

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, AUGUST 11, 2014 AT 7:30 P.M.**

*Mayor D. Pernarowski presided. Councillors present were L. Christiansen, J. Cordeiro, B. Downie, and S. Tyers. Councillor B. Bidgood was absent. Also in attendance were A. Thompson, Clerk, D. Block, Director of Development Services, and K. Kofoed, Executive Assistant.*

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

***Meeting Called to Order at  
6:45 p.m. – Move to In-  
Camera Special Council  
(No. 366)***

*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 D. Pernarowski advised that Council agendas and minutes are available for viewing on the City's home page at [www.terrace.ca](http://www.terrace.ca) and that Council meetings are webcast on the City's website and the past minutes have been archived.*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.*

**PETITIONS AND  
QUESTIONS:**

*There were no Petitions and Questions.*

**MINUTES:**

***Regular Council Minutes,  
July 28, 2014  
(No. 370)***

*MOVED/SECONDED that the Regular Council Minutes of July 28, 2014 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 August 11, 2014 Regular Council Meeting convene into Committee of the Whole.*

*(No. 371)*

*Carried Unanimously.*

***Committee of the Whole  
> Development Services  
Component,  
August 11, 2014***

*The following items were discussed at the August 11, 2014 Development Services Component of the Committee of the Whole:*

**1.ZONING AMENDMENT – FROESE (4934 TWEDLE AVENUE)**

**2.ZONING AND OCP AMENDMENTS – KINKEAD (4917 LAZELLE AVENUE)**

**3.LAND USE CONTRACT AMENDMENT – MFC ENTERPRISES LTD. (5350 MOUNTAIN VISTA DRIVE)**

**4.DEVELOPMENT PERMIT NO. 29-2014 – PROGRESSIVE VENTURES LTD. (5037 & 5039 KEITH AVENUE)**

**5.DEVELOPMENT PERMIT NO. 30-2014 – TERRACE-KITIMAT AIRPORT SOCIETY (4335 BRISTOL ROAD)**

**6.DEVELOPMENT PERMIT NO. 31-2014 – SKEENA VALLEY EXTERIOR AND INTERIOR DESIGN LTD. (3054 KALUM STREET)**

**7.DEVELOPMENT PERMIT NO. 33-2014 – CJD HOLDINGS INC. (2812 TETRAULT STREET)**

**8.SPECIAL OCCASION LIQUOR LICENSE REQUEST- CFNR 25<sup>TH</sup> ANNIVERSARY PARTY**

*It was recommended that the Committee now rise and report.*

**COMMITTEE REPORTS:**

**Committee of the Whole**  
➤ **Development Services**  
**Component,**  
**August 11, 2014**

(No. 372)

*MOVED/SECONDED that the August 11, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

**1. ZONING AMENDMENT – FROESE (4934 TWEDLE AVENUE)**

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*It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R1 – One Family Residential to R3 – Low Density Multi-Family Residential for the property legally described as Lot B, District Lot 979, Range 5, Coast District, Plan 3795 (4934 Twedle Avenue) proceed to Council for consideration.*

**2. ZONING AND OCP AMENDMENTS – KINKEAD (4917 LAZELLE AVENUE)**

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*It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R2 – Two Family Residential to R3 – Low Density Multi-Family Residential for the property legally described as Lot 5, District Lot 362, Range 5, Coast District, Plan 4351 Except Plan 7999 (4917 Lazelle Avenue) proceed to Council for consideration.*

*It was also recommended that the Bylaw to amend Official Community Plan Bylaw No. 1983-2011 by amending Schedule C – Development Permit Areas of the Official Community Plan Bylaw No. 1983-2011 to designate Lot 5, District Lot 362, Range 5, Coast District, Plan 4351 Except Plan 7999 as Development Permit Area No. 7 – Multi-Family proceed to Council for consideration.*

**3.LAND USE CONTRACT AMENDMENT – MFC ENTERPRISES LTD. (5350 MOUNTAIN VISTA DRIVE)**

*It was recommended that the Bylaw to amend Land Use Contract Bylaw No. 729 – 1974 by discharging the parcel(s) legally described as Lot 1, District Lot 363, Range 5, Coast District, Plan 7841 Except Plans PRP41675, BCP39465 and BCP41004 (5350 Mountain Vista) from the Land Use Contract proceed to Council for consideration.*

**4.DEVELOPMENT PERMIT NO. 29-2014 – PROGRESSIVE VENTURES LTD. (5037 & 5039 KEITH AVENUE)**

*It is recommended that Development Permit No. 29-2014 be issued to Progressive Ventures Ltd. for the property legally described as East ½ and West ½ of Lot 10, Block 2, DL 611, Range 5, Coast District, Plan 1992 (5037 & 5039 Keith Avenue) to permit the development of a light industrial building and completion of site works including access, parking, curbing and landscaping.*

