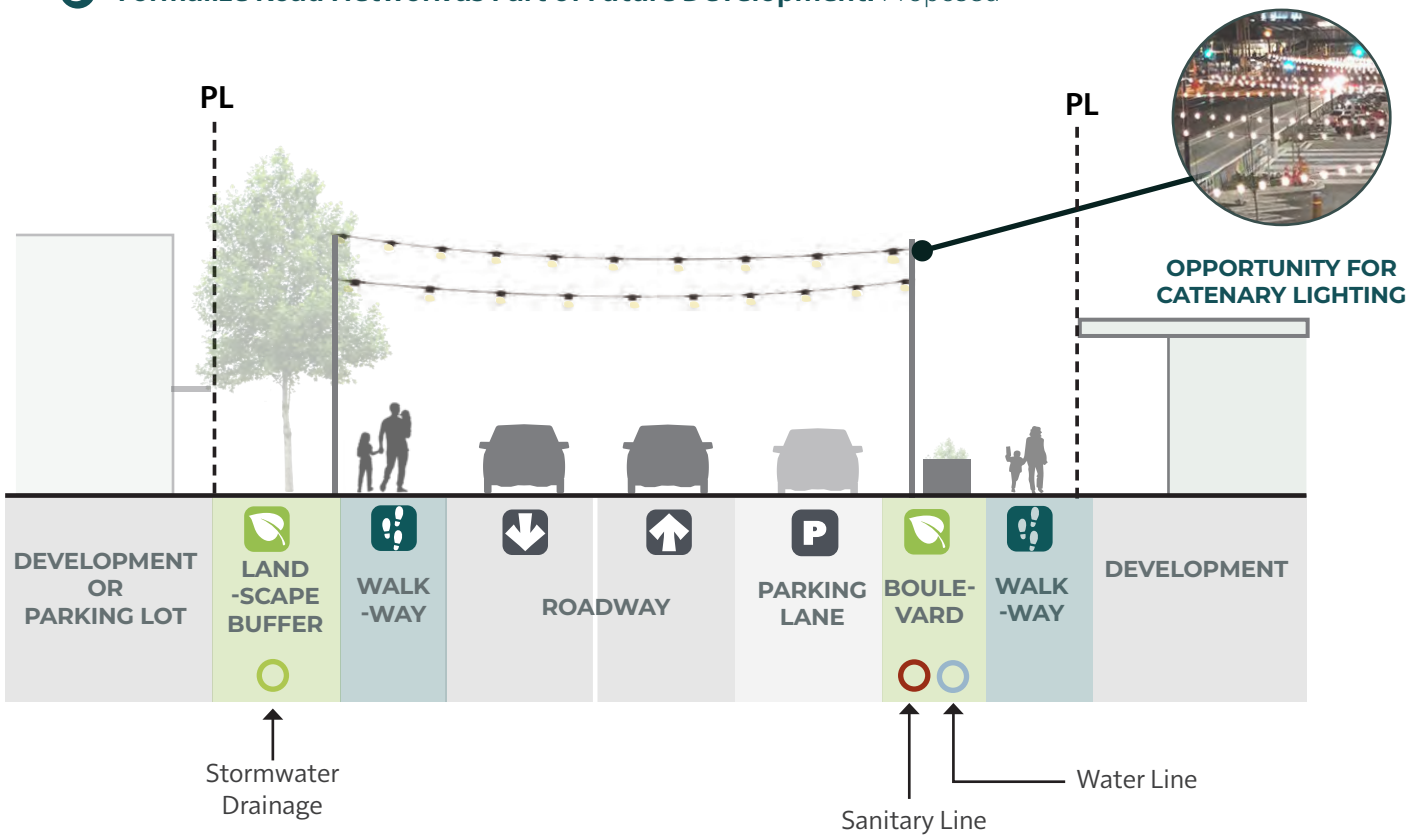

## 2 **Wakashan Avenue:** Proposed



## 3 **Lower City Centre:** Existing




## 3 **Formalize Road Network as Part of Future Development:** Proposed









## 5.3 Walkways and Crosswalks

Kitimat was designed with an extensive walkway network, which connects through the residential neighbourhoods as well as downtown. Communities of all sizes strive to provide a pathway system that makes walking safe, convenient, pleasant and universally accessible as it is well-understood that active transportation encourages physical activity, benefits mental health and can boost the local economy when connected to commercial centres.

Filling in gaps in the existing system downtown will benefit the community as well the businesses, recreational facilities, and civic and health services located in the seven downtown precincts. Notably, adding walkways and crosswalks to Wakashan Avenue and Tsimshian Boulevard will help make these streets and the abutting properties safer and more accessible, ultimately providing better connections and a more cohesive network overall.

Adding different surface treatments and street furnishing can enhance pedestrian routes and make them feel more multi-purposed. Incorporating lighting and different coloured walkways and crosswalks can also provide vibrancy to streets and pedestrian routes, especially during the dark, grey and wet seasons in Kitimat.

Consideration should be made during the redevelopment of Kitimat's boulevards for opportunities to implement green infrastructure, such as bioretention ponds and bioswales, to help with stormwater management.

# Improvement Plan - Walkways and Crosswalks




- Existing Walkways and Crosswalks
- Proposed Walkways and Crosswalks
- Existing Buildings
- Parks
- Vacant/ Development Parcels

Figure 11





## 5.4 Leveraging Public Lands

The District of Kitimat owns a significant amount of land in downtown in the form of fee simple parcels, parks, parking lots, and road right-of-ways. There is an opportunity to use this land to leverage further development downtown, improve the public realm, and add additional parks or public spaces. Some of these opportunities may happen incrementally and occur alongside future development, while others can occur during the redevelopment or revitalization of an area.

The Lower City Centre parking lot offers the most apparent opportunity for infill development as it has been determined that there is a surplus of parking spaces and a feasibility study to determine its viability. However, infill development should be thoughtfully considered to ensure that it positively contributes to the surrounding businesses and recreational facilities that are important to the community.

The District should consider other creative ways to leverage its public lands downtown to encourage downtown investment and reinvigorate the area without requiring permanent development or redevelopment. For example, continuing to allow or expand temporary or seasonal activations can help utilize an area that may not be needed year round such as areas used for snow storage. Creating an outdoor market removes barriers to entry for small business owners while still creating space for additional retail, handmade or locally produced offerings.

Lastly, District-owned land that fronts businesses and facilities, particularly in the Pedestrian Corridor, offers an opportunity to foster partnerships with key stakeholders to implement improvements that can help activate the space, such as lighting, seating, park upgrades and landscaping, which can have a significant positive impact to downtown without requiring new development.

