

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS
ON MONDAY, APRIL 27, 2020 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas (via telephone), L. Christiansen (via telephone), J. Cordeiro (via telephone), B. Downie (via telephone), J. McCallum-Miller (via telephone), and E. Ramsay (via telephone). Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, A. Thompson, Clerk, and A. Poole, Executive Assistant (via telephone).

**MOVE TO IN-CAMERA
SPECIAL COUNCIL:**

**Meeting Called to Order at
6:45 p.m. – Move to In-
Camera Special Council**

(No. 165)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (e), (c), and (k) of the Community Charter (to discuss matters relating to land, labour relations, and negotiations for a municipal service).

Carried Unanimously.

REGULAR MEETING:

Mayor Leclerc acknowledged that the meeting was being held on the traditional unceded homelands and territory of the Tsimshian First Nation. She also advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.

**Moment of Silence for Nova
Scotia and Remembrance of
Former Fire Chief Cliff Best**

Mayor Leclerc acknowledged former Fire Chief Cliff Best, and the citizens of Nova Scotia.

Cliff Best passed away April 2, 2020 at Terraceview lodge. He moved to Terrace in 1948. He started in the Fire Department as a volunteer and became a paid member of the Fire Department in April 1960. He became Fire Chief in 1974, which he remained until he retired in 1990.

A Celebration of Life for Mr. Best will be held at a later date.

Mayor Leclerc also acknowledged the tragedy that took place in Nova Scotia last week. She offered sincere condolences to the Mayor of Colchester County.

A moment of silence was held for all of the victims and families of the recent tragedy in Nova Scotia, and to remember the former Fire Chief Cliff Best.

ADDENDUM:

MOVED/SECONDED that the Addendum be included.

(No. 169)

Carried Unanimously.

DELEGATIONS & GUESTS:

There were no Delegations & Guests.

MINUTES:

***Regular Council Minutes,
April 14, 2020***

MOVED/SECONDED that the Regular Council Minutes of April 14, 2020 be adopted as read on this day and that such Minutes as read set out all the business before Council that day and fully and properly record all of the resolutions and bylaws passed and adopted by Council at that meeting.

(No. 170)

Carried Unanimously.

**BUSINESS ARISING FROM
THE MINUTES (OLD
BUSINESS):**

There was no Old Business.

CORRESPONDENCE:

***Terrace Community
Foundation – 2019 Summary
of Activities***

MOVED/SECONDED that Terrace Community Foundation – 2019 Summary of Activities be received for information.

(No. 171)

Carried Unanimously.

**CONVENE INTO
COMMITTEE OF THE
WHOLE:**

MOVED/SECONDED that the April 14, 2020 Regular Council Meeting convene into Committee of the Whole.

(No. 172)

Carried Unanimously.

***Committee of the Whole
Development Services
Component***

The following items were discussed at the April 27, 2020 Development Services Component of the Committee of the Whole:

➤ April 27, 2020

1. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – SALEKIN (2702 KALUM STREET)

2. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – SALEKIN (2704 KALUM STREET)

3. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – M’AKOLA HOUSING SOCIETY (4819 & 4823 LAZELLE AVENUE)

4. DEVELOPMENT PERMIT NO. 08-2020 – 1196971 BC LTD. (4621 LAKELSE AVENUE)

5. APPLICATION TO AMEND LIQUOR PRIMARY LICENSE – THE SKEENA HOTEL (4529 GREIG AVENUE)

COMMITTEE REPORTS:

**Committee of the Whole
Development Services
Component
➤ April 27, 2020**

(No. 173)

It was recommended that the Committee now rise and report.

MOVED/SECONDED that the April 27, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

1. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – SALEKIN (2702 KALUM STREET)

It was recommended that a bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use by changing the land use designation from Urban Residential to Neighbourhood Residential and by amending Schedule C – Development Permit Areas to remove the Multi-Family Development Permit Area designation from the properly legally described as Lot 10, District Lot 360, Range 5, Coast District, Plan 3626 (2702 Kalum Street) proceed to Council for consideration of first and second reading.

It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R5 – High Density Multi-Family Residential to R2 – Semi-Detached Residential for the properly legally described as Lot 10, District Lot 360, Range 5, Coast District, Plan 3626 (2702 Kalum Street) proceed to Council for consideration of first and second reading.

2. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – SALEKIN (2704 KALUM STREET)

It was recommended that a bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use by changing the land use designation from Urban Residential to Neighbourhood Residential and by amending Schedule C – Development Permit Areas to remove the Multi-Family Development Permit Area designation from the property legally described as Lot 11, District Lot 360, Range 5, Coast District, Plan 3626 (2704 Kalum Street) proceed to Council for consideration of first and second reading.

It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R5 – High Density Multi-Family Residential to R2 – Semi-Detached Residential for the property legally described as Lot 11, District Lot 360, Range 5, Coast District, Plan 3626 (2704 Kalum Street) proceed to Council for consideration of first and second reading.

3. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – M’AKOLA HOUSING SOCIETY (4819 & 4823 LAZELLE AVENUE)

It was recommended that a bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use to change the land use designation from General Commercial to Urban Residential and by amending Schedule C – Development Permit Areas to change the Commercial Permit Area designation to Multi-Family Development Permit Area designation for the properties legally described as The East 1/12 of Lot 12, District Lot 362, Range 5, Coast District, Plan 1026 and Lot 12, District Lot 362, Range 5, Coast District, Plan 1026 (4819 and 4823 Lazelle Avenue) proceed to Council for consideration of first and second reading.

It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from C3 – Service Commercial to R5 – High Density Multi-Family Residential for the properties legally described as The East 1/12 of Lot 12, District Lot 362, Range 5, Coast District, Plan 1026 and Lot 12, District Lot 362, Range 5, Coast District, Plan 1026 (4819 and 4823 Lazelle Avenue) proceed to Council for consideration of first and second reading.

4. DEVELOPMENT PERMIT NO. 08-2020 – 1196971 BC LTD. (4621 LAKELSE AVENUE)

It was recommended that Development Permit No. 08-2020 be issued to 1196971 B.C. Ltd. for the property legally described as Lot 4, Block 6, District Lot 361, Range 5, Coast District, Plan 972 (4621 Lakelse Avenue) to permit the installation of decorative non-transparent film on the exterior windows and doors of the commercial retail space.

5. APPLICATION TO AMEND LIQUOR PRIMARY LICENSE – THE SKEENA HOTEL (4529 GREIG AVENUE)

It was recommended that Council pass the following resolution:

Be it resolved that:

1. *The City of Terrace Council recommends the amendment of the license for the following reasons:
 - a) *There were no responses received from adjacent property owners;*
 - b) *The amendment is in accordance with City of Terrace Policy No. 83; and*
 - c) *The R.C.M.P. has stated no concerns with the proposed amendment.**
2. *The Council's comments on the prescribed considerations are as follows:
 - a) *The impact on the community, including traffic volumes and patterns will be negligible given the establishment already exists, the occupancy will not increase and this application does not represent a significant change in operations.*
 - b) *The potential for noise impacts and impact on the surrounding neighborhood, if the application is approved, will be negligible.**
3. *A public notice for providing input was sent out to the owners of all properties within 50 metres of the subject property and a notice was placed in the local newspaper. The notices gave the date by which comments could be received for input regarding the application. Public input was reviewed at the Council meeting on April 14, 2020.*

There were no concerns raised over this application.

Carried Unanimously.

COMMITTEE REPORTS
(FOR INFORMATION ONLY)

**Committee of the Whole
Development Services
Component**

➤ **April 14, 2020**

(No. 174)

MOVED/SECONDED that the April 14, 2020 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously

SPECIAL REPORTS:

**Memo – Director of Finance,
Community Forest Profit
Distribution Policy and
Community Forest Reserve
Bylaw**

(No. 175)

(No. 176)

MOVED/SECONDED that Council approve the Community Forest Profit Distribution Policy.

Carried Unanimously.

MOVED/SECONDED that a bylaw to establish a Community Forest Reserve Fund proceed to first, second, and third reading.

Carried Unanimously.

**Memo – RCMP Officer in
Charge, Community Impact
Statement**

(No. 177)

MOVED/SECONDED that Council provide a Community Impact Statement to the Terrace RCMP regarding drug trafficking activities from a residence on Scott Avenue, and that all of Council sign the letter.

Carried Unanimously.

**Memo – RCMP Officer in
Charge, 2020 First Quarter
RCMP Terrace Detachment
Report**

(No. 178)

MOVED/SECONDED that the 2020 First Quarter RCMP Terrace Detachment Report be received for information.

Carried Unanimously.

