DISTRICT OF KITIMAT
BYLAW NO. 2104, 2026

11 Widgeon Street Zoning Amendment Bylaw No. 2104, 2026

A BYLAW TO AMEND PART 9, DIVISION 4 OF THE KITIMAT MUNICIPAL CODE WITH RESPECT TO ALLOWING A SECOND DWELLING UNIT ON THE PROPERTY AT 11 WIDGEON 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 Kitimat Council deems it is in the public interest to amend the *Kitimat Municipal Code* to allow a second dwelling unit at 11 Widgeon Street, subject to a maximum floor area of 60 m² for the second dwelling unit;

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

1. This bylaw may be cited as “11 Widgeon Street Zoning Amendment Bylaw No. 2104, 2026”.

2. Part 9 – Planning, Division 4 – Residential Zoning, Subdivision 5 – R1-C One Family Residential Zone of the *Kitimat Municipal Code* is hereby amended by adding a new 9.4.5.1.b as follows:

   9.4.5.1 <u>Permitted Uses</u>

   9.4.5.1. b Two-Family Dwelling, at:
   i. LOT 9 BLOCK 13 DISTRICT LOT 6039 RANGE 5 COAST DISTRICT PLAN 3527 (11 Widgeon Street)

   In conjunction with the addition of a new 9.4.5.1.b under Permitted Uses, the existing Permitted Accessory Uses numbered 9.4.5.1.b to 9.4.5.1.g shall be renumbered to 9.4.5.1.c to 9.4.5.1.h.

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3. Part 9 – Planning, Division 4 – Residential Zoning, Subdivision 5 – R1-C One Family Residential Zone of the *Kitimat Municipal Code* is hereby amended by adding 9.4.5.2.a.i as follows:

9.4.5.2 Conditions of Use - Permitted buildings and structures per lot:

a. i. Notwithstanding 9.4.5.2.a, a second Dwelling Unit with a maximum floor area of 60 m^2 is permitted at Lot 9, Block 13, District Lot 6039, Range 5 Coast District, Plan 3527, PID 012-008-699 (11 Widgeon Street).

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

PUBLIC NOTICE issued this	day of	,2026
PUBLIC NOTICE issued this	day of	,2026
READ a first time this	day of	,2026
READ a second time this	day of	,2026
READ a third time this	day of	,2026
ADOPTED this	day of	,2026

MAYOR _____
Philip Germuth

CORPORATE OFFICER _____
Tracy Tavares

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