# Improvement Plan - Leveraging Public Land



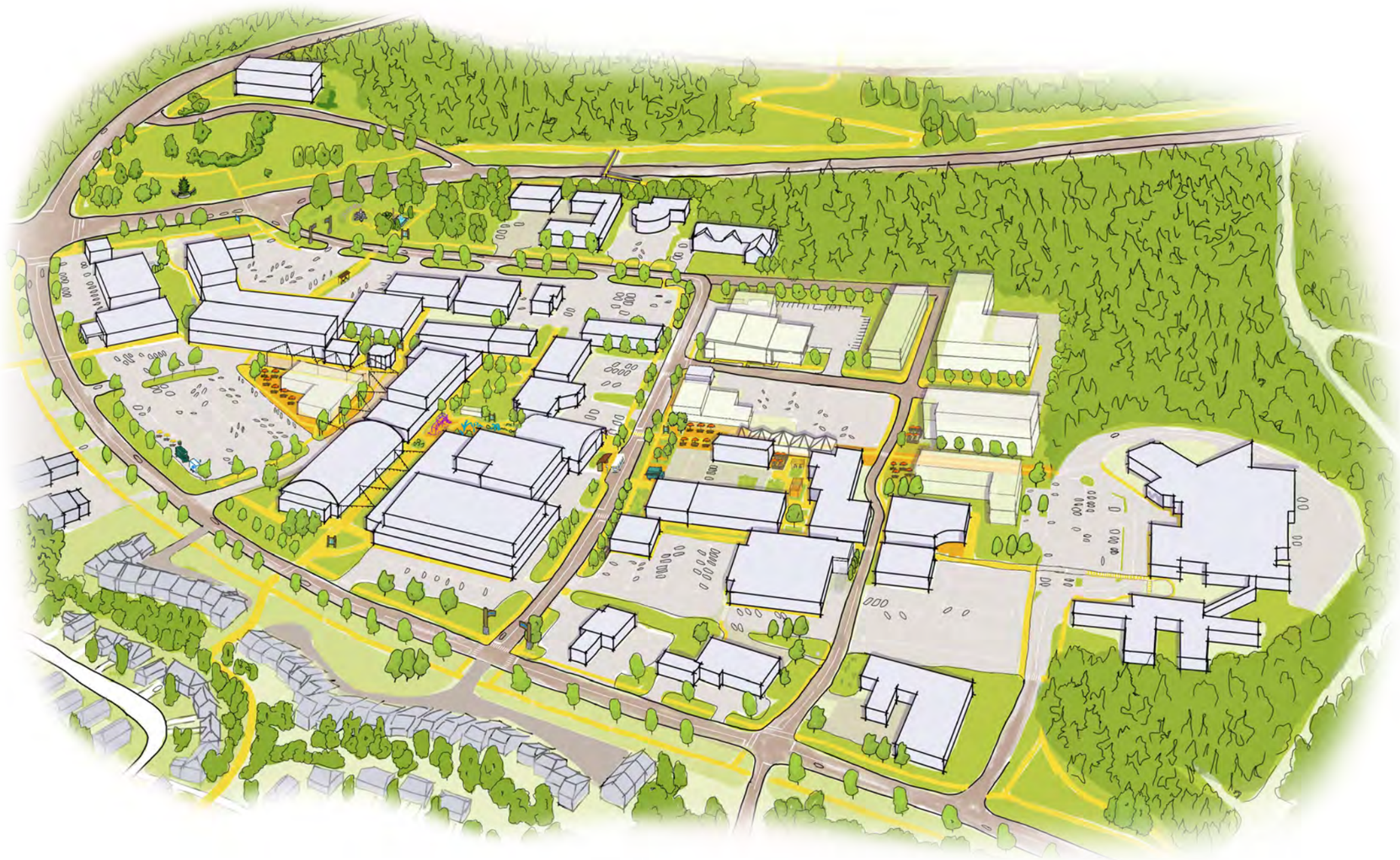

**Vacant Municipal Development Parcels**
**Future Infill Development Opportunity**
**Municipally Owned Property** (parks and facilities)
**Privately or Provincially Owned Property**

Figure 12

# Downtown Kitimat Concept Plan

Below is a visual representation of the Downtown Kitimat Concept Plan that integrates the historical context and existing conditions strengths with forward looking aspirations as per the vision, guiding principles and opportunities for improvement.

The downtown depicted in the artist's rendering below is complete, connected, vibrant and resilient. Through focused pragmatic efforts by the District of Kitimat, this vision can be achieved by undertaking the listed actions over the short, medium and long term. These and other projects, where applicable, should align with the "Design Guidance for Municipal Projects" outlined in Section 7.



## SHORT TO MEDIUM TERM (0-3 YEARS)

- Bring vacant developable municipal properties to market.
- Advance the next steps in the outdoor market project.
- Continue to work with BC Transit for transit exchange upgrades.
- Enhance downtown park spaces, including adding new public washrooms, landscaping and playgrounds.
- Formalize and improve District loading and waste locations.
- Make intersection improvements at South Lahakas and Haisla Boulevard, including adding new walkways and crosswalks.

## LONGER TERM (4+ YEARS)

- Upgrade downtown gateway or entrance signage.
- Add landscaping to the Lower City Centre parking lot.
- Construct additional walkways and crosswalks where needed to address existing gaps.
- Develop a downtown wayfinding strategy.
- Integrate future improvement projects into the District's asset management program.
- Pursue infill and redevelopment opportunities once vacant lands are built out.

# 7 Design Guidance for Municipal Projects

The following guidelines are provided to influence and inspire public space improvement projects that facilitate a cohesive downtown between public and private land. The guidelines shall be used by District staff when undertaking future downtown projects. To assist in their implementation, an internal committee of staff may be established to review future projects in downtown to ensure consistency with the design guidance.

## 7.1 Site Design

### pre-design

- Low Impact Development Best Management Practices must be utilized in site design, including swales or other landscape features that alleviate impacts of storm runoff.

### prioritizing people in site design

- Site design shall consider CPTED principles to reduce crime and nuisance, while ensuring that public and semi-public open spaces remain equitable, inclusive and enjoyable.
- Design must prioritize pedestrian movement, safety, and comfort through integrated planning and accommodation of publicly-accessible pathways, plazas and greenspaces.
- Where feasible, publicly-accessible open spaces must be designed to optimize solar access and views.
- If views to natural landscapes are not available, site designs should establish "internal views" through the development of open space and or feature elements (e.g. structural and/or landscape designs or public art).







## snow storage

- The storage of snow must be considered in order to achieve a site design that functions well year round.
- Locate snow storage piles in areas that do not create visual obstructions for drivers, pedestrians, & cyclists.
- Where possible, plan for smaller snow storage areas with solar access rather than one large shaded area as the snow will melt faster.
- To prevent ice formation due to freezing of run-off, snow storage areas should be designed to promote melting towards specific catch basins through grading rather than draining into high traffic areas.
- Areas designated for snow storage in the winter but utilized as public space in the summer are strongly encouraged.





## vehicular access, servicing, and parking

- Clearly indicate pedestrian priority by separating and/or differentiating walkways from parking areas with raised and/or design features (e.g. landscape elements, different colours, materials and/or textures).
- Landscaping should be used to screen off-street parking areas to limit the visibility of surface parking from the street.



## 7.2 Pedestrian Wayfinding and Circulation

Wayfinding encompasses all the ways in which people orientate themselves in a physical space and navigate from place to place. Wayfinding used in the built environment helps a user understand where they are but also helps them choose a path for where they want to go. The basic process of wayfinding involves four stages:

1. **Orientation** - to determine one's location in relation to objects that may be nearby and the desired destination.
2. **Route Decision** - the path chosen to get to the desired destination.
3. **Route Monitoring** - checking to make sure that the selected route is leading to the desired destination.
4. **Destination Recognition** - when the destination is recognized.

Wayfinding strategies often combine signage, maps, symbols, sidwalk or road markings, and colours to help users guide themselves in the built environment.

### wayfinding

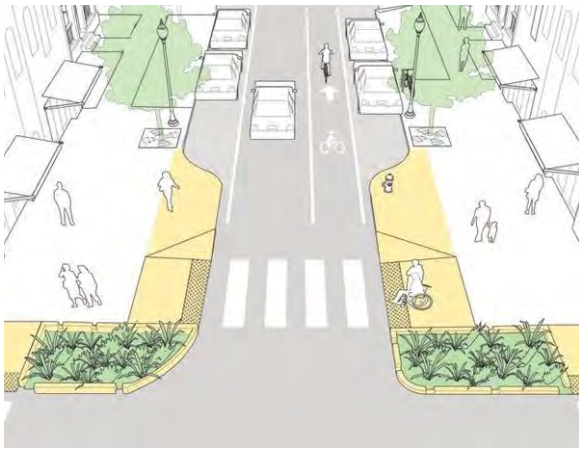
- Support wayfinding strategies by providing:
  - continuous application of accent paving (concrete, tiles, bricks, etc.) and pedestrian-scale lighting to define and distinguish walkways and sidewalks, from adjacent hardscapes, such as parking surfaces and plaza paving;
  - definition of gateways (e.g. to destinations such as parks) that are visible and accessible from primary pedestrian loops/sidewalks by using trees, signage, feature landscaping or special paving; and
  - landscaping that is maintained (trimmed and clear) to ensure visual connections are not obstructed.
- Wayfinding signs must be highly visible and placed in key access points and destinations.





