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 TUESDAY, SEPTEMBER 8, 2026
FOLLOWING THE PUBLIC HEARING 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**
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	Minutes, August 17, 2026, Regular Meeting of Council
Page	11	7.2	September Registry of Observances
Page	13	7.3	For Information Only Report, Development Permit Application Boni-Madison Architects and Northern Health on behalf of Kitimat Valley Housing Society 2 Loganberry Avenue (7.8.3.179)
Page	51	7.4	For Information Only Report, Post-Compost Give-away Event Update (6.4.0.8)
Page	55	7.5	Correspondence, letter dated August 12, 2026, from Minister Dix, regarding the Local Government Climate Action Program.
Page	57	7.6	Correspondence, letter dated August 31, 2026, from Minister Parmar regarding the Wedeene Forest Service Road
Page	65	7.7	Correspondence, letter dated August 27, 2026, from Cedar LNG regarding an amendment to a proposed powerline right of way.
Page	71	7.8	Correspondence, email dated September 3, 2026, from D. Ryan requesting facilities be lit blue for September.

8. **Notice of Motions**

Page	73	8.1	Notice of Motion Councillor Martins Relocation of Service BC (1.1.2.0)

9. **Bylaws**

Page	75	9.1	For consideration of adoption, Property Standards and Nuisance Bylaw No 2100, 2026 (8.3.3)
Page	83	9.2	For consideration of adoption, Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026 (8.3.3)
Page	89	9.3	For consideration of third reading, Riverbrook Estates, 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 (7.5.3.159.1, 7.5.3.159.2, and 7.5.3.159.3)

Page 191 9.4 For consideration of first, second and third reading, District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026 (1.1.2.9)

10. Reports and/or Communications

Page 199 10.1 2027 Northern Development Initiative Trust (NDIT) Business Façade Improvement Grant (5.9.2.1)

11. New Business

12. Council Reports

13. Questions and Answers

Move to Closed Meeting of Council

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

- Section 90(1)(e) Acquisition, disposition or expropriation of land
- Section 90(1)(k) Municipal service
- Section 90(1)(o) The consideration of others attending a closed meeting

Reconvene and Adjourn Regular Meeting of Council

Present:	Mayor	P. Germuth
Present:	Councillors	E. Empinado, M. Feldhoff, G. Pitzel
	Via WebEx	G. Leibel, T. Marleau (in at 7:32 p.m.), M. Martins
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
		A. Spracklin, GIS Technician
		D. Sanghera, Director of Leisure Services
	Via WebEx	R. Beaudry, Director of Planning
	Via WebEx	W. Tenshak, Director of Economic Development

1. Call to Order

Mayor Germuth called the August 17, 2026, Regular Meeting of Council to order at 7:00 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. Skate Park Advocates

Kodiak Customs representatives, Alex Srdyka, in person, and Jessy Brown, via Web Ex, shared a presentation with Council on the existing Nechako skate park and provided Council with feedback and the existing park and requested future improvements of the recreation infrastructure.

Council asked questions of the delegation.

4. Public Input / Questions on Agenda Items

Mayor Germuth called for public input on agenda items.

Finlay Sinclair, of PlanIt First Consultants, provided comments virtually on Item 10.2 Zoning Amendment Application District Lot 159, PlanIt First Consultants on behalf of Kitimat Heights (Northern Life Group) Properties.

Council asked question of Finlay Sinclair regarding the proposed zoning amendment for Kitimat Heights.

Councillor Marleau joined the meeting at 7:32 via WebEx

Mayor Germuth called for public input on agenda items.

There were no further comments from the public.

5. Media Inquiries - For Clarification Only

Mayor Germuth called for media inquiries on agenda items.

There were no media inquiries.

6. Call for New Business / Adoption of the Agenda

Councillor Martins requested that Item 7.1, Delegation Notice, Skate Park Advocates be moved to New Business.

Councillor Martins requested that Item 7.6, September Registry of Observances be moved to New Business.

Councillor Martins requested that Item 7.9 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. be moved to New Business.

Councillor Martins requested that Item 7.10, Correspondence, letter dated July 20, 2026, from LNG Canada regarding their June 22, 2026, delegation to Council, be moved to New Business.

Councillor Leibel requested that Item 7.11, Correspondence, letter dated July 27 from Tamitik Status of Women regarding light up purple for month of August, be moved to New Business.

Moved and seconded,
THAT Council receive the supplemental information and adopt the August 17, 2026, Regular Agenda as amended.

Motion Carried Unanimously
Motion: R26-262

7. Consent Agenda

Moved and seconded,
THAT the Consent Agenda for July 20, 2026, be approved as amended.

Motion Carried Unanimously
Motion: R26-263

All correspondence was received and filed.

The following Council meeting minutes were adopted:

Special Meeting of Council, July 13, 2026
Regular Meeting of Council, July 20, 2026

8. Notice of Motion

There were no Notice of Motions.

9. Bylaws

9.1. Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026

Moved and seconded,
THAT the Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026, be adopted.

Motion Carried Unanimously
Motion: R26-264
Leisure Services Fees and Charges Amendment Bylaw No. 2099, 2026 (4.2.4)

9.2. Property Standards and Nuisance Bylaw No. 2100, 2026

Moved and seconded,
THAT Property Standards and Nuisance Bylaw No. 2100, 2026 be given first, second and third readings.

Amendment

Moved and seconded
THAT the Property Standards and Nuisances Bylaw No 2100, 2026, be amended to set the fine at $250 and early fine payment at $200.

Amendment Carried Unanimously
Motion: R26-265
Property Standards and Nuisance Bylaw No 2100, 2026 (8.3.3)

Main Motion, as amended, was voted on with the final wording being as follows:

THAT the Property Standards and Nuisance Bylaw No 2100, 2026, as amended, receive first, second and third readings.

In favour: Mayor Germuth, Councillors Empinado, Feldhoff, Leibel, Marleau and Martins
Opposed: Councillor Pitzel
Motion **Carried**
Motion: R26-266
Property Standards and Nuisance Bylaw No 2100, 2026 (8.3.3)

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

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

Motion Carried Unanimously
Motion: R26-267
Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026 (8.3.3)

10. Reports and/or Communications

10.1. LNG Canada Eco Depot Contribution

Moved and seconded,
THAT the LNG Canada sponsorship contribution in the amount of $5 million for an Eco Depot be approved.

Motion Carried Unanimously
Motion: R26-268
LNG Canada Eco Depot Contribution (5.12.1)

10.2. Zoning Amendment Application District Lot 159, PlanIt First Consultants on behalf of Kitimat Heights (Northern Life Group) Properties Ltd

Moved and seconded,
THAT staff be directed to process the Zoning Amendment application by PlanIt First Consultants on behalf of Kitimat Heights (Northern Life Group) Properties Ltd., dated July 7, 2026, for a portion of the property at District Lot 6159.

Motion Carried Unanimously
Motion: R26-269
Zoning Amendment Application – District Lot 6159, PlanIt First Consultants on behalf of Kitimat Heights (Northern Life Group) Properties Ltd. (7.5.3.171)

10.3. PacifiCan Build Communities Strong Fund – Local Impact Stream Grant Application

Moved and seconded,
THAT the District of Kitimat submits a grant application to PacifiCan's Build Communities Strong Fund, Local Impact Stream, for the Heat Pump Replacement Project for the Sam Lindsay Aquatic Centre;

AND THAT a letter of support be written for the application to PacifiCan's Build Communities Strong Fund, Local Impact Stream.

Motion Carried Unanimously
Motion: R26-270
PacifiCan Build Communities Strong Fund – Local Impact Stream Grant Application (4.2.8)

10.4. Permissive Property Tax Exemption Policy

Moved and seconded,
THAT Council approve the attached Permissive Property Tax Exemption Policy.

Motion Carried Unanimously
Motion: R26-271
Permissive Tax Exemption Policy (2.8.3.1)

10.5. Airport Transportation Subsidy Program

Moved and seconded,
THAT the Airport Transportation Subsidy Program Policy be approved.

Motion Carried Unanimously
Motion: R26-272
Airport Transportation Subsidy Program (9.1.7)

10.6. Costs Associated with Pre-Care, Post-Care and Lunch Bunch Care for Summer Programs and Potential Subsidy Options

Moved and seconded,
THAT the August 7, 2026, report on the Costs Associated with Pre-Care, Post-Care, and Lunch Bunch for Summer Programs & Potential Subsidy Options be received for information.

In favour: Mayor Germuth, Councillors Empinado, Feldhoff, Marleau and Pitzel
Opposed: Councillors Leibel and Martins
Motion **Carried**
Motion R26-273
Costs Associated with Pre-Care, Post-Care and Lunch Bunch Care for Summer Programs and Potential Subsidy Options (4.7.1.5)

10.7. Compost Available to the Public

Moved and seconded,
THAT the Way Less Waste initiative to hold a two-day event to give back compost to the community and provide compost facility tours be approved.

Motion Carried Unanimously
Motion: R26-274
Compost Available to the Public (6.4.0.8)

11. New Business

11.1. Delegation Notice, Skate Park Advocates

Moved and seconded,
THAT the skate park revitalization feasibility study be referred to the 2027 budget.

Motion Carried Unanimously
Motion: R26-275
Delegation Notice, Skate Park Advocates (1.1.2.1.1 / 2.10.3.1)

11.2. September Registry of Observances

Moved and seconded,
THAT International Literacy Day, September 8, be added to the September Registry of Observances.

Motion Carried Unanimously
Motion: R26-276
September Registry of Observances

11.3. 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

Moved and seconded,
THAT the District illuminate Tamitik Arena purple on September 8 to recognize International Literacy Day.

Motion Carried Unanimously
Motion: R26-277
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

11.4. Correspondence, letter dated July 20, 2026, from LNG Canada regarding their June 22, 2026, delegation to Council

Moved and seconded,
THAT correspondence, letter dated July 20, 2026, from LNG Canada regarding their June 22, 2026, delegation to Council be received for information.

Motion Carried Unanimously
Motion: R26-278
Correspondence, letter dated July 20, 2026, from LNG Canada regarding their June 22, 2026, delegation to Council, be moved to New Business

11.5. Correspondence, letter dated July 27 from Tamitik Status of Women regarding light up purple for month of August, be moved to New Business

Moved and seconded,
THAT the District illuminate Tamitik Arena purple to formally recognize Overdose Awareness Month for the remainder of August.

Motion Carried Unanimously
Motion: R26-279
Correspondence, letter dated July 27 from Tamitik Status of Women regarding light up purple for month of August, be moved to New Business

12. Council Reports

Councillors Empinado, 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, disposition or expropriation of land*
- *Section 90(1)(g) Litigation or potential litigation*
- *Section 90(1)(i) Legal advice*
- *Section 90(1)(k) Municipal services*
- *Section 90(1)(o) The consideration of others attending a closed meeting*

Motion Carried Unanimously
Motion: R26-280

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

The Regular Meeting of Council reconvened at 10:40 p.m.

Adjournment

Moved and seconded,
THAT the August 17, 2026, Regular Meeting of Council be adjourned.

Motion Carried Unanimously
Motion: R26-281

The Regular Meeting of Council adjourned at 10:40 p.m.

CERTIFIED TRUE AND CORRECT COPY of
the minutes of the Regular Meeting of Council
held Monday, August 17, 2026.

Phil Germuth
Mayor

Tracy Tavares
Corporate Officer

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REGISTRY OF OBSERVANCES
September 2026

OBSERVANCE	DATE	SPONSOR
International Literacy Day*	September 8	Kitimat Community Services Society
Rail Safety Week	September 21-27	CN Rail with Operation Lifesaver Canada
National Day of Truth and Reconciliation*	September 30	Government of Canada
**District of Kitimat municipal facilities will be lit purple on September 8, 2026 per motion R26-278.* *District of Kitimat municipal facilities will be lit blue and white for the month of September.* **District of Kitimat municipal facilities will be lit orange for National Day of Truth and Reconciliation as per policy P-30 Proclamation and Flag Requests.*		

OBSERVANCE	DATE	ACTION
Firefighters National Memorial Day* (Second Sunday in September)	September 13	Half-Masting
Police and Peace Officers National Memorial Day* (Last Sunday in September)	September 27	Half-Masting
National Day for Truth and Reconciliation*	September 30	Half-Masting
**All District of Kitimat facility flags will be flown at half-mast per policy P-30, Proclamation and Flag Requests.*		

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COUNCIL REPORT For Information Only

Date: August 27, 2026

File: 7.8.3.179

To: Warren Waycheshen, CAO - for Mayor and Council

From: Ryan Beaudry, Director of Planning

Re: Development Permit Application
Applicant: Boni-Maddison Architects and Northern Health (on behalf of Kitimat Valley Housing Society)
Location: 2 Loganberry Avenue

Recommendation:

Action: No action is required by Council.

Background:

On August 18, 2026, the District of Kitimat received a Development Permit (DP) application for a property in the Intensive and Multi-Family Residential Development Permit Area (DPA) at 2 Loganberry Avenue. The application, site plan, and other supporting details are included in **Attachment A**.

1. Summary of Proposal

The application is to authorize the proposed form and character of a supportive living dementia care home to be constructed and operated by Northern Health on a portion of the property at 2 Loganberry Avenue. The applicable area of the subject property is approximately 0.8 hectares in size and is shown in purple hatching on the location map in Attachment A. This portion of 2 Loganberry Avenue is in the process of being subdivided and transferred by the current property owner, Kitimat Valley Housing Society, to Northern Health for the proposed project.

The proposed development consists of 12 residential units/bedrooms and shared indoor and outdoor amenity spaces, as well as associated site improvements including landscaping and vehicle access, circulation and parking areas. Further detail about the project is provided in the drawings included in the application package in Attachment A.

2. Process

Sections 4.3.7 and 4.3.8 of the Official Community Plan (OCP) require that a DP be obtained by the proponent. The proposal triggers a DP because it meets specified criteria in section 4.3.8 and is not subject to any exemptions in section 4.3.9 of the OCP.

DP Guidelines for projects in the Intensive and Multi-Family Residential DPA are contained in section 4.3.10 of the OCP. Staff will evaluate the application in accordance with the applicable guidelines and present a recommendation for Council's consideration in a subsequent report to Council when the DP application is brought forward for a decision, tentatively September 28, 2026.

3. Internal Referrals

As part of processing the DP application, staff will seek input from internal departments such as Engineering, Public Works, Fire, and Building. A summary of internal input received will be included in a subsequent report to Council when the DP application is brought forward for a decision, tentatively scheduled for September 28, 2026.

4. Advisory Planning Commission

In accordance with the Advisory Planning Commission (APC) Policy A-16 and Section 1.6.2.2 of the *Kitimat Municipal Code,* DP applications are to be referred to the APC for review and a recommendation to Council unless Council identifies otherwise by resolution. Staff have tentatively scheduled an APC meeting for September 10, 2026, for the APC members to review and provide input on this application.

5. Public Notice

A public notice that describes the application will be mailed to property owners and tenants located within 90 metres of the subject property in accordance with section 9.2.2.23(c) of the *Kitimat Municipal Code (*see buffer map in **Attachment B**). The public notice will also be posted to the District's Public Notice Posting Places (bulletin boards and website) and posted on Get Involved Kitimat for two consecutive weeks.

Alternative Options:

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

   THAT the Development Permit Application – 2 Loganberry Avenue report dated August 27, 2026, be removed from the Consent Agenda and added to New Business.

   During new business, if Council does not wish this application to be referred to the APC, the following motion is offered for Council consideration:

   THAT the Development Permit application from Boni-Maddison Architects and Northern Health dated August 18, 2026, for the property at 2 Loganberry Avenue, not be referred to the Advisory Planning Commission.

   During new business, if Council wishes to direct staff to not process the Development Permit application in its current form, reasons and advice must be included on how the application is to be changed to be able to satisfy Council's interpretation of the applicable guidelines for the Intensive and Multi-Family Residential Development Permit Area in section 4.3.10 of the OCP.

2. Another option as developed through discussion of Council.

Budget Implications:

There are no budget implications associated with this report.

"SLT"

Director of Finance Initials

Budgeted: **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)
Priority 2 – Housing
Action 3 – Support Kitimat Valley Housing Society's Dementia Care Home

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
Action 18 - Advocate to Northern Health for additional assisted living and long-term care facilities in Kitimat.

Kitimat Age-Friendly Assessment Report and Action Plan
Action 3.2 – Develop a dementia village and care facility

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)
4.3.7 - All lands in the Kildala, Nechako, Strawberry Meadows and Whitesail (including Forest Hills Heights) neighbourhoods are designated as a Development Permit Area pursuant to Sections 488(1)(e) and (f) of the Local Government Act. This designation is to enhance the quality of development and to ensure that multiple family residential housing fits appropriately within what are presently predominantly one-family and two-family low-intensity neighbourhoods.

Solid Waste Action Plan
Not Considered

Water Conservation Plan
Not Considered

BC Transit Future Services Plan
Not Considered

Economic Development Strategic Plan (2023-2029)
5.6.3 - Continue to support efforts of the Kitimat Health Advocacy group, the Kitimat General Hospital Foundation and the Kitimat Valley Housing Society project for dementia residents to completion.

Downtown Concept Plan
Not Considered

"Ryan Beaudry"

Prepared and Submitted by
Ryan Beaudry, Director of Planning

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A - Application, site plan and supporting documents
B - Location map with 90 metre buffer

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Development Permit Application

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

Central File #: 7.8.3.179

APPLICANT INFORMATION

Full Name: 1) Boni-Maddison Architects (2) Northern Health

Mailing Address: 1) 3732 W. Broadway, Vancouver, BC 2) 300-299 Victoria St, Prince George, BC Postal Code: 1) V6R 2C1 2) V2L 5B8

Phone: 1) 604-688-5894 x4 2) 250-645-8737 Cell: _____ E-mail: 1) nadine@bonimaddison.com 2) Michael.Hoefer@northernhealth.ca

OWNER INFORMATION *(if different from above)*

Full Name: Kitimat Valley Housing Society

Mailing Address: 920 Lahakas Boulevard South Postal Code: V8C 2S3

Phone: [redacted] Cell: _____ E-mail: kvhspresident@gmail.com

PROPERY INFORMATION

Civic Address(es): 2 Loganberry Ave, Kitimat BC V8C 0A1

Legal Description(s): Part of Lot A DL 6025 & 6032 Range 5 Coast Dist. PL EPP80286

Parcel Identifier(s): 030616417

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

Zoning (*Kitimat Municipal Code*): R5-A

Lot Size (m²/ha/acre): 8210sm (0.821ha)

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.

12 Bed Dementia Care Supportive Living, common living amenities, outdoor garden area LEED Gold, single storey.

DEVELOPMENT PERMIT AREAS *(check all that apply)*

- [ ] Downtown Revitalization Area
- [ ] Highway Gateway Revitalization Area
- [X] Intensive & Multi-Family Residential
- [ ] Environmentally Sensitive & Hazard Areas

LANDSCAPING INFORMATION

Describe the changes or improvements to landscaping, including estimated landscaping costs.
Site will include a garden for the residents comprised of local drought resistant plants.

Landscape will include a mix of trees, shrubs, and plants.

SIGNAGE INFORMATION

Are you making any changes to signage? Yes [X] No [ ]

If yes, please specify approximate sign height, area, and location. Front entrance sign with building name and number. Approximatly 4'x8'. Exact Signage TBD

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.

Applicant or Authorized Representative	Signature	Date
1) Nadine Beaulieu Architect AIBC 2) Mike Hoefer, ED, CP, FO and L	N Beaulieu	1) July 31, 2026 2) August 6, 2026

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.

Applicant or Authorized Representative	Signature	Date
Fernanda Fontes KUHS President		Aug 24/26

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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.	Submitted August 17, 2026	1	RB
Application Fee	Application fee paid and receipt provided.	Paid August 18, 2026	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

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.		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.		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.		1	RB
Exterior Building Materials	Proposed building materials and colours.		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)	600	8211.98
Min. Lot Frontage (metres)	18	68.67
Max. Lot Coverage (%)	25	12
Max. Gross Floor Area (m^2)	4105.99	996.51
Max. Floor Area Ratio (FAR)	0.5	0.12
Number of Buildings/Structures		2
Type of Buildings/Structures	rest home, seniors, care	rest home, care
Max. Building Height (metres)	9	8m
Building(s) Setbacks (metres)- Front, Side, Side, Rear	4.5, 1.8, 1.8, 7.5	16.32, 26.47, 15.54, 48.31
Drive Aisle Width (metres)		7.32
Min. Off-Street Parking	4	8
Max. Access Width		

KITIMAT DEMENTIA CARE HOME

100 Loganberry Dr, District of Kitimat, BC*

Part of Lot A, District Lots 6025 and 6032, Range 5, Coast District, Plan EPP 80286

*civic address to be confirmed

CLIENT: Northern Health Authority
Northern Health Regional OfficeSuite 600,
299 Victoria St.Prince George BC V2L 5B8
CONTACT: KATHERINE TURNER
E: Katherine.Turner@northernhealth.ca
T: 250.645.8745
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CONTACt: NADINE BEAULIEU
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Structural Engineer: Aspect Structural Engineers
101-190 West 3rd Ave, Vancouver, BC V5Y 1E9

TEL: 604-762-7844 x 812 CEL: 604-334-8812
CONTACT: TODD WERNHAM
E: todd@aspectengineers.com

Mehrdad Jahangiri
Phone: 604-762-7844
mehrdad@aspectengineers.com

Mechanical and Electrical Engineer: Smith + Andersen Engineers
300-6400 Roberts St, Burnaby BC V5G 4C9

Sarah Hughes (MECH)
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Ryan Ketler (MECH)
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STEVEN HUZZEY (ELEC)
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Energy Modelling / Sustainability & LEED: Footprint
300-6400 Roberts St, Burnaby BC V5G 4C9

CONTACT ENERGY: STEVEN SOOKDEO
EMAIL: Steven.Sookdeo@sa-footprint.com
T: 780 229 0534

CONTACT LEED: CHRISTINA MICHAYLUK
EMAIL: Christina.Michayluk@sa-footprint.com
T: 403-351-4089

Civil and Geotechnical Engineer, Landscape Architect:
WSP Canada Inc
#100 – 989 McGill Place Kamloops, BC V2C 6N9 Canada

CONTACT: Marisa Loude (Geotech)
T: 250-950-5500
E: Marisa.Loude@wsp.com

CONTACT: AAMIR AHMAD (CIVIL)
T: 250.314.2981 C: 250.299.3354
E: Aamir.Ahmad@wsp.com

CONTACT: ROBERT FERSHAU (LANDSCAPE)
T: 250-469-7744 C: 250-826-5583
E: Robert.Fershau@wsp.com

ZONING

Residential Home for people with Dementia and Staff (12 beds).

Zoning: Current Zoning R-5A, no rezoning sought
Permitted Use: Rest Home, Senior Citizens Housing

	REQUIRED	PROVIDED
Min Lot Area Req'd:	600sm (6458.35sf)	8211.98sm (88,393 sqft)
Lot Frontage Req'd:	18m (59.05ft)	68.67m (225.29ft)
Building Area:		1013.11sm (10 905.02 sqft)
Floor Area:		996.51sm(10 726.32sqft)
Lot Coverage Max:	25%	12%
Floor Area Ratio Max:	0.5	0.12
Building Height Max:	9m	8m
Setbacks		
Front yard Min:	4.5m (14.75ft)	16.33m (53.57ft)
Side Yard Min (E):	1.8m (5.91ft)	26.49m (86.90ft)
Side Yard Min (W):	1.8m (5.91ft)	13.12m (43.04ft)
Rear Yard Min:	7.5m (24.61ft)	49.98m (164.04ft)

Crawl Space Area = 841.45sm (2760.66sf)(low ceiling)
Mechanical Room (below grade) = 155.58sm (509.12sf)
*Crawl Space Area not included in GFA calcs.
Accessory Buildings
Garbage = 31.40sm (99.73) sqft

Parking Info:

One parking space with unrestricted access to a highway is required for every three beds in a welfare/rest home.

	REQUIRED	PROVIDED
Parking	4	4 Stalls reserved for Staff 4 Stalls for Visitors 1 Accessible Stall

9 Parking Space Total

Code Analysis BCBC 2024

CONSTRUCTION ARTICLE:

3.2.2.45. Group B3, up to 2 Storeys, Sprinklered

Building Height: max. 2 Storeys

Building Area: max. 2400sq.m if 1 Storey

Construction: **combustible** or non-combustable permitted used single or in combination

Floor Assemblies: FFR 45min.

Loadbearing: FRR45min.

Occupant load:

ROOM NUMBER	ROOM NAME	AREA	AREA/PERSON	CALCULATED NUMBER OF OCCUPANTS	OCCUPANT LOAD	
102		13.89 sq m	9.3	1.493	2	
104		11.73 sq m	9.3	1.262	2	
107		10.21 sq m	4.6	2.221	3	
111		26.54 sq m	1.2	22.118	23	
112		34.93 sq m	1.85	18.883	19	
113		40.59 sq m	1.85	21.942	22	
114		21.61 sq m	1.85	11.679	12	
122		15.08 sq m	9.3	1.622	2	
123		23.77 sq m	46	0.517	1	
125		8.95 sq m	46	0.195	1	
126		11.47 sq m	46	0.249	1	
SUITES	SUITES 1-12	N/A	2 PERSONS PER SUITE	24	24	
				TOTAL OL	112	
CIRCLUATION/WASHROOMS/STAFF AREAS/RESIDENT ONLY AREAS ARE NOT INCLUDED IN AREA OCCUPANT LOADS						

3.4.2.5
1) c) 45m Exiting distance max.

3.4.3.2
2) 18.4mm/person * 123 persons = 2060.8mm
2 exits provided @ 1219mm each = total 2438.4mm

3.3.3.3.
3)b) corridors 1650mm wide

3.3.3.4
1) 815mm clear door width

3.3.3.5.
2) fire compartments no more than 1000sm
4) fire separation of compartments 1hr FRR
6) travel distance to exit or ajoining fire compartment - 45m max.
8) fire speparations but no FRR between sleeping rooms and floor area

Sprinklered

3.2.4.1
1) Fire Alarm required.

3.2.4.11
1) Smoke Detectors required in sleeping rooms, corridors, common areas, and smoke detectors shall shal notify staff of activation and identify the location.

3.2.4.19
Fire alarm visible signals required in hall

3.2.5.13
No combustable sprinkler piping allowed

3.3.1.5 -B
Sleeping rooms max area 100sm

Drawing List

ARCHITECTURAL

A0.00 COVER SHEET
A0.01 ASSEMBLIES
A0.02 DOOR SCHEDULES
A0.03 WINDOW SCHEDULES & GARBAGE ENCLOSURE
A0.04 ROOM FINISHES

A1.01 SITE SURVEY
A1.02 SITE PLAN

A2.01 MAIN FLOOR PLAN
A2.02 CRAWL SPACE PLAN
A2.03 REFLECTED CEILING PLAN
A2.04 ROOF PLAN
A2.05 FLOOR FINISH PLAN
A3.01 ELEVATIONS 1
A3.02 ELEVATIONS 2
A3.03 SECTIONS
A3.04 SECTIONS
A3.05 UNIT PLAN
A3.06 INTERIOR ELEVATIONS
A3.07 INTERIOR ELEVATIONS
A3.08 INTERIOR ELEVATIONS
A3.09 INTERIOR ELEVATIONS
A3.10 INTERIOR ELEVATIONS
A3.11 INTERIOR ELEVATIONS
A3.12 BUS SHELTER PLAN & DETAIL
A3.13 MECH. RM BASEMENT PLAN & DETAIL
A4.01 FRR PLAN-MAIN FLOOR
A4.02. FRR PLAN-CRAWLSPACE

PROJECT MANUAL #1

ARCHITECTURAL DETAILS

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REGISTERED ARCHITECT
ANTHONY L. BONI
2026-08-17
BRITISH COLUMBIA

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Architects

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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
COVER SHEET

DRAWN: CM/NB	DRAWING Nº: A0.00	
SCALE: AS NOTED		
JOB Nº: 18-10		
DATE: SEPT 2024	REV. Nº:	



1 OVERALL SITE PLAN
Scale: 1" = 50'-0"

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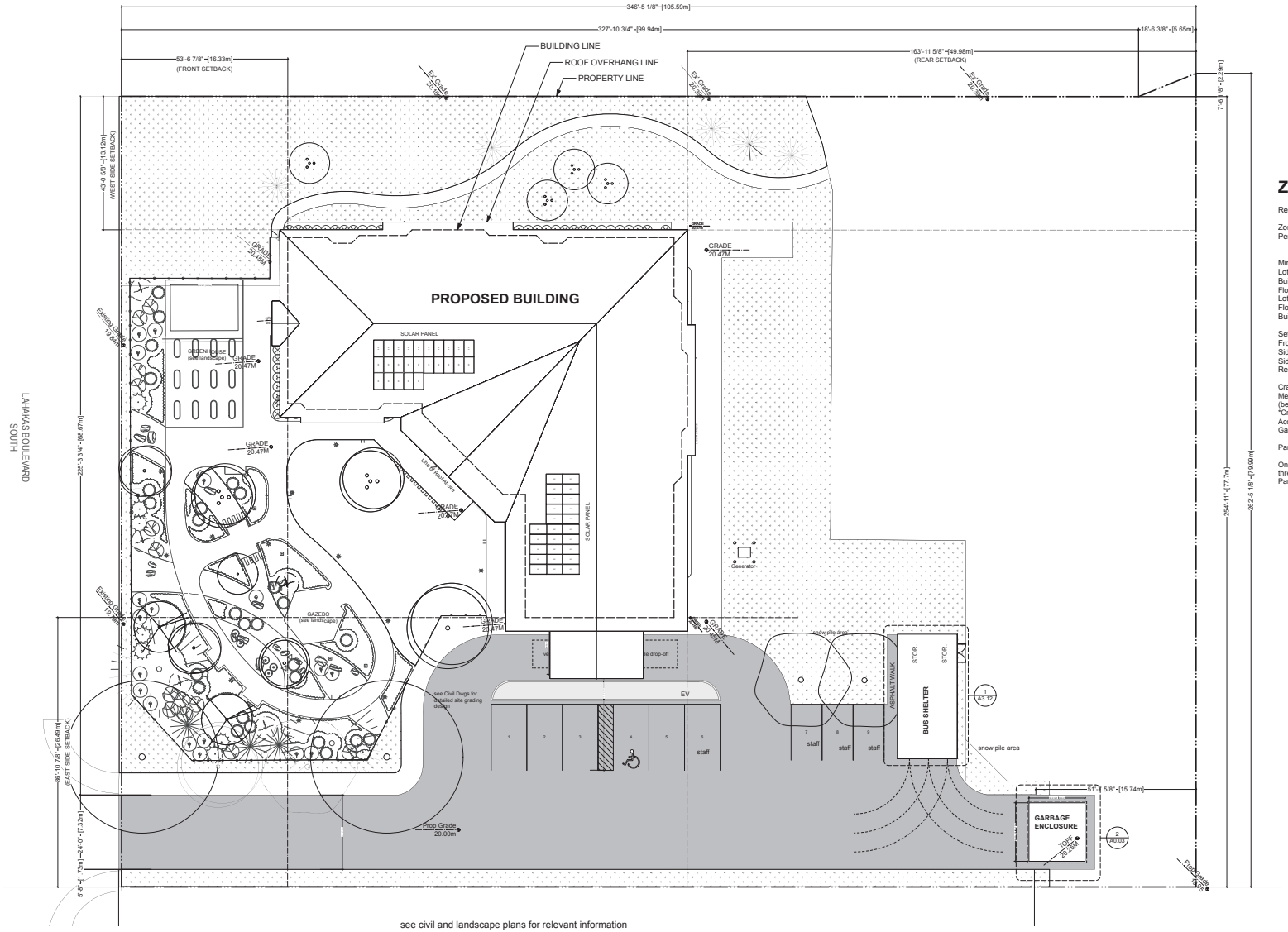
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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
SITE SURVEY

DRAWN: CM/NB	DRAWING N°: A1.01
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:



1 SITE PLAN
Scale: 1/16" = 1'-0"

see civil and landscape plans for relevant information

ZONING

Residential Home for people with Dementia and Staff (12 beds).

Zoning: Current Zoning R-5A, no rezoning sought
Permitted Use: Rest Home, Senior Citizens Housing

	REQUIRED	PROVIDED
Min Lot Area Req'd:	600sm (6458.35sf)	8211.98sm (88,393 sqft)
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(below grade)
*Crawl Space Area not included in GFA calcs.
Accessory Buildings
Garbage = 31.40sm (99.73) sqft

Parking Info:

One parking space with unrestricted access to a highway is required for every three beds in a welfare/rest home.

Parking	REQUIRED	PROVIDED
	4	4 Stalls reserved for Staff 4 Stalls for Visitors 1 Accessible Stall
		9 Parking Space Total

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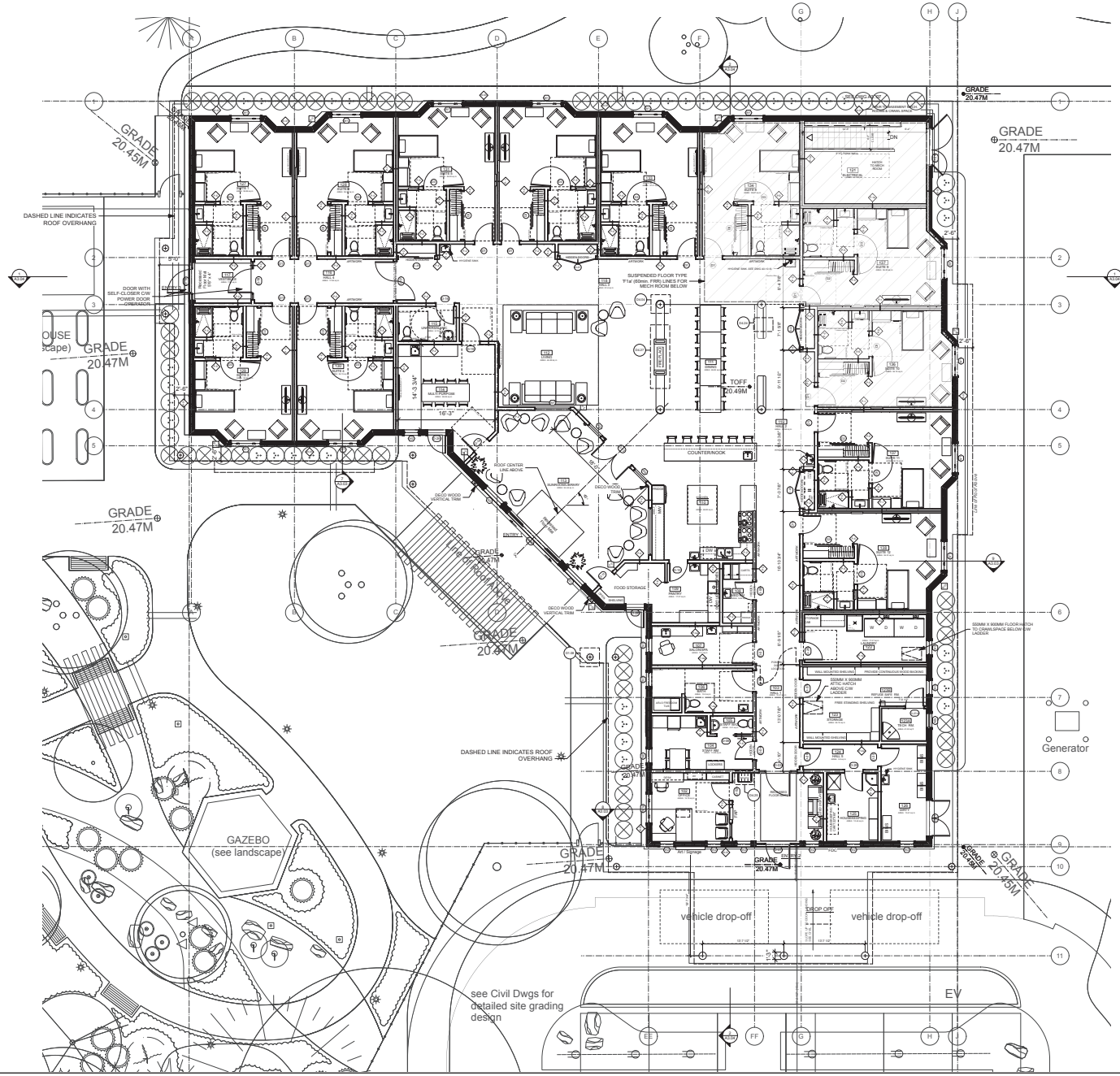
REGISTERED ARCHITECT ANTHONY L. BONI BRITISH COLUMBIA
2026-08-17

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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
SITE PLAN

DRAWN: CM/NB	DRAWING N°: A1.02
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:



1 MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"

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BRITISH COLUMBIA
2026-08-17

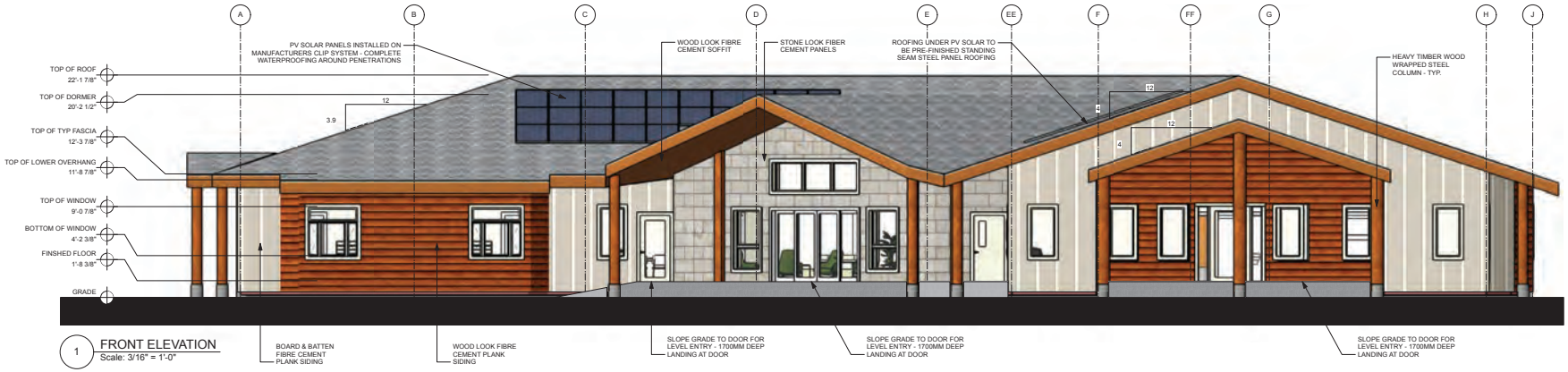
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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
MAIN FLOOR PLAN

DRAWN: CM/NB/RB	DRAWING N°: A2.01
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:

*** Elevations are to District of Kitimat Datum (Geodetic +3.39m, see Civil Dwgs)**



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"

Exterior Finishes Schedule

Wall Cladding

Fibre-cement Vertical Board and Batten Siding - "Cobblestone" Hardie
Fibre-cement Horizontal Siding - "Old Cherry" Woodtone
Fiber-cement Stone Look Panel Siding - Masonary Series "Autumn Brown" Nichiha

Roof Materials

Low Slope Asphalt Shingle Roof
Prefinished Metal Fascia and Flashings
Fiber Cement Timber-Look Fascia

Accessories / Misc.