**Memo – Fire Chief, 2020
First Quarter Fire
Department Report**

(No. 179)

MOVED/SECONDED that the 2020 First Quarter Fire Department Report be received for information.

Carried Unanimously.

**Memo – Building Inspector,
March 2020 Building
Synopsis**

MOVED/SECONDED that the March 2020 Building Synopsis be received for information.

Carried Unanimously.

(No. 180)

**Oral Report, April 27, 2020
Public Hearing**

MOVED/SECONDED that the Oral Report from the April 27, 2019 Public Hearing be adopted with the following recommendations:

(No. 181)

**1. AMENDMENT TO ZONING BYLAW NO. 2069-2014
(5117 HALLIWELL AVENUE)**

It was recommended that following the holding of a Public Hearing, the bylaw to amend Zoning Bylaw No. 2069-2014 by changing the Zoning designation from AR2 – Rural to R1 – Single Detached Residential for an approximately 1.2ha portion of the property legally described as Lot B, District Lot 980, Range 5, Coast District, Plan BCP18793 (5117 Halliwell Avenue) proceed to Council for consideration of third reading and adoption.

**2. AMENDMENT TO ZONING BYLAW NO. 2069-2014
(3222 MUNROE STREET)**

It was recommended that following the holding of a Public Hearing, the bylaw to amend Zoning Bylaw No. 2069-2014 by changing the permitted uses and regulations in the C5 – Local Commercial Zone by adding "Health Services Facility" as a site specific Primary Permitted use, with a "Dwelling Unit" as a site specific Secondary Permitted Use for the property legally described as The North Half of Lot 8, District Lot 362, Range 5, Coast District, Plan 1026 (3222 Munroe Street) proceed to Council for consideration of third reading.

3. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – M’AKOLA HOUSING SOCIETY (4819 & 4823 LAZELLE AVENUE)

It was recommended that following the holding of a Public Hearing, a bylaw to amend Zoning Bylaw No. 2069-2014 by adding Section 4.7.1.e. to Property Specific Exemptions to reduce the natural boundary of the Skeena River from 60 metres to 40 metres for the property legally described as Lot A, District Lot 360, Range 5, Coast District, Plan PRP14815 (2413 Kerr Street) proceed to Council for amending at second reading and consideration of third reading.

Carried Unanimously.

BYLAWS:

Zoning Amendment (5117 Halliwell Avenue) Bylaw, Project No. ADP-02-2006 (Third Reading)

(No. 182)

MOVED/SECONDED that Zoning Amendment (5117 Halliwell Avenue) Bylaw, Project No. ADP-02-2006 be read by title only and passed in its third reading.

Carried Unanimously.

Zoning Amendment (5117 Halliwell Avenue) Bylaw, Project No. ADP-02-2006 (Adoption)

(No. 183)

MOVED/SECONDED that Zoning Amendment (5117 Halliwell Avenue) Bylaw, Project No. ADP-02-2006 be read by title only and adopted.

Carried Unanimously.

Zoning Amendment (Uses Permitted in the C5 Zone) 3222 Munroe Street Bylaw, Project No. ADP-02-2007 (Third Reading)

(No. 184)

MOVED/SECONDED that Zoning Amendment (Uses Permitted in the C5 Zone) 3222 Munroe Street Bylaw, Project No. ADP-02-2007 be read by title only and passed in its third reading.

Carried Unanimously.

Zoning Amendment (Floodplain Specific Exemption – 2413 Kerr Street) Bylaw, Project No. ADP-02-2008 (Amend Second Reading)

(No. 185)

MOVED/SECONDED that Zoning Amendment (Floodplain Specific Exemption – 2413 Kerr Street) Bylaw, Project No. ADP-02-2008 be amended at second reading to decrease the setback from the natural boundary of the Skeena River to 40.0 metres and passed in its second reading, as amended.

Carried Unanimously.

**Zoning Amendment
(Floodplain Specific
Exemption – 2413 Kerr
Street) Bylaw, Project No.
ADP-02-2008
(Third Reading, As
Amended)**

MOVED/SECONDED that Zoning Amendment (Floodplain Specific Exemption – 2413 Kerr Street) Bylaw, Project No. ADP-02-2008 be read by title only and passed in its third reading, as amended.

Carried Unanimously.