## pedestrian circulation

- Walkway design must be accessible to persons with disabilities, bicycles, scooters and strollers, with non-slip surfaces and should align with the current BC Building Accessibility Handbook.
- Pedestrian-vehicular conflict should be reduced wherever possible, with priority given to the safety and convenience of pedestrians.
- Where pedestrian-vehicular conflict is unavoidable, crossings must clearly identify areas where pedestrians may encounter vehicles along their route such as drive aisles, crosswalks and intersections. Maintain pedestrian material treatment and sidewalk grade across conflict zones.
- Pedestrian priority areas should be emphasized by using varied hardscape treatments, such as coloured, stamped or patterned concrete, and raised crosswalks.
- Covered walkways that provide pedestrians with an unobstructed all-weather route is encouraged.





## 7.3 Open Spaces and Landscaping

### general



- Open spaces should support a range of activities within the downtown, from quiet gathering spaces (e.g. passive), to more active places to play, to flexible spaces suitable for events.
- Furnishing should complement the intended use of the open space and be comfortable and functional, year-round.
- Sitting areas should be located and designed to provide a sense of protection with edges reinforced by landscape elements such as shrubs, small trees and hardscape treatments. Spaces must maintain safe physical and visual access to adjacent spaces.



- Enhance the urban forest to support the health and well-being of downtown Kitimat through tree planting where space permits. Tree selection should account for appropriate soil volumes, utility conflict, irrigation needs, and resilience during winter conditions.
- Open space designs should be well adapted to climate by:
    - maximizing sun exposure from south to west in all seasons;
    - supporting shading strategies (passive cooling) with deciduous plantings that allow increased solar gain in winter months; and
    - accommodating windbreaks (perpendicular to the direction of prevailing winter winds) to reduce heat loss in winter.



### plazas and patios

- Plazas should be located at centres of activity, such as transit exchanges, intersections of important streets and retail focal points.
- Plazas should be framed by well defined edges. One side should be an active building edge, with active uses facing the plaza such as shop entrances and displays, food and beverage, or recreation and community activities.

## 7.4 Materials & Elements

### lighting





- Lighting shall be provided at all building entrances, walkways, driveways, parking areas and loading areas. Light strength should be sufficient to provide clear orientation, personal safety and site security, including allowing for overlook from adjacent buildings.
- Lighting design should support the quality and comfort of pedestrian spaces with warm color ranges and minimized glare.
- Pedestrian-scaled light standards should be used to light pedestrian spaces, main corridors and focal points (in parks and plazas), with preference for low level, bollard-type light fixtures that illuminate the ground.
- Common light standard designs should be established to define specific precincts and within downtown as a whole.
- Minimize light pollution by directing lighting downwards, avoiding light reflectance and through the use of full cut-off lighting.
- Use lighting to create character and ambiance, illuminating special buildings, monuments and feature landscaped areas. Lights flanking doors or at entryways are encouraged, especially where light will fall on a sign or product display.



### landscape elements

- Bollards can be used as traffic barriers to limit vehicle traffic in pedestrian zones. Bollards should be removable for commercial and emergency access.
- Tree grates must be used where trees are incorporated in paved areas.
- Tree guards must be used to protect newly planted trees from vandalism, vehicles and snow removal.

## screening of servicing elements



- Servicing infrastructure, drainage and related structures, and refuse containers must be situated and/or screened so that their visual and physical impact on the public realm is minimized.
- The location of refuse containers must consider ways to minimize attracting wildlife.
- Refuse containers must be bear proof.

## landscape material selection







- The use of annuals (bedding plants/temporary bulbs) should be minimized or eliminated wherever possible.
- Landscape material selection shall prioritize native and/or similarly robust, durable and easily-maintained or no maintenance materials.
- Landscape designs shall consider aesthetic qualities, plant suitability and soil volumes to ensure "right plant, right place" and to maximize growth to maturity of plants and trees. Materials must consider snow accumulation and snow clearing activities.
- Structural diversity in plant palette composition – including groupings of native plants, combinations of groundcovers, shrubs of various heights and trees – is encouraged.
- Plant selection should provide year-round appeal and seasonal interest (colour, texture, form) through use of flowering shrubs, perennials, and winter twig colour.
- Large and medium canopy trees are to be used as "street" trees where there is pedestrian circulation and in small courtyards.
- Invasive species and synthetic turf are prohibited.








## hardscape materials

- To the extent possible, locally sourced materials are preferred to reflect local climate, history, and culture.
- Hardscape designs should utilize durable materials that are easily maintained, with particular consideration for snow removal and high precipitation events.
- Public courtyards and pedestrian pathways should be paved with design and patterns to define plazas and walkways as distinct spaces.
- Mitigate runoff from impervious surfaces through rainwater management strategies.
- The use of permeable paving (e.g. porous asphalt, porous concrete, permeable pavers, or concrete-glass-block grid) for paved areas is encouraged where practical to mitigate stormwater runoff, taking winter freeze/thaw processes into account.
- Where feasible, minimize the use of low albedo (heat-absorbing) surfacing materials (i.e., use lighter-coloured, more reflective materials), particularly in surface parking lots.

## public art

- The design of public open spaces should support public art.
- Identify opportunities for artists to be involved in creation public art pieces (murals, sculptures, water features, and banners), including elements that serve functional uses such as seating, gateway signage, bicycle parking, etc.

# COUNCIL REPORT

Date: July 6, 2026
File: 8.3.3
To: Warren Waycheshen, CAO - for Mayor and Council
From: Kiona Enders, Deputy CAO
Re: Environmental Control - Overgrown Grass vs. Pollinator Garden
Applicant: n/a
Location: n/a

KITIMAT
A Marvel of Nature and Industry

**Recommendation:**

Action: Council consider direction on pollinator gardens policy.

Recommended Motion:

**THAT staff report back with a bylaw providing regulation for overgrown grass allowing pollinator gardens in backyards and in accordance with a pollinator garden policy.**

**AND THAT the Bylaw Enforcement – Pollinator Garden Policy be approved.**

**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 the June 15, 2026, Council clarified direction to staff around pollinator gardens being allowed in the District.

Staff are proposing the attached policy to create some standard of care required for pollinator gardens which should be discernable from overgrown lawns (grass). The policy was reviewed by the Horticulture Department to address any comments or concerns they had.

Staff believe this will provide clarity for the District's bylaw enforcement team around overgrown lawns while allowing those individuals wishing to participate in a pollinator program to continue

to do so. If Council wants to approve the policy, the bylaw will be amended to include reference to this policy. Based on Council's previous discussion, pollinator gardens would be considered for backyards only and include additional requirements to ensure that emergency response to the home is not impeded.

The recommended motion allows for Council to consider approval of the policy during this meeting. If Council wishes to wait to consider the policy or provide additional direction for the policy, staff will bring this policy back during the bylaw's consideration for adoption and the second part of the motion can be removed. For any amendments, the following is offered for Council consideration:

**THAT the Bylaw Enforcement – Pollinator Garden Policy be amended by** (to be determined).

If Council wishes, the District can create a more fulsome pollinator garden program over the winter months. Depending on that process, further revisions can be made to the policy or property standards bylaw. The following is offered for Council consideration:

**THAT staff report back on a pollinator garden program.**

**Alternative Options:**

1. If Council does not wish to allow pollinator garden's in Kitimat, the following is offered for Council consideration:

   **THAT staff report back with a bylaw to require that front, side and rear lawns be maintained at 25 cm.**

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)**
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" | "Warren Waycheshen" |
|---|---|
| Submitted by<br>Kiona Enders, Deputy CAO | Approved for Submission<br>Warren Waycheshen, CAO |

Attachment(s): A – Draft Bylaw Enforcement - Pollinator Garden Policy

**THIS PAGE INTENTIONALLY LEFT BLANK**

# BYLAW ENFORCEMENT – POLLINATOR GARDEN

| POLICY TITLE | BYLAW ENFORCEMENT – POLLINATOR GARDEN | | |
|---|---|---|---|
| **Replaces** (if applicable) | n/a | **Policy Number** | |
| **Authority** | Council | **Department Responsible** | Bylaw |
| **Effective Date** | | | |
| **Last Review Date** | | **Next Review Date** | July, 2028 |
| **Supporting Documents** | | | |

## STATEMENT

The District of Kitimat wishes to allow pollinator gardens while regulating neglect, safety hazards, and invasive vegetation.