Concrete-faced Insulation Panels
Painted Fibre-cement Window and Door Trims
Prefinished metal gutters and rainwater leaders
Solid Timber Columns and Beams (Could Be Carved)



3 COURTYARD PERSPECTIVE
Scale: 1/2" = 1'-0"

Steel Roofing Under Solar PV Cells

REVISIONS:

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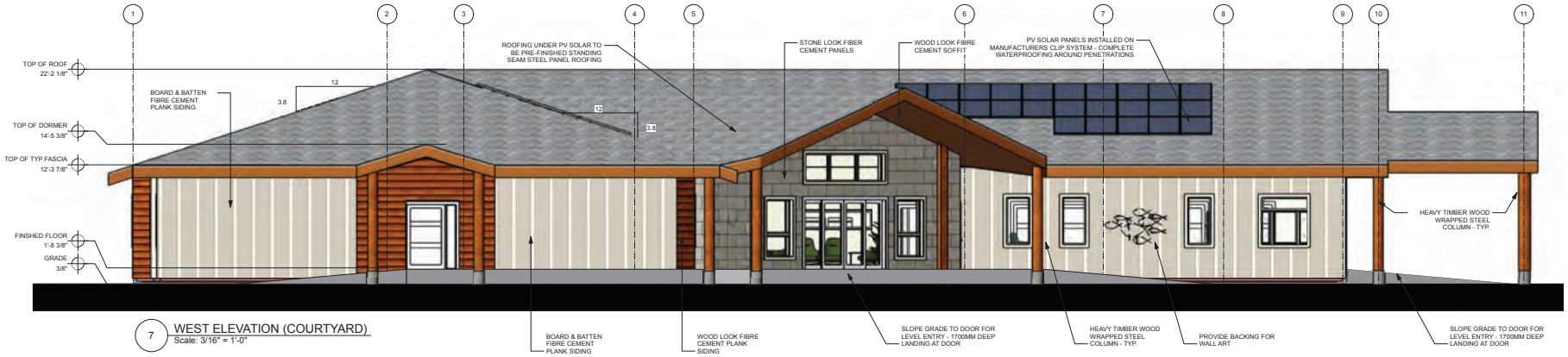
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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
ELEVATIONS 1

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SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:

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(Geodetic +3.39m, see Civil Dwgs)



7 WEST ELEVATION (COURTYARD)
Scale: 3/16" = 1'-0"

Exterior Finishes Schedule

Wall Cladding

Fibre-cement Vertical Board and Batten Siding - "Cobblestone" Hardie
Fibre-cement Horizontal Siding - "Old Cherry" Woodtone
Fiber-cement Stone Look Panel Siding - Masonary Series "Autumn Brown" Nichiha

Roof Materials

Low Slope Asphalt Shingle Roof
Prefinished Metal Fascia and Flashings
Fiber Cememt Timber-Look Fascia

Accessories / Misc.

Concrete-faced Insulation Panels
Painted Fibre-cement Window and Door Trims
Prefinished metal gutters and rainwater leaders
Solid Timber Columns and Beams (Could Be Carved)

Steel Roofing Under Solar PV Cells

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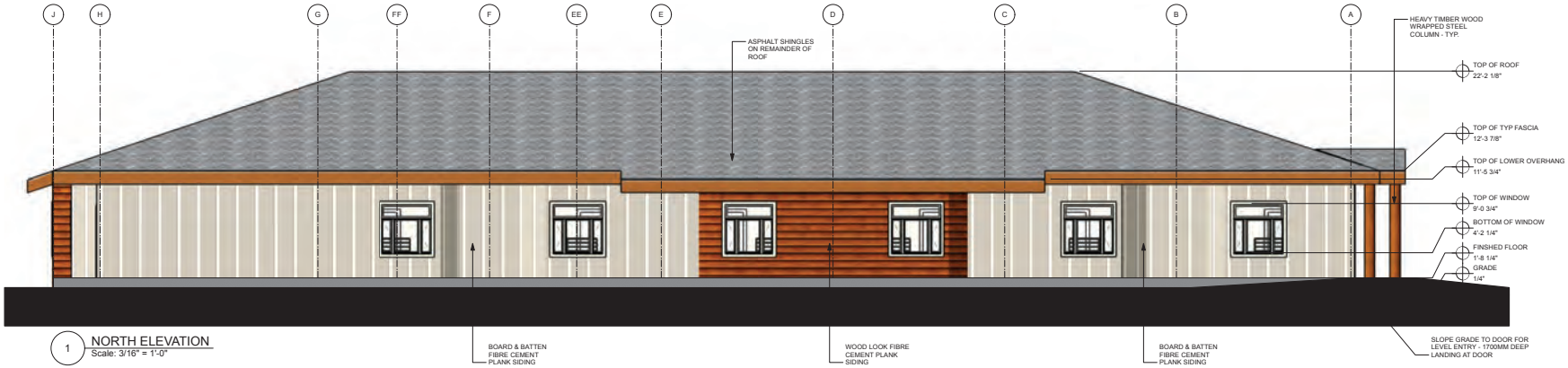
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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
ELEVATIONS 2

DRAWN:	DRAWING N°:
CM/NB	A3.01B
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 FRONT PERSPECTIVE
Scale: 1/2" = 1'-0"

Exterior Finishes Schedule

Wall Cladding

Fibre-cement Vertical Board and Batten Siding - "Cobblestone" Hardie
Fibre-cement Horizontal Siding - "Old Cherry" Woodtone
Fiber-cement Stone Look Panel Siding - Masonary Series "Autumn Brown" Nichiha

Roof Materials

Low Slope Asphalt Shingle Roof
Prefinished Metal Fascia and Flashings
Fiber Cememt Timber-Look Fascia

Accessories / Misc.

Concrete-faced Insulation Panels
Painted Fibre-cement Window and Door Trims
Prefinished metal gutters and rainwater leaders
Solid Timber Columns and Beams (Could Be Carved)

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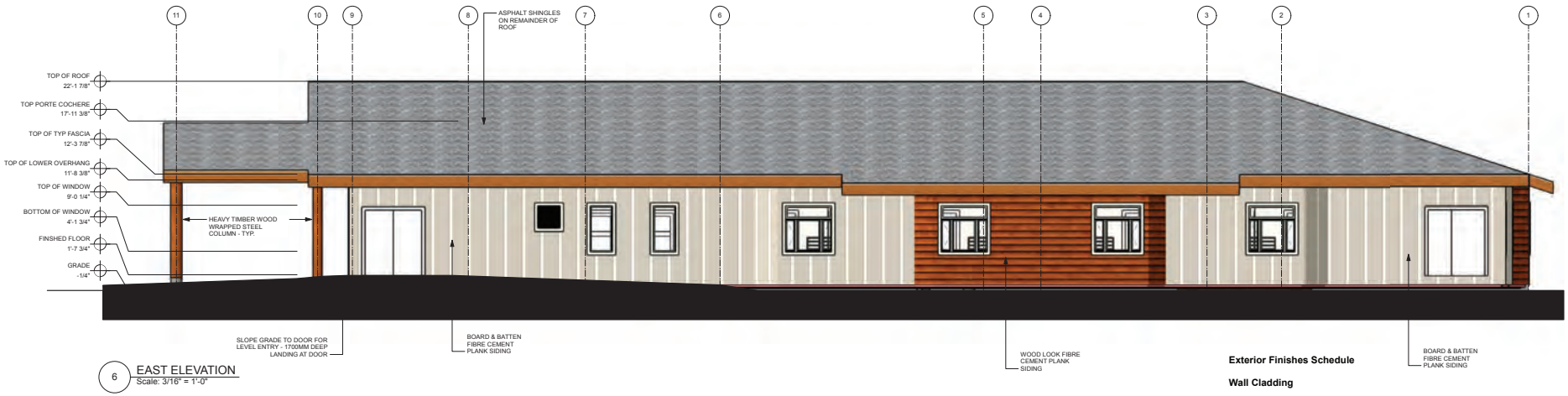
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2026-08-17

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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
ELEVATIONS 3

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SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:



6 EAST ELEVATION
Scale: 3/16" = 1'-0"

Exterior Finishes Schedule

Wall Cladding

Fibre-cement Vertical Board and Batten Siding - "Cobblestone" Hardie
Fibre-cement Horizontal Siding - "Old Cherry" Woodtone
Fiber-cement Stone Look Panel Siding - Masonary Series "Autumn Brown" Nichiha

Roof Materials

Low Slope Asphalt Shingle Roof
Prefinished Metal Fascia and Flashings
Fiber Cememt Timber-Look Fascia

Accessories / Misc.

Concrete-faced Insulation Panels
Painted Fibre-cement Window and Door Trims
Prefinished metal gutters and rainwater leaders
Solid Timber Columns and Beams (Could Be Carved)

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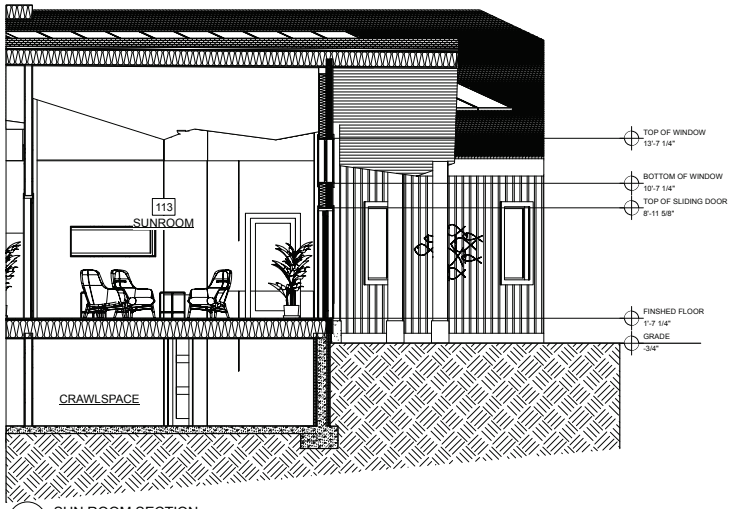
REGISTERED ARCHITECT ANTHONY L. BONI BRITISH COLUMBIA
2026-08-17

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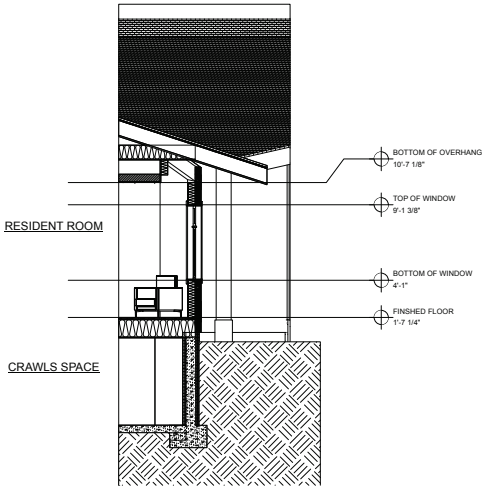
PROJECT:
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Kitimat, BC

TITLE:
ELEVATIONS 4

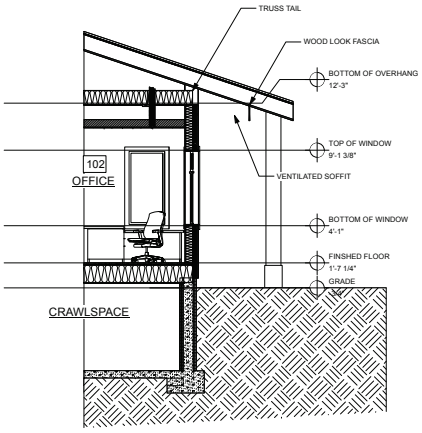
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JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:



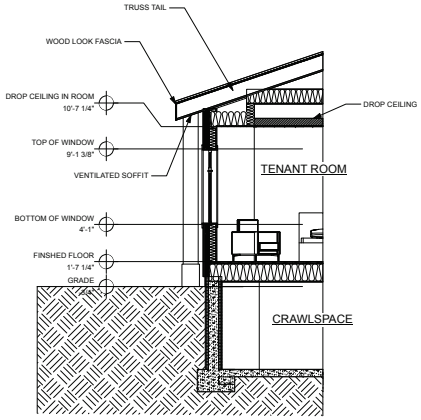
2 SUN ROOM SECTION
Scale: 1/4" = 1'-0"



7 TYP. OVERHANG ROOM
Scale: 1/4" = 1'-0"



8 OFFICE WINDOW
Scale: 1/4" = 1'-0"



9 ROOM WINDOW - LESS OVERHANG
Scale: 1/4" = 1'-0"

*** Elevations are to District of Kitimat Datum (Geodetic +3.39m, see Civil Dwgs)**

REVISIONS:

J 2026-08-03 ISSUE FOR DP
A 2026-05-10 ISSUED FOR BLDG PERMIT
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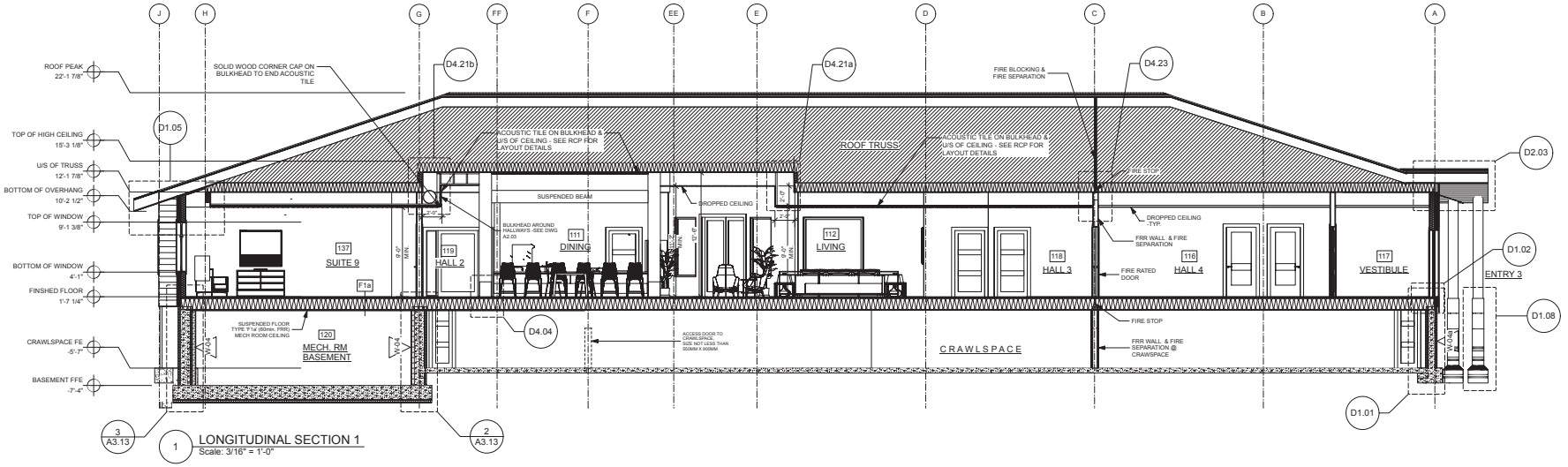
REGISTERED ARCHITECT
ANTHONY L. BONI
BRITISH COLUMBIA
2026-08-17

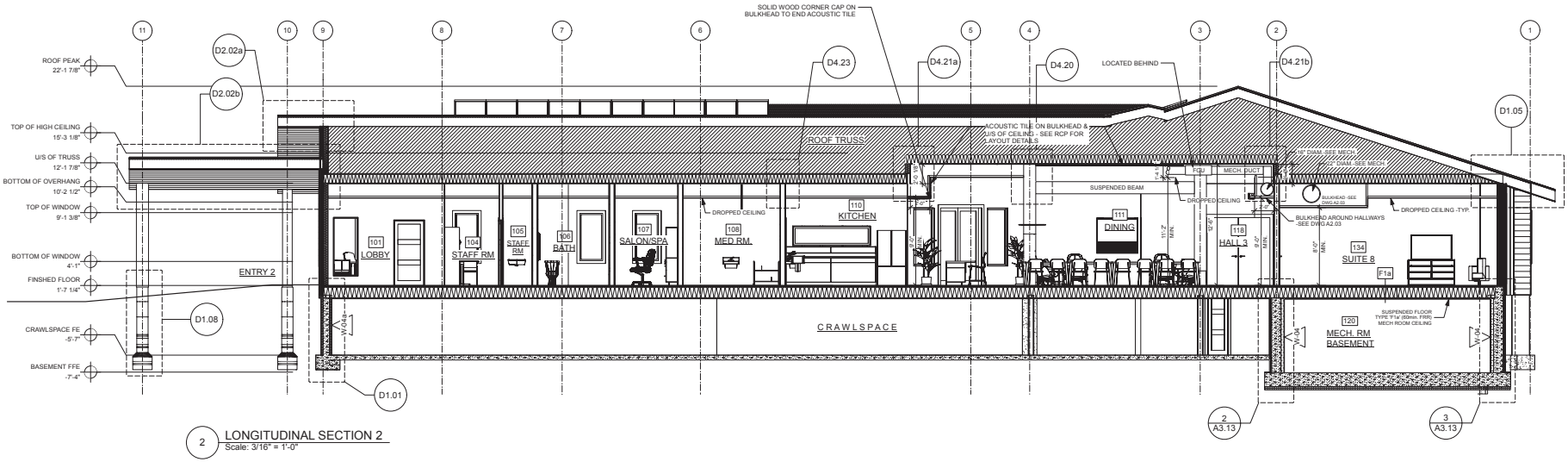
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E: info@bonimaddison.com

PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
SECTIONS

DRAWN:	DRAWING N°:
CM/NB	A3.03
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:





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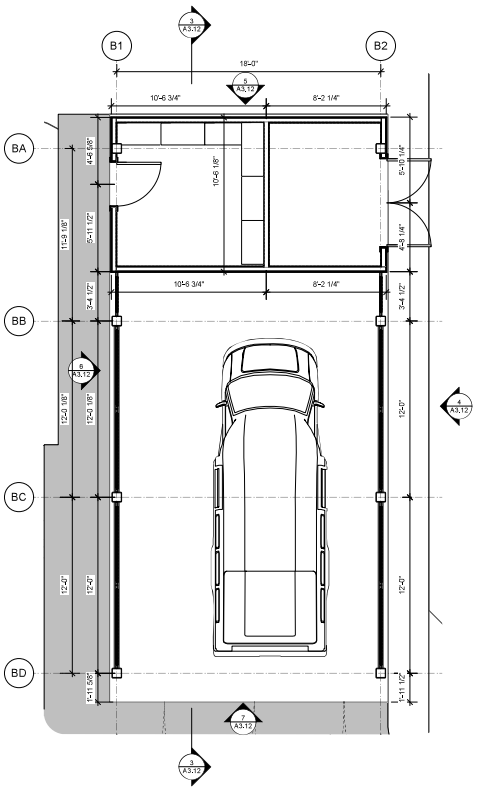
REGISTERED ARCHITECT ANTHONY L. BONI BRITISH COLUMBIA
2026-08-17

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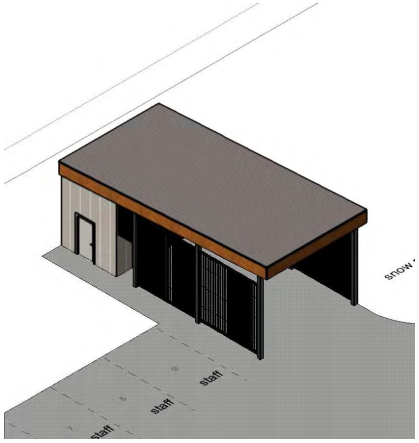
PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
SECTIONS

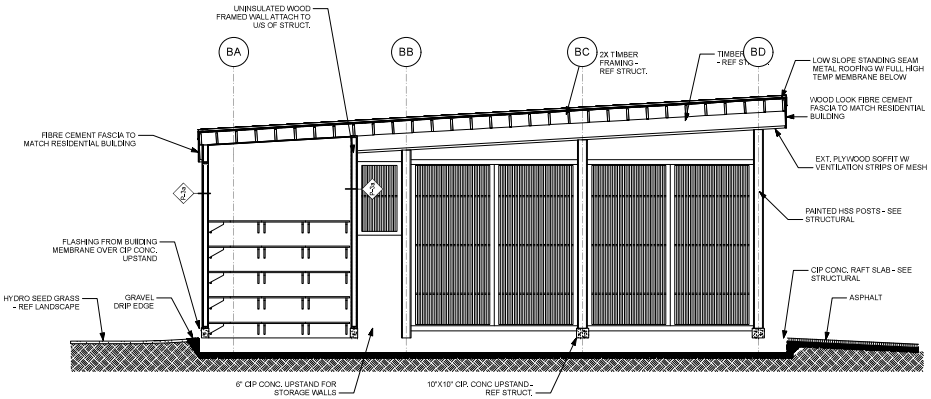
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SCALE:	AS NOTED	A3.04
JOB N°:	18-10	
DATE:	SEPT 2024	REV. N°:



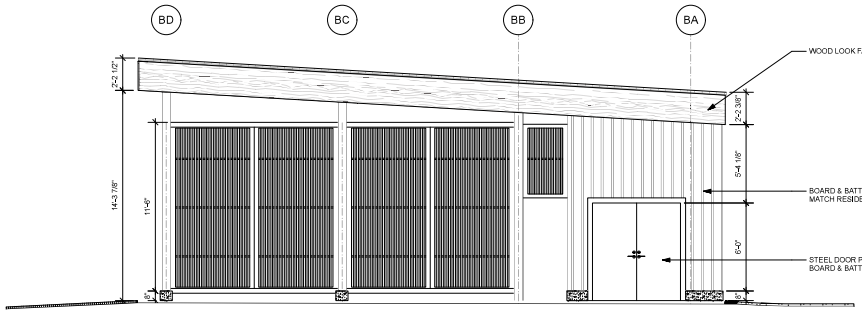
1 BUS SHELTER PLAN
Scale: 1/4" = 1'-0"



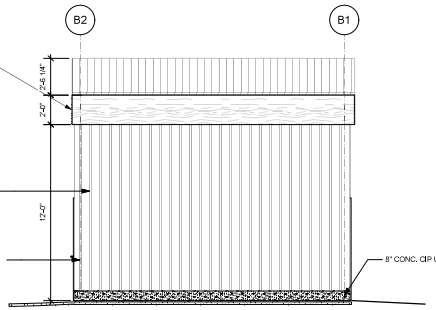
2 BUS SHELTER - AXO
Scale: 1/8" = 1'-0"



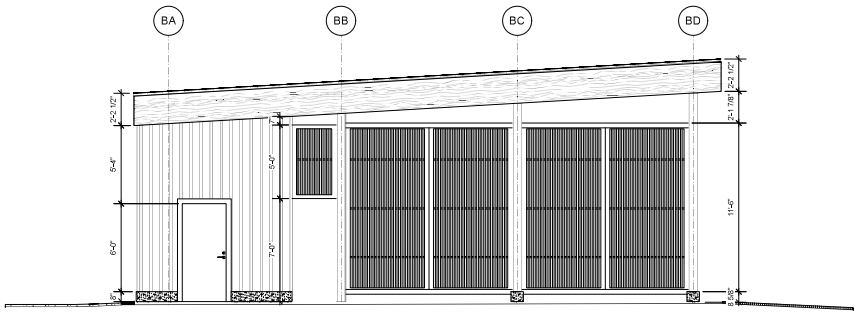
3 SHELTER - LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"



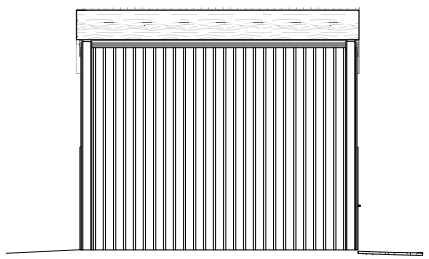
4 BUS SHELTER - EAST ELEVATION
Scale: 1/4" = 1'-0"



5 BUS SHELTER - NORTH ELEVATION
Scale: 1/4" = 1'-0"



6 BUS SHELTER - WEST ELEVATION
Scale: 1/4" = 1'-0"



7 BUS SHELTER - SOUTH ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS:

B	2026-08-11	DP REVISION/APP
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2026-08-14

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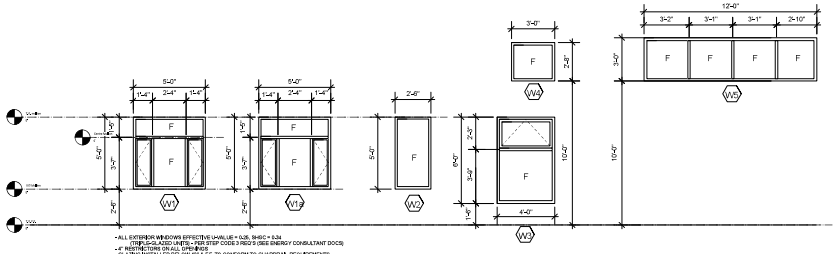
PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
BUS SHELTER PLAN & DETAILS

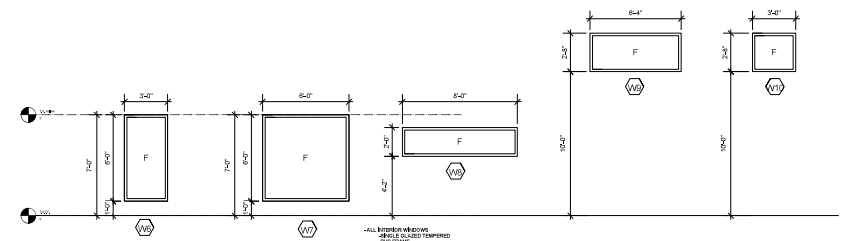
DRAWN: CM/NB/RB	DRAWING N°: A3.12
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:

WINDOW SCHEDULE

EXTERIOR WINDOWS



INTERIOR WINDOWS

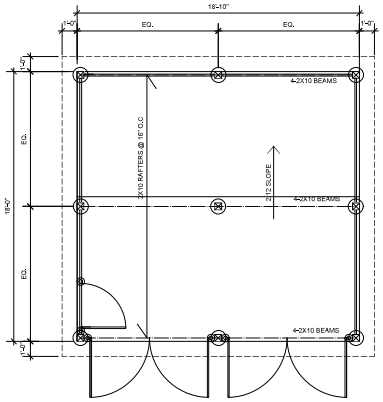


WINDOW SCHEDULE										
#	Rm #	Location	Width	Ht.	Elev. @ Sill	Sash Operation	Transom Sash	Muntin Pattern	Remarks	Total
W1	127-138	SUITES 1-12	5'-0"	5'-0"	2'-6"	SWING/FIXED			TRIPLE GLAZED LOW E ARGON FILLED	12
W1a	102	OFFICE	5'-0"	5'-0"	2'-6"	SWING/FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W2	101	LOBBY	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	2
W2	107	SALON/SPA	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W2	106	BATH	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W2	114	MULTI-PURPOSE	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	
W2	104	STAFF RM	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W2	135	HOUSEKEEPING	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W2	138	DIRTY	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W2	123	STORAGE	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	2
W2	122	LAUNDRY	2'-6"	5'-0"	2'-6"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W3	113	SUNROOM/LIBRARY	4'-0"	6'-0"	1'-6"	AWNING/FIXED			TRIPLE GLAZED LOW E ARGON FILLED	2
W4	113	SUNROOM/LIBRARY	3'-0"	2'-8"	9'-0"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	2
W5	113	SUNROOM/LIBRARY	12'-0"	3'-0"	9'-0"	FIXED			TRIPLE GLAZED LOW E ARGON FILLED	1
W6	113	SUNROOM/LIBRARY	3'-0"	6'-0"	1'-0"	FIXED			SINGLE TEMPERED GLASS	2
W7	113	SUNROOM/LIBRARY	6'-0"	6'-0"	1'-0"	FIXED			SINGLE TEMPERED GLASS	1
W8	113	SUNROOM/LIBRARY	8'-0"	2'-0"	8'-0"	FIXED			SINGLE TEMPERED GLASS	1
W9	113	SUNROOM/LIBRARY	6'-4"	2'-8"	10'-0"	FIXED			SINGLE TEMPERED GLASS	1
W10	113	SUNROOM/LIBRARY	3'-0"	2'-8"	10'-0"	FIXED			SINGLE TEMPERED GLASS	2

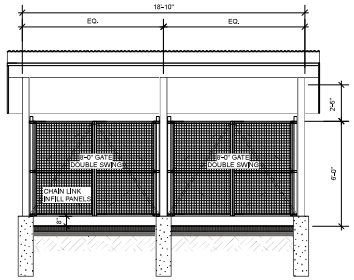
ABBREVIATIONS			
HC=HOLLOW CORE	D=DEADBOLT	AO=AUTO OPENER	HO=MAGNETIC HOLD OPERATOR
ST=STEEL	KBS=KEYED BOTH SIDES	AS=FULL HEIGHT ASTRAGAL	K=KICK PLATE
AL=ALUMINUM	L=LOCKSET	DD=DROP DOWN THRESHOLD	O=OVERHEAD CLOSER
SC = SOLID CORE WOOD	P=PASSAGE	DS=DOOR SWEEP	PDL= PUSH PADDLE
WD=WOOD	PRI=PRIVACY	E=EXIT ONLY	PP=PUSH PULL PLATES
ML=METAL	PA=PANIC HARDWARE	ES=ELECTRONIC STRIKE	RL=ROLLER LATCH
CL=CLEAR	SPH=SPRING HINGE	FB=FLUSH BOLT	WS=WEATHERSTRIPPING
GWG=GEORGIAN WIRED GLASS	AC=ACCESS CONTROL	H=D PULL	AL=ALWAYS LOCKED
FG=FIBREGLASS	WAC=WIRELESS ACCESS	DV=DOOR VIEWER	LG=LOCK GUARD
CS=COMPOSITE SLAB	S=STAINED	PT=PAINTED	PF=PREFINISHED

NOTES
1. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED SEALED UNITS, LOW E, WARM EDGE SPACER, TEMPERED GLASS WHERE REQUIRED BY BCBC
2. WINDOWS REQ'D TO HAVE A FIRE RESISTANCE RATINGS (FRR) TO HAVE RATED FRAME AND HARDWARE WITH UL LABEL.
3. THD COLUMN IS FOR AN ALUMINUM THRESHOLD. THERMALLY BROKEN AT EXTERIOR LOCATIONS.
4. WTH STR COLUMN IS FOR WEATHER STRIPPING.

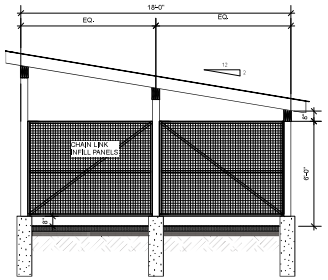
1 WINDOW SCHEDULES
Scale: 3/8" = 1'-0"



2 GARBAGE ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



3 FRONT ELEVATION
Scale: 1/4" = 1'-0"



4 SECTION
Scale: 1/4" = 1'-0"

REVISIONS:

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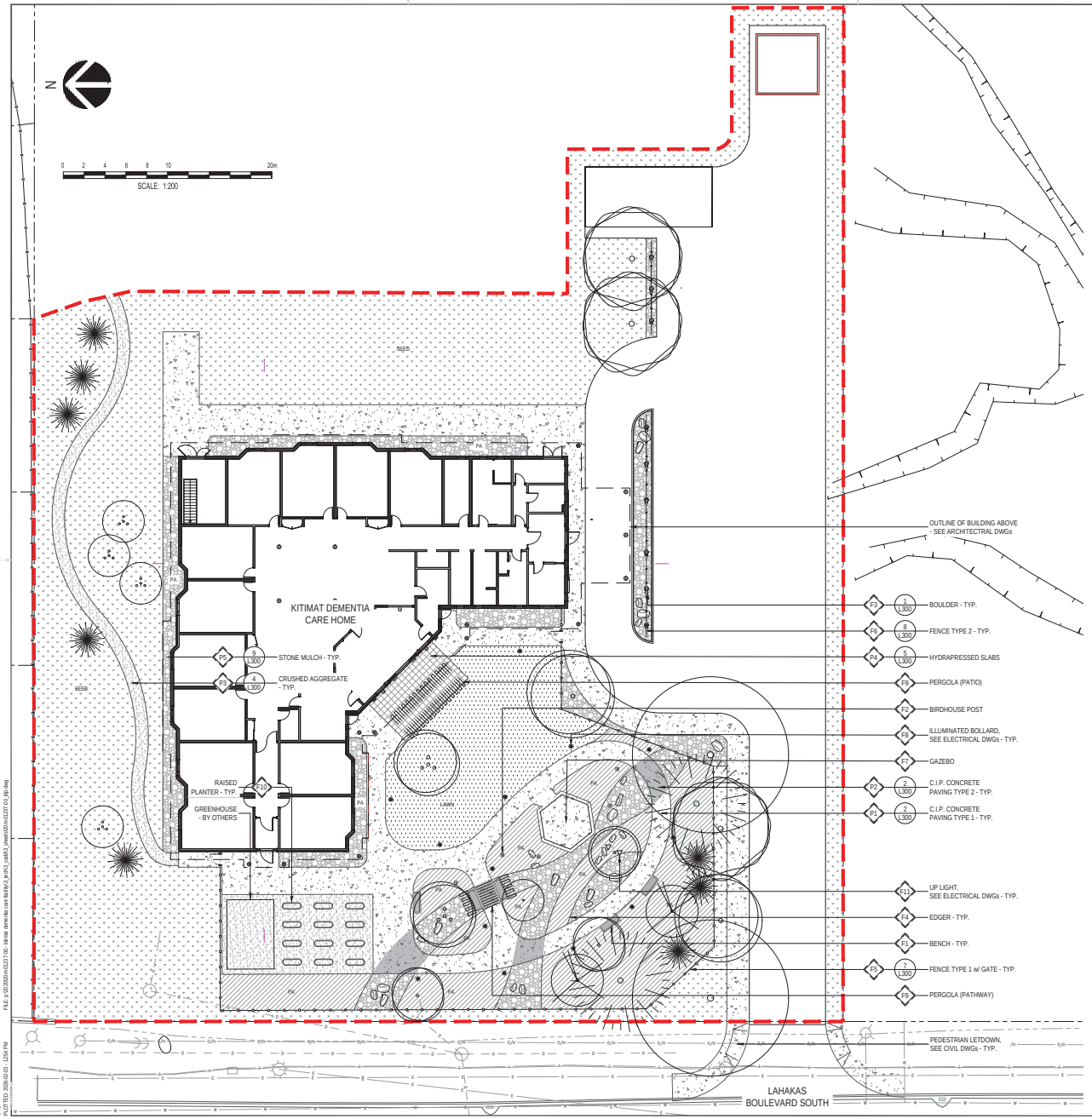
REGISTERED ARCHITECT · ANTHONY L. BONI · BRITISH COLUMBIA
2026-08-14

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PROJECT:
Kitimat Dementia Care Home
Kitimat, BC

TITLE:
WINDOW SCHEDULES & GARBAGE ENCLOSURE DETAILS

DRAWN: CM/NB/RB	DRAWING N°: A0.03
SCALE: AS NOTED	
JOB N°: 18-10	
DATE: SEPT 2024	REV. N°:



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE

HARDSCAPE LEGEND

P1 C.I.P. CONCRETE PAVING TYPE 1
COLOUR: NATURAL
FINISH: BROOM w/ SAWCUTS

P2 C.I.P. CONCRETE PAVING TYPE 2
COLOUR: NATURAL
FINISH: MEDIUM EXPOSED AGGREGATE

P3 COMPACTED CRUSHED AGGREGATE
SIZE: 6mm W/ FINES
SUPPLIER: LOCAL T.B.D.

P4 HYDRAPRESSED SLABS
COLOUR: CHARCOAL — SUPPLIER: LOCAL T.B.D.
SIZE: 460mm x 460mm x 50mm

P5 STONE MULCH
RATIO: 1/3 100mm, 1/3 150mm, 1/3 200mm — SUPPLIER: LOCAL T.B.D.
SIZE: 100mm - 200mm DIA.

SITE FEATURES LEGEND

F1 BENCH
COLOUR: TEXTURED BLACK FRAME — TIMBER: WALNUT
MODEL: AYLESBURY PARK — SUPPLIER: WISHBONE SITE FURNISHING
BIRDHOUSE POSTS - QUANTITY (04)

F2
FINISH: POWDER COATED WHITE
POLE: 100mm DIA. x 2.5m HGT. w/ 200mm x 200mm PLATFORM AT TOP
- CONTRACTOR TO PROVIDE SHOP DWGs, BIRD HOUSES PROVIDED BY OTHERS

F3 BOULDER
SIZE: ±1m L / W / H
SUPPLIER: LOCAL T.B.D.

F4 EDGER
TYPE: BENDA BOARD
SUPPLIER: LOCAL T.B.D.

F5 FENCE TYPE 1 — TIMBER: CEDAR
COLOUR: T.B.D. — TYPE: PRIVACY
HEIGHT: 1.8m — SUPPLIER: T.B.D.

F6 FENCE TYPE 2 — TYPE : 2 RAIL w/ BLOCK HEATERS PLUGS - SEE ELECTRICAL DWGs
COLOUR: STAINED BLACK T.B.C.
HEIGHT: 1.2m
SUPPLIER: LOCAL T.B.D.

F7 GAZEBO — SIZE: 14' X 12'
COLOUR: GREY — SUPPLIER: T.B.D.
MODEL: PALRAM ROMA HEXAGONAL

F8 ILLUMINATED BOLLARD
COLOUR: TEXTURED BLACK — SUPPLIER: KICHLER OR APPROVED EQUAL
MODEL: 16265AZT27

F9 PERGOLA
SIZE: PATHWAY - 2.25m x 5m — - CONTRACTOR TO PROVIDE SHOP DWGs
PATIO - 3m x 7.25m

P10 RAISED PLANTER — SIZE: 72" X 24" x 24"
COLOUR: GALVANISED — SUPPLIER: BEHLEN COUNTRY
MODEL: 50130048

F11 UP LIGHT
COLOUR: TEXTURED BLACK — SUPPLIER: KICHLER OR APPROVED EQUAL
MODEL: 16020BKT27

MATERIALS & REFERENCE NOTES:

1. THE CONTRACTOR SHALL PROVIDE COLOUR AND FINISH SAMPLES TO THE CONTRACT ADMINISTRATOR FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE TO GIVE CONSULTANT 72 HOURS NOTICE BEFORE ALL REQUIRED SITE REVIEWS.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLETING B.C. ONE CALL PRIOR TO ANY CONSTRUCTION.
4. ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK SHOWN ON DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE CONSULTANT PRIOR TO CONSTRUCTION.
5. THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CONTRACT ADMINISTRATOR FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR DETAILS.
6. LANDSCAPE AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN STANDARD, PUBLISHED BY THE C.S.L.A. AND C.N.L.A.

GRADING & LAYOUT NOTES:

1. LAYOUT & DIMENSIONS: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCING WORK. ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE SPECIFIED AND ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. PROJECT STAKING: ALL PROPOSED SITE FEATURES SHALL BE STAKED OUT IN THE FIELD FOR REVIEW BY THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION. STAKING LAYOUT IS TO BE APPROVED PRIOR TO START OF CONSTRUCTION.
3. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. ENSURE MINIMUM 3% CROSS SLOPE ON LAWN AREA.
5. ENSURE POSITIVE DRAINAGE TO ALL LAWN BASINS - REFER TO CIVIL FOR BASIN LOCATIONS.

