

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JUNE 22, 2020 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christiansen (via telephone), J. Cordeiro (via telephone), B. Downie, 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. 276)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (e) of the Community Charter (to discuss matters relating to property).

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the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

There were no Delegations & Guests.

MINUTES:

**Regular Council Minutes,
June 8, 2020**

(No. 280)

MOVED/SECONDED that the Regular Council Minutes of June 8, 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.

Carried Unanimously.

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

There was no Old Business.

CORRESPONDENCE:

There was no Correspondence.

CONVENE INTO COMMITTEE OF THE WHOLE:

MOVED/SECONDED that the June 22, 2020 Regular Council Meeting convene into Committee of the Whole.

(No. 281)

Carried Unanimously.

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

The following items were discussed at the June 22, 2020 Development Services Component of the Committee of the Whole:

➤ ***June 22, 2020***

1. DEVELOPMENT VARIANCE PERMIT NO. 05-2020 – FOCUS NORTH CONTRACTING (3838 DEJONG CRESCENT)

2. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS – TRIMBLE (4820 HALLIWELL AVENUE)

3. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS – WESTLAND RESOURCES LIMITED (5008 AGAR AVENUE)

4. SITE SPECIFIC ZONING BYLAW TEXT AMENDMENT (5506 HIGHWAY 16 WEST)

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

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

MOVED/SECONDED that the June 22, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

➤ ***June 22, 2020***

(No. 282)

1. DEVELOPMENT VARIANCE PERMIT NO. 05-2020 – FOCUS NORTH CONTRACTING (3838 DEJONG CRESCENT)

It was recommended that the City issue Development Variance Permit No. 05-2020 for the property located at 3838 Dejong Crescent (Lot A, District Lot 979, Range 5, Coast District, Plan 11896), including the following variance:

- *To vary Section 11.1.3.3.c. of Zoning Bylaw 2069-2014 and amendments thereto to reduce the required minimum exterior side parcel line setback for a residential building from 3.0 metres to 2.1 metres.*

2. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS – TRIMBLE (4820 HALLIWELL AVENUE)

It was recommended that a Bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule C – Development Permit Areas by removing the property legally described as Lot B, District Lot 977, Range 5, Coast District, Plan PRP43128 (4820 Halliwell Avenue) from the Commercial Development Permit Area designation 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 C4 – Neighbourhood Commercial to R2 – Semi-Detached Residential for the property legally described as Lot B, District Lot 977, Range 5, Coast District, Plan PRP43128 (4820 Halliwell Avenue) proceed to Council for consideration of first and second reading.

3. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS – WESTLAND RESOURCES LIMITED (5008 AGAR 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 for the North ½ of the property from Neighborhood Residential to Industrial and by amending Schedule C – Development Permit Areas by removing the designation as Development Permit Area No. 5 – Commercial, from the North half of the property, and adding the designation for Development Permit Area No. 6 – Industrial for the property legally described Lot 2, Block 5, District Lot 611, Range 5, Coast District; Plan 3080 except Plan 8582 (5008 Agar 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 permitted uses and regulations in the C5 – Local Commercial zone by adding "office" as a site specific permitted use for the South ½ of the property legally described as Lot 2, Block 5, District Lot 611, Range 5, Coast District; Plan 3080 except Plan 8582 (5008 Agar Avenue) proceed to Council for consideration of first and second reading.

**4. SITE SPECIFIC ZONING BYLAW TEXT AMENDMENT
(5506 HIGHWAY 16 WEST)**

It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the permitted uses and regulations in the C3 – Highway Commercial Zone by adding site specific permitted uses "Industrial Equipment Sales, Leasing, and Service" and "Welding, Machine, or Metal Fabrication" for the property legally described as Lot 4, Block 1, District Lot 1704, Range 5, Coast District, Plan 3558 (5506 Highway 16 West) proceed to Council for consideration of first and second reading.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY)

**Committee of the Whole
Development Services
Component**

➤ **June 8, 2020**

MOVED/SECONDED that the June 8, 2020 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously

(No. 283)

SPECIAL REPORTS:

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

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

Carried Unanimously.