## PURPOSE

This policy supports the decision process for determining a pollinator garden from an overgrown lawn.

## SCOPE

This policy applies to property standard bylaw enforcement on properties within the District of Kitimat.

## DEFINITIONS

**Noxious Weed** has the same meaning as in the *Weed Control Act*, R.S.B.C. 1996, c. 487.

**Pollinator Garden** means an intentionally designed, installed and maintained landscaped area consisting primarily of native or non-invasive flowering plants, grasses, shrubs, trees or other habitat features intended to provide food, shelter, nesting habitat, or ecological connectivity for pollinating species, including bees, butterflies, moths, birds and other pollinators.

## PROCESS

A person may establish and maintain a Pollinator Garden provided that:

- The Pollinator Garden is intentionally planted and maintained in accordance with this Policy.
- A Pollinator Garden will be allowed in the rear, front and side yards.
- Setback requirements regarding line of sight as per *Kitimat Municipal Code* are met.

# BYLAW ENFORCEMENT – POLLINATOR GARDEN

A Pollinator Garden shall be considered maintained provided that:

- Noxious Weeds are not present.
- the garden is composed of less than 25% grass species.
- the garden contains a minimum of three flowerig species to ensure floral diversity.
- the garden does not obstruct sidewalks or trails, roadways, fire hydrants, utility equipment, signage, or sightlines for pedestrians or motorists.
- dead or diseased vegetation is removed.
- the garden does not create conditions likely to harbour rodents or other pests. For example, unmanaged dense vegetation or an accumulation of organic material or other debris.
- planted material  does not spread onto neighbouring properties or public lands.
- there is evidence of ongoing maintenance such as weeding, pruning, and removal of dead vegetation.
- the area is free from refuse or debris.

A Pollinator Garden shall not contain any of the following species:

- Dandelion
- Hawkweed
- Buttercup

**HISTORY OF CHANGES**

| Prepared By: | Authorized By: | Date of Issue/Revision: |
|---|---|---|
| | | |

# COUNCIL REPORT

Date: July 15, 2026
File: 2.1.0.2
To: Warren Waycheshen, CAO - for Mayor and Council
From: Sue-Lin Tarnowski, Director of Finance
Re: 2024 Audited Financial Statements
Applicant: n/a
Location: n/a

**Recommendation:**

Action: That Council accepts the 2024 audited Financial Statements.

Recommended Motion:

**THAT the 2024 audited Financial Statements for the District of Kitimat be accepted.**

**Background:**

The District is required to complete an annual audit of its financial statements and present the findings in accordance with the *Community Charter*. Doane Grant Thornton has concluded the 2024 audit and the 2024 financial statements are attached.

Discussion:

As of December 31, 2024:

1. The District's net assets increased to $138.5 million, an increase of $8.3 million from the previous year's balance of $130.2 million. This increase reflects continued investment in capital infrastructure.

2. Financial assets totaled $43.5 million, an increase of $0.8 million from the prior year, primarily due to higher accounts receivable balances. Cash and investments remained strong at $39.0 million.

3. Total liabilities decreased slightly to $53.0 million from $53.1 million in 2023. Long-term debt decreased from $1.7 million to $1.4 million as scheduled debt repayments were made. Asset Retirement Obligations increased to $29.2 million, reflecting updated estimates of future asset decommissioning and remediation costs.

4. Non-financial assets increased by $7.4 million to $148.0 million, primarily due to growth in tangible capital assets, which rose to by $7.7 million to $147.4 million. This increase reflects ongoing investment in municipal infrastructure and capital projects.

Overall, the District remains in a strong financial position, characterized by substantial cash reserves, low long-term debt levels, continued investment in capital assets, and growth in net assets.

**Alternative Options:**

1. Another option as developed through Council discussion.

**Budget Implications:**

n/a

"SLT"

Director of Finance Initials

**Budgeted:** **Unbudgeted:**

**Council Initiative/Other Relevant Plans:**

**Strategic Plan (2023-2026)**
Not Applicable
**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
**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 Considered
**Economic Development Strategic Plan (2023-2029)**
Not Applicable

"Sue-Lin Tarnowski"

Submitted by
Sue-Lin Tarnowski
Director of Finance

"Warren Waycheshen

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – 2024 Audited Financial Statements

**THIS PAGE INTENTIONALLY LEFT BLANK**

# DISTRICT OF KITIMAT

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2024

| | 2024 | 2023 |
|---|---|---|
| **FINANCIAL ASSETS** | | |
| Cash and investments | $ 38,969,793 | $ 39,511,342 |
| Accounts receivable (Note 7) | 4,440,808 | 3,082,928 |
| Debt reserve fund - Municipal Finance Authority (Note 5) | 66,263 | 64,324 |
| | 43,476,864 | 42,658,594 |
| **LIABILITIES** | | |
| Accounts payable and accruals (Note 8) | 13,898,474 | 14,512,760 |
| Deferred revenue (Note 9) | 6,046,436 | 6,232,687 |
| Debt Reserve fund - Municipal Finance Authority (Note 5) | 66,263 | 64,324 |
| Trust and other deposits | 1,726,164 | 1,736,192 |
| Long term debt (Schedule 5) | 1,433,601 | 1,688,103 |
| Land purchase agreement (Note 2) | 562,810 | 562,810 |
| Asset Retirement Obligations (Note 11) | 29,249,000 | 28,270,849 |
| | 52,982,748 | 53,067,725 |
| **NET FINANCIAL ASSETS (DEBT)** | (9,505,884) | (10,409,131) |
| **NON-FINANCIAL ASSETS** | | |
| Prepaid expenses | 142,487 | 471,196 |
| Inventory | 519,488 | 525,052 |
| Tangible capital assets (Schedule 6) | 147,365,496 | 139,642,103 |
| | 148,027,471 | 140,638,351 |
| **NET ASSETS (NOTE 10)** | $ 138,521,587 | $ 130,229,220 |

*The accompanying notes and schedules are an integral part of these financial statements*

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## STATEMENT OF OPERATIONS

FOR THE YEAR ENDED DECEMBER 31, 2024

| | 2024 Budget | 2024 Actual | 2023 Actual |
|---|---|---|---|
| **REVENUES (Schedule 3 )** | | | |
| Taxation and grants in lieu, net | $ 40,114,481 | $ 41,407,890 | $ 37,260,326 |
| Sales of services | 3,007,113 | 3,578,412 | 2,733,107 |
| Revenue from own sources | 3,981,818 | 4,820,478 | 2,024,104 |
| Investments | 614,500 | 2,324,604 | 1,914,763 |
| Government transfers | 3,445,232 | 8,465,162 | 18,522,801 |
| | 51,163,144 | 60,596,546 | 62,455,101 |
| **EXPENSES (Schedule 4 )** | | | |
| General Government | 8,798,898 | 7,710,513 | 6,741,315 |
| Protective Services | 10,251,422 | 10,759,577 | 9,319,473 |
| Transportation Services | 9,426,559 | 9,884,289 | 8,767,703 |
| Refuse and Waste Removal | 2,600,700 | 2,234,215 | 2,061,913 |
| Water and Sewer | 2,170,250 | 4,023,083 | 3,734,100 |
| Public Health and Welfare | 393,345 | 374,500 | 370,277 |
| Planning and Economic Development | 2,205,681 | 1,601,517 | 3,487,840 |
| Leisure and Cultural Services | 8,686,755 | 10,239,265 | 9,638,927 |
| Fiscal Services | 245,288 | 118,587 | 116,859 |
| Accretion of Asset Retirement Obligations | - | 680,584 | - |
| Amortization/Loss on Disposal of Tangible Capital Assets | 4,139,363 | 4,678,049 | 4,139,363 |
| | 48,918,261 | 52,304,179 | 48,377,770 |
| **ANNUAL SURPLUS** | 2,244,883 | 8,292,367 | 14,077,331 |
| **OPENING NET ASSETS** | 130,229,220 | 130,229,220 | 116,151,889 |
| **CLOSING NET ASSETS** | $ 132,474,103 | $ 138,521,587 | $ 130,229,220 |