REVISION:

REV	DATE	DESCRIPTION	BY
6A	2026-01-09	RE-ISSUED FOR TENDER	BL
5A	2026-01-09	RE-ISSUED FOR TENDER	BL
4A	2025-06-19	ISSUED FOR TENDER	BL
3A	2025-03-20	REISSUED FOR DEVELOPMENT PERMIT	BL
2A	2025-02-07	ISSUED FOR 90% REVIEW	BL
1A	2024-11-13	ISSUED FOR 50% REVIEW	--
0A	2024-08-02	ISSUED FOR DEVELOPMENT PERMIT	--

SEAL:

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ORIGINAL SCALE: 1:200
DATE: 2025-02-07
APPROVED BY: RF
CHECKED BY: RF
DRAWN BY (OPTIONAL): BL
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm

DISCIPLINE: LANDSCAPE

WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT NUMBER: 20M-01237-00

CLIENT: NORTHERN HEALTH

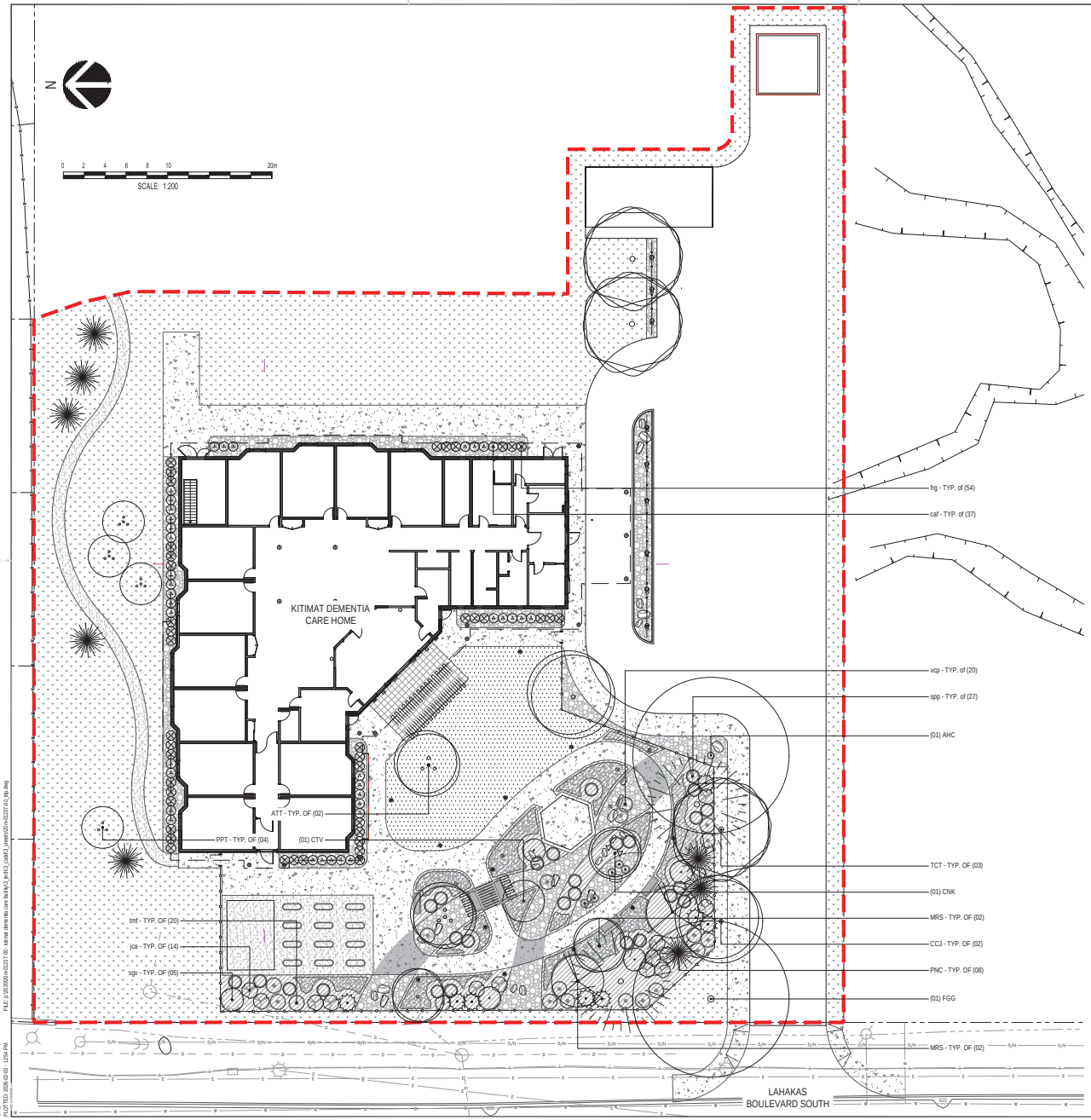
CLIENT REF. #: --

PROJECT: KITIMAT DEMENTIA CARE HOME

TITLE: MATERIALS & REFERENCE PLAN

DRAWING NUMBER: L100 REV: 5A

FILE: p:\20m\01237-00 - kitimat dementia care facility\2_land\3_cad\3_sheets\20m01237-00_l100.dwg
CTB: —
PLOTTED: 2026-02-03 - 12:54 PM



GENERAL LEGEND

LIMIT OF WORK

PROPERTY LINE

SOFTSCAPE LEGEND

BARK MULCH
TYPE: T.B.D.
SUPPLIER: LOCAL T.B.D.

LAWN
TYPE: T.B.D.
SUPPLIER: CHILAKO VALLEY TURF OR APPROVED EQUAL

SEED
TYPE: MIX OF HARD FESCUE, CREEPING RED FESCUE, RYEGRASS AND BLUEGRASS
SUPPLIER: MALT VENTURES OR APPROVED EQUAL

PLANTING NOTES:

1. ALL WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
2. ALL PLANT MATERIAL MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE CANADIAN FOOD INSPECTOR AGENCY (C.F.I.A.), OR C.S.L.A. STANDARDS. PLANT MATERIAL TO BE MADE AVAILABLE FOR OPTIONAL INSPECTION BY THE CONTRACT ADMINISTRATOR AT SOURCE OF SUPPLY.
3. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT WARRANTY ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL COMPLETION.
4. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE QUANTITIES SHOWN ON THE PLANT LIST. THE CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR OF ANY DISCREPANCIES PRIOR TO ORDERING AND INSTALLING PLANT MATERIAL.
5. THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT WRITTEN CONSENT OF THE CONTRACT ADMINISTRATOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
6. ARRANGE PLANTS IN CONTAINERS FOR CONSULTANT'S REVIEW AND APPROVAL OF PLACEMENT PRIOR TO INSTALLATION.
7. ALL TREES ARE TO BE PLANTED WITH TRUNK FLARE AT FINISHED GRADE TO MATCH ORIGINAL NURSERY GRADE. CONTRACTOR TO OBTAIN CONSULTANT'S APPROVAL OF FINAL TREE DEPTH PRIOR TO PLACEMENT OF FINISHED MATERIAL. TREES PLANTED AT IMPROPER DEPTH AND WITHOUT FINAL APPROVAL MAY BE SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
8. GROWING MEDIUM SHALL MEET THE FOLLOWING CANADIAN LANDSCAPE STANDARDS:
   SOD : '2L'
   PLANTING BEDS: '2P'
   THE CONTRACTOR SHALL PROVIDE A SOIL SAMPLE AND TEST TO THE CONTRACT ADMINISTRATOR DEMONSTRATING THAT THE GROWING MEDIUM MEETS THESE SPECIFICATIONS PRIOR TO DELIVERY TO THE SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNTESTED / NON SPECIFICATION GROWING MEDIUM AT THEIR OWN EXPENSE.
   PLACEMENT: THE CONTRACTOR SHALL PLACE THE GROWING MEDIUM AT THE FOLLOWING MINIMUM DEPTHS
   TREE PITS: 900mm
   PLANTING BEDS: 300mm
   SOD AREA: 150mm
   MEADOW AREAS: 100mm
9. CONTRACTOR SHALL SUPPLY AND PLACE COMPOSTED BARK MULCH 50mm DEEP TO ALL PLANTERS. MULCH IS NOT TO BURY TREE TRUNK FLARE. ACCOMMODATE FOR MULCH DEPTH WHEN PLANTING TREES. SAMPLE OF MULCH TO BE PROVIDED TO CONSULTANT FOR APPROVAL PRIOR TO PLACEMENT.
10. ALL PLANTED AREA TO RECEIVE FULLY AUTOMATED IRRIGATION - DESIGN BUILD BY CONTRACTOR.
11. ORNAMENTAL GRASSES TO BE FOCUSED IN COBBLE AREAS ADJACENT BOULDERS / HEMLOCKS / FALSE CYPRESS.
12. HOSTAS, SALAL AND KINNIKINNICK TO BE FOCUSED ALONG SOUTH EDGE OF PROPERTY AND IN OTHER PARTIAL SHADE AREAS.
13. ALL OTHER PERENNIALS TO BE MIXED TO PROVIDE A VARIETY OF COLOUR AND SEASONAL INTEREST - IT IS THE INTENT THAT THE VOLUNTEER GROUP WILL ASSIST IN THE PLACEMENT OF THE PERENNIAL PLANT MATERIALS.
14. ALL SEEDED AREAS TO BE HYDROSEEDED WITH THE SPECIFIED MIX AND A WOOD FIBRE MULCH. SPECIFICATIONS SHOULE BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

PLANT LIST

SYM	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
		TREES				
AAB	2	*Abies amabilis*	PACIFIC SILVER FIR	1.8m HGT.	B & B	30.00m x 10.00m
ATT	2	*Acer tomentosa*	SNAKEBARK MAPLE	4 - 6cm CAL.	B & B	9.00m x 6.00m
AHC	1	*Aesculus hippocastanum*	HORSE CHESTNUT	4 - 6cm CAL.	B & B	18.00m x 15.00m
CCJ	2	*Cercidiphyllum japonicum*	KATSURA	4 - 6cm CAL.	B & B	12.00m x 8.00m
CTV	1	*Chionanthus virginicus*	FRINGETREE	4 - 6cm CAL.	B & B	4.00m x 4.00m
CNK	1	*Cornus kousa*	CHINESE DOGWOOD	4 - 6cm CAL.	B & B	5.00m x 5.00m
FGG	1	*Fagus grandifolia*	BEECH	4 - 6cm CAL.	B & B	20.00m x 18.00m
MRS	2	*Magnolia stellata 'Royal Star'*	ROYAL STAR MAGNOLIA	4 - 6cm CAL.	B & B	5.00m x 5.00m
PNC	8	*Pinus contorta*	SHOREPINE	1.8m HGT.	B & B	10.00m x 6.00m
PPT	4	*Populus tremuloides*	TREMBLING ASPEN	4 - 6cm CAL.	B & B	12.00m x 4.00m
SBA	2	*Sorbus americana*	MOUNTAIN ASH	4 - 6cm CAL.	B & B	8.00m x 4.00m
TCT	3	*Tilia cordata*	LINDEN	4 - 6cm CAL.	B & B	18.00m x 10.00m
		SHRUBS				
cfn	8	*Chamaecyparis pisifera 'Filifera Nana'*	DWARF THREADLEAF FALSE CYPRESS	#2	POTTED	
caf	37	*Cornus stolonifera 'Arctic Fire'*	ARCTIC FIRE DOGWOOD	#5	POTTED	
jca	14	*Juniperus communis 'Amidak'*	BLUEBERRY DELIGHT JUNIPER	#2	POTTED	
spp	27	*Spiraea 'Pink Princess'*	PINK PRINCESS SPIREA	#2	POTTED	
sgv	5	*Syringa vulgaris*	COMMON LILAC	#2	POTTED	
tmf	20	*Tsuga canadensis 'Moon Frost'*	MOONFROST HEMLOCK	#2	POTTED	
vcp	20	*Vaccinium parvifolium*	EVERGREEN HUCKLEBERRY	#2	POTTED	
		PERENNIALS / GRASSES				
	35	*Allium giganteum*	GIANT ALLIUM	BULBS		
	50	*Arctostaphylos uva ursi*	BUNCHBERRY	#1	POTTED	
frg	54	*Calamagrostis x acutiflora 'Karl Foerster'*	FEATHER REED GRASS	#2	POTTED	
	15	*Dechampsia cespitosa 'Goldtau'*	GOLDTAU TUFTED HAIRGRASS	#2	POTTED	
	12	*Echinops sphaerocephalus 'Arctic glow'*	ARCTIC GLOW GLOBE THISTLE	#2	POTTED	
	20	*Echinacea spp.*	ECHINACEA - MIXTURE OF VARIETIES	#1	POTTED	
	40	*Gaultheria shallon*	SALAL	#1	POTTED	
	30	*Hosta ssp.*	ECHINACEA - MIXTURE OF VARIETIES	#1	POTTED	
	20	*Hemerocallis 'Stella de Oro'*	STELLA DE ORO DAY LILLY	#1	POTTED	
	10	*Hydrangea paniculata 'Little Lime'*	LITTLE LIME HYDRANGEA	#2	POTTED	
	25	*Lecanthemum spp.*	LECANTHEMUM - MIXTURE OF VARIETIES	#1	POTTED	
	35	*Liatris spicata 'Floristan Violet'*	FLORISTAN VIOLET GAYFLOWER	#2	POTTED	
	15	*Pennisetum alopecuroides 'Little Bunny'*	DWARF FOUNTAIN GRASS	#2	POTTED	
	20	*Rudabeckia spp.*	RUDABECKIA - MIXTURE OF VARIETIES	#1	POTTED	
	20	*Sedum spp.*	SEDUM - MIXTURE OF VARIETIES	#1	POTTED	

REVISION:

REV	DATE	DESCRIPTION	BY
6A	2026-02-02	RE-ISSUED FOR TENDER	BL
5A	2026-01-09	RE-ISSUED FOR TENDER	BL
4A	2025-06-19	ISSUED FOR TENDER	BL
3A	2025-03-20	REISSUED FOR DEVELOPMENT PERMIT	BL
2A	2025-02-07	ISSUED FOR 90% REVIEW	BL
1A	2024-11-13	ISSUED FOR 50% REVIEW	--
0A	2024-08-02	ISSUED FOR DEVELOPMENT PERMIT	--

SEAL:

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PROJECT NUMBER: 20M-01237-00

CLIENT: NORTHERN HEALTH

CLIENT REF. #: --

PROJECT: KITIMAT DEMENTIA CARE HOME

TITLE: PLANTING PLAN

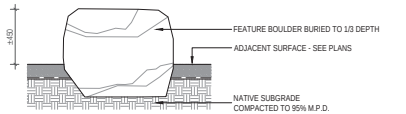
DRAWING NUMBER: L200

REV.: 6A

PLOT TED: 2026-02-03 - 12:54 PM
CTB: —
FILE: p:\20\20m\01237-00 - kitimat dementia care facility\2_land\3_cad\3_sheets\20m01237-00_l00.dwg

NOTES:

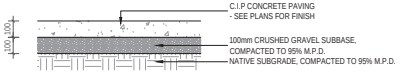
1. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT ON SITE.
2. BOULDERS TO BE FREE FROM CRACKS AND FISSURES.



1 BOULDER
L300 SCALE: 1:20

NOTES:

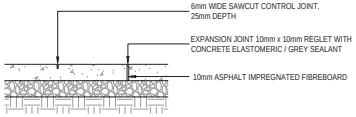
1. CONTRACTOR TO PROVIDE SAMPLE 1m x 1m CONCRETE PANEL OF EACH FINISH TYPE WITH SAWCUTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ENSURE POSITIVE SURFACE DRAINAGE TOWARDS DRAINAGE INFRASTRUCTURE.



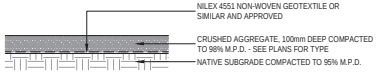
2 C.I.P. CONCRETE PAVING
L300 SCALE: 1:15

NOTES:

1. SAWCUTS TO BE PROVIDED IN PATTERN SHOWN ON PLANS.
2. CONTRACTOR TO LAY OUT ALL SAWCUT JOINTS FOR APPROVAL PRIOR TO CUTTING.
3. PROVIDE EXPANSION JOINTS AT ALL VERTICAL FACES.



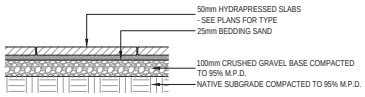
3 C.I.P. CONCRETE PAVING JOINTS
L300 SCALE: 1:15



4 CRUSHED AGGREGATE
L300 SCALE: 1:15

NOTES:

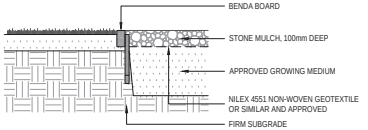
1. INSTALL SLABS FLUSH WITH ADJACENT SURFACE.
2. ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING.



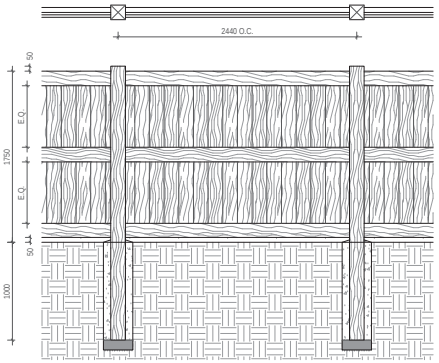
5 HYDRAPRESSED SLABS
L300 SCALE: 1:15

NOTES:

1. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.



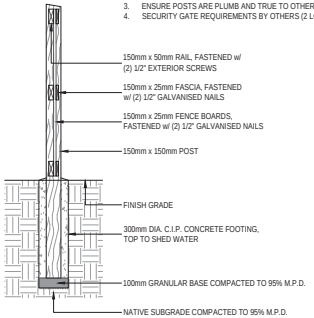
6 EDGER
L300 SCALE: 1:15



7 FENCE TYPE 1
L300 SCALE: 1:25

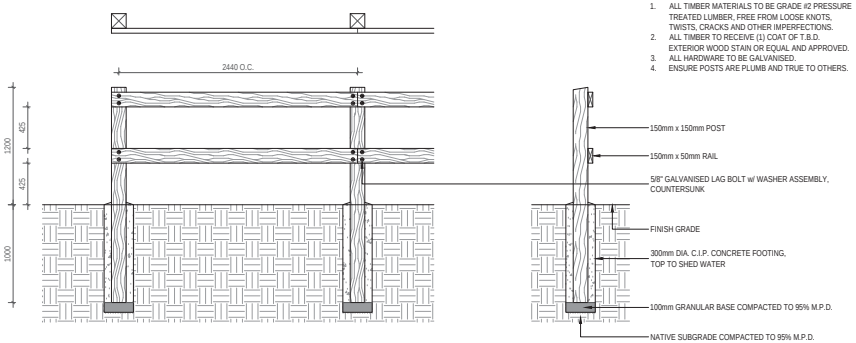
NOTES:

1. ALL TIMBER MATERIALS TO BE GRADE #2 CEDAR LUMBER, FREE FROM LOOSE KNOTS, TWISTS, CRACKS AND OTHER IMPERFECTIONS.
2. ALL HARDWARE TO BE GALVANISED OR FOR EXTERIOR USE.
3. ENSURE POSTS ARE PLUMB AND TRUE TO OTHERS.
4. SECURITY GATE REQUIREMENTS BY OTHERS (2 LOCATIONS).



NOTES:

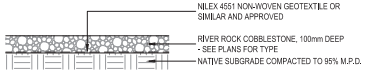
1. ALL TIMBER MATERIALS TO BE GRADE #2 PRESSURE TREATED LUMBER, FREE FROM LOOSE KNOTS, TWISTS, CRACKS AND OTHER IMPERFECTIONS.
2. ALL TIMBER TO RECEIVE (1) COAT OF T.B.D. EXTERIOR WOOD STAIN OR EQUAL AND APPROVED.
3. ALL HARDWARE TO BE GALVANISED.
4. ENSURE POSTS ARE PLUMB AND TRUE TO OTHERS.



8 FENCE TYPE 2
L300 SCALE: 1:25

NOTES:

1. EVEN COVERAGE WITH NO FABRIC VISIBLE.
2. ENSURE EVEN MIX OF STONE SIZES THROUGH OUT MULCH AREAS.



9 STONE MULCH
L300 SCALE: 1:15

REVISION:

REV.	DATE	DESCRIPTION	BY
6A	2026-02-02	RE-ISSUED FOR TENDER	BL
5A	2026-01-09	RE-ISSUED FOR TENDER	BL
4A	2025-06-19	ISSUED FOR TENDER	BL
3A	2025-03-20	REISSUED FOR DEVELOPMENT PERMIT	BL
2A	2025-02-07	ISSUED FOR 90% REVIEW	BL

SEAL:

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DATE: 2025-02-07
APPROVED BY: RF
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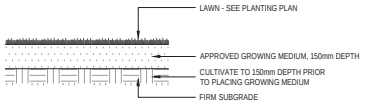
CLIENT REF. #: --

PROJECT: KITIMAT DEMENTIA CARE HOME

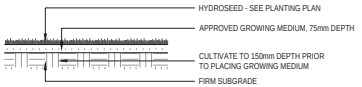
TITLE: LANDSCAPE DETAILS

DRAWING NUMBER: L300 REV: 6A

CTB: —
PLOTTED: 2026-02-02 - 1:02 PM
FILE: p:\20\20m\01237-00 - kitimat dementia care facility\2_work\3_sheets\20m01237-00_l30_r6a(bl).dwg



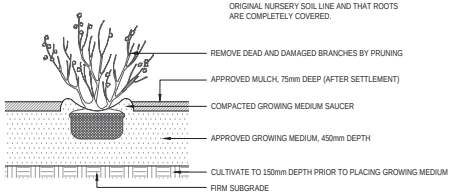
1 TYPICAL LAWN
L301 SCALE: 1:15



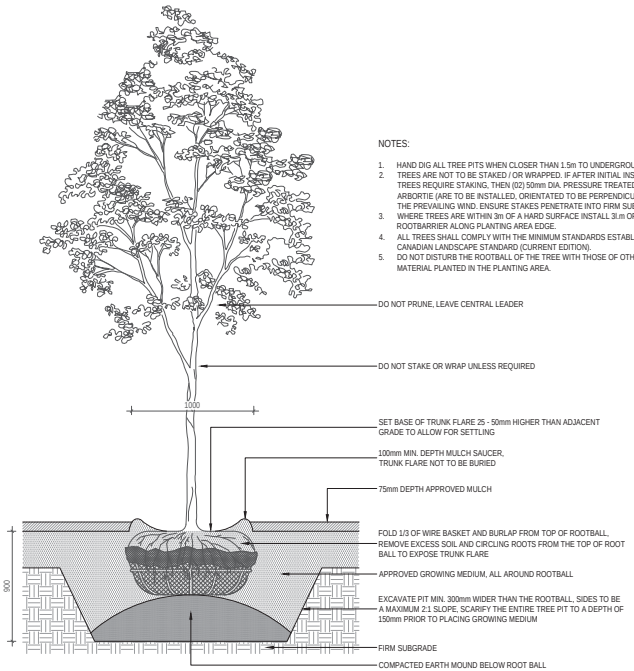
2 TYPICAL SEED
L301 SCALE: 1:15

NOTES:

1. CONTAINER IS TO BE CUT CAREFULLY AWAY FROM ROOT SYSTEM SO AS NOT TO DISTURB THE PLANT.
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLACING THE SHRUB.
3. ENSURE THE SOIL LEVEL DOES NOT EXCEED THE ORIGINAL NURSERY SOIL LINE AND THAT ROOTS ARE COMPLETELY COVERED.



3 TYPICAL SHRUB PLANTING
L301 SCALE: 1:20



NOTES:

1. HAND DIG ALL TREE PITS WHEN CLOSER THAN 1.5m TO UNDERGROUND UTILITIES.
2. TREES ARE NOT TO BE STAKED / OR WRAPPED. IF AFTER INITIAL INSTALLATION TREES REQUIRE STAKING, THEN (02) 50mm DIA. PRESSURE TREATED STAKES w/ ARBORTIE (ARE TO BE INSTALLED, ORIENTATED TO BE PERPENDICULAR WITH THE PREVAILING WIND. ENSURE STAKES PENETRATE INTO FIRM SUBGRADE.
3. WHERE TREES ARE WITHIN 3m OF A HARD SURFACE INSTALL 3Lm OF ROOTBARRIER ALONG PLANTING AREA EDGE.
4. ALL TREES SHALL COMPLY WITH THE MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
5. DO NOT DISTURB THE ROOTBALL OF THE TREE WITH THOSE OF OTHER PLANT MATERIAL PLANTED IN THE PLANTING AREA.

4 TYPICAL TREE PLANTING
L301 SCALE: 1:20

REVISION:

REV	DATE	DESCRIPTION	BY
6A	2026-02-02	RE-ISSUED FOR TENDER	BL
5A	2026-01-09	RE-ISSUED FOR TENDER	BL
4A	2025-06-19	ISSUED FOR TENDER	BL
3A	2025-03-20	REISSUED FOR DEVELOPMENT PERMIT	BL
2A	2025-02-07	ISSUED FOR 90% REVIEW	BL

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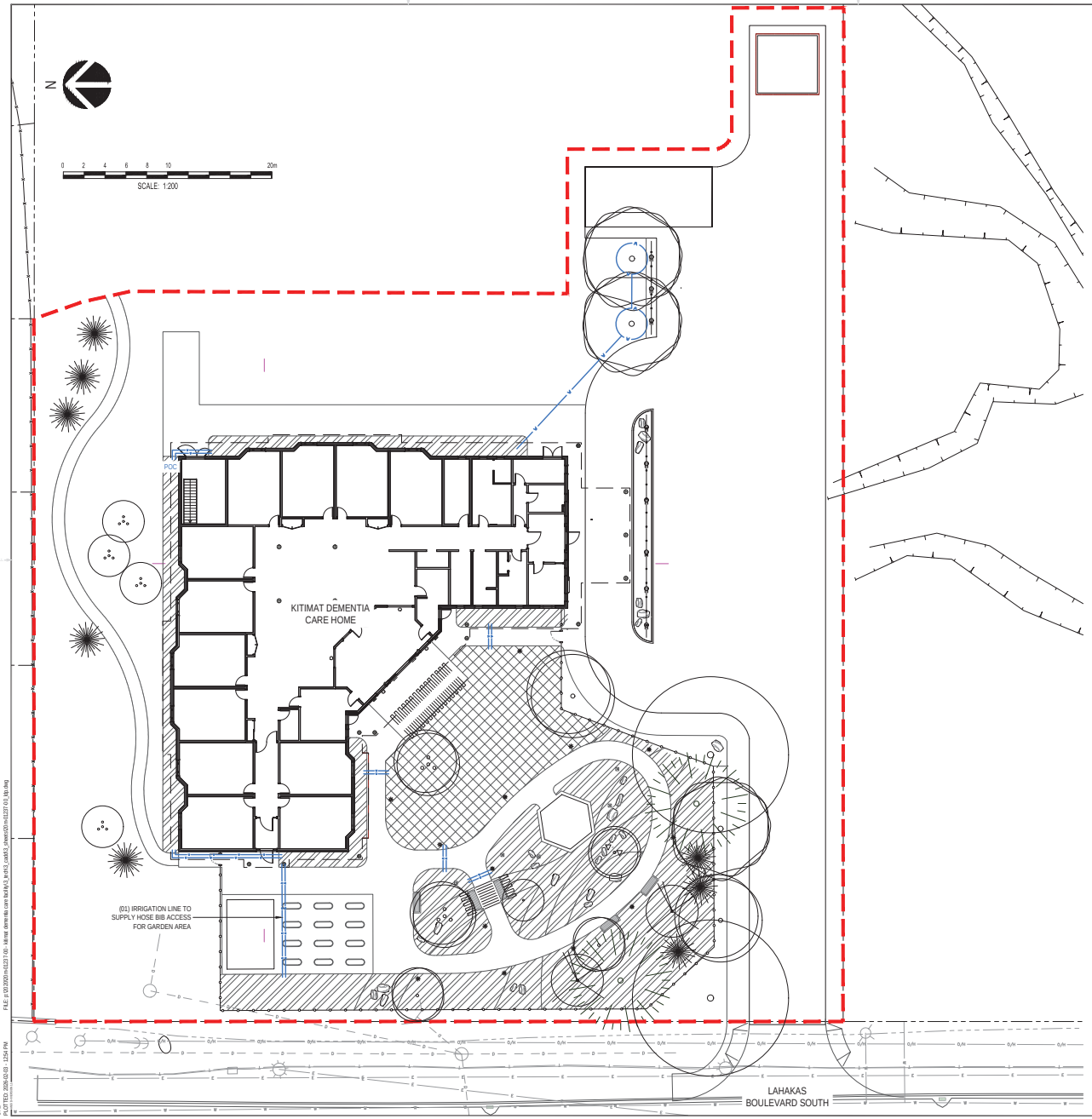
CLIENT REF. #: --

PROJECT: KITIMAT DEMENTIA CARE HOME

TITLE: LANDSCAPE DETAILS

DRAWING NUMBER: L301
REV.: 6A

CTB: —
PLOTTED: 2026-02-02 - 1:02 PM
FILE: p:\20\20m\01237-00 - kitimat dementia care facility\2_work\3_sheets\20m01237-00_l(dwl to.dwg



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE

IRRIGATION LEGEND

- POC — POINT OF CONNECTION
- DRIP IRRIGATION
- SPRAY IRRIGATION
- IRRIGATION CONDUIT

IRRIGATION NOTES:

1. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWINGS WITHIN ONE MONTH OF SUBSTANTIAL COMPLETION.
2. ALL TREES TO HAVE DRIP RINGS.

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6A	2026-02-02	RE-ISSUED FOR TENDER	BL
5A	2026-01-09	RE-ISSUED FOR TENDER	BL
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PROJECT: KITIMAT DEMENTIA CARE HOME

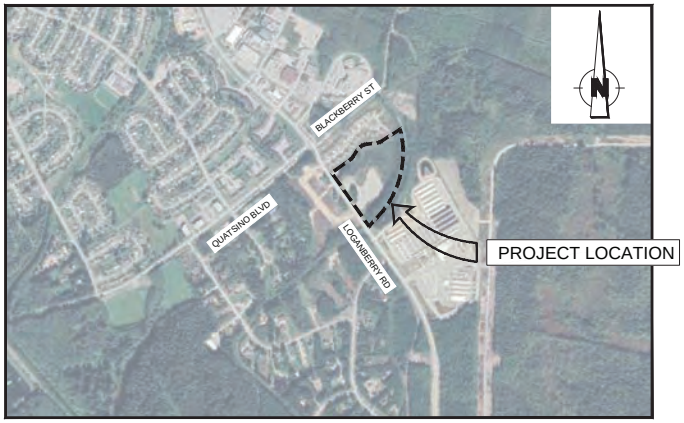
TITLE: IRRIGATION PLAN

DRAWING NUMBER: L400
REV: 6A

FILE: p:\20\20m\m01237-00 - kitimat dementia care facility\2_technical\2_cad\3_sheets\20m01237-00_l400.dwg
CTB: ---
PLOTTED: 2026-02-03 - 12:54 PM

KITIMAT CARE HOME
NORTHERN HEALTH AUTHORITY

KITIMAT, BC



LIST OF DRAWINGS

LIST OF DRAWINGS

ISSUED	DWG. NO	DESCRIPTION
H	C000	COVER PAGE
H	C100	GENERAL NOTES
H	C101	SITE PLAN
H	C102	SERVICING PLAN
H	C401	GRADING PLAN
H	C402	REMAINDER GRADING PLAN
H	C403	ESC PLAN
H	C901	DETAILS
H	C902	DETAILS

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NOT FOR CONSTRUCTION - ISSUED FOR TENDER

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE OWNER TO ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
2. CONTACT "BC ONE CALL" AT 1-800-474-6886 A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION TO LOCATE ALL EXISTING UTILITIES.
3. THE CONTRACTOR MUST OBTAIN AN EXCAVATION PERMIT FROM THE DISTRICT OF KITIMAT.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH:
   - APPLICABLE LOCAL MUNICIPAL BYLAWS AND GUIDELINES.
   - ALL OFFSITE CONSTRUCTION IS TO BE PERFORMED TO THE DISTRICT OF KITIMAT CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
   - THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT AND STANDARD DETAIL DRAWINGS (MMCD) LATEST EDITION (2019 EDITION);
   - CONSTRUCTION PLANS, SEALED AND ISSUED FOR CONSTRUCTION
   - APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN.
   - FLNRO AND/OR MINISTRY OF ENVIRONMENT AND/OR FEDERAL DEPARTMENT OF FISHERIES AND OCEANS REQUIREMENTS;
   - MINISTRY OF TRANSPORTATION "B. C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS", LATEST EDITION;
   - WORKSAFE BC LATEST EDITION.
   - HEALTH AUTHORITY.

   THE CONTRACTOR SHALL MAINTAIN ON SITE COPIES OF THE ABOVE DOCUMENTS AND SHALL ENSURE THAT ALL TRADES ARE THOROUGHLY FAMILIAR WITH THE APPLICABLE SECTIONS OF THE DOCUMENTS.
5. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO CONSTRUCTION.
6. FIGURED DIMENSION SHALL GOVERN OVER SCALED DIMENSIONS.
7. LOT DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. REFER TO BCLS REGISTERED LEGAL PLAN FOR ACTUAL LOT DIMENSIONS. THE CONTRACTOR SHALL CONFIRM LOCATIONS OF LOT LINES PRIOR TO INSTALLATION OF SERVICE CONNECTIONS.
8. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM THE DISTRICT OF KITIMAT, AND ALL AUTHORITIES PRIOR TO COMMENCING THE WORK.
9. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE WORKS DONE BY
   - BC HYDRO, TELUS, CABLE, GAS, CITYWEST AND PNG.
   - OTHER FRANCHISE UTILITIES.
10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PERSONNEL AT LEAST 72 HOURS PRIOR TO THE WORK. SCHEDULING AND OTHER CONSTRUCTION CONSTRAINTS IMPOSED BY THESE WORKS SHALL BE TAKEN INTO ACCOUNT.
11. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING STREETS, SERVICES, OR LANDSCAPING THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION. REPAIRS TO EXISTING SERVICES SUCH AS WATER, SANITARY SEWER, STORM SEWER AND STREET OR TRAFFIC LIGHTING SHALL BE MADE BY THE CITY AT COST TO THE CONTRACTOR UNLESS OTHERWISE AGREED TO. REPAIRS TO EXISTING SURFACE WORKS MAY BE DONE BY THE CONTRACTOR AT THE DISCRETION OF THE CITY.
12. THE CONTRACTOR SHALL ENSURE THAT STREETS ARE KEPT CLEAN AND FREE OF EQUIPMENT AND MATERIALS AT ALL TIMES WHEN CONSTRUCTION ACTIVITY IS NOT UNDERWAY.
13. A TRAFFIC AND PEDESTRIAN SAFETY CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL GET A BLOCK TRAFFIC AUTHORIZATION PERMIT THE DISTRICT OF KITIMAT FOR ANY WORK THAT DISRUPTS THE FLOW OF TRAFFIC AND PEDESTRIANS.
14. CONTRACTOR SHALL BE REGISTERED WITH WORKSAFE BC.
15. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO ALL RESIDENTS AFFECTED BY CONSTRUCTION AT LEAST 2 FULL WORKING DAYS PRIOR TO CONSTRUCTION. COPIES OF THE NOTICE SHALL BE PROVIDED TO THE ENGINEER.
16. PLAN OF SUBDIVISION OF PART OF LOT A, DISTRICT LOTS 6025 AND 6032, RANGE 5 COAST DISTRICT, PLAN EPP80286.

EARTHWORKS & GRADING

1. THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. WHERE THE GEOTECHNICAL REPORT VARIES FROM THE STANDARD MMCD 2019 EDN. SECTION 31 CLAUSES, THE REQUIREMENTS OF THE GEOTECHNICAL REPORT SHALL TAKE PRECEDENCE.
2. ALL TESTING OF MATERIALS AND COMPACTION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER. PRIOR TO ISSUANCE OF THE SUBSTANTIAL COMPLETION CERTIFICATE, THE SUPERVISING CONSULTING ENGINEER SHALL SUBMIT TO THE CITY A FINAL GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL ENGINEER. COPIES OF REPORTS AND TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AS WORK PROGRESSES OR AS REQUESTED.
3. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE EXISTING MATERIAL, TRENCH BACKFILL, AND IMPORTED MATERIAL PRIOR TO PLACEMENT.
4. REMOVE VEGETATION, STRIP ORGANIC MATERIAL, AND UNSUITABLE MATERIAL AS REQUIRED, PRIOR TO PLACING STRUCTURAL FILL.
5. COMPACT ALL EARTH FILLS AND GRANULAR MATERIAL LAYERS TO 95% MODIFIED PROCTOR DENSITY (MPD), UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
6. AREAS SHALL BE GRADED TO +/- 50mm AT NOTED CONTROL POINTS. FINAL GRADING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
7. EMBANKMENTS SHALL BE PLACED, SHAPED, COMPACTED, AND PROTECTED TO STANDARDS AND SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER.
8. ALL SIEVE, PROCTOR AND DENSITY TEST RESULTS TO BE PROVIDED TO THE ENGINEER OF RECORD.
9. SURVEY COMPLETED BY WSP CANADA INC., ON MAY 13, 2020 AND DEC. 2, 2020. ELEVATIONS ARE TO DISTRICT OF KITIMAT DATUM (GEODETIC +3.39m). ALL MEASUREMENTS AND DIMENSIONS ARE IN METRIC UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO REMOVE ALL EXISTING SITE FEATURES SUCH AS EXISTING STRUCTURES, SURFACE TREATMENTS, ETC. AND STRIP TOPSOIL AS PER GEOTECHNICAL REPORT.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT BMPS ARE IMPLEMENTED ON SITE. ACCEPTABLE BMPS INCLUDE THOSE PROVIDED BELOW, THOSE PROVIDED BY THE EROSION AND SEDIMENT CONTROL SUPERVISORS, AND THOSE PROVIDED IN FISHERIES AND OCEANS CANADA'S LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT (1993):
   a. CLEAR ONLY THE AREAS NECESSARY (LEAVE VEGETATION IN AREAS THAT DON'T REQUIRE DISTURBANCE)
   b. ESTABLISH A STABILIZED ENTRY/EXIT POINT
   c. PROTECT THE PERIMETER OF THE SITE
   d. DIVERT UP-SLOPE WATER AROUND THE WORK SITE (KEEP CLEAN WATER CLEAN)
   e. ROUGHEN EXPOSED SOILS
   f. TEMPORARILY STABILIZE DISTURBED EARTH
   g. CREATE TEMPORARY SEDIMENT DETENTION FACILITIES ONSITE
   h. INSTALL INLET PROTECTION MEASURES AT ALL STORM SYSTEM INLETS
   i. PLACE SOIL PILES UPSLOPE OF THE PERIMETER PROTECTION AND COVER WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS
   j. DEWATER TO A CONTAINED PART OF THE SITE AND ALLOW IT TO INFILTRATE INTO THE SOIL
   k. INSTALL ROOF DOWNPIPES AS SOON AS PRACTICABLE AFTER THE ROOF IS LAID
   l. ENSURE THAT ALL CONTROL MEASURES ARE MAINTAINED IN GOOD WORKING ORDER
   m. RE-VEGETATE OR OTHERWISE PERMANENTLY STABILIZE THE SITE
2. THE CONTRACTOR SHALL INSPECT, DOCUMENT, AND MAINTAIN ESC WORKS REGULARLY, AND AFTER EACH SIGNIFICANT RAINFALL EVENT. RECOMMENDATIONS CONCERNING ADDITIONS, MAINTENANCE, AND MODIFICATIONS TO THE ACCEPTED PLAN, OR NEW BEST MANAGEMENT PRACTICES (BMPS), SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MODIFICATION AND MAINTENANCE OF THE ESC WORKS ON AN ONGOING BASIS, AND IMMEDIATELY PERFORM REMEDIAL WORKS AS DIRECTED BY THE ESCS, THE MUNICIPALITY HAVING JURISDICTION, ENGINEER OF RECORD, OR OTHER REGULATORY AND GOVERNMENT AGENCIES.