**5.DEVELOPMENT PERMIT NO. 30-2014 – TERRACE-KITIMAT AIRPORT SOCIETY (4335 BRISTOL ROAD)**

*It was recommended that Development Permit No. 30-2014 be issued to the Terrace-Kitimat Airport Society for the property legally described as Lot A, District Lots 4232, 4003, 4004, 4005, 1724, 1726, 1727, 1732, 1734, 1734A, 1735, 1736, 1739 and 1741, Range 5, Coast District, Plan EPP5420 (4335 Bristol Road) to permit the renovation and façade improvements to existing aircraft hangar for offices and charter helicopter facility.*

**6.DEVELOPMENT PERMIT NO. 31-2014 – SKEENA VALLEY EXTERIOR AND INTERIOR DESIGN LTD. (3504 KALUM STREET)**

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*It was recommended that Development Permit No. 31-2014 be issued to Skeena Valley Exterior and Interior Design Ltd. for the property legally described as Lot 1, Block A, DL 838, Range 5, Coast District, Plan 3460 Except Plan 4375 (3504 Kalum Street) to permit exterior façade and interior renovations for an existing commercial building with associated landscaping, access and parking improvements including the following variance:*

- *Vary Section 4.16.3 of Zoning Bylaw No. 1431-1995 to reduce the continuous landscaping strip from 2.5 metres to 1.2 metres along the Kalum Street and Olson Avenue parcel frontage abutting a street.*

**7.DEVELOPMENT PERMIT NO. 33-2014 – CJD HOLDINGS INC. (2812 TETRAULT STREET)**

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*It was recommended that Development Permit No. 33-2014 be issued to CJD Holdings Inc., for property legally described as Lot B, District Lot 360, Range 5, Coast District, Plan 47205 (2812 Tetrault Street) to permit the development of a 11 unit multi-family residential townhouse building including the following two variances:*

- *Vary Section 6.5.3.3 of Zoning Bylaw No. 1431-1995 to reduce the minimum interior side parcel line setback on the south parcel line from 6.0 metres to 4.5 metres.*
- *Vary Section 4.13.3 of Zoning Bylaw No. 1431-1995 to eliminate the required common amenity area for a multi-family use with more than 10 units.*

**8. SPECIAL OCCASION LIQUOR LICENSE REQUEST –  
CFNR 25TH ANNIVERSARY PARTY**

*The City of Terrace Council recommends that a Special Occasion Liquor License be granted to Northern Native Broadcasting (Terrace) to hold a 25<sup>th</sup> Anniversary Party for CFNR at the Terrace Sportsplex on September 20, 2014 subject to requirements from the Liquor Control and Licensing Branch regarding over-service, service of minors and crowding, on-site security is provided and all insurance requirements are met.*

*Carried Unanimously.*

***Committee of the Whole***  
***➤ July 28, 2014***

*(No. 373)*

*MOVED/SECONDED that the July 28, 2014 Committee of the Whole report be received with the following recommendation:*

**1. UBCM MINISTERIAL MEETINGS DISCUSSION**

*It was recommended that meetings be requested for the Union of BC Municipalities 2014 Annual Convention to discuss the following issues:*

- Transportation;*
- Housing Needs;*
- Health;*
- Northwest Readiness Project;*
- Jobs and skills training, and;*
- Revenue Sharing.*

*Carried Unanimously.*

***Committee of the Whole***  
***➤ August 6, 2014***

*(No. 374)*

*MOVED/SECONDED that the August 6, 2014 Committee of the Whole report be received with the following recommendations:*

**1. INDEPENDENT INVESTIGATIONS OFFICE OF BC**

*There were no recommendations at this time.*

**2. PRESENTATION OF DRAFT CONCEPT PLAN FOR KEITH AVENUE INDUSTRIAL TRANSITION AREA**

*There were no recommendations at this time.*

*Carried Unanimously.*

**COMMITTEE REPORTS (FOR INFORMATION ONLY):**

***Committee of the Whole***

- Development Services Component, July 28, 2014***

*MOVED/SECONDED that the July 28, 2014 Development Services Component of the Committee of the Whole report be received for information.*

*Carried Unanimously.*

*(No. 375)*

**SPECIAL REPORTS:**

***Memo – Corporate Administrator, Proclamations***

*MOVED/SECONDED that the Corporate Administrator’s Report be received for information.*