*The accompanying notes and schedules are an integral part of these financial statements*

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2024

| | 2024 | 2023 |
|---|---|---|
| **CASH PROVIDED BY (USED FOR):** | | |
| ***OPERATIONS*** | | |
| Annual surplus | $ 8,292,367 | $ 14,077,331 |
| Non-cash items | | |
| Amortization/Loss on disposal of Tangible Capital Assets | 4,678,049 | 4,139,363 |
| Asset retirement obligation - landfill | - | 329,752 |
| Accretion of Asset Retirement Obligations | 680,584 | - |
| Landfill ARO funded by operations | 297,567 | - |
| Other | | |
| Accounts receivable | (1,357,880) | (128,145) |
| Accounts payable and accruals | (614,286) | 1,794,416 |
| Deferred revenue | (186,251) | (3,037,927) |
| Trust deposits | (10,028) | 313,903 |
| Inventory | 5,564 | (56,670) |
| Prepaid expenses | 328,711 | (17,707) |
| | 12,114,397 | 17,414,316 |
| ***CAPITAL TRANSACTIONS*** | | |
| Tangible capital asset additions | (12,401,444) | (18,187,435) |
| ***FINANCING ACTIVITIES*** | | |
| Debt Repayment | (254,502) | 2,250,913 |
| **Change in cash and investments** | (12,655,946) | (1,017,828) |
| **Cash and investments, beginning of year** | 39,511,342 | 40,529,170 |
| **Cash and investments, end of year** | $ 38,969,793 | $ 39,511,342 |

*The accompanying notes and schedules are an integral part of these financial statements*

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## STATEMENT OF CHANGES IN NET FINANCIAL ASSETS (DEBT)

For the Year Ended December 31, 2024

| | 2024 Budget | 2024 | 2023 |
|---|---|---|---|
| Annual surplus | 2,244,883 | 8,292,367 | 14,077,331 |
| Tangible Capital Asset additions | (9,000,000) | (12,401,444) | (18,187,435) |
| Amortization/Loss on disposal of Tangible Capital Assets | 4,139,363 | 4,678,049 | 4,139,363 |
| Asset Retirement Obligations | - | - | (27,223,371) |
| Inventory | - | 5,564 | (56,670) |
| Prepaid expenses | - | 328,711 | (17,707) |
| **Change in Net Financial Assets (Liabilities)** | (2,615,754) | 903,247 | (27,268,489) |
| **Net Financial Assets (Liabilities) beginning of year** | (10,409,131) | (10,409,131) | 16,859,358 |
| **Net Financial Assets (Liabilities), end of year** | ($13,024,885) | ($9,505,884) | (10,409,131) |

*The accompanying notes and schedules are an integral part of these financial statements*

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 1. SIGNIFICANT ACCOUNTING POLICIES

### Basis of presentation

### Management's Responsibility for the Financial Statements

The consolidated financial statements are the representation of management. The financial statements have been prepared in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Significant aspects of the accounting policies adopted by the District of Kitimat (the "District") are as follows:

### (a) Reporting Entity

The District of Kitimat is a municipality under the laws of the Province of British Columbia and operates under the provisions of the Community Charter and the Local Government Act.

The consolidated financial statements reflect the assets, liabilities, revenues and expenses, changes in fund balances, and change in financial position of the reporting entity. This entity is comprised of the municipal operations that are owned or controlled by the District. The financial statements exclude trust assets that are administered by the District for the benefit of external parties.

### (b) Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or the legal obligation to pay.

Funds from external parties that are restricted by agreement and/or legislation are accounted for as deferred revenue until used for the purpose specified.

### (c) Revenue Recognition

Taxation revenue is recognized at the time of issuing the annual property tax notices for the year. Grants in lieu are recognized at the same time taxation revenue become due.

Service charges and revenue from own sources are recorded on the accrual basis and recognized when performance obligations are met, which is usually when services are provided or facilities are utilized.

Investment income is recorded on the accrual basis and recognized when earned.

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 1. SIGNIFICANT ACCOUNTING POLICIES (continued)

### (c) Revenue Recognition (continued)

Service charges and revenue from own source and investment income transactions with performance obligations are recognized when the District satisfies the performance obligations, which occur when control of the benefits associated with the promised goods and services have passed to a payor. Transactions without performance obligations are recognized at realizable value when the District has the authority to claim or retain an inflow of economic resources and a past event has occurred.

### (d) Government Transfers

Government transfers are recognized as revenue in the consolidated financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

### (e) Financial Assets and Liabilities

The District of Kitimat is not subject to significant risk from market, foreign currency, or price changes. The financial risks to which the District is exposed to includes the following:

### (i) Interest Rate Risk:

The District is exposed to interest rate risk to the extent that the cash, investments and debt it maintains at financial institutions is subject to a floating rate of interest. Fixed interest instruments subject the District to a fair value risk, while floating rate instruments subject it to a cash flow risk.

### (ii) Credit Risk:

Credit risk is the risk that one party to a financial instrument will fail to discharge their obligation and cause the other party to incur a financial loss. Financial instruments that potentially subject the District to a concentration of credit risk consist primarily of cash, term deposits, pooled investment fund units, and accounts receivable. The District limits its exposure to credit loss by placing its cash and deposits with Canadian financial institutions or in investment funds for local governments offered by the Municipal Finance Authority of BC. Credit risk to cash and deposits is concentrated as the District's positions are held primarily by two regulated financial institutions. Management believes the risk from concentration is low. The District limits credit risk associated with accounts receivable, by limiting credit to non-government parties where the account receivable is not ultimately secured through a connected property tax account, and by following timely collection procedures. Consequently, management believes the remaining credit risk on accounts receivable is not significant.

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

**(iii) Liquidity Risk:**

Liquidity risk is the risk the District will not be able to meet its financial obligations as they fall due. The District's approach to managing liquidity is to evaluate current and expected liquidity requirements under both normal and stressed conditions to ensure that it maintains sufficient reserves of cash or will have access to an available credit facility to meet its liquidity requirements in the short and long term.

**(f) Financial Instruments**

(i) Measurement of Financial Instruments:

All financial instruments are recorded at their cost or amortized cost except for portfolio investments in equity instruments quoted in an active market and derivatives which are recorded at their fair value with unrealized remeasurement gains and losses recorded in the statement of remeasurement gains and losses. Once realized, remeasurement gains and losses are transferred to the statement of operations. Changes in the fair value of restricted assets are recognized as a liability until the criterion attached to the restrictions has been met, upon which the gain or loss is recognized in the statement of operations.

Transaction costs related to financial instruments measured at cost or amortized cost are added to the carrying value of the financial instrument. Transaction costs related to financial instruments recorded at their fair values are expensed as incurred.

Financial liabilities (or part of a financial liability) are removed from the statement of financial position when, and only when, they are discharged or cancelled or expire.

(ii) Impairment:

Financial assets measured at amortized cost are tested for impairment in value when there are indicators of impairment. The amount of a write-down is recognized as an expense. A previously recognized impairment may be reversed and the amount of a reversal is recognized in revenue.

(iii) Fair Value:

The District estimates the fair value of its financial instruments that are not part of an active market based on current interest rates and/or the market pricing of comparable financial instruments.

**(g) Cash and investments**

Cash includes short-term investments with maturity dates within 90 days of acquisition and liquid pooled funds administered by financial institutions.

Investments are comprised of money market instruments, term deposits, banker's acceptances and corporate, federal and provincial bonds with maturity dates greater than 90 days after acquisition.

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 1. SIGNIFICANT ACCOUNTING POLICIES (continued)

### (i) Inventory

Inventory is comprised of supplies inventory to be used by the municipality and valued at the lower of cost or replacement cost. Cost is determined by the average cost method.

### (j) Tangible Capital Assets

Tangible capital assets are comprised of capital assets and capital projects work-in-progress. Tangible capital assets are recorded at cost, net of capital asset disposals, write-downs and accumulated amortization. Contributed tangible capital assets are recorded at fair market value at the time of contribution. Tangible capital assets are classified according to their functional use.