(No. 284)

**Oral Report, June 22, 2020
Public Hearing**

MOVED/SECONDED that the Oral Report from the June 22, 2020 Public Hearing be adopted with the following recommendations:

(No. 285)

1. AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW (4819 & 4823 LAZELLE AVENUE)

It was recommended that having considered appropriate consultation, both early and ongoing, with specific persons, community agencies, organizations, and authorities considered to be potentially affected and interested, all in consideration of and in compliance with the Local Government Act, 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 amend Schedule C – Development Permit Areas to change the designation to Multi-Family Development Permit Area for the properties legally described as The East 1/12 of Lot 12, District Lot 362, Range 5, Coast District, Plan 1026, and Lot 13, District Lot 362, Range 5, Coast District, Plan 1026 (4823 and 4819 Lazelle Avenue) proceed to Council for consideration of third reading.

***It was recommended that** following the holding of a Public Hearing, 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 property legally described as The East 1112 of Lot 12, District Lot 362, Range 5, Coast District, Plan 1026 and Lot 13, District Lot 362, Range 5, Coast District, Plan 1026 (4819 & 4823 Lazelle Avenue) proceed to Council for consideration of third reading.*

Carried Unanimously.

June 8, 2020 Public Hearing Report (For Information Only)

MOVED/SECONDED that the June 8, 2020 Public Hearing Report be received for information only.

Carried Unanimously.

(No. 286)

BYLAWS:

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

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 third reading.

Carried Unanimously.

(No. 287)

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

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 third reading.

Carried Unanimously.

(No. 288)

**Official Community Plan
Amendment (4820 Halliwell
Avenue) Bylaw, Project No.
ADP-02-2025
(First and Second Reading)**

(No. 289)

**Zoning Amendment (4820
Halliwell A venue) Bylaw,
Project No. ADP-02-2026
(First and Second Reading)**

(No. 290)

**Official Community Plan
Amendment (5008 Agar
Avenue) Bylaw, Project No.
ADP-02-2027
(First and Second Reading)**

(No. 291)

**Zoning Amendment (5008
Agar Avenue) Bylaw, Project
No. ADP-02-2028
(First and Second Reading)**

(No. 292)

**Zoning Amendment (Uses
Permitted in the C3 Zone)
5506 Highway 16 West
Bylaw, Project No.
ADP-02-2029
(First and Second Reading)**

(No. 293)

**NEW BUSINESS FROM
COUNCIL:**

**Regional District of Kitimat-
Stikine Report**

MOVED/SECONDED that Official Community Plan Amendment (4820 Halliwell Avenue) Bylaw, Project No. ADP-02-2025 be read by title only and passed in its first and second reading.

Carried Unanimously.

MOVED/SECONDED that Zoning Amendment (4820 Halliwell Avenue) Bylaw, Project No. ADP-02-2026 be read by title only and passed in its first and second reading.

Carried Unanimously.

MOVED/SECONDED that Official Community Plan Amendment (5008 Agar Avenue) Bylaw, Project No. ADP-02-2027 be read by title only and passed in its first and second reading.

Carried Unanimously.

MOVED/SECONDED that Zoning Amendment (5008 Agar Avenue) Bylaw, Project No. ADP-02-2028 be read by title only and passed in its first and second reading.

Carried Unanimously.

MOVED/SECONDED that Zoning Amendment (Uses Permitted in the C3 Zone) 5506 Highway 16 West Bylaw, Project No. ADP-02-2029 be read by title only and passed in its first and second reading.

Carried Unanimously.

Councillor Bujtas reported on the Regional District of Kitimat-Stikine.

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor McCallum-Miller

Councillor McCallum-Miller reported on the Terrace Public Library.

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. 294)

MOVED/SECONDED that the June 22, 2020 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned at 8:10 p.m.

CERTIFIED CORRECT:

Mayor

Clerk