ROADWORKS

1. CONTRACTOR TO ARRANGE FOR REQUIRED TESTING AT LEAST 48 HOURS PRIOR TO COVERING WORKS.
2. CHANGES OF GRADE AND DIRECTION SHALL BE FORMED BY SMOOTH VERTICAL AND HORIZONTAL CURVES.
3. ALL SUB-BASE ROAD AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MPD.
4. EARTHWORKS, INCLUDING STRIPPING ALL LOOSE OR OTHERWISE DELETERIOUS MATERIALS OR SOFT SPOTS, COMPACTING, AND SLOPE GRADING, SHALL BE COMPLETED TO THE APPROVAL OF A GEOTECHNICAL ENGINEER.
5. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND CONCRETE SHALL CONFORM WITH THE SPECIFICATIONS DETAILED IN MMCD 2019.
6. TIE-INS TO EXISTING PAVEMENT SHALL BE MADE BY CUTTING BACK THE EXISTING PAVEMENT TO SOUND MATERIAL AS NECESSARY TO PRODUCE A NEAT VERTICAL FACE. PRIOR TO PLACING ASPHALTIC CONCRETE, EXPOSED PAVEMENT FACES AND OTHER ABUTTING STRUCTURES SHALL BE TACK COATED WITH ASPHALT EMULSION.
7. ALL NEW PAVEMENT SHALL BE GRADED SO THAT NO PONDING FORMS. THE MINIMUM CROSS SLOPE ON ANY NEW OR OVERLAIN ROAD SURFACE SHALL BE 2%, UNLESS OTHERWISE SPECIFIED.
8. ALL VALVES BOXES, MANHOLES, ETC., THAT ARE WITHIN THE PAVED SURFACE OF THE ROADWAY SHALL BE SET AT BASE COURSE ELEVATION FOR THE WARRANTY PERIOD, AND ADJUSTED TO FINISHED COURSE ELEVATION PRIOR TO FINISH COURSE PAVING, IF APPLICABLE.

SANITARY SEWER

1. THE CONTRACTOR SHALL COMPLETE ALL TIE-INS AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF DISTRICT PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY CONSTRUCTION SERVICEMAN AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING.
2. NEW SEWER LINES TIED TO EXISTING LINES SHALL BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
3. POWER FLUSHING SHALL BE PERFORMED ON ALL MAINS PRIOR TO ACCEPTANCE. VIDEO TAPE OF ALL MAINS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING IN SERVICE. TESTING AND VIDEO INSPECTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SUPERVISING CONSULTING ENGINEER. VIDEO TAPES AND TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
4. DELETERIOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE SEWER SYSTEM.
5. TOP OF INSPECTION CHAMBER STANDPIPES SHALL BE SET TO 600mm ABOVE FINAL LOT GRADE.
6. MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO SANITARY MAINS.
7. PROVIDE A MINIMUM 1.5m COVER FOR SANITARY SEWERS. WHERE FROST DEPTH IS NOT MET INSULATION IS REQUIRED AS PER DETAIL D C902
8. ALL PIPE TO BE PVC DR35 OR AS NOTED.
9. REFER TO MECHANICAL DRAWINGS FOR BUILDING SERVICES TO 1m OUTSIDE BUILDING.

STORM

1. THE CONTRACTOR SHALL COMPLETE ALL TIE-INS AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF DISTRICT PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY CONSTRUCTION SERVICEMAN AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING.
2. NEW SEWER LINES TIED TO EXISTING LINES MUST BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
3. POWER FLUSHING SHALL BE PERFORMED ON ALL MAINS PRIOR TO ACCEPTANCE. VIDEO TAPE OF ALL MAINS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING IN SERVICE. TESTING AND VIDEO INSPECTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SUPERVISING CONSULTING ENGINEER. VIDEO TAPES AND TEST RESULTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
4. DELETERIOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE SEWER SYSTEM.
5. TOP OF INSPECTION CHAMBER STANDPIPES SHALL BE SET TO 600mm ABOVE FINAL LOT GRADE.
6. MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO STORM MAINS.
7. PROVIDE A MINIMUM 1.5m COVER FOR STORM SEWERS. WHERE FROST DEPTH IS NOT MET INSULATION IS REQUIRED AS PER DETAIL D C902
8. ALL NEW DETENTION STRUCTURES, INFILTRATION FACILITIES AND FLOW CONTROL STRUCTURES EG. ORIFICES, GATES, WEIRS TO BE VIDEO TAPED OR PHOTOGRAPHED BY THE CONTRACTOR.
9. ALL PIPE TO BE PVC DR35 OR AS NOTED.
10. STORM PIPE (200mm - 600mm) TO BE PVC ULTRA RIB.
11. MECHANICAL ENGINEER TO PROVIDE BACKFLOW PREVENTION FOR BUILDING FOUNDATION WITH CONNECTED TO STORM SERVICE.
12. ONSITE STORM CB TO BE SUPPLIED WITH B-26-A GRATE.
13. REFER TO MECHANICAL DRAWINGS FOR BUILDING SERVICES TO 1m OUTSIDE BUILDINGS.
14. CONTRACTOR TO CONFIRM ALL RIM ELEVATIONS WITH LANDSCAPE DRAWINGS.

WATER

1. PRESSURE TESTING AND CHLORINATION OF NEW WATERWORKS TO BE PERFORMED PRIOR TO TIE-IN TO EXISTING WORKS AND WITNESSED BY ENGINEER OF RECORD. CONTRACTOR TO PROVIDE TESTING PLAN TO ENGINEER OF RECORD PRIOR TO UNDERTAKING TESTS.
2. THE CONTRACTOR SHALL COMPLETE ALL TIE-INS AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF DISTRICT PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY CONSTRUCTION SERVICEMAN AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING.
3. THE CONTRACTOR SHALL ENSURE THAT ALL NEW WATERWORKS HAVE TEST POINTS AND TEMPORARY BLOW-OFFS SUITABLE TO ENSURE ADEQUATE PRESSURE TESTING, CHLORINATION AND FLUSHING. DISCHARGE OF CHLORINATED WATER INTO DITCHES, STORM SEWERS OR WATERCOURSES IS STRICTLY PROHIBITED.
4. A MINIMUM OF 3m CLEAR HORIZONTAL CLEARANCE AND 450mm CLEAR VERTICAL CLEARANCE TO BE MAINTAINED BETWEEN WATERMAINS AND ALL SANITARY AND STORM SEWERS EXCEPT WHERE NOTED AND APPROVED BY THE ENGINEER. WHERE ADEQUATE VERTICAL CLEARANCE CANNOT BE ACHIEVED OR WHERE WATERMAIN PASSES UNDER SANITARY OR STORM SEWER ALL WATERMAIN JOINTS WITHIN 6m OF THE CROSSING ARE TO BE WRAPPED WITH APPROVED HEAT SHRINKABLE WRAP OR DENSO TAPE.
5. PROVIDE A MINIMUM 1.8m COVER FOR WATER MAINS. WHERE FROST DEPTH IS NOT MET INSULATION IS REQUIRED AS PER DETAIL D C902
6. WATERMAINS SHALL BE MARKED BELOW GRADE USING A METALLIC DETECTABLE REINFORCED UNDERGROUND UTILITY MARKING TAPE. THE TAPE SHALL BE MINIMUM 150mm WIDE, METALLIC BLUE IN COLOUR AND SHALL BE MARKED "CAUTION: WATER LINE BURIED BELOW." THE TAPE IS TO BE INSTALLED ON TOP OF THE PIPE CUSHION, A MINIMUM OF 300mm ABOVE THE TOP OF THE PIPE. MARKING TAPE SHALL BE "THORTEC" OR APPROVED EQUAL.
7. A MINIMUM OF 1.5m HORIZONTAL CLEAR SEPARATION AND 150mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATERMAINS AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE CONDUITS, UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR SHALL CONDUCT PRESSURE TEST IN ACCORDANCE WITH MMCD SPECIFICATIONS AND IN THE PRESENCE OF THE CIVIL ENGINEER.
9. CONTRACTOR TO MAINTAIN ACCESS AND WATER SERVICE TO LOCAL HOUSEHOLDS AND BUSINESSES AT ALL TIMES.
10. NEW WATERMAINS ARE TO BE PRESSURE TESTED, CHLORINATED AND BACTERIOLOGICALLY ACCEPTED BY NORTHERN HEALTH AUTHORITY PRIOR TO CONNECTION TO THE WATER SYSTEM. SUPERCHLORINATED WATER SHALL BE NEUTRALIZED IN ACCORDANCE WITH MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS GUIDELINES PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE.
11. HEALTH AUTHORITY PERMIT TO CONSTRUCT IS REQUIRED PRIOR TO COMMENCING WORK.
12. REFER TO MECHANICAL DRAWINGS FOR BUILDING SERVICES TO 1m OUTSIDE BUILDINGS.
13. ALL PIPE TO BE PVC C900 CLASS 235 DR18 OR AS NOTED.

FRANCHISE UTILITIES

1. FRANCHISE UTILITIES INCLUDING BUT NOT LIMITED TO BC HYDRO, TELUS, CITYWEST AND PNG ARE SHOWN FOR INFORMATION ONLY. REFER TO FRANCHISE UTILITY DRAWINGS SPECIFICATIONS FOR DESIGN AND CONSTRUCTION PURPOSES

"NOT FOR CONSTRUCTION"
FOR TENDER 2026-04-15

LEGEND

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		ROBAR COUPLING
E	ELECTRICAL POWER		LINE VALVE
T	TEL COMMUNICATIONS		SEWER MANHOLE
	FIBRE/SHAW CABLE		EX. STORM MANHOLE
	PAVEMENT EDGE		PR. DRYWELL
	GRAVEL EDGE		PR. CB MANHOLE
	FENCE		CATCH BASIN
	CONTOUR		TWIN CATCH BASIN
	LIMIT OF WORKS		CAP
	TOP OF SLOPE		PR. STREET LIGHT
	BOTTOM OF SLOPE		EX. STREET LIGHT
	RETAINING WALL		POWER POLE WITH COBRA ARM
	SWALE		UTILITY POLE
	TREE LINE		POLE ANCHOR
	DITCH		UTILITY BOX
	DRAINAGE FLOW		SIGN

NOTES:
• OBJECTS WITH HEAVIER LINE WEIGHTS ARE DENOTING PROPOSED WORKS.

REVISION:

REV	DATE	DESCRIPTION	BY
H	2026-04-15	ISSUED FOR TENDER	FMB
G	2025-12-05	ISSUED FOR TENDER	NCB
F	2025-08-29	ISSUED FOR TENDER	NCB
E	2025-06-18	ISSUED FOR TENDER	FMB
D	2025-05-13	ISSUED FOR PERMIT	FMB
C	2025-03-17	ISSUED FOR PERMIT	FMB
B	2025-01-27	ISSUED FOR 90% REVIEW	EBF
A	2024-11-13	ISSUED FOR 50% REVIEW	EBF

SEAL:

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ORIGINAL SCALE: NTS
DESIGNED BY: EBF
ASSISTED BY: -
DRAWN BY: --
MODIFIED BY: --
APPROVED BY: MAA
DATE: 2024-11-01

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25mm

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WSP Canada Inc.
Suite 100 - 989 McGill Place, Kamloops, BC V2C 6N9
T 250-828-6116 | www.wsp.com

PROJECT NUMBER: CA0042675

CLIENT:
NORTHERN HEALTH AUTHORITY

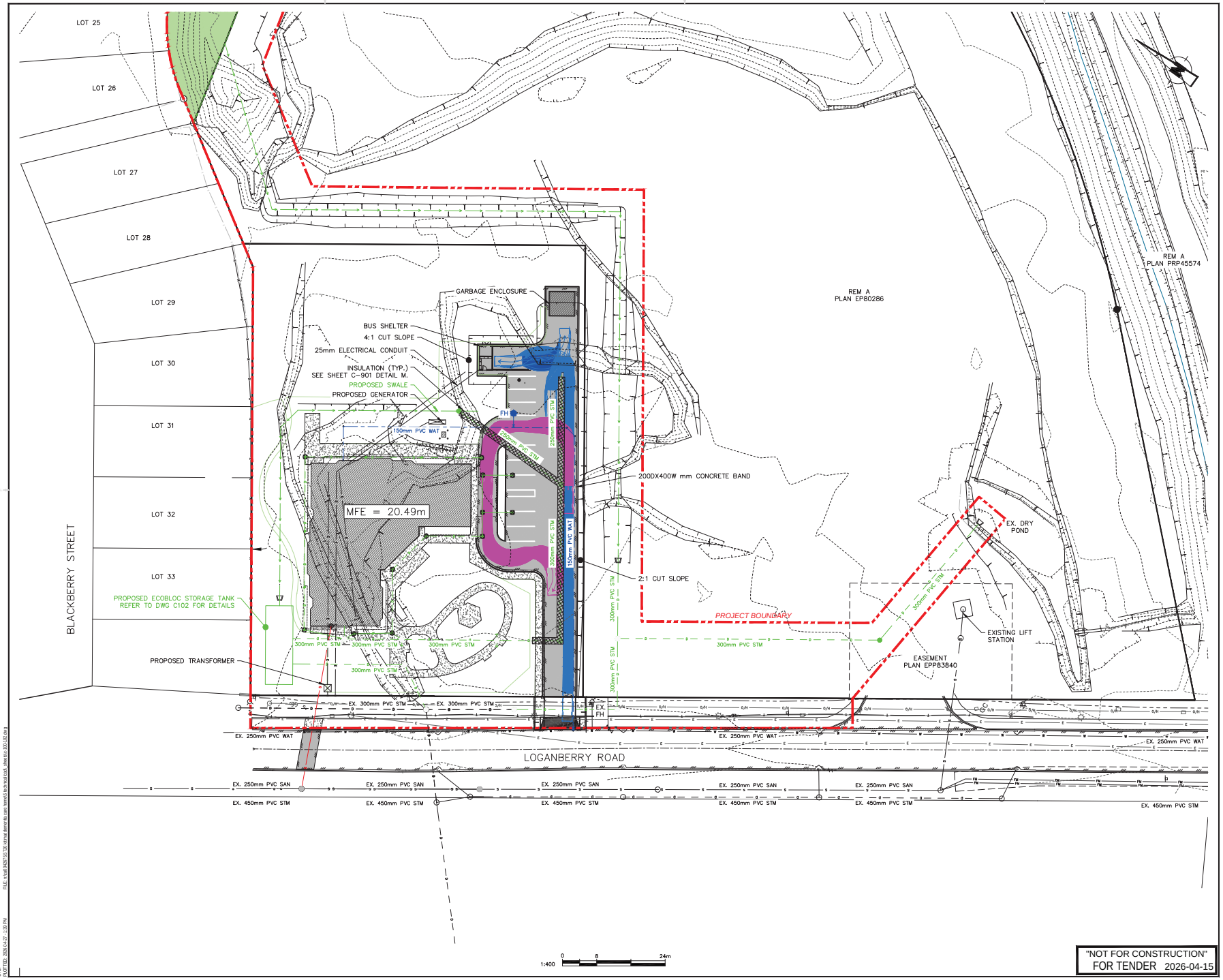
CLIENT REF. #: --

PROJECT:
KITIMAT CARE HOME

TITLE:
GENERAL NOTES

DRAWING NUMBER: C100
REV. H

CTB: ---
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LEGEND

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		ROBAR COUPLING
E	ELECTRICAL POWER		LINE VALVE
T	TEL COMMUNICATIONS		SEWER MANHOLE
	FIBRE/SHAW CABLE		EX. STORM MANHOLE
	PAVEMENT EDGE		PR. DRYWELL
	GRAVEL EDGE		PR. CB MANHOLE
	FENCE		CATCH BASIN
	CONTOUR		TWIN CATCH BASIN
	LIMIT OF WORKS		CAP
	TOP OF SLOPE		PR. STREET LIGHT
	BOTTOM OF SLOPE		EX. STREET LIGHT
	RETAINING WALL		POWER POLE WITH COBRA ARM
	SWALE		UTILITY POLE
	TREE LINE		POLE ANCHOR
	DITCH		UTILITY BOX
	DRAINAGE FLOW		SIGN

NOTES:
- OBJECTS WITH HEAVIER LINE WEIGHTS ARE DENOTING PROPOSED WORKS.

REVISION:

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ORIGINAL SCALE: 1:400
DESIGNED BY: EBF
ASSISTED BY: -
DRAWN BY: --
MODIFIED BY: --
APPROVED BY: AA
DATE: 2024-11-01

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PROJECT NUMBER: CA0042675

CLIENT:
NORTHERN HEALTH AUTHORITY

CLIENT REF. #: --

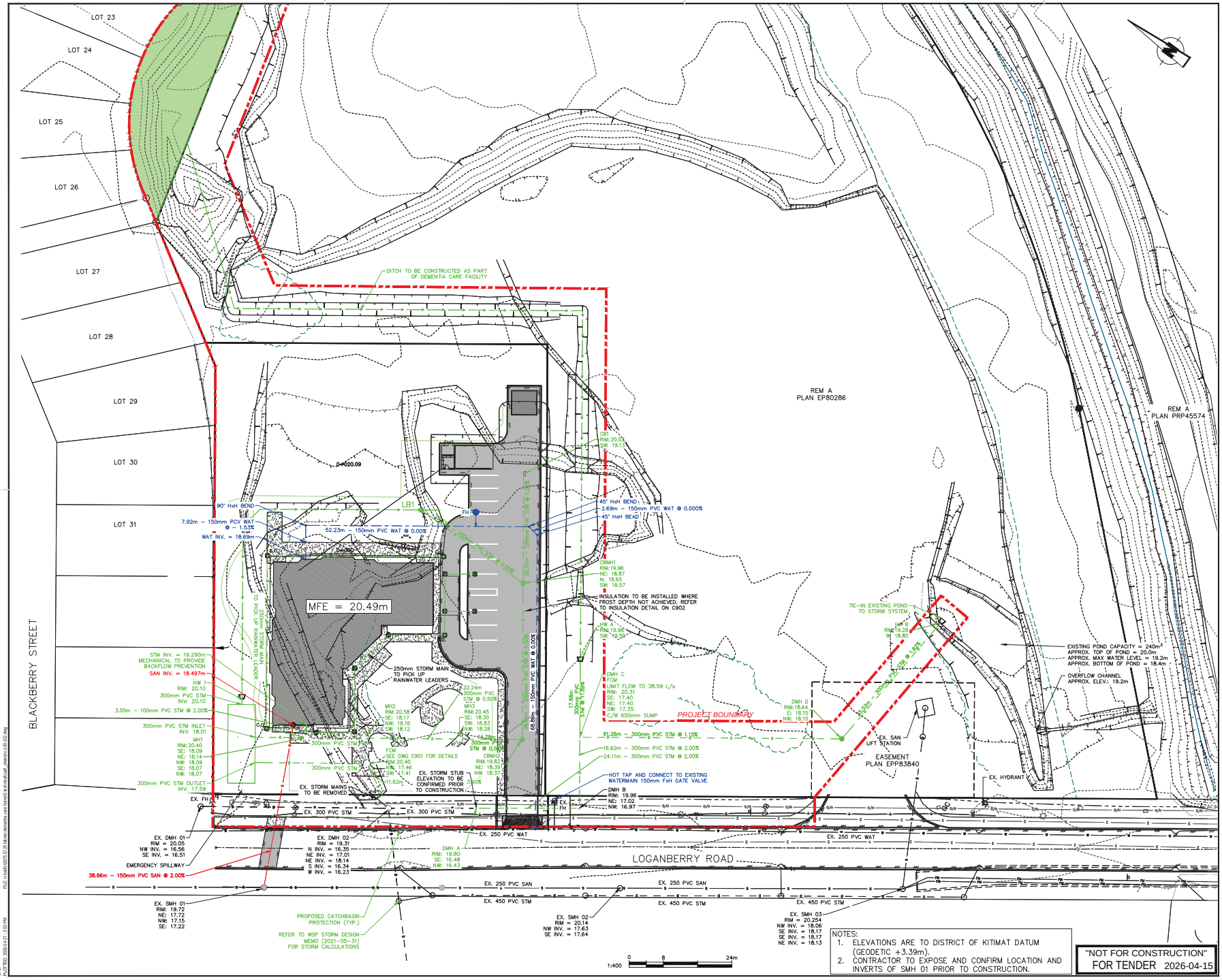
PROJECT:
KITIMAT CARE HOME

TITLE:
SITE PLAN

DRAWING NUMBER: C101
REV. H

"NOT FOR CONSTRUCTION"
FOR TENDER 2026-04-15

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LEGEND

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		ROBAR COUPLING
E	ELECTRICAL POWER		LINE VALVE
T	TEL COMMUNICATIONS		SEWER MANHOLE
	FIBRE/SHAW CABLE		EX. STORM MANHOLE
	PAVEMENT EDGE		PR. DRYWELL
	GRAVEL EDGE		PR. CB MANHOLE
	FENCE		CATCH BASIN
	CONTOUR		TWIN CATCH BASIN
	LIMIT OF WORKS		CAP
	TOP OF SLOPE		PR. STREET LIGHT
	BOTTOM OF SLOPE		EX. STREET LIGHT
	RETAINING WALL		POWER POLE WITH COBRA ARM
	SWALE		UTILITY POLE
	TREE LINE		POLE ANCHOR
	DITCH		UTILITY BOX
	DRAINAGE FLOW		SIGN

NOTES:
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REVISION:

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ORIGINAL SCALE: 1:400
DESIGNED BY: EBF
ASSISTED BY: -
DRAWN BY: --
MODIFIED BY: --
APPROVED BY: AA
DATE: 2024-11-01
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wsp
WSP Canada Inc.
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T 250-828-6116 | www.wsp.com

PROJECT NUMBER: CA0042675

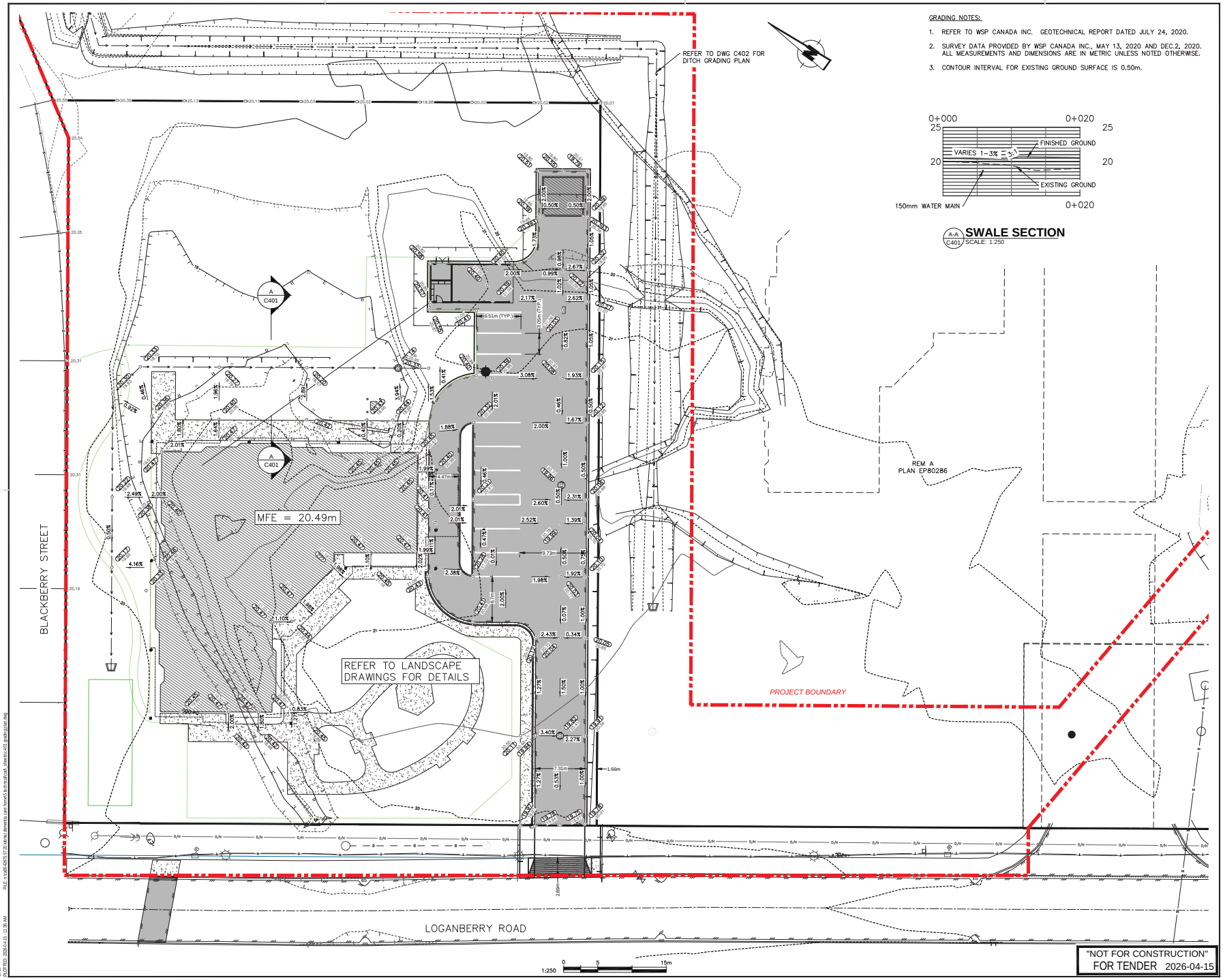
CLIENT: NORTHERN HEALTH AUTHORITY
CLIENT REF. #: --

PROJECT: KITIMAT CARE HOME

TITLE: SERVICING PLAN

DRAWING NUMBER: C102 REV. H

FILE: c:\cad\42675\27\dwg\demolition\servicing\architectural\c_demolition.dwg
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GRADING NOTES:

1. REFER TO WSP CANADA INC. GEOTECHNICAL REPORT DATED JULY 24, 2020.
2. SURVEY DATA PROVIDED BY WSP CANADA INC., MAY 13, 2020 AND DEC.2, 2020. ALL MEASUREMENTS AND DIMENSIONS ARE IN METRIC UNLESS NOTED OTHERWISE.
3. CONTOUR INTERVAL FOR EXISTING GROUND SURFACE IS 0.50m.

A-A C401 **SWALE SECTION**
SCALE: 1:250

LEGEND

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		ROBAR COUPLING
E	ELECTRICAL POWER		LINE VALVE
T	TEL COMMUNICATIONS		SEWER MANHOLE
	FIBRE/SHAW CABLE		EX. STORM MANHOLE
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ORIGINAL SCALE: AS NOTED
DESIGNED BY: EBF
ASSISTED BY: -
DRAWN BY: --
MODIFIED BY: FMB
APPROVED BY: MAA
DATE: 2024-11-01

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm

DISCIPLINE: INFRASTRUCTURE

WSP Canada Inc.
Suite 100 - 989 McGill Place, Kamloops, BC V2C 6N9
T 250-828-6116 | www.wsp.com

PROJECT NUMBER: CA0042675

CLIENT: NORTHERN HEALTH AUTHORITY

CLIENT REF. #: --

PROJECT: KITIMAT CARE HOME

TITLE: GRADING PLAN

DRAWING NUMBER: C401 REV. H

"NOT FOR CONSTRUCTION" FOR TENDER 2026-04-15

CTB: ---
PLOTTED: 2026-04-15 11:38 AM



A C402 **TYPICAL SWALE**
SCALE: nts

LEGEND

WATER MAIN	CURB STOP
SANITARY SEWER	HYDRANT
STORM SEWER	REDUCER
NATURAL GAS	ROBAR COUPLING
ELECTRICAL POWER	LINE VALVE
TEL COMMUNICATIONS	SEWER MANHOLE
FIBRE/SHAW CABLE	EX. STORM MANHOLE
PAVEMENT EDGE	PR. DRYWELL
GRAVEL EDGE	PR. CB MANHOLE
FENCE	CATCH BASIN
CONTOUR	TWIN CATCH BASIN
LIMIT OF WORKS	CAP
TOP OF SLOPE	PR. STREET LIGHT
BOTTOM OF SLOPE	EX. STREET LIGHT
RETAINING WALL	POWER POLE WITH COBRA ARM
SWALE	UTILITY POLE
TREE LINE	POLE ANCHOR
DITCH	UTILITY BOX
DRAINAGE FLOW	SIGN

NOTES:
• OBJECTS WITH HEAVIER LINE WEIGHTS ARE DENOTING PROPOSED WORKS.

REVISION:

REV	DATE	DESCRIPTION	BY
H	2026-04-15	ISSUED FOR TENDER	FMB
G	2025-12-05	ISSUED FOR TENDER	NCB
F	2025-08-29	ISSUED FOR TENDER	NCB
E	2025-06-18	ISSUED FOR TENDER	FMB
D	2025-05-13	ISSUED FOR PERMIT	FMB
C	2025-03-17	ISSUED FOR PERMIT	FMB
B	2025-01-27	ISSUED FOR 90% REVIEW	EBF
A	2024-11-13	ISSUED FOR 50% REVIEW	EBF

SEAL:

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ORIGINAL SCALE: 1:500
DESIGNED BY: EBF
ASSISTED BY: -
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25mm

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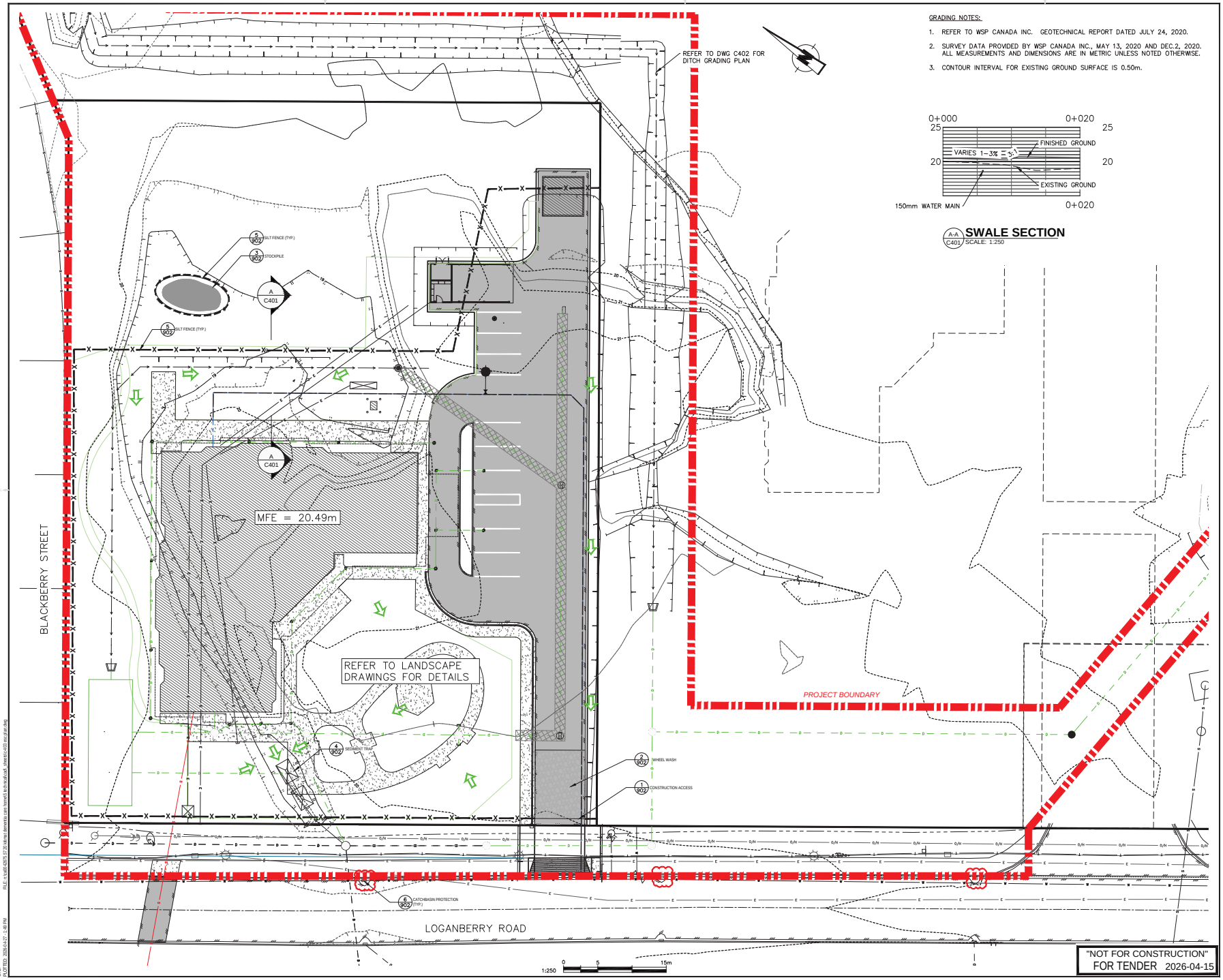
PROJECT:
KITIMAT CARE HOME

TITLE:
REMAINDER GRADING PLAN

DRAWING NUMBER: C402 REV. H

"NOT FOR CONSTRUCTION" FOR TENDER 2026-04-15

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CTB: ---



GRADING NOTES:

1. REFER TO WSP CANADA INC. GEOTECHNICAL REPORT DATED JULY 24, 2020.
2. SURVEY DATA PROVIDED BY WSP CANADA INC., MAY 13, 2020 AND DEC.2, 2020. ALL MEASUREMENTS AND DIMENSIONS ARE IN METRIC UNLESS NOTED OTHERWISE.
3. CONTOUR INTERVAL FOR EXISTING GROUND SURFACE IS 0.50m.

A-A / C401 **SWALE SECTION**
SCALE: 1:250

LEGEND

WATER MAIN	CURB STOP
SANITARY SEWER	HYDRANT
STORM SEWER	REDUCER
NATURAL GAS	ROBAR COUPLING
ELECTRICAL POWER	LINE VALVE
TEL COMMUNICATIONS	SEWER MANHOLE
FIBRE/SHAW CABLE	EX. STORM MANHOLE
PAVEMENT EDGE	PR. DRYWELL
GRAVEL EDGE	PR. CB MANHOLE
FENCE	CATCH BASIN
CONTOUR	TWIN CATCH BASIN
LIMIT OF WORKS	CAP
TOP OF SLOPE	PR. STREET LIGHT
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DITCH	UTILITY BOX
DRAINAGE FLOW	SIGN

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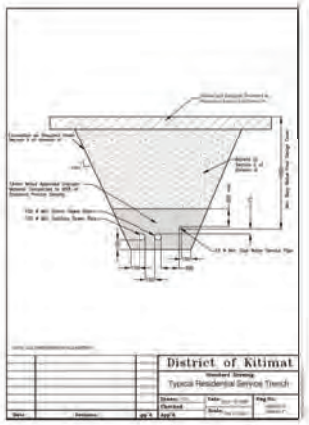
PROJECT: KITIMAT CARE HOME

TITLE: EROSION AND SEDIMENT CONTROL PLAN

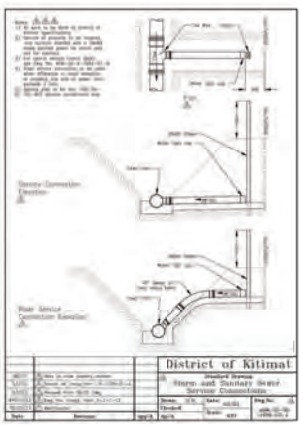
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"NOT FOR CONSTRUCTION" FOR TENDER 2026-04-15

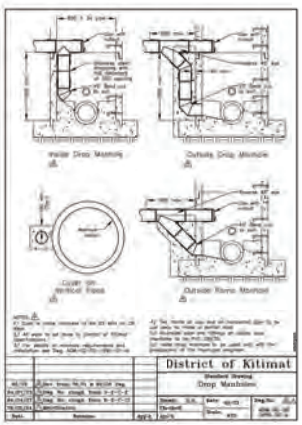
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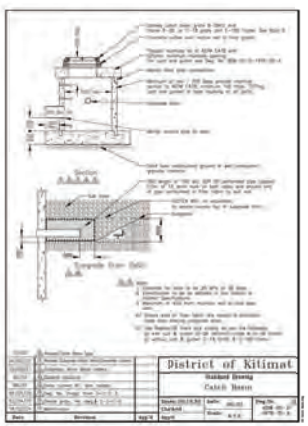
A C901 **UTILITY TRENCH**
SCALE: nts



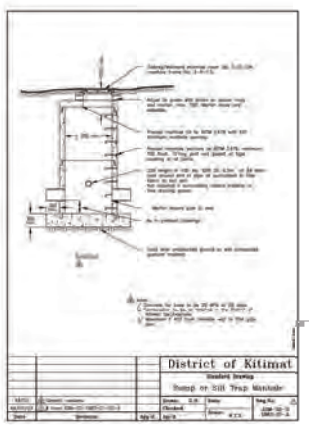
B C901 **SANITARY SEWER SERV.**
SCALE: nts



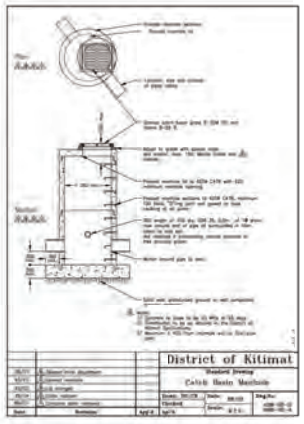
C C901 **DROP MANHOLE**
SCALE: nts



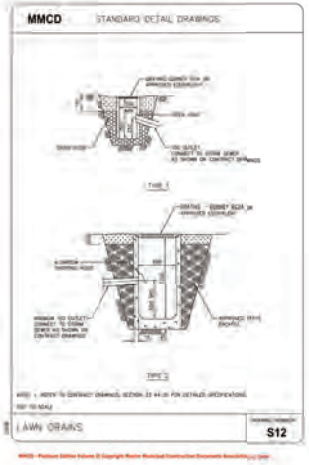
D C901 **CATCH BASIN**
SCALE: nts



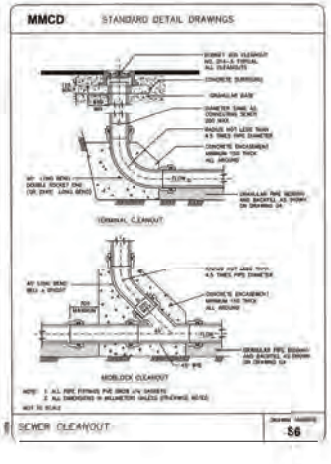
E C901 **MANHOLE**
SCALE: nts



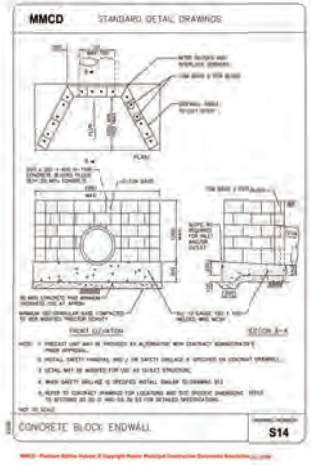
F C901 **MANHOLE CONNECTION DETAIL**
SCALE: nts



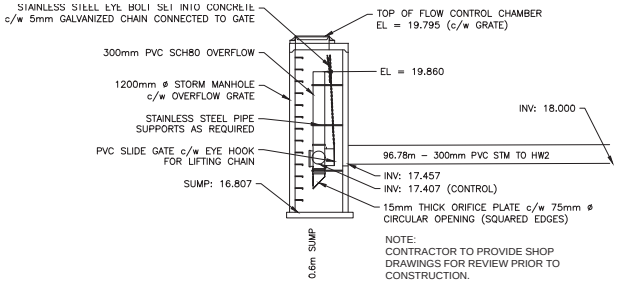
H C901 **MMCD LAWN DRAINS DETAIL**
SCALE: nts



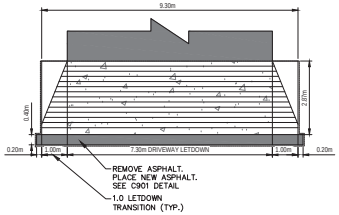
I C901 **MMCD SEWER CLEANOUT DETAIL**
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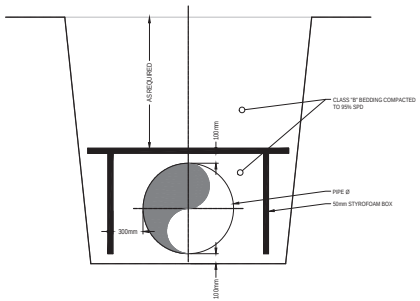
J C901 **MMCD HEADWALL DETAIL**
SCALE: nts



K C901 **FLOW CONTROL MANHOLE DETAIL**
SCALE: nts



L C901 **LET DOWN DETAIL**
SCALE: nts



M – **PIPE INSULATION DETAIL**
N.T.S.