Amortization is recorded on a straight-line basis over the estimated useful life of the asset commencing the year the asset is put into service. Estimated useful lives are as follows:

| Capital Assets Categories: | Useful Life Range: |
|---|---|
| Landfill | Consumption of airspace |
| Buildings | 50 years |
| Machinery and Equipment, Vehicle | 8 to 20 years |
| Information Technology Infrastructure | 5 years |
| Engineering Structures | 40 years |
| Utility Systems | 50 years |

An impairment loss is recognized when the carrying amount of a tangible capital asset is not fully recoverable. The loss is measured as the excess carrying amount over its fair value. The fair value is market value or the sum of the undiscounted cash flows expected to result from its use or eventual disposition. Tangible capital assets are tested for impairment when events or changes in the circumstances indicate their recorded value may not be recoverable.

### (k) Debt

Debt is recorded at cost net of principal repayments and adjustments in accordance with the Municipal Finance Authority of BC.

### (l) Asset Retirement Obligations

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 1. SIGNIFICANT ACCOUNTING POLICIES (continued)

### (l) Asset Retirement Obligations (continued)

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. The changes in the liability for the passage of time are recorded as accretion in the Statement of Operations and all other changes are adjusted to the tangible capital asset.

The landfill tangible capital asset is amortized using the units of production method, while the structures tangible capital assets, affected by the asbestos liability, are being amortized along with their respective assets following the amortization accounting policies outlined in Note 2(j).

### (m) Pension Plan

The District of Kitimat and its employees participate in the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined benefit pension plan. Payments in the year are expensed.

### (n) Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported revenue and expenditures of the reporting period. Significant areas requiring the use of estimates include employee benefit plans (E.g.: accrued pension obligations), provision for contingencies (E.g.: environmental, legal, regulatory compliance matters), and valuation of contributed assets and asset life expectancies. Actual results will differ from management's estimates as additional information becomes available. Adjustments, if any, will be reflected in the financial statements in the period a change in estimate is made.

### (o) Future Accounting Changes

PS 1000 Financial Statement Concepts, PS 1100 Financial Statement Objectives and PS 1202 Financial statement presentation will be effective for years beginning on or after April 1, 2026. The new standards will require updated classification of assets and liabilities amongst other changes.

---

## 2. LAND PURCHASE AGREEMENT – Mountainview Square

The land purchase agreement with Rio Tinto Alcan Inc. is without interest and is repayable at 25% of net sale proceeds of the land included in the agreement.

---

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 3. PENSION LIABILITY

The District of Kitimat and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The next valuation will be as at December 31, 2027.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

## 4. LEASE COMMITMENT – 270 City Centre

Premises lease with payments of $12,921/month until March 2028**.**

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 5. DEBT RESERVE FUNDS AND DEMAND NOTES – MUNICIPAL FINANCE AUTHORITY

| | 2024 | 2023 |
|---|---|---|
| Debt reserve fund* | $ 66,263 | $ 64,324 |
| Demand Notes | 103,604 | 103,604 |
| | $169,867 | $167,928 |

* The District of Kitimat issues its debt instruments through the Municipal Finance Authority of BC, (MFA). A portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are held as security against the possibility of default on debt repayment. The deposits are refunded to the District with interest and the demand notes are cancelled if the debt is repaid without default.

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 6. EXPENSES BY OBJECT

| | 2024 | 2023 |
|---|---|---|
| Amortization/loss on disposal of tangible capital assets | $4,678,048 | $4,139,363 |
| Accretion of Asset Retirement Obligation | 680,583 | |
| Contracted Services | 8,685,575 | 10,030,299 |
| Fleet Expenses (net) | 356,989 | 416,668 |
| Grants to Community Organizations | 1,334,055 | 1,371,506 |
| Insurance | 529,567 | 442,669 |
| Materials and Supplies | 2,972,984 | 2,597,197 |
| Other | 3,010,948 | 2,034,568 |
| Professional Service | 407,656 | 348,196 |
| RCMP Contract | 3,452,881 | 2,845,465 |
| Utilities | 1,483,699 | 1,286,365 |
| Wages and Employee Benefits | 24,711,194 | 22,865,474 |
| **TOTAL** | **$52,304,179** | **$48,377,770** |

## 7. ACCOUNTS RECEIVABLE

| | 2024 | 2023 |
|---|---|---|
| Property Taxes | $688,570 | $602,652 |
| Interest Receivable | | 525,952 |
| Employers Health Tax Receivable | 580,000 | |
| GST Receivable | 1,378,935 | 469,560 |
| Regular Trade Receivable | 1,793,303 | 1,484,764 |
| **TOTAL** | **$4,440,808** | **$3,082,928** |

## 8. ACCOUNTS PAYABLE

| | 2024 | 2023 |
|---|---|---|
| Trade Payables | $9,722,174 | $5,485,184 |
| Construction Holdbacks | 632,960 | 5,802,819 |
| Wages Payable | 1,797,019 | 1,677,978 |
| Vacation Payable | 1,746,321 | 1,546,779 |
| **TOTAL** | **$13,898,474** | **$14,512,760** |

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 9. DEFERRED REVENUE

| | 2024 | 2023 |
|---|---|---|
| Gas Tax Agreement | $2,375 | $2,329,299 |
| Insurance Proceeds | $3,500,000 | $0 |
| Other | 2,544,061 | 3,903,388 |
| **TOTAL** | **$6,046,436** | **$6,232,687** |

## 10. NET ASSETS

| | 2024 | 2023 |
|---|---|---|
| Operating Fund Balance (Schedule 2) | $9,866,605 | $10,558,540 |
| Reserve Fund Balance (Schedule 2) | 11,189,849 | 9,502,860 |
| Equity in Tangible Capital Assets (Schedule 1) | 117,465,133 | 110,167,820 |
| | **$138,521,587** | **$130,229,220** |

## 11. ASSET RETIREMENT OBLIGATIONS

| | 2024 | 2023 |
|---|---|---|
| *Unfunded* | | |
| Landfill Closure Accrual | $9,729,681 | $9,492,372 |
| Buildings and pipes | 18,174,275 | 17,731,000 |
| *Funded* | | |
| Landfill Closure Accrual | 1,345,044 | 1,047,477 |
| | **$29,249,000** | **$28,270,849** |

FINAL FOR COUNCIL APPROVAL

**DISTRICT OF KITIMAT**
**DECEMBER 31, 2024**
**NOTES**

## 11. ASSET RETIREMENT OBLIGATIONS (continued)

The District owns and operates several assets that are known to have asbestos and lead paint, which represent a health hazard upon demolition or renovation of the assets. There is a legal obligation to remove and dispose of the hazardous materials. The District also has a legal obligation related to landfill closure and monitoring.

Following the adoption of Public Accounting Standard PS 3280 *Asset Retirement Obligations*, the District recognized an obligation relating to the removal of the hazardous materials in these assets. The transition and recognition of asset retirement obligations involved an accompanying increase to the Land, Buildings, Sewer and Water buildings and Sanitary and Storm Sewer Infrastructure capital assets. This increase in tangible capital assets is amortized on a straight-line basis over the remaining useful life of the related assets.

The estimated future cost of phased closure of the landfill, expected to happen between 2031 and 2045, is $10,539,849.

The District has not discounted their cash flows and uses the prospective method for asset retirement obligations. Under the prospective method, the assumptions used on initial recognition are those as of the date of adoption of the standard.

---

## 12. CONTINGENT LIABILITIES

Third Party Claims

The District has various lawsuits and claims pending. It is the opinion of management that the determination of these claims will not materially affect the financial position or the operating results of the District.