*(No. 376)*

*Carried Unanimously.*

***Memo – Corporate Administrator, Cancellation of the September 22, 2014 Regular Council Meeting***

*MOVED/SECONDED that the September 22, 2014 Regular Council Meeting be cancelled, with notice posted pursuant to Section 5.4 of the City of Terrace Council Proceedings Bylaw, and further that if a meeting is required between September 8 and October 14, the meeting date be set at the call of the Chair.*

*(No. 377)*

*Carried Unanimously.*

***Housing Committee Minutes, July 18, 2014***

*MOVED/SECONDED that the July 18, 2014 Housing Committee Minutes be received for information.*

*(No. 378)*

*Carried Unanimously.*

***Youth Advisory Committee Minutes, July 9, 2014***

*MOVED/SECONDED that the July 9, 2014 Youth Advisory Committee Minutes be received for information.*

*(No. 379)*

*Carried Unanimously.*

***Oral Report, Public Hearing,  
August 11, 2014***

*(No. 380)*

*MOVED/SECONDED that the August 11, 2014 Public Hearing Oral Report be received with the following recommendation:*

***1. PUBLIC INPUT HEARING – ZONING AMENDMENT –  
2511 KENNEY STREET***

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*It is recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R4 - Medium Density Multi-Family Residential to R3 – Low Density Multi-Family Residential for the property legally described as Lot A, District Lot 611, Range 5, Coast District, Plan PRP41729 (2511 Kenney Street) proceed to Council for consideration.*

*Carried Unanimously.*

***BYLAWS:***

***Zoning Amendment (3332 Earle Street) Bylaw, Project No. ADP-02-1419  
(Third Reading)***

*(No. 381)*

*MOVED/SECONDED that the Zoning Amendment (3332 Earle Street) Bylaw, Project No. ADP-02-1419 be read by title only and passed in its Third Reading.*

*Carried Unanimously.*

***Zoning Amendment (3332 Earle Street) Bylaw, Project No. ADP-02-1419  
(Adoption)***

*(No. 382)*

*MOVED/SECONDED that the Zoning Amendment (3332 Earle Street) Bylaw, Project No. ADP-02-1419 be read by title only and adopted.*

*Carried Unanimously.*

***Official Community Plan Amendment (4917 Lazelle Avenue) Bylaw, Project No. ADP-02-1421  
(First & Second Reading)***

*(No. 383)*

*MOVED/SECONDED that the Official Community Plan Amendment (4917 Lazelle Avenue) Bylaw, Project No. ADP-02-1421 be read and passed in its First & Second Reading.*

*Carried Unanimously.*



**Zoning Amendment (4917 Lazelle Avenue) Bylaw, Project No. ADP-02-1422 (First & Second Reading)**

*MOVED/SECONDED that the Zoning Amendment (4917 Lazelle Avenue) Bylaw, Project No. ADP-02-1422 be read and passed in its First & Second Reading.*

(No. 384)

*Carried Unanimously.*

**Land Use Contract Amendment (5350 Mountain Vista Drive) Bylaw, Project No. ADP-02-1423 (First & Second Reading)**

*MOVED/SECONDED that the Land Use Contract Amendment (5350 Mountain Vista Drive) Bylaw, Project No. ADP-02-1423 be read and passed in its First & Second Reading.*

(No. 385)

*Carried Unanimously.*

**Zoning Amendment (4934 Twedle Avenue) Bylaw, Project No. ADP-02-1424 (First & Second Reading)**

*MOVED/SECONDED that the Zoning Amendment (4934 Twedle Avenue) Bylaw, Project No. ADP-02-1424 be read and passed in its First & Second Reading.*

(No. 386)

*Carried Unanimously.*

**NEW BUSINESS:**

**Councillor S. Tyers**

*Councillor Tyers reported on the following:*

- *Terrace Downtown Improvement Area Façade Program; and*
- *Regional District of Kitimat-Stikine's new garbage and recycling program.*

**Councillor B. Downie**

*Councillor Downie reported on Riverboat Days.*

**Councillor L. Christiansen**

*Councillor Christiansen reported on Riverboat Days.*

**Mayor Pernarowski**

*Mayor Pernarowski reported on the following:*

- *Council's Pancake Breakfast event during Riverboat Days; and*
- *Les Watmough memorial park bench dedication.*

**QUESTIONS/COMMENTS FROM THE MEDIA & AUDIENCE:**

*There were no Questions or Comments.*

**ADJOURNMENT:**

(No. 387)

*MOVED/SECONDED that the August 11, 2014  
Regular Meeting of Council be now adjourned.*

*Carried Unanimously.*

*The meeting adjourned at 8:10 p.m.*

**CERTIFIED CORRECT:**

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**Mayor**

**Clerk**

*Alisa Thompson*