LEGEND

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		ROBAR COUPLING
E	ELECTRICAL POWER		LINE VALVE
T	TEL COMMUNICATIONS		SEWER MANHOLE
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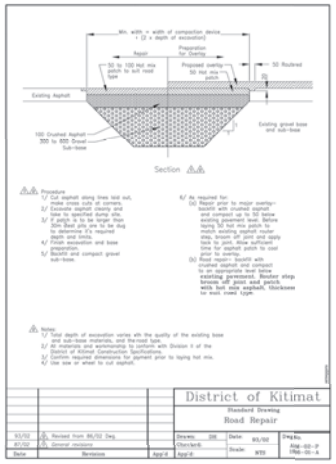
PROJECT:
KITIMAT CARE HOME

TITLE:
DETAILS

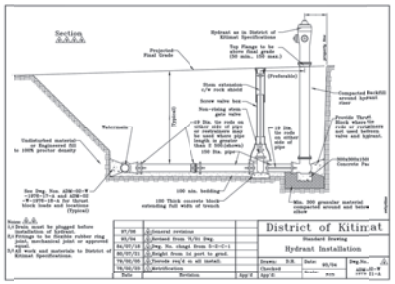
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REV. H

"NOT FOR CONSTRUCTION"
FOR TENDER 2026-04-15

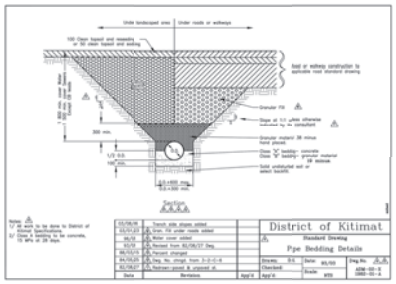
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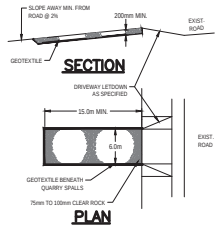
A C902 SCALE: nts
ROAD REPAIR DETAIL



B C902 SCALE: nts
FIRE HYDRANT DETAIL

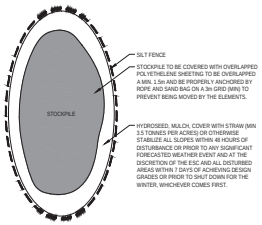


C C902 SCALE: nts
PIPE BEDDINGS DETAIL

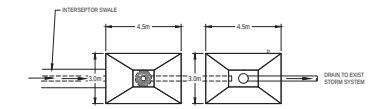


NOTES:
1. REMOVE AND REPLACE PAD WHEN SOIL IS VISIBLE ON THE SURFACE

1 SCALE N.T.S.
CONSTRUCTION ACCESS

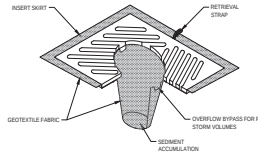


3 SCALE N.T.S.
STOCKPILE DETAIL



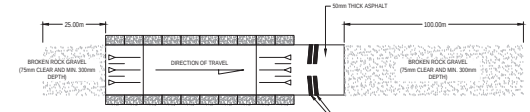
NOTES:
1. ALL SURFACES TO BE PROTECTED IMMEDIATELY UPON COMPLETION.
2. SEDIMENT TO BE REMOVED WHEN IT FILLS HALF THE POND.
3. SEDIMENT TRAP AREA TO BE MIN. 1.0% SITE AREA.

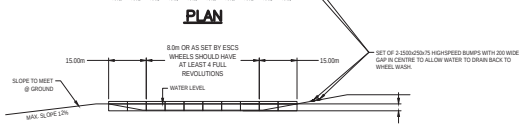
4 SCALE N.T.S.
SEDIMENT TRAP (FIELD FIT)

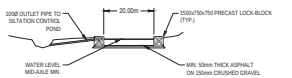


NOTES:
1. REMOVE SEDIMENT WHEN UNIT IS 1/2 FULL

6 SCALE N.T.S.
CATCHBASIN PROTECTION



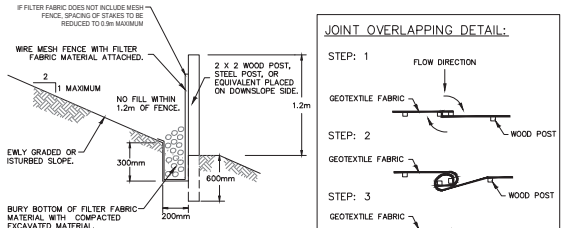


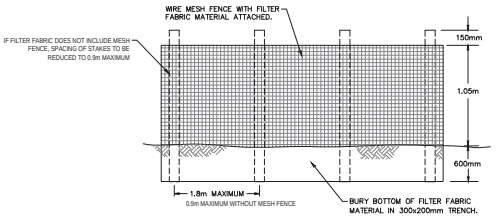


NOTES:
1. PURPOSE IS TO REMOVE SEDIMENT FROM VEHICLES AND EQUIPMENT PRIOR TO THEM LEAVING THE SITE.
2. CONTRACTOR TO MAINTAIN MIN. OF 0.5m WATER IN WHEEL WASH AT ALL TIMES AND REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO PROVIDE PROPER CLEANING OF TRUCKS.

DEPTH TO SUIT ROCK SIZE USED. GRADE SET BY EROSION AND SEDIMENT CONTROL SUPERVISOR/INSPECTOR

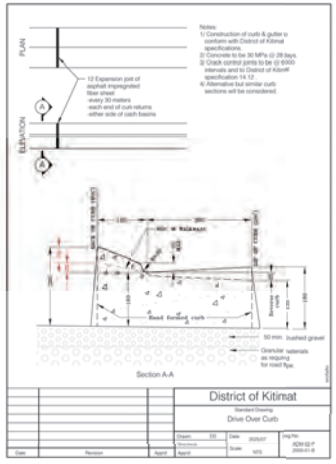
2 SCALE N.T.S.
WHEEL WASH



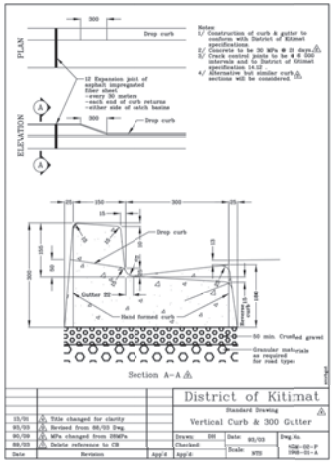


NOTES :
1. REMOVE SEDIMENT WHEN IT REACHES 1/3 HEIGHT

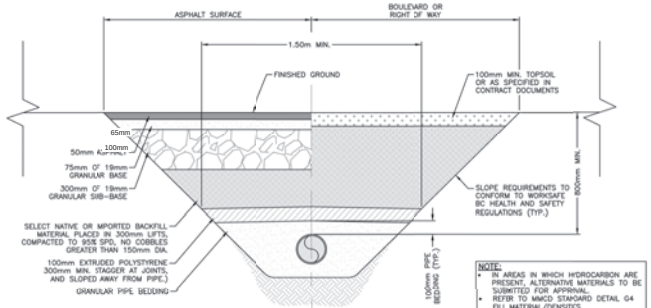
5 SCALE N.T.S.
SILT FENCE



D C902 SCALE: nts
DRIVE OVER CURB DETAIL



E C902 SCALE: nts
BARRIER CURB DETAIL



F C902 SCALE: nts
INSULATION DETAIL

LEGEND

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		ROBAR COUPLING
E	ELECTRICAL POWER		LINE VALVE
T	TEL COMMUNICATIONS		SEWER MANHOLE
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ORIGINAL SCALE: AS NOTED
DESIGNED BY: EBF
ASSISTED BY: -
DRAWN BY: --
MODIFIED BY: --
APPROVED BY: MAA
DATE: 2024-11-01
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
DISCIPLINE: INFRASTRUCTURE

WSP Canada Inc.
Suite 100 - 989 McGill Place, Kamloops, BC V2C 6N9
T 250-828-6116 | www.wsp.com

PROJECT NUMBER: CA0042675

CLIENT: NORTHERN HEALTH AUTHORITY
CLIENT REF. #: --

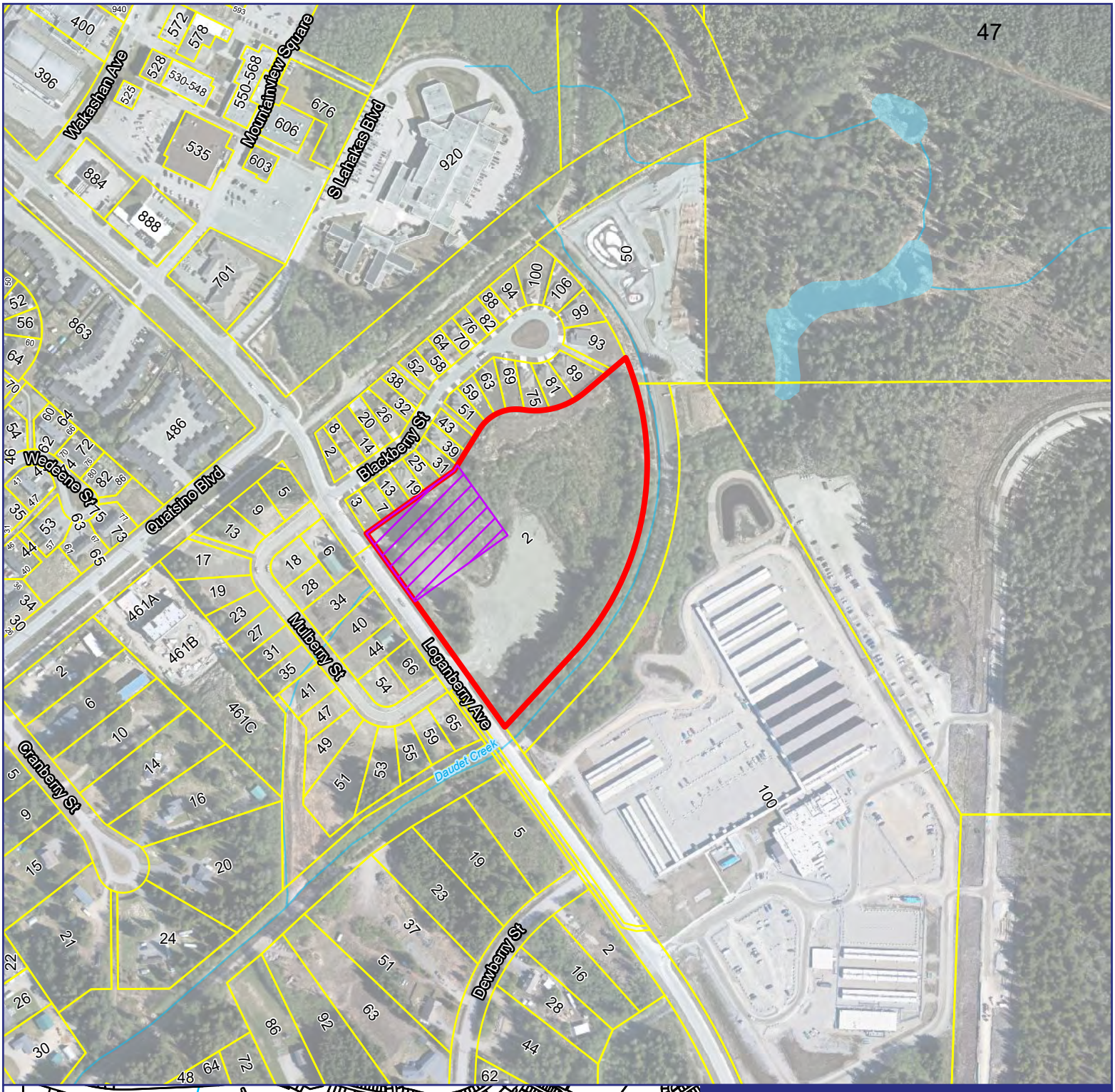
PROJECT: KITIMAT CARE HOME

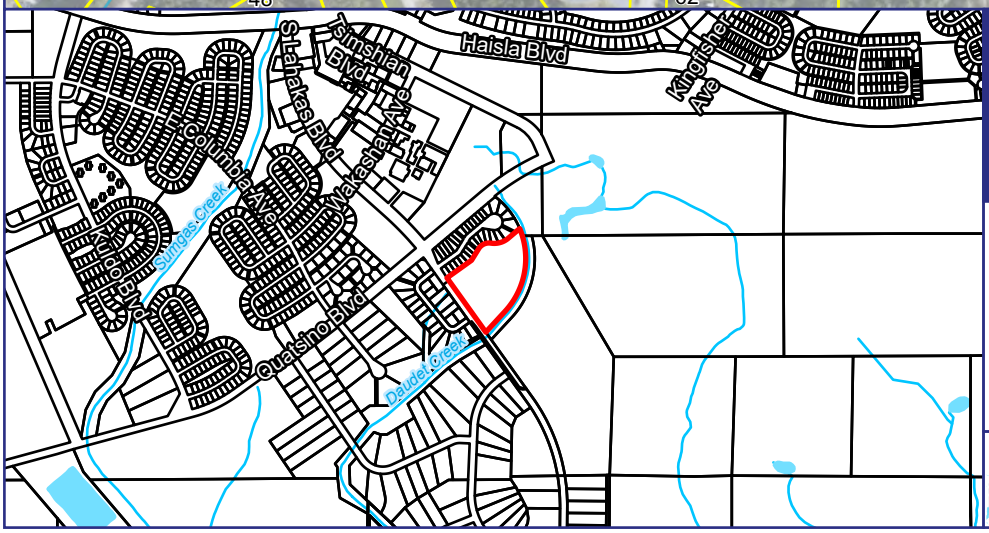
TITLE: DETAILS

DRAWING NUMBER: C902 REV. H

"NOT FOR CONSTRUCTION" FOR TENDER 2026-04-15

FILE: I:\cad\42675.01\Planning elements can here\Kitimat\dgn_sheets\c902.dgn drawing
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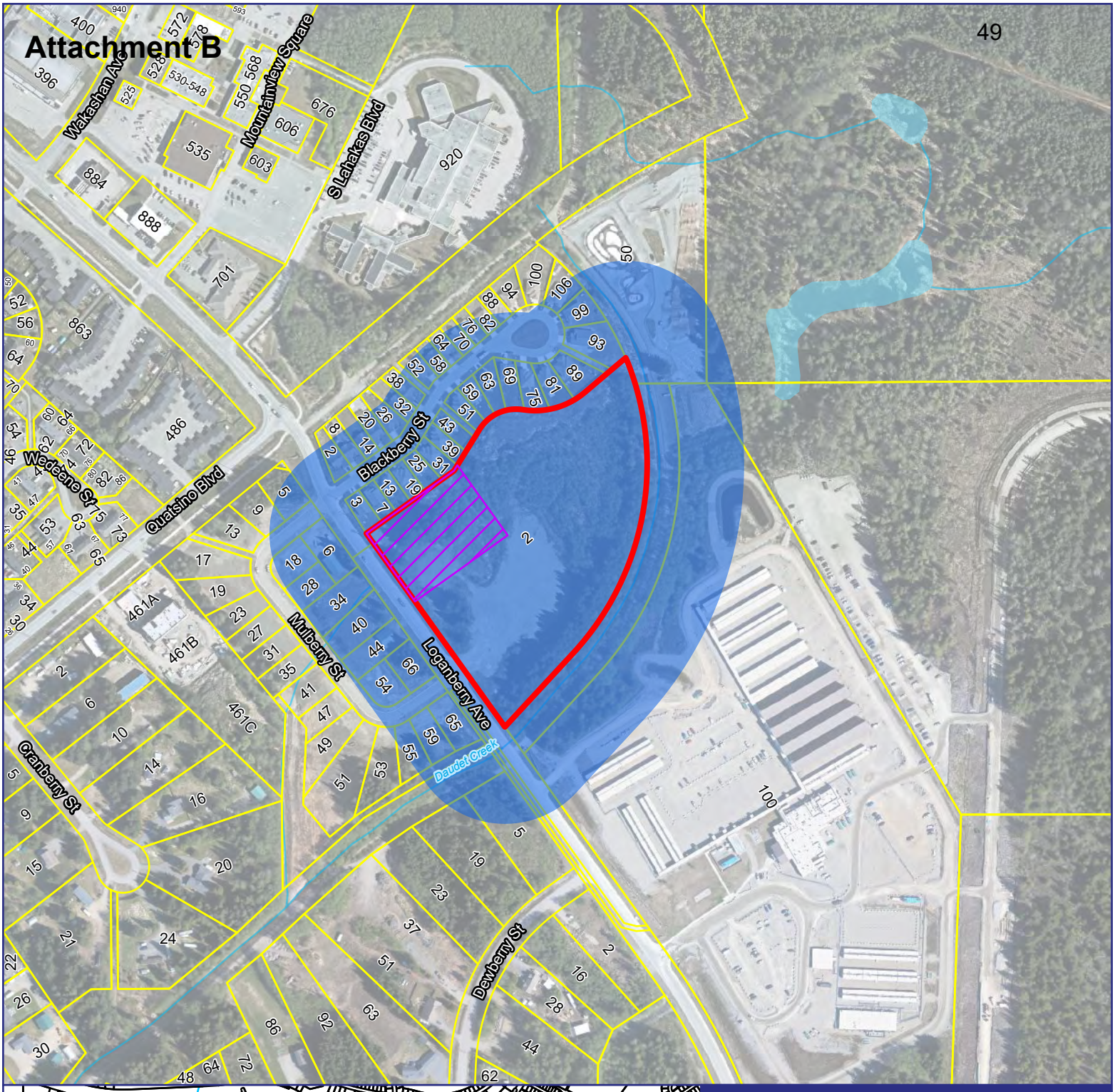
KITIMAT
A Marvel of Nature and Industry

LOCATION MAP
2 LOGANBERRY AVE

2 Loganberry Ave
Legal Parcel
Water Body
Stream
Area Proposed for Development Permit

Scale: 1:5,000
Requisitor: KH Author: AWS Date: 20-Aug-2026
File: LocationMap Revision: 0
0 60 120 240 m

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KITIMAT
A Marvel of Nature and Industry

LOCATION MAP
2 LOGANBERRY AVE

2 Loganberry Ave
Legal Parcel
Water Body
Stream
Area Proposed for Development Permit
90m Buffer

Scale: 1:5,000
Requisitor: KH Author: AWS Date: 21-Aug-2026
File: LocationMap Revision: 0

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COUNCIL REPORT For Information Only

Date: September 8, 2026

File: 6.4.0.8

To: Mayor and Council

From: Alex Ramos-Espinoza, Director of Engineering Services,
Juliana Christiansen-Liptak, Environmental Services Manager

Re: Post-Compost Give-away Event Update
Applicant: N/A
Location: N/A

Background:

The District of Kitimat's Compost Facility was completed and commissioned May 2025. Since June 2025, food waste and yard waste collected at the curb, has been processed through this facility. The compost facility has cured and has successfully produced a nutrient rich class A compost (OMRR). This compost is now ready to use with minimal restrictions. Meaning that it is safe to grow vegetables, fruits, and all vegetation. As it is nutrient rich, it can be applied as a top dressing to established gardens, trees and lawns. However, it is recommended that one would mix with topsoil, if you are setting up new garden pots or garden beds.

Post - Community Compost Give-away Event Updates



August 28th and 29th, 2026, the Way Less Waste team held its 1st Community Compost Give-away event. The event was held to thank the community for their participation in the extended curbside collection program. The District showcased the high-quality product that we have been able to produce with well sorted food waste and yard waste at the curb. Residents could see firsthand what is being done with their organic waste.

The District is diverting waste from the landfill and decomposes organic waste through composting. This reduces the landfill's production of methane and returns the organic waste to a natural carbon cycle of creating compost to grow new vegetation.

Approximately 89 vehicles of residents attended the event over the 2 days. Collectively, 13.4 tonnes of compost left with residents. 6 compost facility tours were conducted on the Saturday. Event attendees were pleasantly surprised and impressed with the quality of compost. Many residents were unaware that Kitimat had a new Compost Facility.

Compost Available

As there is still quite a bit of compost remaining on site, we will continue giving away compost at the Kitimat Landfill's Compost Facility for two additional days. Friday September 11th, and 18th, 2026 10:30 am - 3:00 pm. Bring your bins and shovels! while supplies last.

Budget Implications: Not applicable

"SLT"

Director of Finance Initials

The operational impacts are anticipated to be minimal as the additional events will happen during normal working hours.

Budgeted: N/A **Unbudgeted: N/A**

Council Initiative/Other Relevant Plans:

Operational item

Strategic Plan (2023-2026)
Environmental Sustainability
- Support sustainable practices
- Increase waste diversion, including organics diversion

Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)
Not Considered

District of Kitimat and Haisla Council Friendship Agreement – gi guáƛaṗ nis
Not Considered

Community Energy and Emissions Plan
Recommendation 6 – Divert Organics

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
- Maximize waste diversion (zero waste) to conserve landfill capacity
- Manage residual waste to meet current design and operational standards

Water Conservation Plan
Not Considered

BC Transit Future Services Plan
Not Considered

Economic Development Strategic Plan (2023-2029)
Not Considered

Downtown Concept Plan
Not Considered

"Alex Ramos-Espinoza"
Submitted by
Alex Ramos-Espinoza
Director of Engineering Services

"Juliana Christiansen-Lipak"
Submitted by
Juliana Christiansen-Liptak
Environmental Services Manager

"Warren Waycheshen"
Approved for Submission
Warren Waycheshen, CAO

Attachment(s): None

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August 12, 2026

151755

Via email: c/o Lori.Ferreira@kitimat.ca

Their Worship Philip Germuth
Mayor, District of Kitimat
270 City Centre
Kitimat, BC V8C 2H7

Dear Mayor Philip Germuth:

Thank you for your letter of July 24, 2026, regarding funding for the Local Government Climate Action Program (LGCAP). I do recognize the work District of Kitimat has accomplished with LGCAP funding. Like you, many participants of the program are seeking clarity regarding long-term funding for LGCAP.

Current LGCAP funding is confirmed through March 31, 2027. As part of the Budget 2027 process, government will be reviewing priorities and available resources, and options related to the future of LGCAP are being considered. We are committed to sharing further information as soon as decisions are made.

Thank you again for taking the time to write and for your ongoing leadership on climate action in your community.

Sincerely,



Adrian Dix
Minister of Energy and Climate Solutions

Ministry of Energy and Climate Solutions

Office of the Minister

Mailing Address:
PO Box 9060, Stn Prov Govt
Victoria, BC V8W 9E2
Telephone: 778-698-7671

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Reference: 285521

August 31, 2026

VIA EMAIL: Lori.Ferreira@kitimat.ca; Phil.Germuth@kitimat.ca

Mayor Philip Germuth
District of Kitimat
270 City Centre
Kitimat, British Columbia
V8C 2H7

Dear Mayor Germuth:

Thank you for your letter of June 10, 2026, regarding access and safety issues affecting the Wedeene Forest Service Road (FSR) and associated recreational site.

Two structures on the Wedeene FSR have been washed away or damaged and now require replacement. I am pleased to share that ministry engineering staff are working towards repairing the infrastructure and restoring full access to the area in spring 2027.

It is also my understanding that the rec site is still accessible by Highway 37, although I recognize that the longer travel distance makes it less convenient for the public to access the area.

There are no industrial activities taking place in the area that require use of the FSR.

For your background information, please see the attached Factsheet and set of Frequently Asked Questions that help explain the Engineering Roads Funding Policy. If you require additional info or more technical details, please contact Scott McIlmoyle, District Engineering Officer, at Scott.McIlmoyle@gov.bc.ca or 778-702-0078.

Again, thank you for writing to share your concerns.

Sincerely,

Ravi Parmar
Minister

Ministry of Forests | Office of the Minister | Mailing Address: PO BOX 9049 Stn Prov Govt Victoria, BC V8W 9E2 | Tel: 250 387-6240 Fax: 250 387-1040 Website: www.gov.bc.ca/for

Attachments: Factsheet – Engineering Road Funding Policy, December 2025
FAQs – Engineering Road Funding Policy, December 2025

pc: Scott McIlmoyle, Engineering Officer, Coast Mountains Natural Resource District

FACTSHEET

December 2025

Ministry of Forests

Engineering Roads Funding Policy

- The Ministry of Forests has developed a road funding policy to serve as a framework to allocate funds for the maintenance, improvement and closure of Forest Service Roads (FSRs) maintained by the Crown.
- FSRs are not built or maintained to the same standards as public highways. Many resource roads are not maintained for vehicular traffic. Most resource roads have rough, loose gravel surfaces and are narrow (often one lane wide).
- The Ministry does not receive specific funding to maintain alternate egress routes. Egress routes may be comprised of active or inactive FSRs, non-status roads, other resource roads or public highways. Alternate egress routes may be activated during emergency response activities throughout B.C. The decision to utilize an FSR as an alternate egress route is completed on a case-by-case basis.
- The Ministry prioritizes how funds are allocated to FSR maintenance (operating) and major road and bridge improvement (capital) projects in the following order:
    - Roads accessing:
        1. Communities (First Nation and non-First Nation)
        2. Rural residences
        3. High value recreation sites
- The Engineering Program has a limited annual capital budget for major upgrades (e.g. bridge replacements, road realignments, safety improvements) to the 12,000 kilometer capital road network in B.C. 2025/2026.
- In addition, operating funding is available annually to maintain 45,000 kilometres of FSRs, where the priority is on the capital road network.
- Of the 60,000 kilometres of FSRs in British Columbia, 15,000 kilometres are maintained by BC Timber Sales. The Engineering Roads Funding Policy does not cover these roads.
- If not maintained to a high-clearance vehicle standard, wilderness roads deteriorate and, unless an industrial user assumes maintenance obligations, eventually must be deactivated to reduce risks to the environment, the public, and other objectives. The decision to deactivate FSRs is made carefully with consideration to multiple priorities and impacts.
- The Ministry's Engineering Program staff maintain roads and make capital improvements, as they are identified and as resources allow.
- Capital funding will not be allocated to complete works on FSRs solely for industrial purposes (current or future).

- The Engineering Program uses the following principles when allocating funds to manage and maintain a safe FSR network throughout the province:

    - Allocate funds based on priority
    - Allocate funds in an open and transparent manner
    - Allocate funds consistently—generally use the same criteria to make ranking decisions

Additional information can be found here:
https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resource-roads

Contact the Engineering Branch directly at: FLNREng.Branch@gov.bc.ca

Media Contact:
Media Relations
Ministry of Forests
Forest.media@gov.bc.ca

FAQ – Engineering Roads Funding Policy

December 2025 Ministry of Forests

- What are resource roads?

  Resource roads in B.C. are constructed to develop, protect and access the province's natural resources. They also serve as crucial links for many rural communities and access to highly used recreational opportunities.

- What types of resource roads are there?

  There are Forest Service Roads (FSRs), Road Permit Roads, roads maintained by the Oil and Gas Sector, Private Land roads, and public roads administered by the Ministry of Transportation. If you are unsure of a road's status, please contact your local natural resource district office. The Ministry of Forests inspects and designates maintainers for FSRs only; all other resource roads are managed by the companies who have the permits for these roads.

- Who uses resource roads?

  Resource roads are used primarily by industrial vehicles engaged in forestry, mining, oil and gas or agricultural operations. Members of the public and commercial operators (i.e., ski hills, fishing lodges) also use resource roads. Some resource roads lead to rural communities and residences and are used daily by the public.

- How are resource roads regulated?

  Resource roads are regulated by the *Forest Act, Forest Range Practices Act, Forest Planning Practices Regulation, and Forest Service Road Use Regulation*.

- Who is responsible to maintain and deactivate FSRs in B.C.?

  By and large, the industrial user of the road is responsible for maintenance to a safe standard for their intended activities while in use. When roads are not in use by an industrial user, the roads largely fall under an environmental maintenance status as a wilderness road. Roads are maintained to protect environmental values and road prism integrity.

  By default, the Ministry of Forests, including BC Timber Sales, maintains roads to wilderness standards where no other user is present and no obligation to maintain to a higher standard exists. The Ministry maintains roads to communities, rural residences and high value recreational sites when no industrial user is active and as budgets permit.

- How many kilometres of FSRs are there in B.C.?

  There are approximately 60,000 km of FSRs.

- What happens to FSRs that are not maintained?

  If not maintained, wilderness roads become eroded and/or overgrown and, unless a user assumes maintenance obligations, eventually may have to be deactivated or closed to reduce risks.

- Do all unmaintained FSRs have to be deactivated?

  No. Some resource roads provide important tourism or recreational opportunities and are inspected on a risk basis. These roads are left open unless closure is necessary to protect the environment and/or mitigate other risks.

- What criteria are used to allocate funding to FSRs in B.C.?

  It is important to recognize that limited funding and resources exist to maintain and upgrade FSRs provincially. We do not have the ability to maintain all FSRs but focus our resources on the high-use, critical infrastructure FSRs. The Ministry prioritizes how funds are allocated to road maintenance (operating) and major road and bridge improvement (capital) projects in the following order by road use type, using a detailed priority rating exercise and in considerations of various impacts and consequences related to road prism integrity:

  1. Roads accessing communities (First Nations and non-First Nations)
  2. Roads serving rural residences
  3. High value recreation sites
  4. Other legislative requirements (e.g., deactivation and remediation)

- Are FSRs maintained for emergency access and egress?

  The Ministry does not receive specific funding to maintain alternate egress routes. Egress routes may be comprised of active or inactive FSRs, non-status roads, other resource roads or public highways. Alternate egress routes may be activated during emergency response activities throughout B.C. The decision to utilize an FSR as an alternate egress route is completed on a case-by-case basis.

- What is a capital road?

  In the context of the Engineering Program, a capital road includes a road accessing a community, group of rural residences or high value recreation site. A capital road is always an FSR, whereas FSRs are not always capital roads. Definitions for these three classifications of capital roads are as follows:

  Community FSRs: These important public roads provide primary access to a group of 50 or more year-round residents within a specific locality and are not scattered.

  Road Serving Rural Residence: These FSRs provide primary access to a primary residence or residences along the road and are subject to 0.4 year-round residences per kilometre (1 year-round residence for every 2.5 km). These roads do not meet the critical definition of a Community FSR. These roads do not include instances where ‘water access’ is listed on Titles for the residence(s).

  High Value Recreation FSR: These roads provide primary access to High Value Recreation Sites and Trails as officially designated by the Ministry of Environment, Recreation Sites and Trails Division OR designated representative as *Important Recreational Areas* by the Regional District Executive Director. May also be an area where an FSR provides access to a Provincial Park, recreation feature or significant recreation areas and designated as such by the application of the Regional Executive Director with input from local District Managers.

- What principles does the Engineering Program use to allocate funds?

  The Ministry's Engineering Program staff maintain roads and make capital improvements as they are identified and as resources allow. The following principles are followed when allocating funds to manage and maintain a safe resource road network throughout the province:

  - Allocate funds based on priority
  - Allocate funds in an open and transparent manner
  - Allocate funds consistently—generally use the same criteria to make ranking decisions

- What funding is allocated for capital and operational road work?

  The engineering program administers a limited capital and operational budget, where capital work (e.g. bridge replacements, road realignments, safety improvements) is focused on the 12,000km capital road network, and the operational budget allows for routine maintenance and minor repair works on 45,000 kilometres of FSRs, where priority is on the capital road network.

Learn More:

Resource Roads: https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resource-roads

Contact information:

For more information on the engineering program, please contact your local Natural Resource District office.

https://www2.gov.bc.ca/gov/content/industry/forestry/managing-our-forest-resources/ministry-of-forests-lands-and-natural-resource-operations-region-district-contacts

Contact the Engineering Branch directly**:** FLNREng.Branch@gov.bc.ca

Media Contact:
Media Relations
Ministry of Forests
Forest.media@gov.bc.ca

Connect with the Province of B.C. at: *www.gov.bc.ca/connect*

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

August 27, 2026

DISTRICT OF KITIMAT
270 CITY CENTRE
KITIMAT, BC V8C 2H7

MUNICIPALITY

Project Specific Information Package - Amendment

RE: PROPOSED POWERLINE RIGHT OF WAY FROM b-47-B, 103-I-2 to b-76-J, 103-H-15 AMENDMENT - CHANGES IN AND ABOUT A STREAM AND ASSOCIATED ACTIVITY RIGHTS HOLDER ENGAGEMENT NOTIFICATION

Cedar LNG Partners LP, through its general partner Cedar LNG Partners (GP) Ltd. (Cedar), a Haisla Nation-led partnership with Pembina Pipeline Corporation (Pembina), is proposing to amend permit AD#100123848 to include (1) additional stream crossing and additional temporary workspace on Private Land that were not included in the previous application associated with the Cedar Liquified Natural Gas (LNG) Project. As part of the application process, Cedar intends to submit an amendment application to the BC Energy Regulator (BCER) for Associated Activity and a Section 11 Changes In and About a Stream under the Water Sustainability Act.

As the party being notified, you may provide a written response within 14 days of the service date of this letter that sets out the reasons why the proposed activities that will be the subject of Cedar to the BCER should not be carried out or should be modified.

Written responses may be emailed to info@cedarlng.com with “BCER Land Rights Holder Submission” in the subject line. The written response and written reply will become part of the application package submitted to the BCER.

As a rights holder, you may make a Written Submission directly to the Regulator at any time prior to the application decision. Written submissions may be sent by email or mail to:

BC Energy Regulator
6534 100 Avenue
Fort St. John, BC V1J 8C5

WrittenSubmissions@bc-er.ca

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

Sincerely,



Cedar LNG Partners (GP) Ltd.

Enclosures:

- Consultation and Notification Map
- Route Sketch
- Sketch Plan

Cedar LNG Partners (GP) Ltd.

CONSULTATION / NOTIFICATION PLAN

PROPOSED POWERLINE AMENDMENT
FROM b-47-B, 103-I-2 TO b-76-J, 103-H-15

SCALE 1 : 20 000

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Kilometres

JOB: 2353-10488-01	FILE: J10488NC2.dgn	DATE: August 19, 2026.
CEDAR FILE: PC21258A-SV-MAP-00039		DRAWN BY: JJC

- MAP NOTATION
- PERMANENT SAMPLE / RESEARCH PLOT
- RESIDENCE
- TRAPPER CABIN
- INDUSTRIAL CAMPSITE
- CAMPGROUND / RECREATIONAL SITE
- PIPELINE R/W
- PROPOSED EPASS APPLICATION
- TRAPPER BOUNDARY
- GUIDE / OUTFITTER BOUNDARY
- RANGE TENURE BOUNDARY
- COAL TENURE BOUNDARY
- MINERAL TENURE BOUNDARY
- GOVERNMENT RESERVES / NOTATIONS
- LOT BOUNDARY
- MAJOR RIVER CORRIDOR BOUNDARY
- PNG GAS LINE
- FIBRE OPTIC LINE
- RECREATION TRAIL
- MAJOR POWERLINE
- PRIMARY HIGHGRADE ROAD
- SECONDARY HIGHGRADE ROAD
- WINTER ACCESS
- LOWGRADE ACCESS / TRAIL
- SEC. 14 ROADWAY
- CROWN LAND TENURE
- RECREATIONAL AREA
- FEDERAL INDIAN RESERVE
- PRIVATE LAND
- PROTECTED AREAS
- COMMUNITY PASTURE
- COMMUNITY FOREST
- CUTBLOCK
- MINISTRY OF FORESTS OPENING
- WOODLOT
- WILDLIFE TREE RETENTION AREA
- HIGH CONSERVATION VALUE FORESTS
- LICENCE TO CUT CUTBLOCK
- TREE FARM LICENCE CUTBLOCK
- TIMBER SALE LICENCE MINOR CUTBLOCK

6 REVISION

McElhanney

Kii Xhee La JV

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START LOCATION POWERLINE R/W

KM 6.5

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KM 5.5

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KM 5.9

KM 5.9

KM 9.6

KM 12.6

END LOCATION POWERLINE R/W

Guide/Outfitter 610016

Trapper No. 611T007

Water Crossing NCD-WL-14

KITAMAAT VILLAGE

ROUTE TO START OF POWERLINE (Km)			
From	To	Distance	Road Name
0			Hwy 37 / Haisla Blvd - Kitimat
0.0	5.5	5.5	Haisla Blvd - Kitimat
5.5	5.9	0.4	Alcan Road (Rio Tinto)
5.9	6.5	0.6	Existing Road - Rio Tinto

ROUTE TO END OF POWERLINE (Km)			
From	To	Distance	Road Name
0			Hwy 37 / Haisla Blvd - Kitimat
0.0	5.5	5.5	Haisla Blvd - Kitimat
5.5	5.9	0.4	Alcan Road (Rio Tinto)
5.9	9.6	3.7	Alcan Way KM LNG R02084-002 / Alcan Way Rio Tinto
9.6	12.6	3.0	Bish Creek FSR R9607-1

CEDAR LNG

Cedar LNG Partners (GP) Ltd.

ROUTE SKETCH

PROPOSED POWERLINE AMENDMENT FROM b-47-B, 103-I-2 TO b-76-J, 103-H-15

McElhanney

Kil Xhee La JV

- LEGEND -

- ALL SEASON ACCESS ROUTE
- WINTER ACCESS ROUTE
- PROPOSED NEW ALL SEASON ROAD
- PROPOSED NEW WINTER/SEISMIC ACCESS
- DENOTES GUIDE OUTFITTER BOUNDARIES
- DENOTES TRAPPER BOUNDARIES
- HIGHGRADE ROAD
- ACCESS ROAD
- WINTER ROAD
- POWERLINE

DATE: AUGUST 19, 2026. DRAWN: JJC	SCALE: 1:250,000	NTS 103-H-15, 103-I-02 BCGS 103H.097 & 103I. 007
CEDAR FILE: PC21258A-SV-MAP-00040	REVISION No. 6	JOB No. 2353-10488 FILE No. J10488MS2.DGN

Cedar LNG Partners (GP) Ltd.