---

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## STATEMENT OF CHANGES IN EQUITY IN TANGIBLE CAPITAL ASSETS

FOR THE YEAR ENDED DECEMBER 31, 2024

**SCHEDULE 1**

| | 2024 | 2023 |
|---|---|---|
| Opening Balance | $ 110,167,820 | $ 95,875,039 |
| Tangible Capital Assets Purchased by Operations | 12,401,444 | 18,187,435 |
| Debenture Debt Repayment | 146,968 | 146,968 |
| Actuarial Additions | 107,534 | 97,741 |
| Accretion of Asset Retirement Obligations | (680,584) | - |
| Amortization/ Loss on disposal of Tangible capital assets | (4,678,049) | (4,139,363) |
| Closing Balance | $ 117,465,133 | $ 110,167,820 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

**STATEMENT OF OPERATING AND RESERVE FUND SURPLUS**
AS AT DECEMBER 31, 2024

**SCHEDULE 2**

| | Balance December 31 2023 | Transfer to/(from) Fund | Balance December 31 2024 |
|---|---|---|---|
| **General Operating Fund** | | | |
| Unappropriated Surplus | $ 2,232,326 | (691,935) | $ 1,540,391 |
| Appropriated Surplus | | | |
| Reserve for Future Expenditures | 3,621,660 | (1,167,407) | 2,454,253 |
| Reserve for Snow Clearing | 400,000 | | 400,000 |
| Large Equipment Reserve | 1,122,181 | 841,196 | 1,963,377 |
| Fire Department Equipment Reserve | 1,396,846 | | 1,396,846 |
| Recreation Equipment Reserve | 180,301 | | 180,301 |
| Computer System/Telephone Reserve | - | | - |
| | 6,720,988 | (326,211) | 6,394,777 |
| | 8,953,314 | - (1,018,146) | 7,935,168 |
| **Water Operating Fund** | | | |
| Unappropriated Surplus | 112,883 | | 112,883 |
| Appropriated Surplus | | | |
| Reserve for Future Expenditures | 10,047 | 326,211 | 336,258 |
| | 10,047 | 326,211 | 336,258 |
| | 122,930 | 326,211 | 449,141 |
| **Sewer Operating Fund** | | | |
| Unappropriated Surplus | 676,670 | | 676,670 |
| Appropriated Surplus | | | |
| Reserve for Future Expenditures | 12,026 | | 12,026 |
| Reserve for Bylaw 1660 | 793,600 | | 793,600 |
| | 805,626 | - | 805,626 |
| | 1,482,296 | - | 1,482,296 |
| **Total Operating Fund Balance** | $ 10,558,540 | (691,935) | $ 9,866,605 |
| **Reserve Fund** | | | |
| Capital Reserve Fund | 6,538,967 | 653,328 | 7,192,295 |
| Growing Communities Fund | 2,241,780 | | 2,241,780 |
| Northern Capital and Planning Fund | 320,857 | (76,703) | 244,154 |
| Ecological Reserve Fund | 350,000 | | 350,000 |
| Cemetery Care Fund | 51,256 | | 51,256 |
| Resource Benefit Alliance Fund | | 1,110,364 | 1,110,364 |
| **Total Reserve Fund Balance** | $ 9,502,860 | 1,686,989 | $ 11,189,849 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## REVENUES

FOR THE YEAR ENDED DECEMBER 31, 2024

**SCHEDULE 3**

| | | 2024 | 2023 |
|---|---|---|---|
| **TAXATION AND GRANTS IN LIEU, NET** | | | |
| Property Taxes | $ | 40,685,047 | 36,541,953 |
| Utility Taxes | | 622,359 | 633,796 |
| Grants in Lieu of Taxes | | 100,484 | 84,578 |
| Collection for Other Authorities | | | |
| Regional Hospital Districts | | 4,225,347 | 3,297,927 |
| Municipal Finance Authority | | 1,703 | 1,335 |
| British Columbia Assessment Authority | | 847,656 | 651,376 |
| Regional District of Kitimat-Stikine | | 992,563 | 867,651 |
| Province of B.C. - School Taxes | | 7,201,004 | 6,074,149 |
| | | 54,676,163 | 48,152,765 |
| Payments to Other Authorities | | (13,268,273) | (10,892,439) |
| | $ | 41,407,890 | 37,260,326 |
| **SALE OF SERVICES, UTILITY RATES** | | | |
| Refuse collection | $ | 1,409,429 | 552,423 |
| Service charges | | 125,255 | 118,150 |
| Recreation Services | | | |
| Arena | | 317,801 | 275,219 |
| Swimming Pool | | 243,452 | 238,118 |
| Community centre | | 398,363 | 447,602 |
| Parks | | 102,647 | 113,234 |
| Water Services | | 76,031 | 95,525 |
| Sewer Services | | 169,806 | 146,776 |
| Miscellaneous Services | | 21,460 | 10,325 |
| | | 2,864,244 | 1,997,372 |
| Utility Rates | | | |
| Water | | 714,168 | 735,735 |
| | | 714,168 | 735,735 |
| | $ | 3,578,412 | 2,733,107 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## REVENUES

FOR THE YEAR ENDED DECEMBER 31, 2024

**SCHEDULE 3**

| | | 2024 | 2023 |
|---|---|---|---|
| **REVENUE FROM OWN SOURCES** | | | |
| Licenses, permits and fees | | | |
| Business | $ | 128,452 | 119,000 |
| Building, plumbing and planning | | 156,460 | 374,049 |
| Commissions PST | | 290 | 134 |
| Dog | | 10,385 | 14,462 |
| Fines | | 208,750 | 343,750 |
| Rents | | 283,987 | 467,138 |
| Interest and tax penalties | | 176,695 | 170,100 |
| Sale of assets | | - | 2,150 |
| Donations | | 3,855,459 | 533,321 |
| | $ | 4,820,478 | 2,024,104 |
| **RETURN ON INVESTMENTS** | | | |
| Operating Funds | $ | 1,464,017 | 1,494,866 |
| Reserve Funds | | 753,054 | 322,156 |
| Actuarial Additions | | 107,533 | 97,741 |
| | $ | 2,324,604 | 1,914,763 |
| **CONTRIBUTIONS - OTHER GOVERNMENTS** | | | |
| Unconditional grants | $ | 568,000 | 503,000 |
| Conditional grants | | 7,897,162 | 18,019,801 |
| | $ | 8,465,162 | 18,522,801 |
| **TOTAL REVENUE** | $ | 60,596,546 | 62,455,101 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2024

**SCHEDULE 4**

| | | 2024 | 2023 |
|---|---|---|---|
| **GENERAL GOVERNMENT** | | | |
| Council | $ | 588,282 | 543,274 |
| Administration | | 5,594,516 | 4,423,064 |
| Buildings | | 398,261 | 459,226 |
| Grants to community organizations | | 1,129,454 | 1,315,751 |
| | $ | 7,710,513 | 6,741,315 |
| **PROTECTIVE SERVICES** | | | |
| Police | $ | 4,330,852 | 3,634,127 |
| Fire | | 5,634,375 | 4,927,065 |
| Emergency measures | | 78,791 | 87,248 |
| Building inspection & bylaw enforcement | | 440,831 | 404,836 |
| Animal control | | 274,728 | 266,197 |
| | $ | 10,759,577 | 9,319,473 |
| **TRANSPORTATION SERVICES** | | | |
| Common Services | | | |
| Administration | $ | 2,350,813 | 1,878,504 |
| Engineering services | | 2,087,039 | 2,170,754 |
| | | 4,437,852 | 4,049,258 |
| Equipment Fleet | | | |
| Operating cost | | 1,114,294 | 1,147,308 |
| Less: equipment rentals | | (1,995,348) | (1,896,150) |
| | | (881,054) | (748,842) |
| Road Transportation | | | |
| Road and walkway maintenance | | 2,663,031 | 2,059,219 |
| Surface drainage and dyke maintenance | | 42,697 | 75,760 |
| Storm sewers | | 113,297 | 107,238 |
| Street cleaning | | 219,970 | 195,836 |
| Snow removal | | 1,587,403 | 1,629,144 |
| Street lights | | 319,719 | 349,866 |
| Traffic lights | | 223,046 | 95,213 |
| Bridges | | 4,073 | 56,821 |
| | | 5,173,236 | 4,569,097 |
| Airpark development | | - | 6,271 |
| Public transit | | 1,154,255 | 891,919 |
| | $ | 1,154,255 | 898,190 |
| | | 9,884,289 | 8,767,703 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2024