(No. 186)

**Community Forest Reserve
Fund Bylaw, Project No.
ADP-02-2011
(First, Second, and Third
Reading)**

MOVED/SECONDED that Community Forest Reserve Fund Bylaw, Project No. ADP-02-2011 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

(No. 187)

**Official Community Plan
Amendment (2702 Kalum
Street) Bylaw, Project No.
ADP-02-2012
(First and Second Reading)**

MOVED/SECONDED that Official Community Plan Amendment (2702 Kalum Street) Bylaw, Project No. ADP-02-2012 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 188)

**Zoning Amendment (2702
Kalum Street) Bylaw, Project
No. ADP-02-2013
(First and Second Reading)**

MOVED/SECONDED that Zoning Amendment (2702 Kalum Street) Bylaw, Project No. ADP-02-2013 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 189)

**Official Community Plan
Amendment (2704 Kalum
Street) Bylaw, Project No.
ADP-02-2014
(First and Second Reading)**

MOVED/SECONDED that Official Community Plan Amendment (2704 Kalum Street) Bylaw, Project No. ADP-02-2014 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 190)

**Zoning Amendment (2704
Kalum Street) Bylaw, Project
No. ADP-02-2015
(First and Second Reading)**

MOVED/SECONDED that Zoning Amendment (2704 Kalum Street) Bylaw, Project No. ADP-02-2015 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 191)

Official Community Plan Amendment (4819 and 4823 Lazelle Avenue) Bylaw, Project No. ADP-02-2016 (First and Second Reading)

(No. 192)

MOVED/SECONDED that Official Community Plan Amendment (4819 and 4823 Lazelle Avenue) Bylaw, Project No. ADP-02-2016 be read by title only and passed in its first and second reading.

Carried Unanimously.

Zoning Amendment (4819 and 4823 Lazelle Avenue) Bylaw, Project No. ADP-02-2017 (First and Second Reading)

(No. 193)

MOVED/SECONDED that Zoning Amendment (4819 and 4823 Lazelle Avenue) Bylaw, Project No. ADP-02-2017 be read by title only and passed in its first and second reading.

Carried Unanimously.

City of Terrace Water Distribution and Sale Amending Bylaw, Project No. ADP-02-2018 (First, Second, and Third Reading)

(No. 194)

MOVED/SECONDED that City of Terrace Water Distribution and Sale Amending Bylaw, Project No. ADP-02-2018 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

City of Terrace Water Distribution and Sale Amending Bylaw, Project No. ADP-02-2018 (Adoption)

(No. 195)

MOVED/SECONDED that City of Terrace Water Distribution and Sale Amending Bylaw, Project No. ADP-02-2018 be read by title only and adopted.

Carried Unanimously.

City of Terrace Sewer Connection and Rates Amending Bylaw, Project No. ADP-02-2019 (First, Second, and Third Reading)

(No. 196)

MOVED/SECONDED that City of Terrace Sewer Connection and Rates Amending Bylaw, Project No. ADP-02-2019 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

City of Terrace Sewer Connection and Rates Amending Bylaw, Project No. ADP-02-2019 (Adoption)

MOVED/SECONDED that City of Terrace Sewer Connection and Rates Amending Bylaw, Project No. ADP-02-2019 be read by title only and adopted.

Carried Unanimously.

(No. 197)

NEW BUSINESS FROM COUNCIL:

Regional District of Kitimat-Stikine Report

There was no report on the Regional District of Kitimat-Stikine (RDKS).

Mayor Leclerc – BC Achievement Award Recipient

Steve Little, a resident of the City of Terrace, was chosen by BC Achievement to be a recipient of the 2020 BC Achievement Community Award.

REPORTS ON COUNCIL ACTIVITIES:

Councillor Christiansen

Councillor Christiansen reported that the North Central Local Government Association AGM was cancelled for 2020 and that Heritage Park would be closed to the public for the season.

Councillor Downie

Councillor Downie reported on Riverboat Days.

Councillor McCallum-Miller

Councillor McCallum-Miller reported on the Terrace Public Library.

Councillor Ramsay

Councillor Ramsay reported on the Senior Steering Committee meeting and the Northern Health virtual town hall.

REPORT FROM IN-CAMERA:

There were no items released from In-Camera status.

QUESTIONS/COMMENTS FROM THE MEDIA & AUDIENCE:

There were no questions from the Media and no questions from the Audience.

ADJOURNMENT

(No. 198)

MOVED/SECONDED that the April 27, 2020 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned at 8:50 p.m.

CERTIFIED CORRECT:

Mayor

Clerk