BCGS SKETCH PLAN

PROPOSED POWERLINE AMENDMENT
FROM b-47-B, 103-I-2 TO b-76-J, 103-H-15

SCALE : 1:20,000	JOB: 3111-10488-01	DATE : August 19, 2026.	NTS 103-H-15, 103-I-02	REV : 6
BCGS 103H.097 & 103I. 007	FILE: J10488BC2.dgn	DRAWN : JJC	CEDAR FILE: PC21258A-SV-MAP-00038	

Bowbyes Creek
Moore Creek
HOSPITAL BEACH
KITIMAT ARM
103-I-02
103-I-02
103-H-15
103-H-15
BLOCK C, GROUP
BLOCK B, GROUP
BLOCK K, GROUP
BLOCK J, GROUP
UNSURVEYED
CROWN LAND
BCGS 103I . 007
BCGS 103H . 097
Water Crossing NCD-WL-14
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McElhanney
Kil Xhee La JV

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From:	D. Ryan
To:	districtofkitimat
Subject:	request that DoK facilities be lit up in blue color in recognition of Prostate Cancer Awareness Month in September
Date:	September 3, 2026 12:26:39 AM

To Mayor & Council,

I would like to suggest that DoK facilities be lit up in blue color for the full month of September to recognize Prostate Cancer Awareness Month, as being done by many other facilities across Canada.

https://www.prostatemonth.ca/

Thank you for your consideration.

D. Ryan

Kitimat, BC

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NOTICE OF MOTION

Date: September 1, 2026

File No: 1.1.2.0

To: Mayor and Council

From: Councillor Martins

Re: **Relocation of Service BC**

Moved by Councillor Martins

Seconded by _____

Motion:

THAT the District send a letter to the Ministry of Citizens' Services (cc. MLA) voicing concerns that Kitimat's Service BC office is relocating outside of the downtown core.

Background:

There are plans for Kitimat's ServiceBC location to relocate to 1103 Tweedsmuir Street. Service BC serves as a contact point for those receiving provincial social assistance and disability support, and this moves the service outside of the downtown core and into an area that is more isolated and primarily a residential area. There are no other service providers nearby. I've heard from some residents, and I share in their concern, that this move will be detrimental to vulnerable users i.e. low and middle-income earners without a car, people with disabilities (especially mental health and cognitive) who need routine and familiarity.



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COUNCIL REPORT

Date: August 18, 2026

File: 8.3.3

To: Warren Waycheshen, CAO - for Mayor and Council

From: Kiona Enders, Deputy CAO

Re: Property Standards and Nuisance Bylaw No. 2100, 2026

Applicant: District of Kitimat

Location: n/a

Recommendation:

Action: Council consider adoption of Property Standards and Nuisance Bylaw No. 2100, 2026.

Recommended Motion:

THAT Property Standards and Nuisance Bylaw No. 2100, 2026 be adopted.

Background:

At the August 17, 2026, meeting Council amended the fine amounts for the Bylaw Notice to $250. Following that Council gave first three readings to Bylaw No. 2100.

Property Standards and Nuisance Bylaw No. 2100, 2026, is now being presented for Council consideration of adoption as amended.

Unless otherwise directed by Council, the intention of this bylaw is that it be used when attempts at voluntary compliance to remove animal attractants aren't successful.

Comments from August 17, 2026, Council report:
As part of the overall strategy regarding bylaw enforcement, staff propose introducing regulations related to animal attractants.

Overview of Proposed Bylaw:

Part 7, Division 10, Subdivision 2 - Interpretation
Staff are proposing a new Division within the *Kitimat Municipal Code*. Definitions have been noted specific to this section.

Part 7, Division 10, Subdivision 3 – Compliance and Enforcement
Staff must be authorized by Council to enter on or into property, subject to the provisions of Section 16 of the *Community Charter*. This designates that Bylaw Enforcement Officers are authorized by Council.

Staff are introducing provisions for an Order to Comply. This is essentially a staff directed remedial action. It provides for the District to carry out the required action in the Order to Comply and recover costs.

Part 7, Division 10, Subdivision 4 – Nuisances (Animal Attractants)

The Conservation Service has raised concern about the lack of bylaw enforcement to prevent interactions between residents and wildlife resulting in wildlife being destroyed. In 2025, the

Conservation Service destroyed approximately ten bears in Kitimat. There are some instances where the bears had exhibited concerning behaviour but were not caught before hibernation and it raises concerns that these bears will resume this behaviour. The Conservation Service noted in 2025 more than one of the bears had learned to enter into buildings (including homes) to access food.

Although bears are generally within the municipal boundaries most of the year, in the fall they become the most active seeking out human food sources such as garbage, unpicked fruit trees in residential areas, and investigating bbqs, compost bins, and decks that may contain pet food. In the section staff have specifically identified a number of specific examples of animal attractants and regulations to minimize interactions.

Some provisions exist in the *Kitimat Municipal Code* with respect to garbage, for example, improper storage of solid waste, but the associated fines are much lower and these provisions are generally directed at bylaw enforcement in the context of the residential collection service.

Alternative Options:

1. If Council wishes to make amendments to Bylaw No. 2100, third reading must be rescinded before amending. The following is offered for Council consideration:

   THAT third reading of Property Standards and Nuisance Bylaw No. 2100, 2026, be rescinded.

   THAT Property Standards and Nuisance Bylaw No. 2100, 2026, be amended by: (to be determined).

   AND THAT Property Standards and Nuisance Bylaw No. 2100, 2026, be given third reading.

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

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 4 – Infrastructure, Services and Human Resources
Develop and sustain a dynamic healthy and safe work environment that establishes the District as an employer of choice and encourages strong employee performance.

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
Downtown Concept Plan
Not Applicable

"Kiona Enders"

Submitted by
Kiona Enders, Deputy CAO

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Property Standards and Nuisance Bylaw No. 2100, 2026

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DISTRICT OF KITIMAT
BYLAW NO. 2100, 2026

Property Standards and Nuisance Bylaw No. 2100, 2026

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

AND WHEREAS Council wishes to establish property standards and nuisance regulations in the District of Kitimat.

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

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

1. This Bylaw will be cited as the "Property Standards and Nuisance Bylaw No. 2100, 2026".

2. The *Kitimat Municipal Code* is hereby amended by adding at Part 7 – Public Health a new division as follows:
   Division 10 – Property Standards and Nuisance Bylaw as attached as Attachment A to this Bylaw.

3. Schedule A of Part 1 General Provisions, Division 12 Municipal Bylaw Enforcement is hereby amended by adding the Bylaw Notice offences as per Attachment B attached to this Bylaw.

4. Schedule B of Part 1 General Provisions, Division 12 Municipal Bylaw Enforcement is hereby amended by adding the Municipal Ticket Information offences as per Attachment C to this Bylaw.

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

READ a first time this	17th day of	August, 2026
READ a second time this	17th day of	August, 2026
READ a third time this	17th day of	August, 2026
FINALLY ADOPTED this	day of	, 2026

MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares

	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	Place, keep, store, deposit or permit Animal Attractant on Property	7.10.4.1.1	$ 250.00	$ 200.00	$ 350.00
4	Failure to remove or secure Animal Attractant	7.10.4.1.2	$ 250.00	$ 200.00	$ 350.00
5	Storage of edible material contrary to the *Code*	7.10.4.1.3	$ 250.00	$ 200.00	$ 350.00
6	Failure to clean outdoor barbeques, smokers, grills or similar cooking appliance after each use	7.10.4.1.4(a)	$ 250.00	$ 200.00	$ 350.00
7	Failure to regularly clean grease traps or drip trays	7.10.4.1.4(b)	$ 250.00	$ 200.00	$ 350.00
8	Failure to remove food residue from cooking surface	7.10.4.1.4(c)	$ 250.00	$ 200.00	$ 350.00
9	Cooking appliances not maintained in accordance with the *Code*	7.10.4.1.4(d)	$ 250.00	$ 200.00	$ 350.00
10	Failure to harvest ripe fruit and berries	7.10.4.1.5(a)	$ 250.00	$ 200.00	$ 350.00
11	Failure to remove fallen fruit, nuts, or berries from ground	7.10.4.1.5(b)	$ 250.00	$ 200.00	$ 350.00
12	Failure to store and dispose of harvested or fallen fruit, nuts or berries	7.10.4.1.5(c)	$ 250.00	$ 200.00	$ 350.00
13	Place or maintain a bird or hummingbird feeder or allow accumulation of food on ground to attract wildlife	7.10.4.1.6	$ 250.00	$ 200.00	$ 350.00
14	Failure to remove bird feeders or prevent wildlife from accessing	7.10.4.1.7	$ 250.00	$ 200.00	$ 350.00
15	Leaving pet food or pet treats outdoors	7.10.4.1.8	$ 250.00	$ 200.00	$ 350.00
16	Leaving food outdoors	7.10.4.1.9	$ 250.00	$ 200.00	$ 350.00
17	Failure to maintan a compost in accordance with the *Code*	7.10.4.1.10	$ 250.00	$ 200.00	$ 350.00

	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	Place, keep, store, deposit or permit Animal Attractant on Property	7.10.4.1.1	$1,000.00	$500.00
4	Failure to remove or secure Animal Attractant	7.10.4.1.2	$1,000.00	$500.00
5	Storage of edible material contrary to the *Code*	7.10.4.1.3	$1,000.00	$500.00
6	Failure to clean outdoor barbeques, smokers, grills or similar cooking appliance after each use	7.10.4.1.4(a)	$1,000.00	$500.00
7	Failure to regularly clean grease traps or drip trays	7.10.4.1.4(b)	$2,000.00	$1,500.00
8	Failure to remove food residue from cooking surface	7.10.4.1.4(c)	$2,000.00	$1,500.00
9	Cooking appliances not maintained in accordance with the *Code*	7.10.4.1.4(d)	$2,000.00	$1,500.00
10	Failure to harvest ripe fruit and berries	7.10.4.1.5(a)	$2,000.00	$1,500.00
11	Failure to remove fallen fruit, nuts, or berries from ground	7.10.4.1.5(b)	$2,000.00	$1,500.00
12	Failure to store and dispose of harvested or fallen fruit, nuts or berries	7.10.4.1.5(c)	$2,000.00	$1,500.00
13	Place or maintain a bird or hummingbird feeder or allow accumulation of food on ground to attract wildlife	7.10.4.1.6	$2,000.00	$1,500.00
14	Failure to remove bird feeders or prevent wildlife from accessing	7.10.4.1.7	$2,000.00	$1,500.00
15	Leaving pet food or pet treats outdoors	7.10.4.1.8	$2,000.00	$1,500.00
16	Leaving food outdoors	7.10.4.1.9	$2,000.00	$1,500.00
17	Failure to maintan a compost in accordance with the *Code*	7.10.4.1.10	$2,000.00	$1,500.00

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COUNCIL REPORT

Date: August 17, 2026

File: 8.3.3

To: Warren Waycheshen, CAO - for Mayor and Council

From: Kiona Enders, Deputy CAO

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

Applicant: n/a

Location: n/a

Recommendation:

Action: Council consider adoption of Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026.

Recommended Motion:

> **THAT Environmental Control (Overgrown Grass) Amendment Bylaw No. 2091, 2026, be adopted.**

Background:

At the August 17, 2026, meeting Council gave second and third reading to Bylaw No. 2091. The Bylaw is now presented to Council for consideration of adoption

Background from August 17, 2026, Council Report:

At the June 1, 2026, meeting, Council gave Bylaw No. 2091 first reading and directed staff to consider alternative options for backyards. Council further considered the bylaw on June 15, 2026, which provided direction to staff on reporting back with pollinator garden options.

At the July 20, 2026, meeting, Council made the following motion:

> "*THAT staff report back with a bylaw providing regulation for overgrown grass allowing pollinator gardens in backyards, front yards and side yards and in accordance with a pollinator garden policy.*
>
> *AND THAT the Bylaw Enforcement – Pollinator Garden Policy be approved." (R26-255)*

Bylaw No. 2091 has been amended to allow pollinator gardens in rear, front and side yards in accordance with the Bylaw Enforcement – Pollinator Garden Policy. In the absence of a Pollinator Garden, grass must be kept at 25 centimetres or less.

Alternative Options:

1. If Council wishes to make amendments to the bylaw (including the fines) third reading must be rescinded before amendment. The following is offered for Council consideration:

   THAT third reading of the Environmental Control (Overgrown Grass) Amendment Bylaw 2091, 2026, be rescinded.

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

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

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

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

Downtown Concept Plan

Not Considered

"Kiona Enders"	"Warren Waycheshen"
Submitted by	Approved for Submission
Kiona Enders, Deputy CAO	Warren Waycheshen, CAO

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

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DISTRICT OF KITIMAT
BYLAW NO. 2091, 2026

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

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

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

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

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

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

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

    9.12.1.1 **Pollinator Garden** shall mean 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.

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

    9.12.2.6.2 Notwithstanding 9.12.2.6.1, an Owner or Occupier of a Premises may have a Pollinator Garden in accordance with District of Kitimat Bylaw Enforcement – Pollinator Garden Policy.

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

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

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

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

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

READ a first time this	1st day of	June, 2026
READ a second time this	17th day of	August, 2026
READ a third time this	17th day of	August, 2026
FINALLY ADOPTED this	day of	, 2026

MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares

COUNCIL REPORT

Date: September 2, 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 third reading 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**.

Recommended Motion:

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

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

> **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 third 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 third 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 third reading;**
>
> **THAT Council hold adoption of Bylaw Nos. 2093, 2095 and 2097, 2026, subject to registration of an offsite works covenant on title of the North and South Parcels at 167 Konigus Street (Parcel Identifiers 006-652-701 and 031-073-425), requiring the property owner to upgrade Liard and Nadina Streets to residential collector standard in accordance with District of Kitimat specifications;**
>
> **AND THAT Council hold adoption of Bylaw No. 2097, 2026, subject to registration of the modified flood covenant G7441 on title of the South Parcel at 167 Konigus Street (Parcel Identifier 031-073-425).**
>
> If Bylaw Nos. 2093, 2095 and 2097, 2026**,** receive third 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 third 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 third 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 third reading;

THAT Council hold adoption of Bylaw Nos. 2094, 2096 and 2098, 2026, subject to registration of an offsite works covenant on title of the North and South Parcels at 167 Konigus Street (Parcel Identifiers 006-652-701 and 031-073-425), requiring the property owner to upgrade Liard and Nadina Streets to residential collector standard in accordance with District of Kitimat specifications.

AND THAT Council hold adoption of Bylaw No. 2098, 2026, subject to registration of the modified flood covenant G7441 on title of the South Parcel at 167 Konigus Street (Parcel Identifier 031-073-425).

Background:

At the July 20, 2026, Regular Meeting, staff presented a report regarding three applications to rezone and amend the OCP future land use designations of portions of 167 Konigus Street as part of a master planned residential development called Riverbrook Estates. Following deliberation, Council passed first and second readings of six proposed bylaws, referred the bylaws to the Advisory Planning Commission (APC), and scheduled a Public Hearing for September 8, 2026.

The proposed bylaws at second reading are included in Attachments B to G. The purpose of the bylaws is to permit a mix of single-family dwellings, townhouses, apartment buildings and manufactured/modular homes, serviced with internal roads, walkways and green space. Riverbrook Estates is proposed to be accessed from Kuldo Boulevard via Nadina and Liard Streets, with a new dedicated road creating a loop through the development. Copies of the applications, supporting documents and location map are included in Attachments H to J. An overall rezoning plan prepared by the developer is included in Attachment K.

1. Public Hearing

As per Council motion R26-246, a Public Hearing was scheduled for September 8 to invite feedback on the proposed OCP and zoning amendments. In accordance with the *Kitimat Municipal Code,* the public hearing notice was mailed to property owners and tenants within 90 metres of the subject site, and posted for two consecutive weeks on Get Involved Kitimat, Facebook and the District's Public Notice Posting Places (bulletin boards and website). The notice was also advertised in the Northern Sentinel in accordance with Council policy. Further, a referral was sent to Coast Mountains School District No. 82 in accordance with Motion R26-244.

No comments have been received at the time of this writing. Any comments received in advance of the September 8 Public Hearing will be provided to Council at the hearing.

2. Advisory Planning Commission

The three OCP and zoning amendment applications were referred to the APC for comment at their meeting on August 13, 2026. APC passed the following motion:

> "*THAT the Advisory Planning Commission provide a recommendation to support the three Zoning and OCP Amendment applications at 167 Konigus Street, as presented.*
>
> *THAT the Advisory Planning Commission provides this recommendation on the Zoning and OCP Amendment Application #1 at 167 Konigus Street, for the following reasons: that an elevator is added to the new apartment buildings."*
> Motion: APC26-017

3. Recap of Proposed Zoning and OCP Amendments and Planning Analysis

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 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 area proposed to be rezoned to R3-E totals 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.

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 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.

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.

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 north portion of the north parcel “B” rezoning (where the phase 2 townhouses are proposed) 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) 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 (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 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 south parcel rezoning 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.

Staff have incorporated additional regulations to ensure that the proposed development meets the modular and mobile home standards CSA A-277 and CSA Z-240. This has been addressed as a proposed site-specific text amendment in Bylaw No. 2098, 2026, which will be applicable to the subject site.

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 M, will apply to the proposed development at the time of building permit, pending approval of the OCP and zoning amendments.

Staff note that the south parcel is currently encumbered by a flood covenant (Attachment L) 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 M. If Council passes third reading of the proposed bylaws for the south parcel (Attachments F and G), staff are recommending that the modified covenant in Attachment M be registered on title prior to Council’s consideration of final reading/adoption of the bylaws.

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. Comments received through the referral process were summarized and presented to Council in the previous staff report (July 20, 2026), at the time of Council’s consideration of first and second readings. Staff confirm that all comments received through internal referrals have been addressed and are reflected in the proposed bylaws and recommendations for Council’s consideration.

5. Conclusion

For the reasons outlined in this report, the Planning Department supports the applications and recommends that Council grant third reading to the proposed OCP and zoning amendment bylaws.

If the bylaws for any of the three applications receive third reading pending registration of the associated covenants, the applicable bylaws will be brought back to a subsequent meeting of Council for consideration of adoption once registration of the covenants has been confirmed.

Alternative Options:

1. If Council wishes to proceed with third reading 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 does not wish to consider any further readings on one or more of the applications at this time, no motion from Council is required for the applicable bylaws.

3. If Council wishes to provide direction that one or more of the applications be denied and that readings of the applicable bylaws be rescinded, the following is offered for Council consideration:

   For Application #1 (Apartments):

   THAT first and second readings of 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, be rescinded.

   THAT first and second readings of the zoning amendment bylaw for Application #1 (Apartments), 167 Konigus Street North Parcel “A” R3-E Zoning Amendment Bylaw No. 2094, 2026, be rescinded.

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

   THAT first and second readings of 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, be rescinded.

   THAT first and second readings of 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, be rescinded.

   For Application #3 (Modular Home Park):

   THAT first and second readings of 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, be rescinded.

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

4. 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

Downtown Concept Plan
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

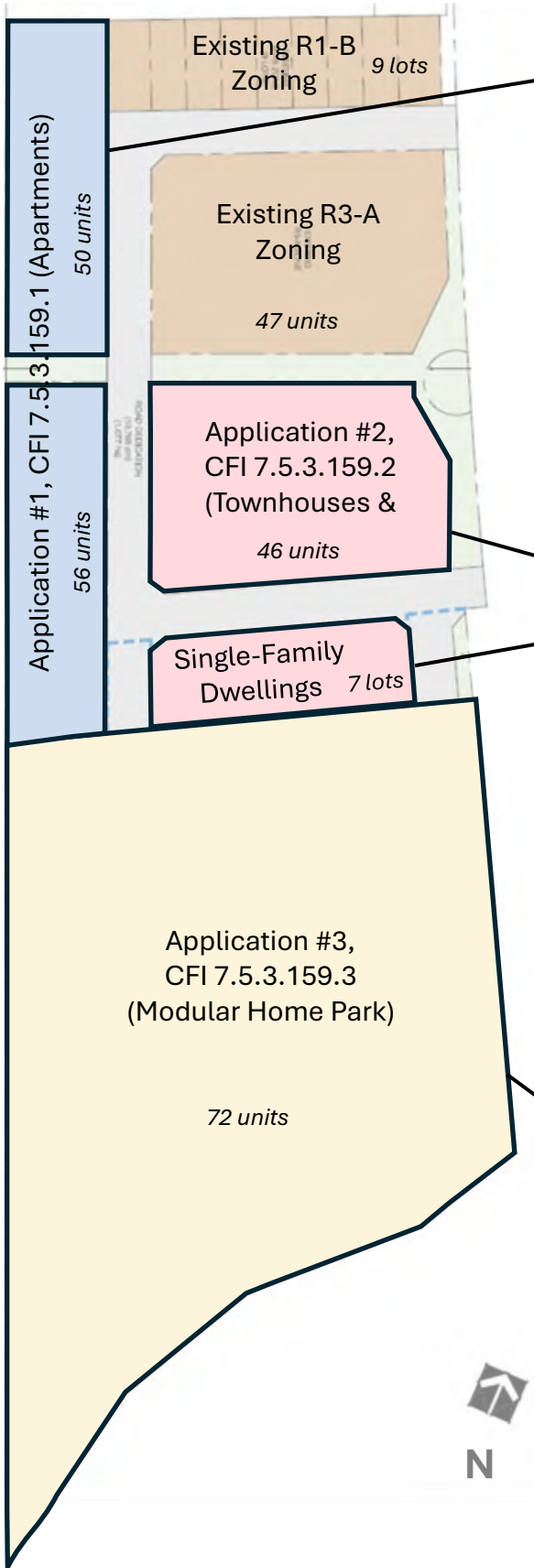
Attachment(s):

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 - Flood Covenant G7441
M - Modified Flood Covenant G7441

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

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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.

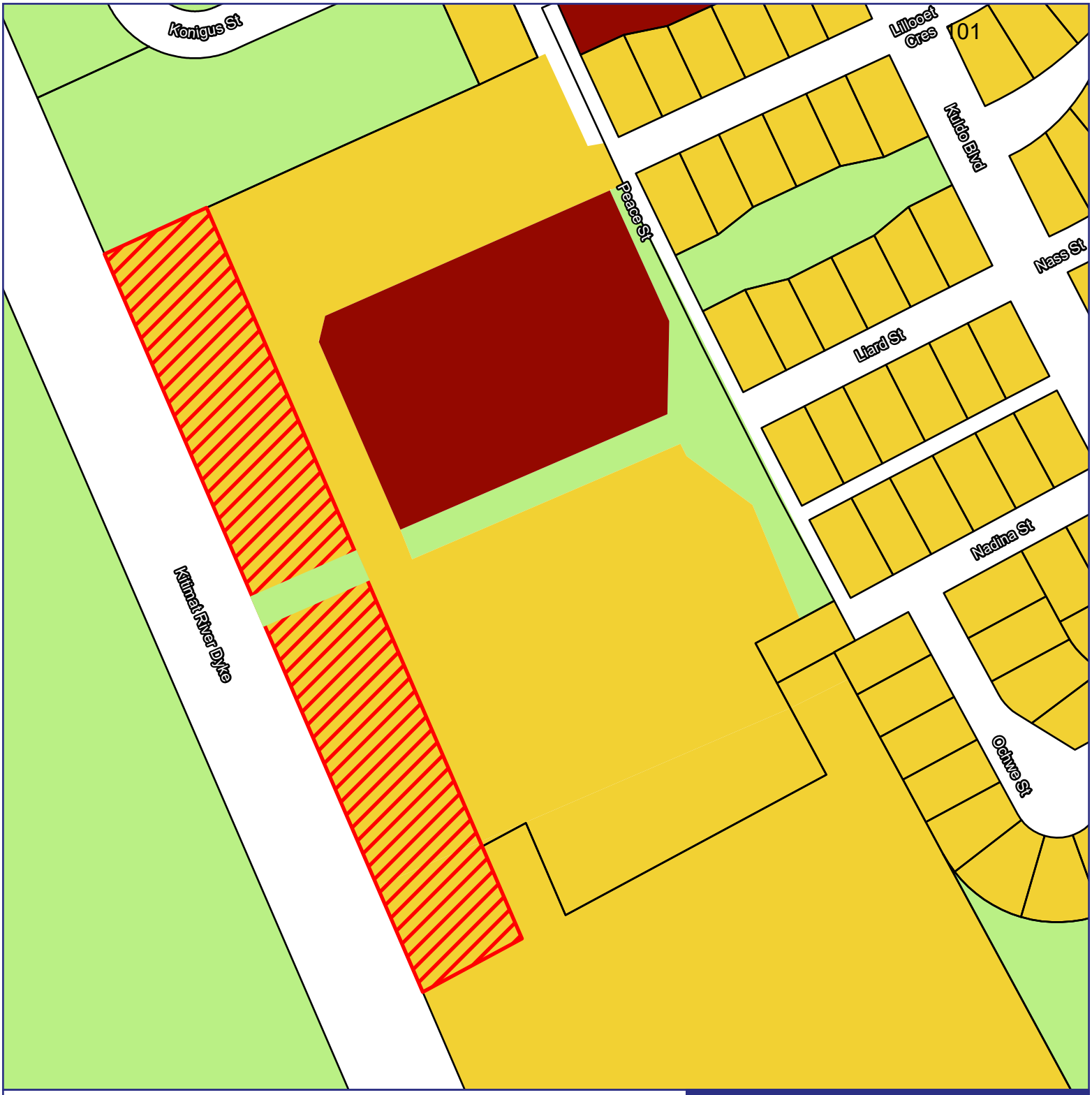
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PUBLIC NOTICE ISSUED this	03rd day of	September, 2026
A PUBLIC HEARING was held this	day of	, 2026
READ a third time this	day of	, 2026
FINALLY ADOPTED this	day of	, 2026

MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares



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

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

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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

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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	20th day of	July, 2026
READ a second time this	20th day of	July, 2026
PUBLIC NOTICE ISSUED this	27th day of	August, 2026
PUBLIC NOTICE ISSUED this	03rd day of	September, 2026
PUBLIC HEARING held this	day of	, 2026

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READ a third time this day of ,2026

ADOPTED this day of , 2026

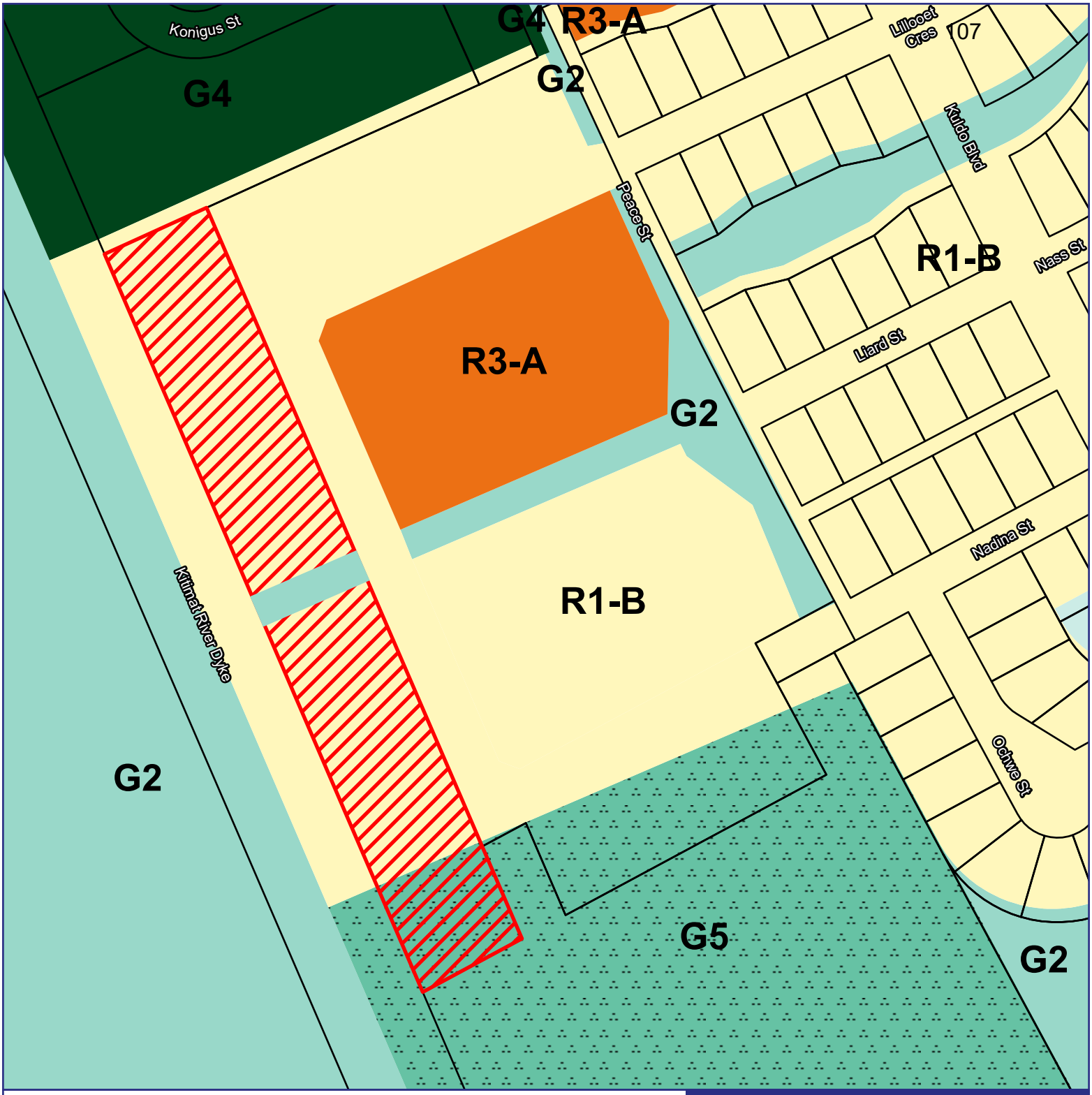
MAYOR

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

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SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2094, 2026

Scale: 1:2,000

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

File: Planning Revision: 0

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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.

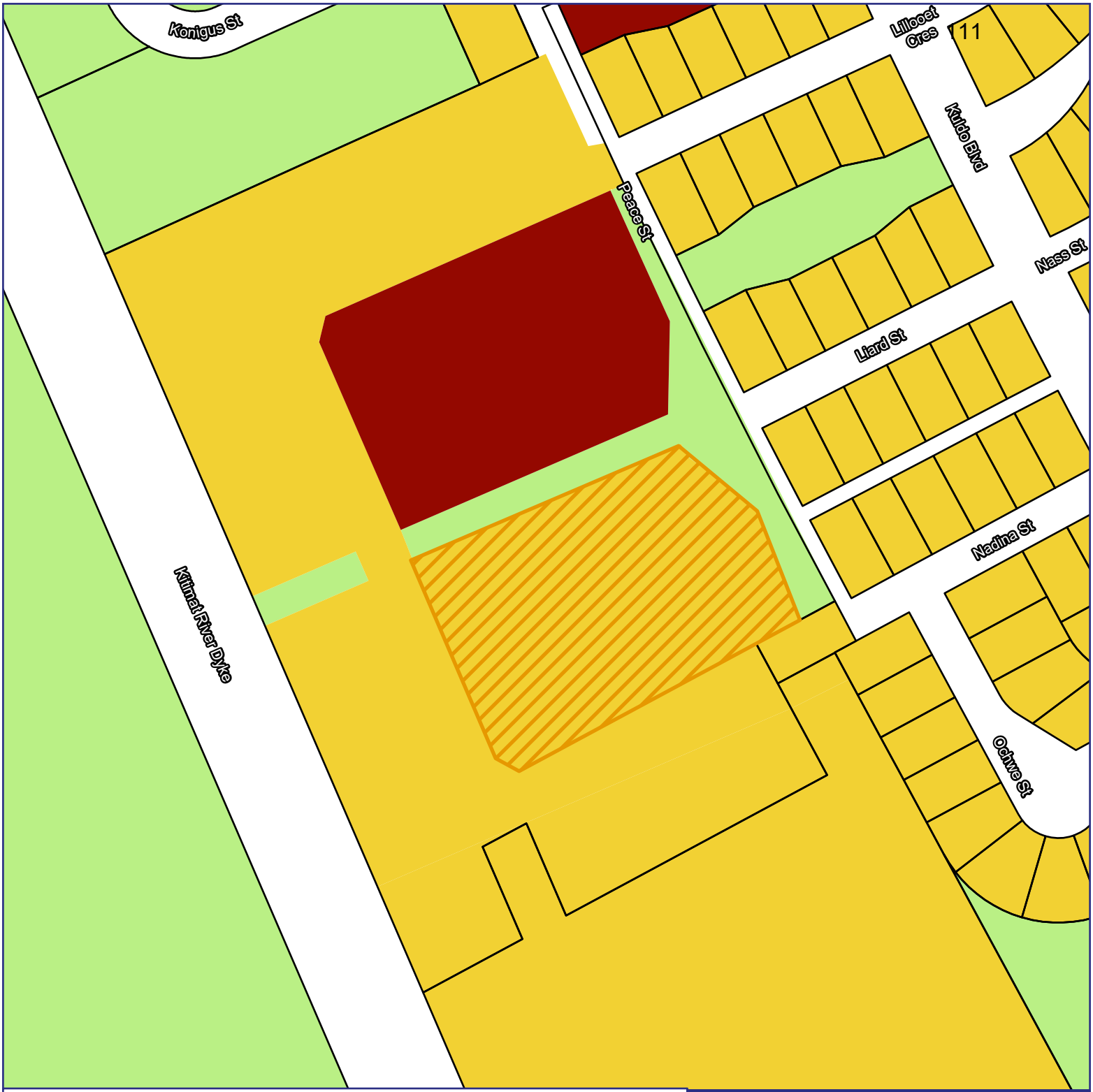
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READ a third time this	day of	, 2026
FINALLY ADOPTED this	day of	, 2026

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

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SCHEDULE A: OCP AMENDMENT BYLAW NO. 2095, 2026

Scale: 1:2,000

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

File: Planning Revision: 0

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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.

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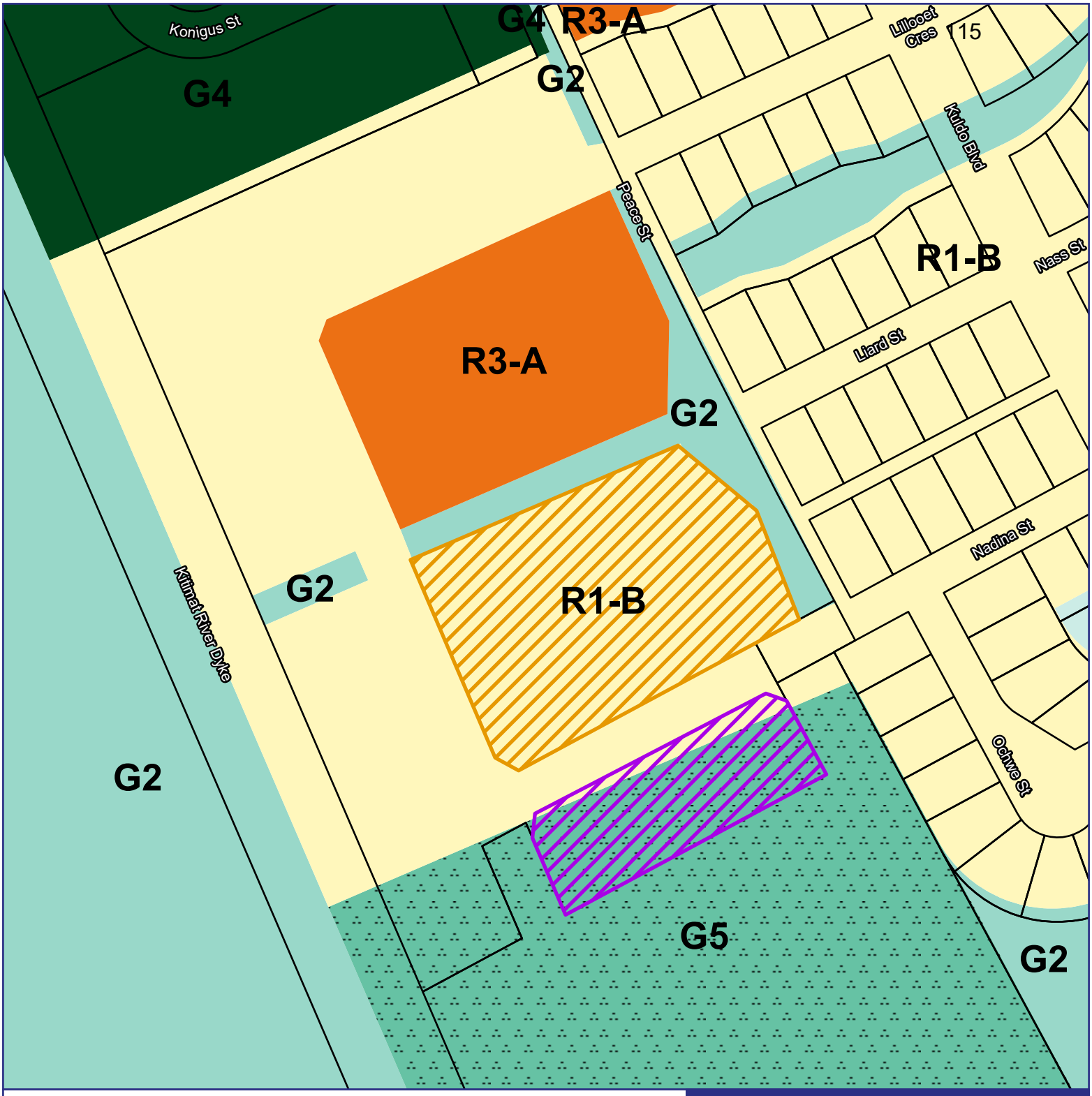
MAYOR

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

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SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2096, 2026

Scale: 1:2,000

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

File: Planning Revision: 0

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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.