**SCHEDULE 4**

| | | 2024 | 2023 |
|---|---|---|---|
| **REFUSE AND WASTE REMOVAL** | | | |
| Collection | $ | 1,298,580 | 885,973 |
| Landfill Services | | 935,635 | 1,175,940 |
| | $ | 2,234,215 | 2,061,913 |
| **WATER AND SEWER** | | | |
| Water | | | |
| Administration | $ | 100,250 | 101,832 |
| Purification and treatment | | 1,178,250 | 987,272 |
| Hydrant Maintenance | | 121,785 | 77,400 |
| Transmission and distribution | | 1,609,239 | 1,042,513 |
| Pumping | | 256,602 | 295,162 |
| | | 3,266,126 | 2,504,179 |
| Sewer | | | |
| Administration | | 122,280 | 183,669 |
| Collection systems | | 199,616 | 627,782 |
| Lift stations | | 209,088 | 214,026 |
| Treatment and disposal | | 225,973 | 204,444 |
| | | 756,957 | 1,229,921 |
| | $ | 4,023,083 | 3,734,100 |
| **PUBLIC HEALTH AND WELFARE** | | | |
| Youth centre | $ | 175,300 | 158,442 |
| Cemetery operation and maintenance | | 199,200 | 211,835 |
| | $ | 374,500 | 370,277 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

## EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2024

**SCHEDULE 4**

| | | 2024 | 2023 |
|---|---|---|---|
| **PLANNING AND ECONOMIC DEVELOPMENT** | | | |
| Planning and zoning | $ | 706,401 | 2,415,617 |
| Economic development | | 895,116 | 1,072,223 |
| | $ | 1,601,517 | 3,487,840 |
| **LEISURE AND CULTURAL SERVICES** | | | |
| Recreation facilities | | | |
| Administration | $ | 625,322 | 599,848 |
| Community centre | | 1,925,985 | 1,640,622 |
| Swimming pool | | 3,393,916 | 2,826,012 |
| Arenas | | 1,621,225 | 2,007,332 |
| Outdoor activities | | 1,446,940 | 1,380,617 |
| | | 9,013,388 | 8,454,431 |
| Cultural Facilities | | | |
| Grant to Kitimat Centennial Museum | | 409,690 | 398,696 |
| Grant to Kitimat Public Library | | 656,587 | 629,300 |
| Grants to Mt. Elizabeth Theatre | | 159,600 | 156,500 |
| | | 1,225,877 | 1,184,496 |
| | $ | 10,239,265 | 9,638,927 |
| **FISCAL SERVICES** | | | |
| Interest on Borrowing | $ | 98,319 | 98,321 |
| Bank charges and exchange | | 20,268 | 18,538 |
| | | 118,587 | 116,859 |
| **ACCRETION OF ASSET RETIREMENT OBLIGATIONS** | | 680,584 | - |
| **AMORTIZATION/LOSS ON DISPOSAL OF ASSETS** | | 4,678,048 | 4,139,363 |
| **TOTAL EXPENSES** | | 52,304,178 | 48,377,770 |

FINAL FOR COUNCIL APPROVAL

# DISTRICT OF KITIMAT

**SCHEDULE OF CHANGES IN LONG TERM DEBT**
For the Year Ended December 31, 2024

**SCHEDULE 5**

| | Interest Rate | Maturity Date | Opening Balance | Principal Payments | Actuarial Addition | Closing Balance |
|---|---|---|---|---|---|---|
| **GENERAL CAPITAL FUND** | | | | | | |
| Sam Lindsay Acquatic Centre | 4.10% | Oct 2029 | 1,112,509 | (96,856) | (70,868) | 944,785 |
| Sam Lindsay Acquatic Centre | 2.24% | Oct 2029 | 575,594 | (50,112) | (36,666) | 488,816 |
| **TOTAL** | | | $1,688,103 | ($146,968) | ($107,534) | $1,433,601 |

Debt Repayments in each of the next five years:

| | PRINCIPAL | INTEREST | TOTAL |
|---|---|---|---|
| 2025 | 146,968 | 98,321 | 245,289 |
| 2026 | 146,968 | 98,321 | 245,289 |
| 2027 | 146,968 | 98,321 | 245,289 |
| 2028 | 146,968 | 98,321 | 245,289 |
| 2029 | 146,968 | 98,321 | 245,289 |
| Total | $734,841 | 491,603 | $1,226,444 |

FINAL FOR COUNCIL APPROVAL

**SCHEDULE OF CHANGES IN TANGIBLE CAPITAL ASSETS AND ACCUMULATED AMORTIZATION**

For the Year Ended December 31,2024

**SCHEDULE 6**

| | | | | | | Engineering Structures | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Land** | **Landfill** | **Buildings** | **Sewer & Water Bld** | **Machinery & Equip** | **Water** | **Sanitary & Storm Sewer** | **Roads** | **Walkways** | **Parking Lots** | **Bridges** | **2024 Total** | **2023 Total** |
| **TANGIBLE CAPITAL ASSETS - COST** | | | | | | | | | | | | | |
| Opening Balance | $ 6,577,065 | $ 9,492,372 | $ 41,217,810 | $ 8,460,731 | $ 27,407,660 | $ 3,316,865 | $ 15,269,642 | $ 9,287,786 | $ 8,547,497 | $ 4,156,285 | $ 56,447,834 | $ 190,181,547 | $ 144,982,378 |
| Add: Additions | $ 85,766 | | $ 1,101,999 | $ 4,438,598 | $ 4,532,770 | | | $ 525,380 | $ 354,155 | | $ 1,232,494 | $ 12,271,162 | $ 15,365,705 |
| Less: Disposals | | | | | $ (486,013) | | | $ (42,400) | | | | $ (528,413) | $ (211,636) |
| Add: Work-in-Progress | | | $ 56,934 | | $ 73,348 | | | | | | | $ 130,282 | $ 2,821,730 |
| Add: Asset Retirement Obligation | | | | | | | | | | | | | $ 27,223,372 |
| Closing Balance | $ 6,662,831 | $ 9,492,372 | $ 42,376,743 | $ 12,899,329 | $ 31,527,765 | $ 3,316,865 | $ 15,269,642 | $ 9,770,766 | $ 8,901,652 | $ 4,156,285 | $ 57,680,328 | $ 202,054,578 | $ 190,181,549 |
| **ACCUMULATED AMORTIZATION** | | | | | | | | | | | | | |
| Opening Balance | $ - | $ - | $ 16,353,397 | $ 2,880,262 | $ 13,788,831 | $ 1,700,399 | $ 2,484,169 | $ 5,942,744 | $ 2,960,343 | $ 3,403,921 | $ 1,025,380 | $ 50,539,446 | $ 46,611,719 |
| Add: Amortization | | | $ 824,467 | $ 253,243 | $ 1,819,733 | $ 61,053 | $ 291,715 | $ 146,429 | $ 207,281 | $ 71,983 | $ 960,805 | $ 4,636,709 | $ 5,051,431 |
| Less: Acc. Amortization on Disposals | | | | | $ (486,013) | | | $ (1,060) | | | | $ (487,073) | $ (1,123,704) |
| Closing Balance | $ - | $ - | $ 17,177,864 | $ 3,133,505 | $ 15,122,551 | $ 1,761,452 | $ 2,775,884 | $ 6,088,113 | $ 3,167,624 | $ 3,475,904 | $ 1,986,185 | $ 54,689,082 | $ 50,539,446 |
| **Net Book Value for year ended December 31, 2024** | **$ 6,662,831** | **$ 9,492,372** | **$ 25,198,879** | **$ 9,765,824** | **$ 16,405,214** | **$ 1,555,413** | **$ 12,493,758** | **$ 3,682,653** | **$ 5,734,028** | **$ 680,381** | **$ 55,694,143** | **$ 147,365,496** | **$ -** |
| Net Book Value,year ended December 31, 2023 | $ 6,577,065 | $ 9,492,372 | $ 24,864,413 | $ 5,580,469 | $ 13,618,829 | $ 1,616,466 | $ 12,785,473 | $ 3,345,042 | $ 5,587,154 | $ 752,364 | $ 55,422,454 | $ - | $ 139,642,103 |

FINAL FOR COUNCIL APPROVAL