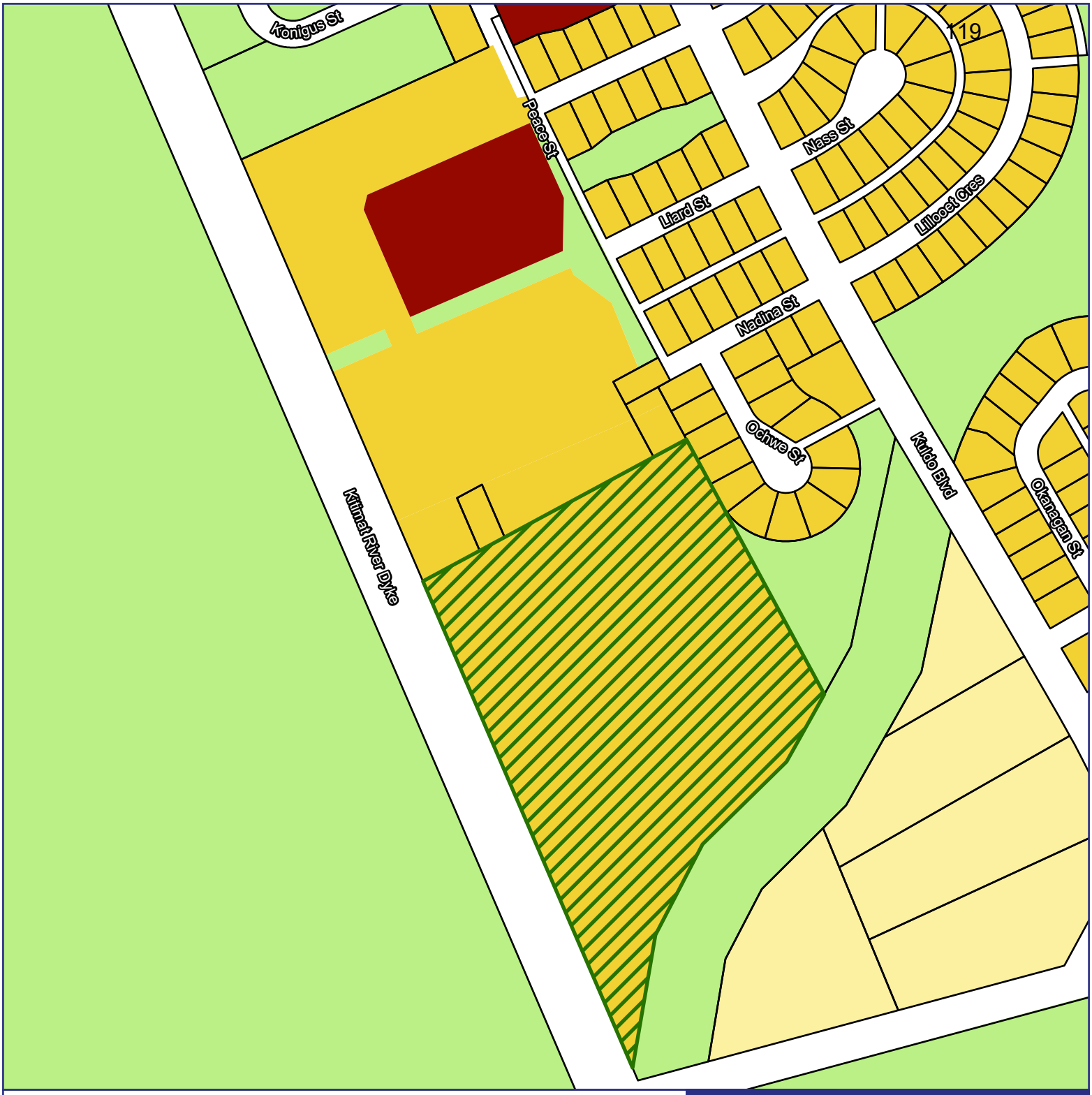
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READ a third time this	day of	, 2026
FINALLY ADOPTED this	day of	, 2026

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
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SCHEDULE A: OCP AMENDMENT BYLAW NO. 2097, 2026

Scale: 1:3,500
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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	20th day of	July, 2026
READ a second time this	20th day of	July, 2026

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PUBLIC NOTICE issued this	27th day of	August, 2026
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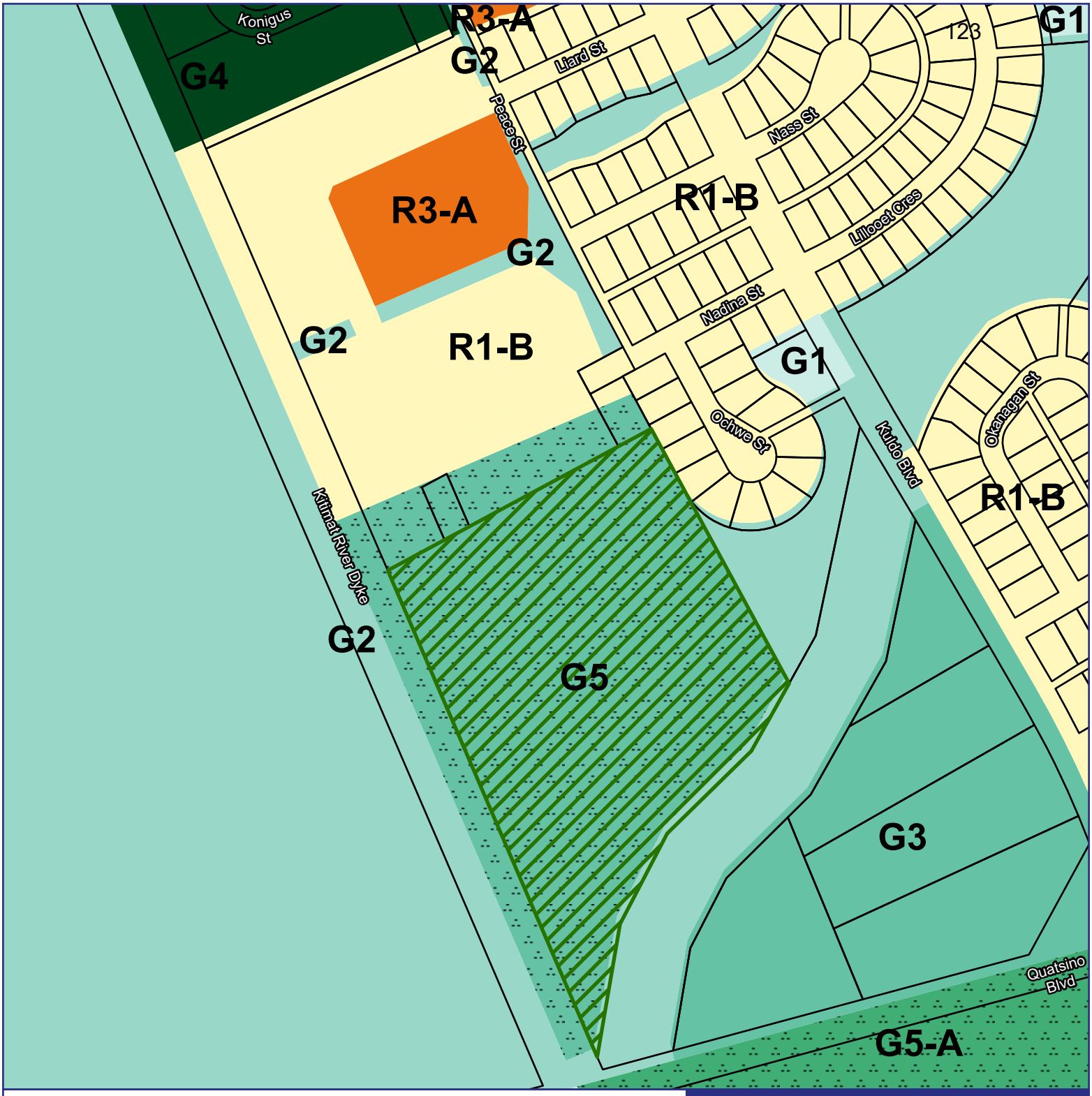
MAYOR

Philip Germuth

CORPORATE OFFICER

Tracy Tavares

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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
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SCHEDULE A: ZONING AMENDMENT BYLAW NO. 2098, 2026

Scale: 1:3,500
Requisitor: KH
Author: AWS
Date: 27-Jan-2026
File: Planning
Revision: 0
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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: (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.

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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

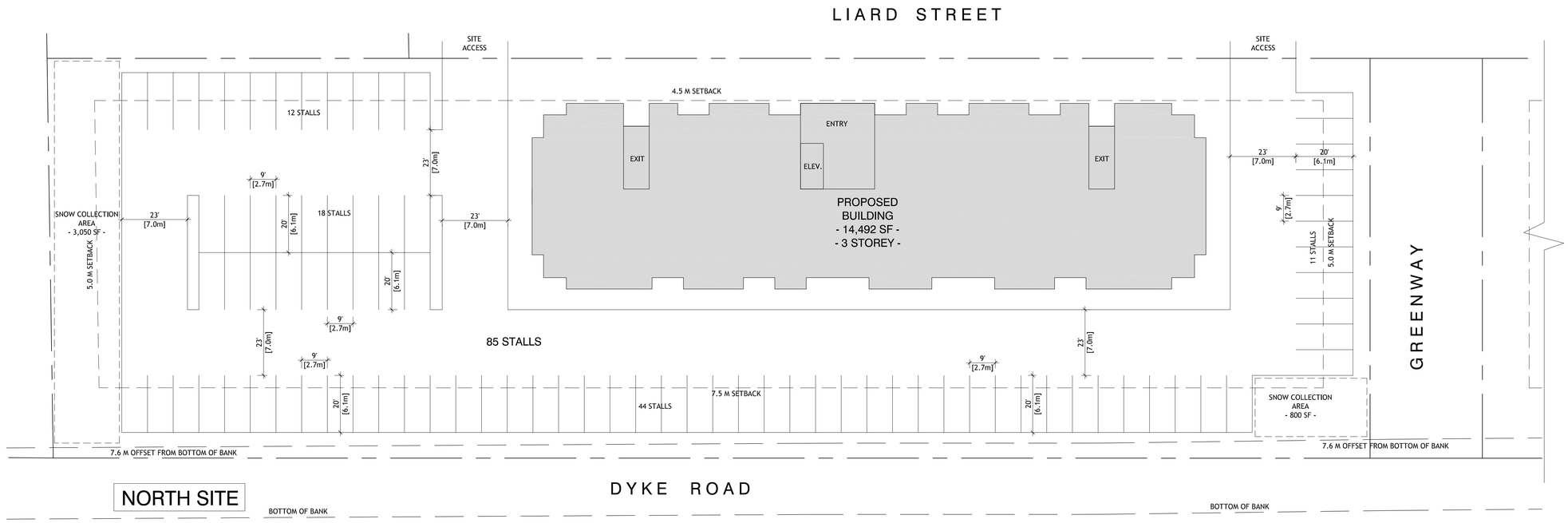
Frontage:
Provided: 336'-8" (102.6 m)(2.05 m/unit)

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

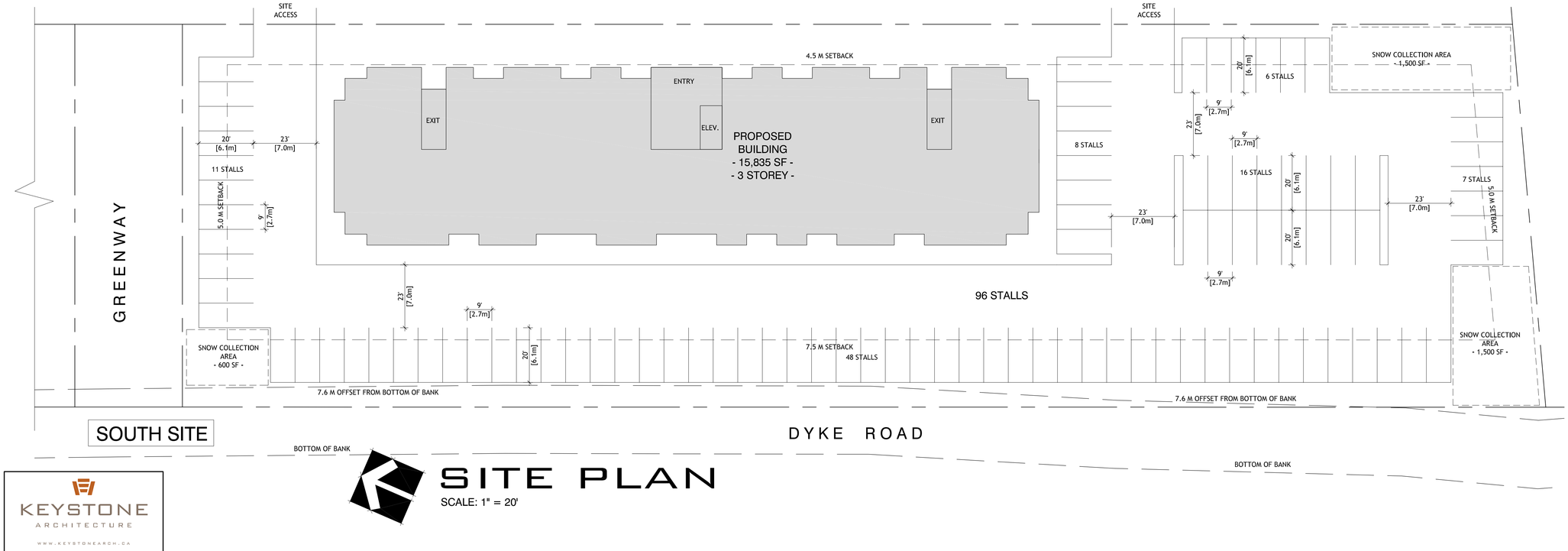
Frontage:
Provided: 486'-9" (148.4 m)(2.65 m/unit)

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%)



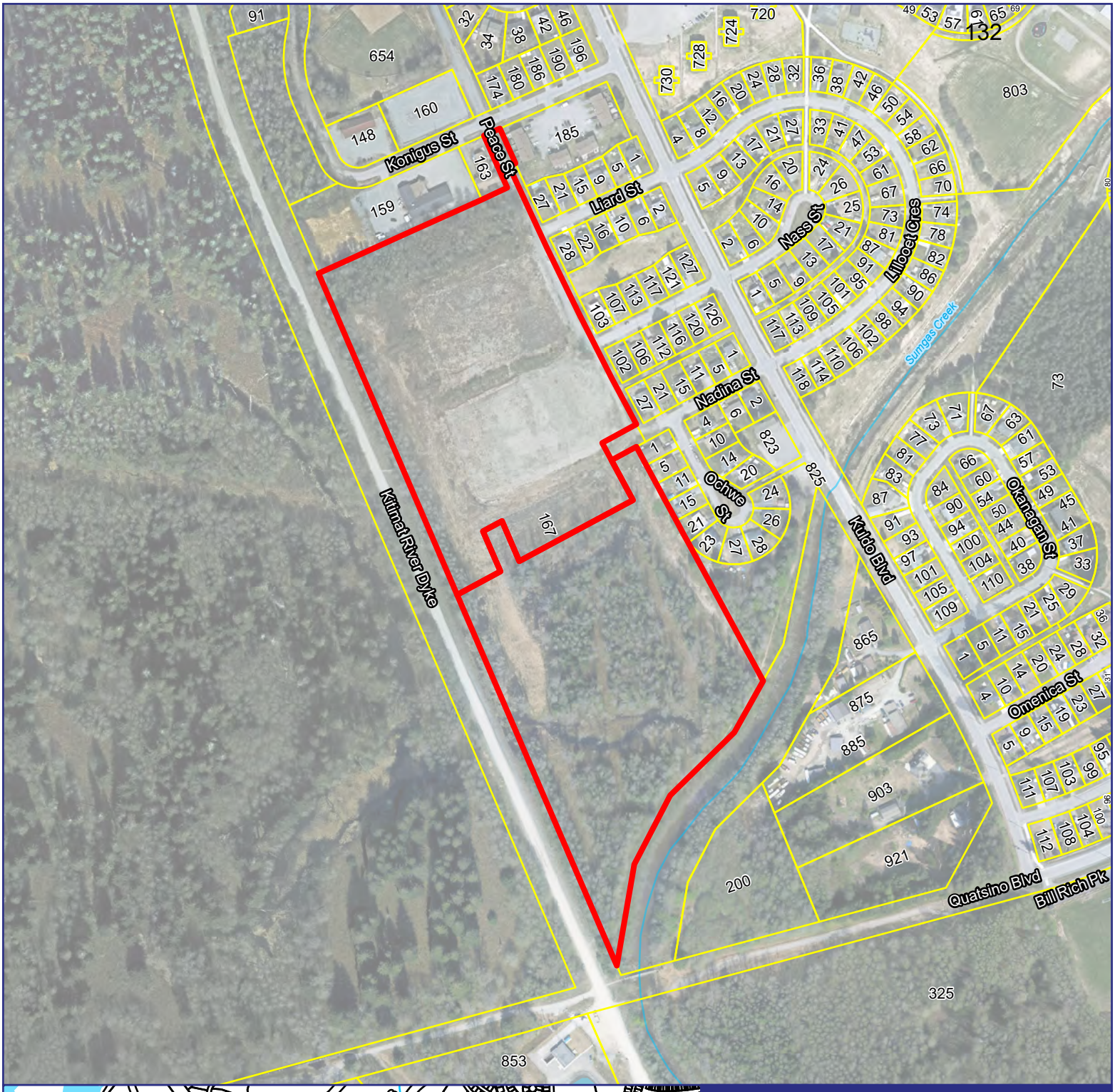
KEYSTONE ARCHITECTURE
WWW.KEYSTONEARCH.CA

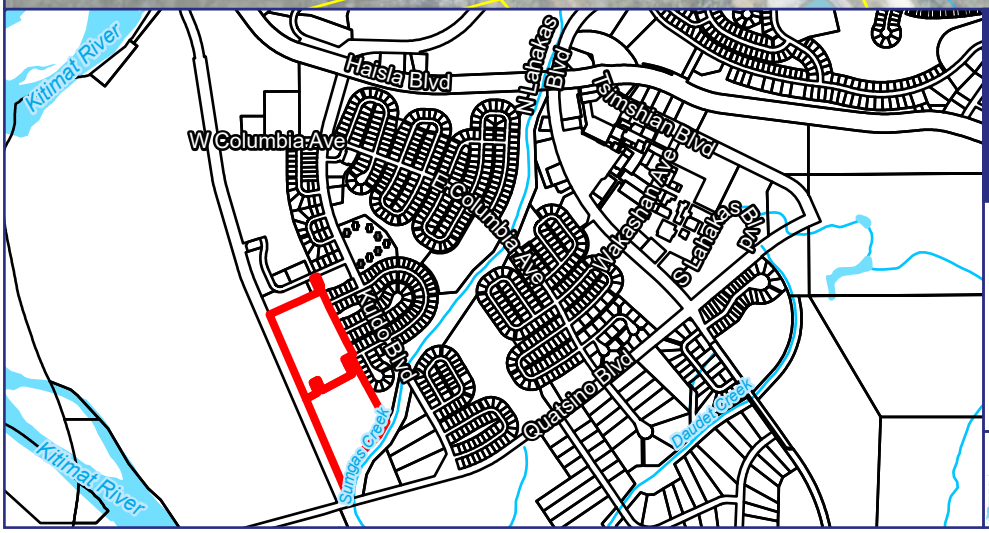
SITE PLAN

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)

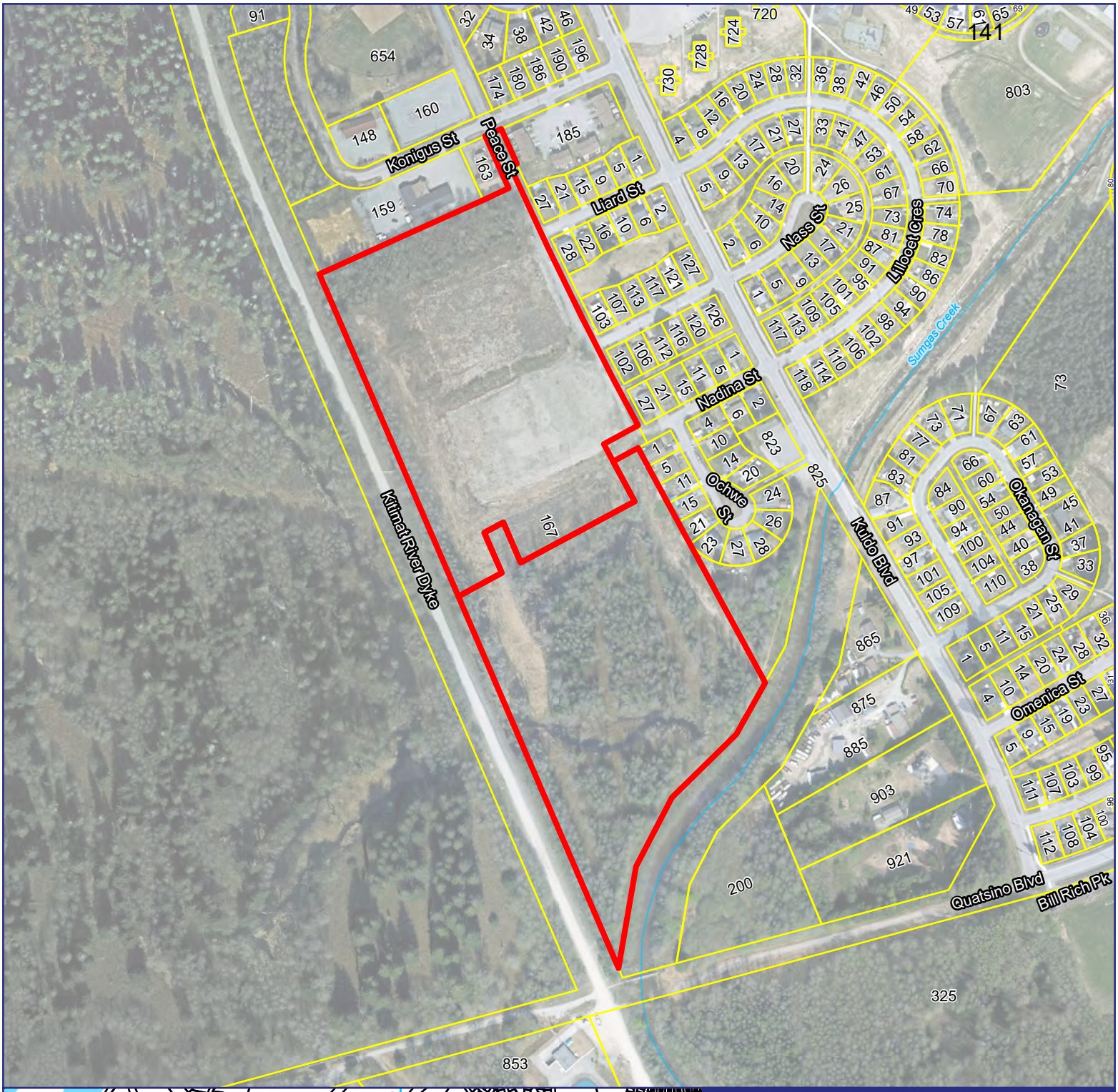
KEYSTONE
ARCHITECTURE
WWW.KEYSTONEARCH.CA

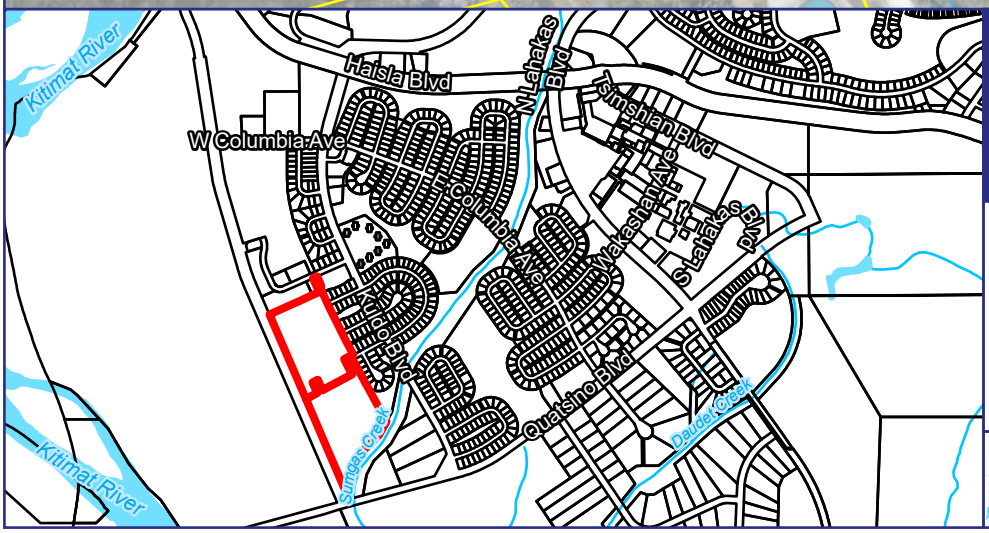
SITE PLAN

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

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

Attachment J

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

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

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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

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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

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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

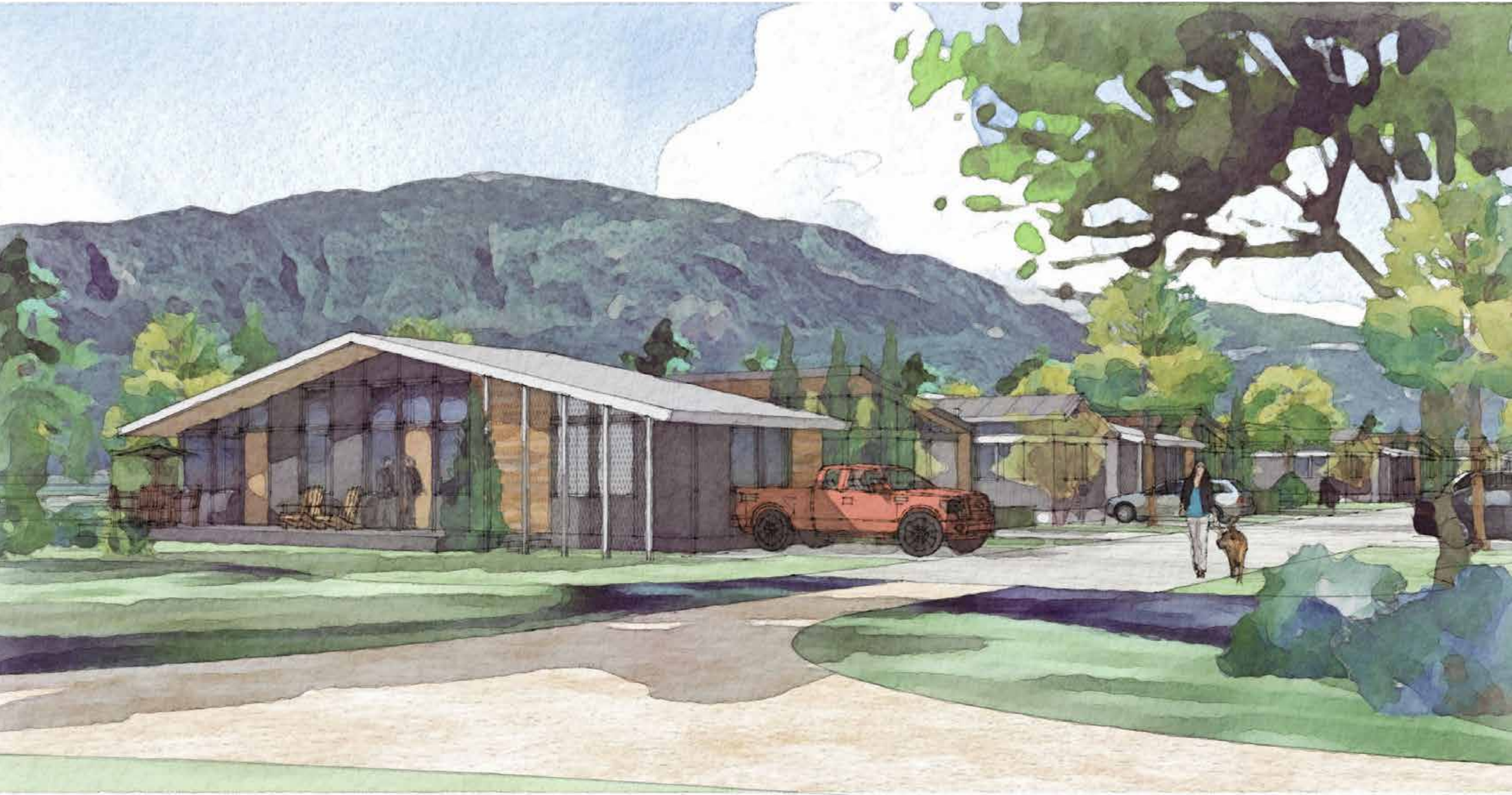
PROPOSED MODULAR HOMES

SITE PLAN - PRELIMINARY SKETCH PROPOSAL

Rezoning - 167 Konigus Street

EKISTICS **RIVERBROOK NEIGHBOURHOOD**





STREET VIEW



STREET VIEW



EKISTICS **RIVERBROOK NEIGHBOURHOOD**

STREET VIEW AMENITY BUILDING



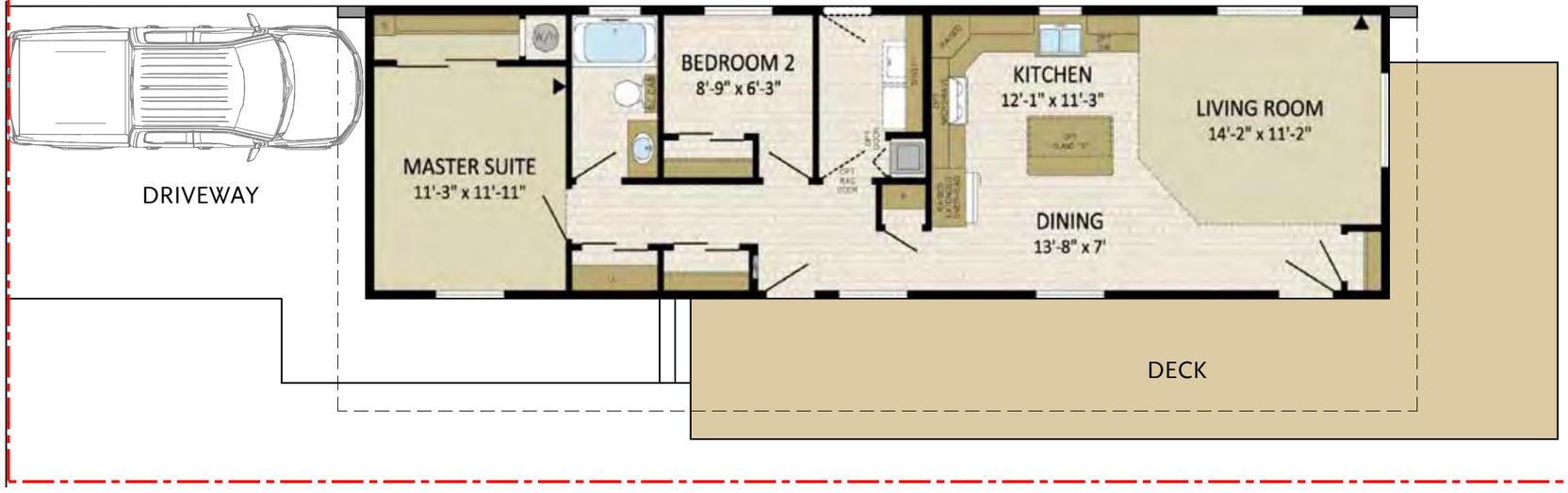
EKISTICS RIVERBROOK NEIGHBOURHOOD

PARK VIEW



EKISTICS **RIVERBROOK NEIGHBOURHOOD**

MODEL HOME A

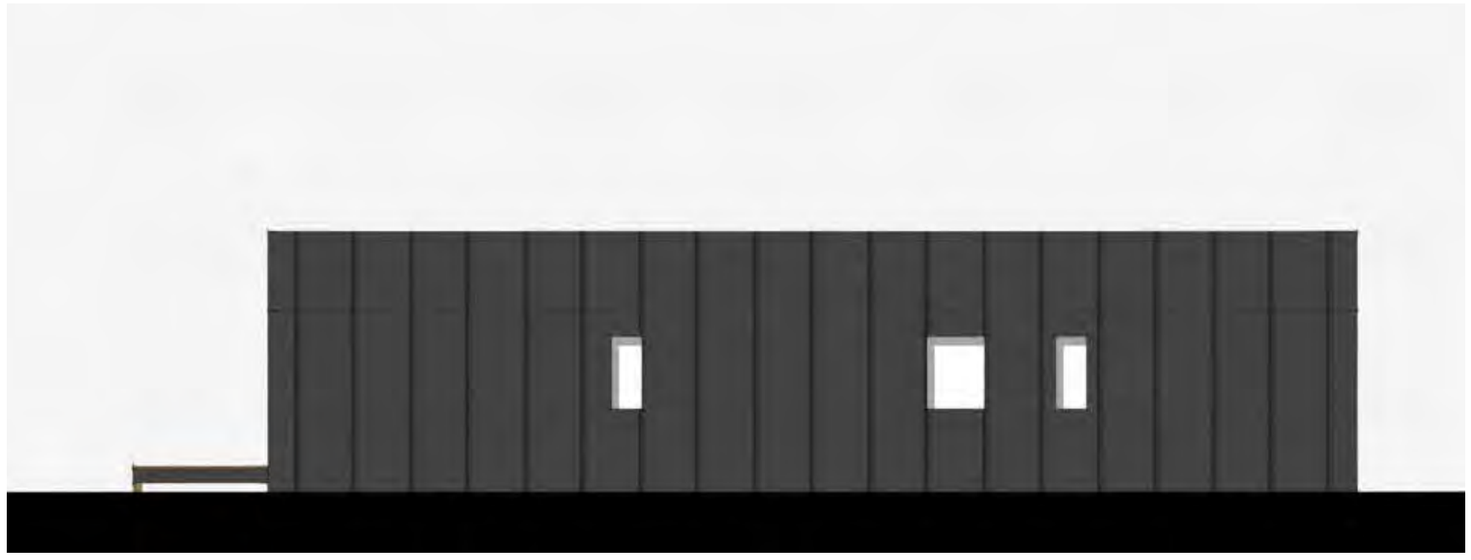

DRIVEWAY
MASTER SUITE
11'-3" x 11'-11"
BEDROOM 2
8'-9" x 6'-3"
KITCHEN
12'-1" x 11'-3"
LIVING ROOM
14'-2" x 11'-2"
DINING
13'-8" x 7'
DECK



SIDE ELEVATION



REAR ELEVATION



BACK ELEVATION

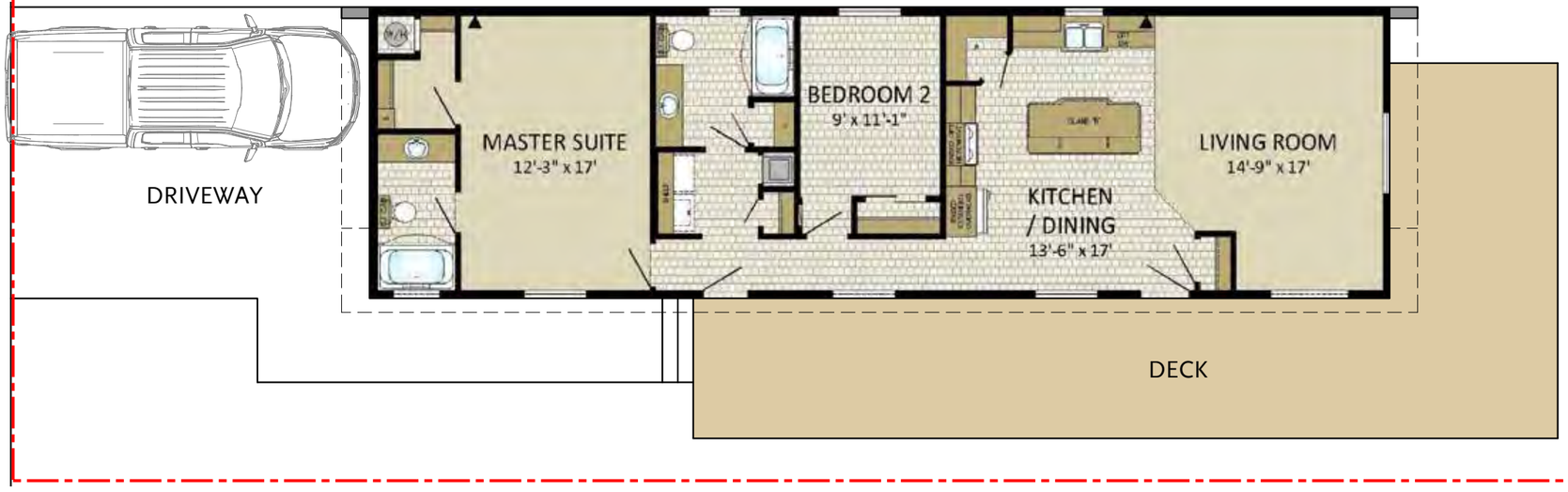


FRONT ELEVATION



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



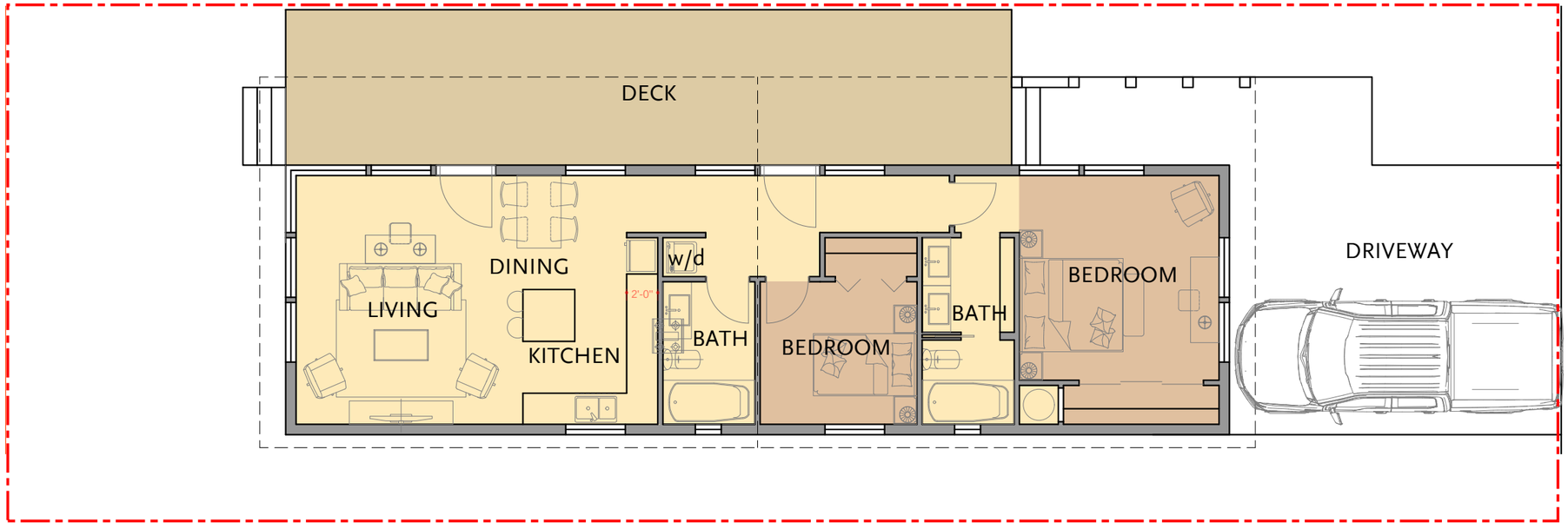
BACK ELEVATION



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



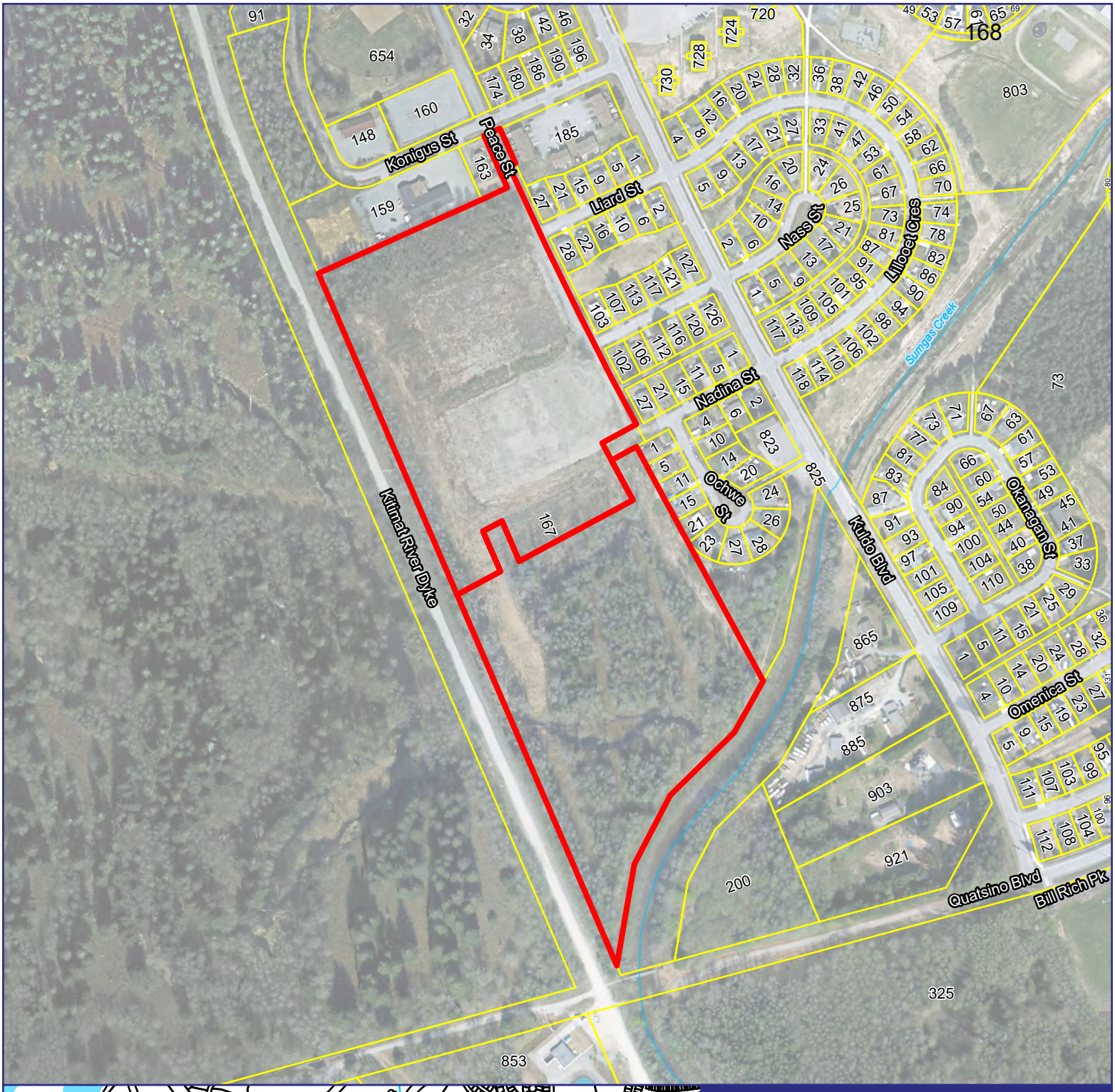
REAR ELEVATION

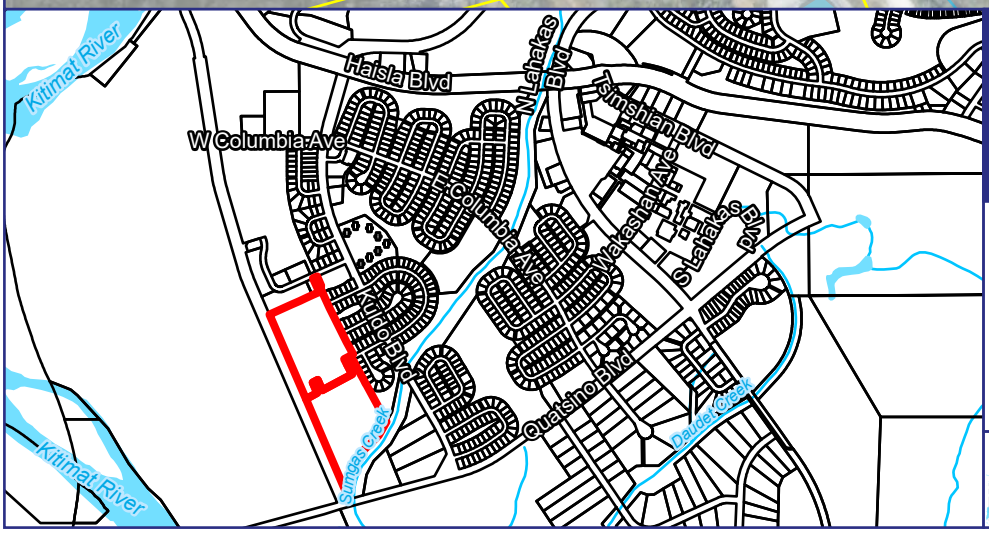


BACK ELEVATION



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

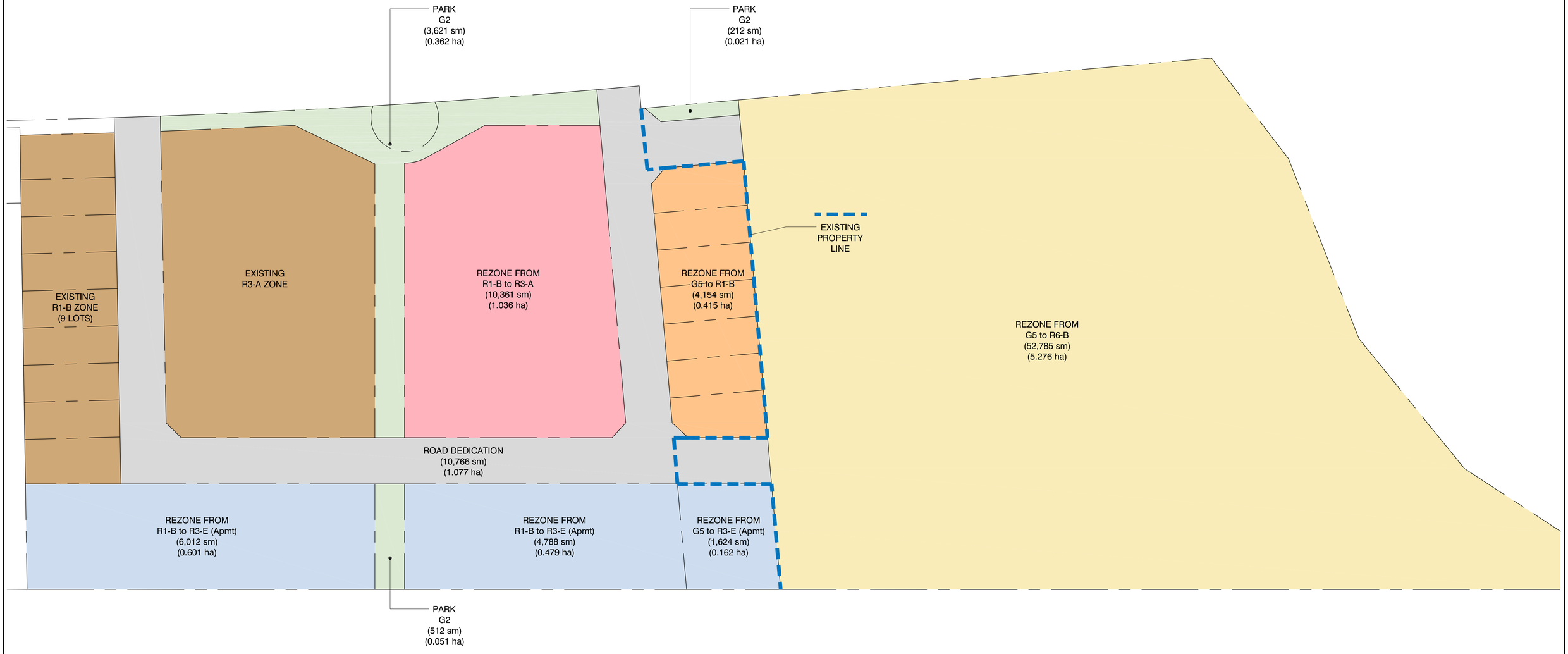
Attachment K

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

Attachment L

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.

& Declared Value NIL;

Deliver Duplicate C/T - Yes/No; 5. Merge ;

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 March, 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 at the time written
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.

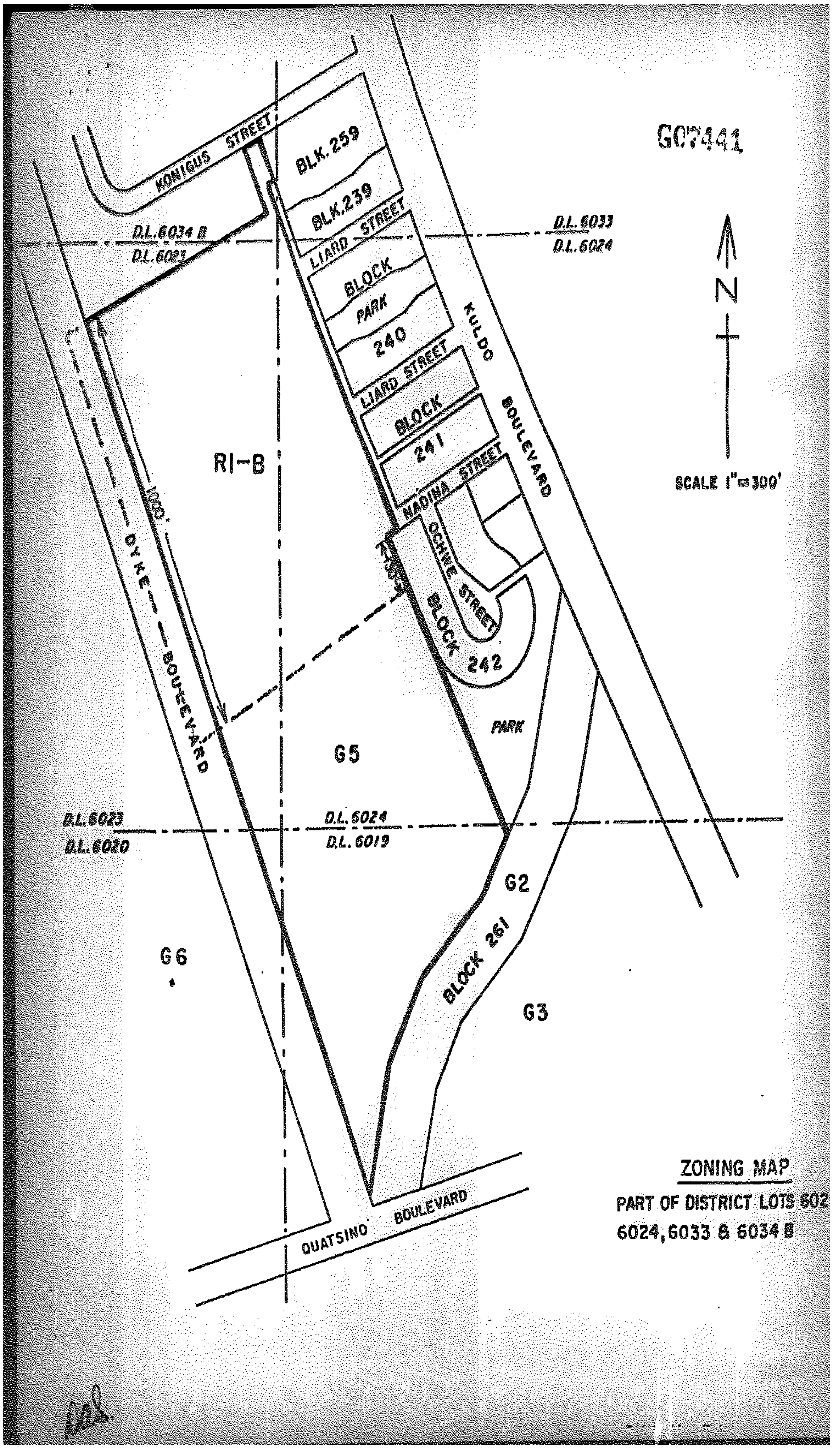
JACKSON WHITEMARSH DROVER

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

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.

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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

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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.** By their Authorized Signatory _____ **Name:** _____ **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)** By their Authorized Signatory _____ **Name:** _____ **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.

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Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
_____	YYYY-MM-DD	**DISTRICT OF KITIMAT** By their Authorized Signatory _____ **Name:** _____ **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.

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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:

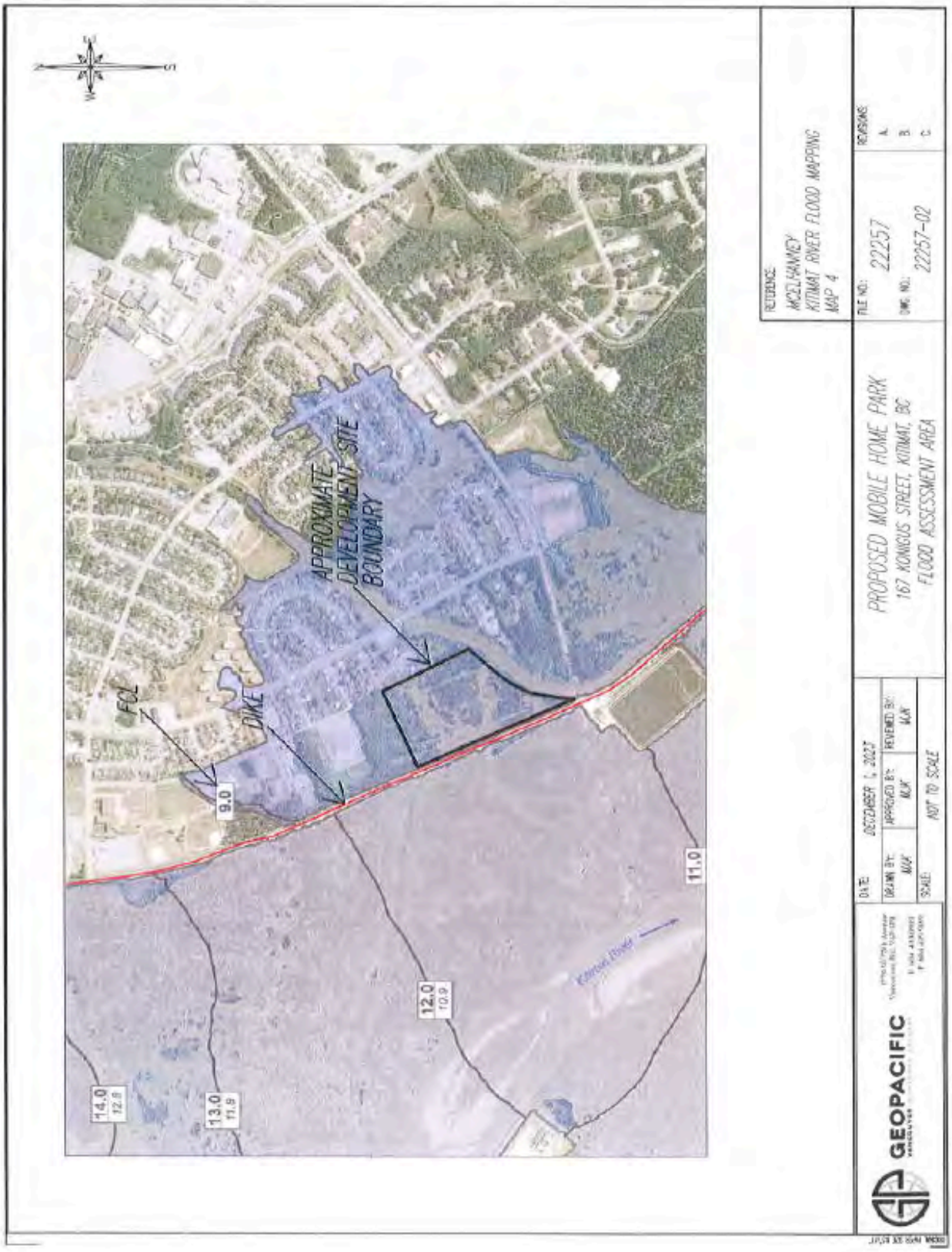


DEC 0 5 2023

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

Item 9.4

COUNCIL REPORT

Date: August 24, 2026

File: 1.1.2.9

To: Warren Waycheshen, CAO - for Mayor and Council

From: Sue-Lin Tarnowski, Director of Finance

Re: District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026

Applicant: n/a

Location: n/a

Recommendation:

Action: Council consider District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026 for first, second and third readings.

Recommended Motion:

THAT Council waive Council Indemnities and Travel Expenses Policy C-20 to consider CPI from July 2025 to July 2026;

AND THAT District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026 be given first, second and third readings.

Background:

Council remuneration has generally been established in accordance with Policy C-20 (Attachment B), which provides annual adjustments based on the Consumer Price Index (CPI) for the period of August of the previous year to August of the current year. CPI for August 2026 is not scheduled to be released until September 14, 2026. Any increase to Council remuneration takes effect January 1 of the following year.

Given that there is an election this fall, Council may wish to establish the remuneration prior to the end of their term.

This timing does not provide sufficient opportunity for Council to consider and adopt and amendment to the remuneration bylaw before the newly elected Council takes office.

To allow the remuneration adjustment to be established prior to the new Council taking office, Staff are proposing that Council waive Policy C-20 and use the annual average CPI for B.C. for the period of July 2025 to July 2026. The annual CPI for this period is 2.9%.

Current (2026) remuneration is:

- Mayor: $52,235 annually
- Councillors: $28,984 annually

Applying a 2.9% increase would result in the following remuneration:

- Mayor: $53,750 annually, resulting in an increase of $1,515 annually
- Councillors: $29,825 annually, resulting in an increase of $841 annually

Applying this adjustment would result in an increase to the 2027 budget of $6,561.

If Council gives first, second and third readings to Bylaw No. 2102, 2026, staff will return the bylaw for consideration of adoption at the September 21, 2026, Regular Council Meeting. If adopted, the bylaw will come into effect on January 1, 2027.

Best Practices

In the Fall of 2017, Council reviewed different approaches to Council remuneration and determined to retain the existing process of using CPI as the basis for annual remuneration adjustment process established in Policy C-20 Policy.

On March 2, 2020, Council considered advice from Maurice Lamb of Lamb and Associates regarding appropriate remuneration levels for Mayor and Council. Council adopted a bylaw increasing Council remuneration to better align with other communities.

At that time, Council did not make any changes to the process for determining annual adjustment to Council remuneration. The annual CPI based adjustment process established in Policy C-20 remains in place.

At this time, Staff are not proposing any changes to the process for determining annual adjustments and continue the process established in Policy C-20.

Alternative Options:

1. If Council, does not wish to consider Bylaw No. 2102, 2026 at this time and defer consideration to the newly elected Council, the following motion is provided for consideration:

   THAT District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026 report dated August 24, 2026, be received for information.

   AND THAT Staff bring forward a revised Council Remuneration Amendment Bylaw to the newly elected Council for consideration at a future meeting.

Staff will bring forward the remuneration bylaw to the new Council in accordance with Policy C-20.

2. If Council wishes to consider a different increase to remuneration for 2027, the following motion is provided for consideration:

   THAT Council waive Council Indemnities and Travel Expenses Policy C-20;

   THAT District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026 receive first reading.

   THAT the 2027 annual remuneration for Mayor be set at $ (tbd) **;**

   THAT the 2027 annual remuneration for Councillors be set at $ (tbd) **;**

   AND THAT District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026 be amended and receive second and third readings.

3. Another option as developed through discussion of Council.

Budget Implications:

Council remuneration will form part of the 2027 budget.

"SLT"
Director of Finance Initials

Budgeted: X **Unbudgeted:**

Council Initiative/Other Relevant Plans:

Council Policy C-20 - Council Indemnities and Travel Expenses

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
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
Downtown Concept Plan
Not Applicable

"Sue-Lin Tarnowski"
Submitted by
Sue-Lin Tarnowski
Director of Finance

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026
B – Policy C-20 Council Indemnities and Travel Expenses

DISTRICT OF KITIMAT

BYLAW NO. 2102, 2026

District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026

A BYLAW TO AMEND THE KITIMAT MUNICIPAL CODE REGARDING REMUNERATION AND PAYMENT OF EXPENSES FOR THE MAYOR AND COUNCILLORS

WHEREAS provincial legislation provides for the payment of remuneration and expenses for the Mayor and Councillors;

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 may be cited "District of Kitimat Council Remuneration Amendment Bylaw No. 2102, 2026".

2. Effective January 1, 2027, Part 2 - MUNICIPAL GOVERNMENT, Division 11- Mayor and Councillors, Subdivision 1 - Remuneration is amended as follows:

Subdivision 1 - Remuneration

2.11.1.1.	Replace:	Fifty-Two Thousand, two hundred and thirty-five ($52,235) With: Fifty-Three Thousand, seven hundred and fifty ($53,750)
2.11.1.3.	Replace:	Twenty-Eight Thousand, nine hundred and eighty-four ($28,984) With: Twenty-nine Thousand, eight hundred and twenty-five ($29,825)”

3. This bylaw shall come into effect on January 1, 2027.

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

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KITIMAT
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Council Indemnities and Travel Expenses

POLICY TITLE	COUNCIL INDEMNITIES AND TRAVEL EXPENSES		
Replaces (if applicable)	N/A	**Policy Number**	C-20
Authority	Council	**Department Responsible** (if applicable)	Administration
Effective Date	February 10, 2010		
Last Review Date(s)	November 28, 1988	**Next Review Date**	N/A
Supporting Documents	N/A		

During the month of October of each year, Council will determine the level of Council and Mayoral remuneration.

For purposes of Council remuneration reviews, Council's practice has been to use the B.C. Consumer Price Index increase from August to August. In order to maintain consistent data, the following website and table will be used: www.statcan.gc.ca

Consumer Price Index

Consumer Price Index by Province, and for Whitehorse, Yellowknife and Iqaluit.

Proposed amendments to the Municipal Code will be considered at the earliest possible date and generally not later than October 31st in each year.

If the CPI is negative, remuneration will be red circled and the negative percentage will be deduced from a future raise when the CPI is positive.

Example:

CPI is -1.1% - Remuneration red circled.
Following Year CPI is 2%. Minus 1.1% and remuneration recommendation would be .9%.

HISTORY OF CHANGES

Authorized By:	Date of Issue/Revision:
Council	February 10, 2010
Council	November 28, 1988
Council	December 8, 1980

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COUNCIL REPORT

Date: September 01, 2026

File: 5.9.2.1

To: Warren Waycheshen, CAO - for Mayor and Council

From: Walsham Tenshak, Director of Economic Development

Re: 2027 Northern Development Initiative Trust (NDIT) Business Façade Improvement Grant

Applicant: n/a

Location: n/a

Recommendation:

Action: Council approve the application for $20,000 to the Northern Development Initiative Trust' for the 2027 Business Façade Improvement Program.

Recommended Motion:

> **THAT the District submits a grant application in the amount of $20,000 to the Northern Development Initiative Trust for the 2027 Business Façade Improvement funding program.**

Background:

Northern Development Initiative Trust's (NDIT) Business Façade Improvement program provides annual grant funding for select municipalities and regional districts located throughout central and northern British Columbia. Annual funding of up to $20,000 is available to the municipalities for the purpose of enhancing economic development by encouraging private sector investment in businesses façade improvements. Through the funding, local businesses investing in façade improvements that meet funding criteria, can receive 50% rebate of eligible expenses, up to $5,000.

The District of Kitimat has participated in this program for eleven years since 2015. In 2026, Kitimat received $20,000 in funding for this program. At the time of this report, Staff has processed two successful applications for a total of $9,962.50. Businesses have until January 1, 2027, to submit reporting materials for reimbursement.

Recent program changes by NDIT for this program allow for unused funding from 2026 to be rolled over and used in 2027. Depending on how much unused funding the District has for 2026, NDIT will then consider the District's application to provide up to $20,000 for Kitimat's Business Facade Improvement program in 2027. Marketing for this program is ongoing to completely allocate the funding available this year.

The application deadline for the District to participate in the 2027 program is September 30, 2026. Staff is seeking approval to submit an application in the amount of $20,000 including the program guidelines (Attachment A) to meet this deadline.

Alternative Options:

1. If Council does not wish to submit an application for 2027, the following motion is offered for consideration:

THAT the Northern Development Business Façade Improvement Grant report be received for information.

2. Another option as developed through discussion of Council.

Budget Implications:
All the funding for this program is provided through the grant. The District's expenses are staff time and marketing which are covered through the Economic Development and Communications operational budget.

"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*
- *Support existing and attract new small and medium sized enterprises*

District of Kitimat and Haisla Council Friendship Agreement - gi guáƛaṕ nis
Not Applicable

Community Energy and Emissions Plan
Not Considered

Housing Action Plan and Needs Assessment
Not Applicable

Kitimat Age-Friendly Assessment Report and Action Plan
Outdoor Spaces and Buildings Action Plan Outcome, "1.8 Offer incentives to business owners to improve overall accessibility of private building infrastructure throughout the community."

Kitimat Cycle Network Plan
Not Considered

Kitimat Poverty Reduction Strategy
Not Applicable

Leisure Services Master Plan
Not Considered

Minette Bay West Concept Plan
Not Considered

Official Community Plan (and Downtown Design Guidelines)
4.1.7 Make Kitimat more appealing to investors by encouraging a more physically attractive community.

Solid Waste Action Plan
Not Considered

Water Conservation Plan
Not Applicable

BC Transit Future Services Plan
Not Applicable

Economic Development Strategic Plan (2023-2029)
4.1.1 Continue current BRE foundations: Business Walk Program, Business Façade Improvement Program, Commercial Centre Revitalization Tax Exemption Program.

Downtown Concept Plan
Not Applicable

"Walsham Tenshak"

Submitted by
Walsham Tenshak
Dir of Economic Development

"Warren Waycheshen"

Approved for Submission
Warren Waycheshen, CAO

Attachment(s): 2027 Business Façade Guidelines and Application

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Attachment A

DISTRICT OF KITIMAT

Business Façade Improvement Program

2027 Guidelines and Application

KITIMAT
A Marvel of Nature and Industry

Program Purpose and Goals

The District of Kitimat and Kitimat Chamber of Commerce aim to enhance economic development by encouraging private sector investment in façade improvements for existing businesses.

The façade improvement grant is provided to support the business community during a period of growth as a result of industrial development.

Funding for the District of Kitimat Business Façade Improvement Program is provided by Northern Development Initiative Trust.

The Program

These program guidelines are intended to maximize the benefit for improving aesthetics of commercial areas.

The District of Kitimat will provide a 50% reimbursement grant up to a maximum of $5,000 per project to improve the façade of commercial buildings.

Each project is eligible for an annual grant to a maximum of $5,000. Each year a project may access the Business Façade Improvement program for new/incremental façade improvements.

Projects must have a minimum total cost of $1,000.

Application deadline is November 1, 2027. Work must take place in the 2027 calendar year, and approved projects must provide required reporting materials to the District of Kitimat by the first Friday of January, 2028 in order to receive grant funding.

The Business Façade Improvement program is offered by the District of Kitimat with funding provided by Northern Development Initiative Trust.

Eligible Properties

Businesses may be eligible to receive a façade improvement grant if they meet the following criteria:

- Located in a commercial zone, Service Centre (M2, M2-A, M2-B zones) or Institutional zone
    - See map of areas on Appendix A

Eligible Applicants

- Applicant must be either the property owner or business owner (if the applicant is the business owner, the property owner must approve the application in writing and confirm that all improvements are to be paid for by the applicant)
- Enterprising non-profit organizations (tenants)
- Home based businesses which are zoned commercial, have a storefront and are within the specified area
- Home based businesses without a commercial storefront (eligible for wayfinding signage only)
- Property taxes pertaining to the property are fully paid and current

- Current, valid business licenses for the property (unless otherwise exempt)
- No outstanding building permits, stop work orders, or development permit condition requirements outstanding
- Subject building has not received a previous grant under this program for the proposed improvements

Ineligible Applicants

- Residential homes located in the commercial area
- Apartment buildings
- Government owned buildings (municipal, provincial or federal; even if they have business tenants)
- Properties outside the specified area (as defined in Eligible Properties)
- Empty buildings or businesses that are not operating (exception if the business is renovating or doing improvements to the building in anticipation of re-opening)

Eligible Façade Improvements

Eligible improvements may consist of but are not limited to:

- Exterior lighting (new but not replacement)
- Exterior architectural features
- Exterior surfaces and details (decorative details, moldings, trims etc.)
- Windows (only if part of larger enhancements, no stand-alone window replacement)
- New siding
- Façade painting
- Entrances and doorways (only if part of larger enhancements, no stand-alone entrance/doorway replacement)
- Awnings
- Signage (affixed to the building)
- Wayfinding signage (*sign located on the business property i.e. at the bottom of a driveway*).
  - Signs are eligible for 50% to a maximum of $500 and must adhere to any signage bylaws and regulations
- Accessibility improvements (ramps, wider doors, etc.) to the outside of the building only
- Permanent patios

Ineligible Façade Improvements

The following improvements are ineligible:

- Routine maintenance
- Structural repairs
- Roofs
- Non-permanent fixtures (benches, planters, patio heaters etc.)
- Landscaping
- Paving

- Fencing
- Interior/internal improvements
- Improvements not visible from the public right of way
- Construction of additions, accessory buildings or new buildings
- Improvements that have been started prior to application approval
- Improvements deemed inconsistent with redevelopment purposes and design guidelines

Eligible Costs/Expenses

- Direct project labour costs
- Design, architectural or engineering fees (related to facade only)
- Contractor fees
- Rental of tools and equipment
- Project related materials and supplies
- Shipping and/or freight
- PST

Ineligible Costs/Expenses

- Staff wages and/or benefits
- Purchase of construction tools or equipment
- Operational costs including utilities (hydro, gas, etc.)
- Duties
- Permit fees
- Expenses related to improvement to the building façade not visible from the public right-of-way
- Façade improvement expenses started prior to application approval
- GST

Design Guidelines

In order to be eligible for this grant, the applicant must submit designs and costing for the project. Projects will be approved for this program on a first-come-first-serve basis until funding fully committed, as determined by District of Kitimat and Kitimat Chamber of Commerce staff.

Designs need to clearly outline the proposed improvements to allow the review committee to accurately evaluate the project, and clearly see that the finished product looks like what was intended during the application process.

As much as possible, projects must be consistent with the general form and character of the design guidelines set out for the area.

For businesses located within the Downtown Revitalization Area, the improvements should align with Kitimat's Downtown Design Guidelines. A PDF version of the guidelines is available on the municipal website at: https://www.kitimat.ca/municipal-office/downtown-concept-plan-and-downtown-design-guidelines.

Building, sign and/or other permits may be required based on the extent of the improvements to be completed. These requirements are not waived by approval for the Business Façade Improvement Program and should be applied for prior to or concurrently with application for this program.

Business Application Process

Applications will be accepted by the District of Kitimat Economic Development Department by mail, in person or electronically.

Submitting an application does not necessarily mean your project or a specific grant amount will be approved. All project proposals are subject to a comprehensive review, must meet high quality standards, and must reflect the spirit and intent of the Business Façade Improvement Program Guidelines.

1. Owner/Tenant contacts the Municipality to determine if the building qualifies for the Façade Improvement Program, discuss your project, and obtain the Program Guide and Application.
2. Owner/Tenant submits a completed application with designs. All required supporting materials and documents (including owner authorization) must be received prior to being considered complete.
3. Staff reviews the application and proposed façade improvements to ensure that improvements meet the applicable Design Guidelines and Business Façade Improvement Program Guidelines.
4. Applications are reviewed and a decision to accept or reject the application is made.
5. Applicant is advised of the decision by email.
6. For successful applications, a Letter of Understanding is sent to the applicant which outlines the requirements to receive reimbursements.
7. Owner/Tenant acquires any required permits and completes the renovations.
8. Owner/Tenant provides verification of expenses (including receipts or other confirmations of payment) and submits totals on the provided Expense Reporting Form.
9. Owner/Tenant provides before and after photos (matching) and any other supporting documentation.
    a. Owner/Tenant acknowledges they may be contacted by the Municipality or Northern Development to supply a testimonial about the value of the supported façade improvement to the business.
10. Owner/Tenant provides proof that the improvements have passed final inspection for municipal permits (where required) and meet all building standards and codes (where required).
11. Staff verifies that the renovations meet the Letter of Understanding requirements and approves reimbursement.
12. Applicant is issued a cheque.

Please note:

Approved projects must be completed by year end (December 31). Funding cannot carry over from one calendar year to the next. Supporting documents for the above steps 7 to 10 must be provided no later than the first Friday of January 2028.

Evaluation/Selection Process

A three (3) member Project Review Committee comprised of District of Kitimat (Economic Development, and Planning) and Kitimat Chamber of Commerce staff will review applications and determine which projects qualify for funding.

Projects determined to be eligible for the program will be approved on a first-come-first-serve basis.

Contact

Applicants or prospective applicants may contact the District of Kitimat Economic Development Department by:

e-mail: edo@kitimat.ca

In person or by mail:

270 City Centre,
Kitimat, BC

(Third floor of City Centre Mall)

Telephone: 250-632-8900

Business Façade Improvement Program
Grant Application
DISTRICT OF KITIMAT

Applicant Information

Applicant Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Building Address: _____

If you are applying as the tenant of a building, please provide the following information and attach a letter of consent from the owner(s) stating that you are permitted to make these changes and that the improvements will be at your expense.

Owner Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Applicant Signature: _____

Submitting an application for this project means you accept the Terms and Conditions as set out on page 9 of this document.

OFFICE USE

Application Received by: Date:

Project Description

Describe the proposed project; please attach any extra sheets, photos, designs, samples, etc. Describe the work to be done and materials to be used and, if this project is in the Downtown Revitalization Area, note how the improvements meet the Downtown Design Guidelines.

Planned Start Date: _____

Planned Completion Date: _____

Total Project Cost (estimated): _____

Funding Amount Requested: _____

Date Application Received: _____

Applicant Checklist		**Attach to Application**	
☐	Property taxes paid	☐	Photos of existing conditions (before)
☐	Utility account paid	☐	Detailed specifications
☐	License fees paid	☐	Contractor's cost estimates/quotes
☐	Required permit applications approved by the District of Kitimat	☐	Drawings/designs
☐	Building owner authorization if applicant is not the building owner (complete Building Owner Authorization form)	☐	Material and colour samples
Note: Incomplete applications will not be assessed. Please ensure all relevant documents are attached.		☐	Signed Terms and Conditions

Business Façade Improvement Program

Terms and Conditions

I have read the complete application and concur with and give my consent to the work proposed in the application.

I assume all responsibility for obtaining appropriate architectural drawings, building permits and inspections, and hiring of contractors as necessary.

I will allow the District of Kitimat to use before and after pictures of the project and testimonials for the purpose of promoting this program in the future.

I agree not to involve the District of Kitimat or the Façade Improvement Program in any legal action between myself and any contractors, estimators, employees, workers or agents arising from or out of the Façade Improvement Project.

I give my consent to the District of Kitimat to make all inspections necessary to confirm that the approved plans are implemented in accordance with the expected standards.

Payment of approved grants will be made upon the applicant providing, by the First Friday of January 2028, the municipality proof of final completion of proposed improvements along with verification of expenditures and proof of final inspection (when required).

Business Façade Improvement Program

Expense Reporting Form

Applicant Name	
Business Name	

Item	Description	Cost (excluding PST/GST)	Invoice/ Receipt Attached?
TOTAL COST			
TOTAL ELIGIBLE GRANT			

Building Owner Authorization Form

LETTER OF AUTHORIZATION FOR:

Civic address: _____

This letter is to advice that I/we: _____ am/are the

registered owner(s) of the above referenced property and hereby authorize

_____ to submit an application to the Façade Improvement

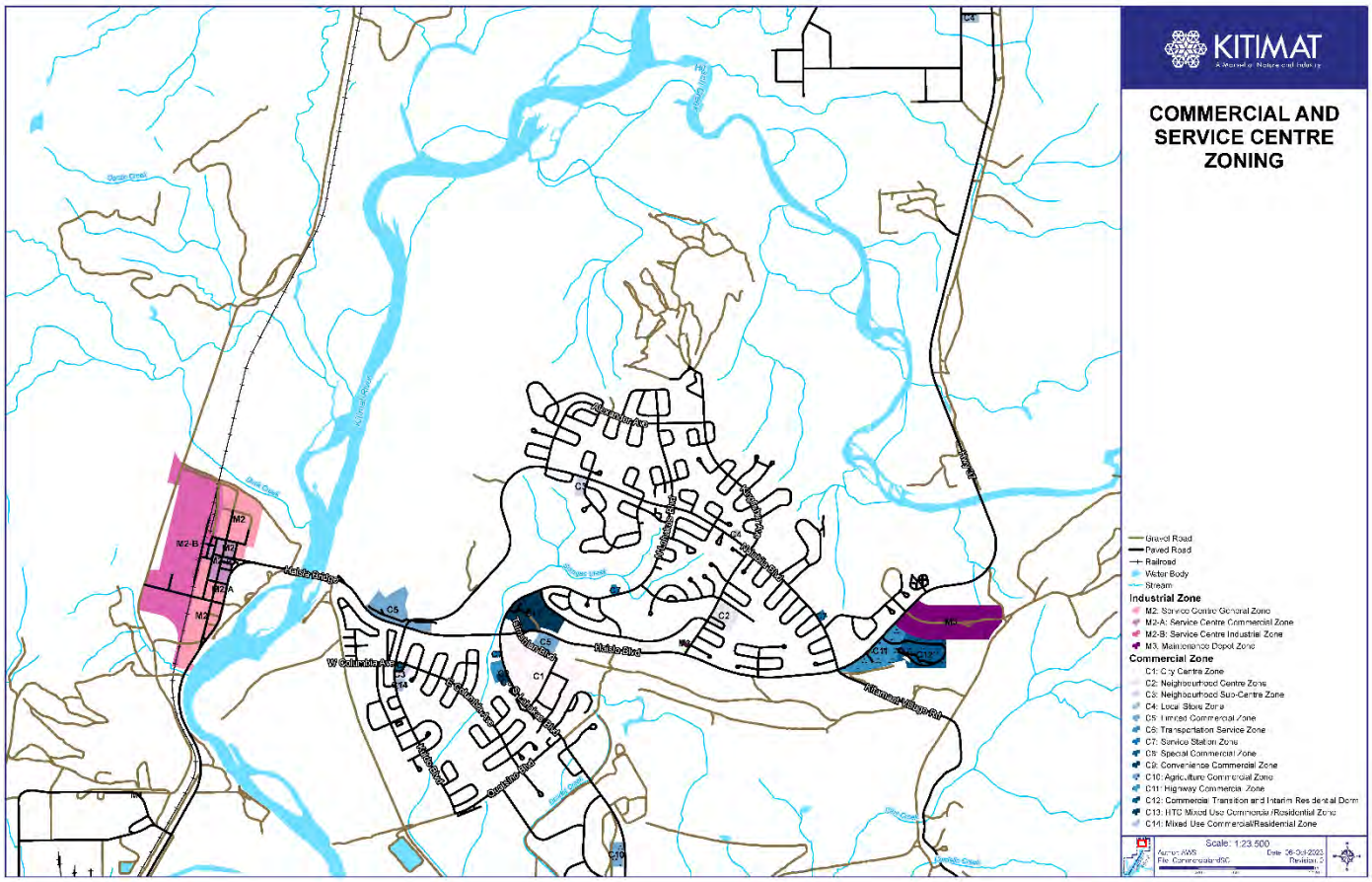
program and perform any and all improvements that are outlined in this application.

Signature of registered owner(s) : _____

_____

Date: _____

Appendix A


KITIMAT
COMMERCIAL AND SERVICE CENTRE ZONING
Gravel Road
Paved Road
Railroad
Water Body
Stream
Industrial Zone
M2: Service Centre General Zone
M2-A: Service Centre Commercial Zone
M2-B: Service Centre Industrial Zone
M3: Maintenance Depot Zone
Commercial Zone
C1: City Centre Zone
C2: Neighbourhood Centre Zone
C3: Neighbourhood Sub-Centre Zone
C4: Local Store Zone
C5: Tourist Commercial Zone
C6: Transportation Service Zone
C7: Service Station Zone
C8: Special Commercial Zone
C9: Convenience Commercial Zone
C10: Agriculture Commercial Zone
C11: Highway Commercial Zone
C12: Commercial Transition and Interim Residential Dorm
C13: HTC Mixed Use Commercial/Residential Zone
C14: Mixed Use Commercial/Residential Zone
Scale: 1:23,500
Date: 06-Oct-2023
Revision: 0
Kitimat River
Davis Creek
Hirsch Creek
Kildala Blvd
Nechako Rd
Haisla Blvd
Riverlodge Rd
Alderview Dr
Eagle Dr
Mountainview Dr
Columbia Ave
Tamitik Creek