

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JULY 27, 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. Also in attendance were H. Avison, Chief Administrative Officer, T. Irwin, City Planner, A. Thompson, Clerk, and A. Poole, Executive Assistant (via telephone).

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

**Meeting Called to Order at
6:30 p.m. – Move to In-
Camera Special Council**

(No. 316)

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

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the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.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,
July 13, 2020**

(No. 320)

MOVED/SECONDED that the Regular Council Minutes of July 13, 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 July 27, 2020 Regular Council Meeting convene into Committee of the Whole.

(No. 321)

Carried Unanimously.

**Committee of the Whole
Development Services
Component**

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

➤ July 27, 2020

1. DEVELOPMENT PERMIT NO. 05-2020 – SUTHA HOLDINGS LTD. (4501, 4503, & 4505 LAZELLE AVENUE)

2. OFF-SITE WORKS AND SERVICES (4501, 4503, & 4505 LAZELLE AVENUE)

3. ZONING BYLAW AMENDMENT – MICROBREWRIES AND CRAFT DISTILLERIES

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

**Committee of the Whole
Development Services
Component**

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

➤ July 27, 2020

(No. 322)

1. DEVELOPMENT PERMIT NO. 05-2020 – SUTHA HOLDINGS LTD. (4501, 4503, & 4505 LAZELLE AVENUE)

It was recommended that Development Permit No. 05-2020 be issued to Sutha Holdings Ltd. for the properties legally described as Lot 15, Block 5, District Lot 369, Range 5, Coast District, Plan 9 72; Lot 14, Block 5, District Lot 369, Range 5, Coast District, Plan 972 and Lot 13, Block 5, District Lot 369, Range 5, Coast District, Plan 972 (4501, 4503, and 4505 Lazelle Avenue) to permit the construction of a new 9-unit multi-family residential development, including the following variances:

- To Vary Section 11.6.3.3.c of Zoning Bylaw No. 2069-2014, to reduce the required exterior side parcel line setback (north parcel line – Lazelle Avenue) from 6.0 metres to 2.0 metres.
- To Vary Section 11.6.3.3.d of Zoning Bylaw No. 2069-2014, to reduce the required rear parcel

line (west parcel boundary) from 6.0 metres to 4.5 meters.

2. OFF-SITE WORKS AND SERVICES (4501, 4503, & 4505 LAZELLE AVENUE)

It was recommended that Off-site Works and Services, as specified in Subdivision and Development Bylaw No. 1591-1997, be completed for 4501, 4503, and 4505 Lazelle Avenue as required for the development issued under DP No. 05-2020, to facilitate the construction of a 9-unit multi-family residential development.

- Design and construction of a new 7.0 metre wide paved lane (in the 8.0 metre highway dedication on the south 30 metre frontage of the parcel) to municipal standard to provide 2-way vehicle access to and from the south parking area and the garbage and recycling enclosure for the proposed building;
- Existing storm system in lane to be upgraded as necessary for this development;
- Re-grade and top-soil/seed remaining boulevard area from the edge of Clinton Street and Lazelle Avenue to the property line, maintain until boulevard grass established; and
- Enter into a Servicing Agreement with the City and provide a security deposit to guarantee the completion of off-site works.

3. ZONING BYLAW AMENDMENT – MICROBREWERIES AND CRAFT DISTILLERIES

It was recommended that a bylaw to amend Zoning Bylaw 2069-2014 to include provisions and regulations for the primary uses of Microbrewery and Craft Distillery proceed to Council for consideration of first and second reading.

Carried Unanimously.

Committee of the Whole

➤ **July 7, 2020**

(No. 323)

MOVED/SECONDED that the July 7, 2020 Committee of the Whole report be adopted with the following recommendation:

1. BC OIL & GAS COMMISSION UPDATE

There were no recommendations.

Carried Unanimously.

Committee of the Whole

➤ **July 8, 2020**

(No. 324)

MOVED/SECONDED that the July 8, 2020 Committee of the Whole report be adopted with the following recommendation:

1. NAV CANADA UPDATE

There were no recommendations.

Carried Unanimously.

Committee of the Whole

➤ **July 15, 2020**

(No. 325)

MOVED/SECONDED that the July 15, 2020 Committee of the Whole report be adopted with the following recommendation:

1. UNION OF BC MUNICIPALITIES 2020 ANNUAL CONVENTION

It was recommended that the following meetings be requested for the 2020 Union of BC Municipalities Annual Convention:

- *Minister of Mental Health & Addictions – the need for a needle retrieval program; the re-evaluation of the mental health outpatient model; and the need for day programming in Terrace;*
- *Minister of Public Safety and Solicitor General – request a rural policing model analysis be completed and ask for an update on the 4 member RCMP Relief Team that is to be based out of Terrace;*
- *Minister of Municipal Affairs & Housing – request support for the Lanfear Hill project, ask the Minister to reconsider the BC Housing Shelter policy requiring low barrier shelters; and explain the need for day programming/24 hour shelter;*
- *Minister of Transportation & Infrastructure and the Minister of Jobs, Economic Development and Competitiveness – request assistance and support to further the construction of a second grade separation in Terrace;*
- *Minister of Energy, Mines, & Petroleum Resources – Provide the Minister with an overview of the impacts the LNG Canada project has on Terrace; and*
- *Premier – support for the construction of a second grade separation in Terrace.*

Carried Unanimously.

**Committee of the Whole
Finance, Administration and
Personnel Component**
➤ **July 13, 2020**

MOVED/SECONDED that the July 13, 2020 Finance, Administration and Personnel Component of the Committee of the Whole report be received for information only.

(No. 326)

Carried Unanimously

**Committee of the Whole
Development Services
Component**
➤ **July 13, 2020**

MOVED/SECONDED that the July 13, 2020 Development Services Component of the Committee of the Whole report be received for information only.

(No. 327)

Carried Unanimously

SPECIAL REPORTS:

**Memo – City Planner, Policy
for Public Art and Public Art
Advisory Panel**

MOVED/SECONDED that the proposed revision to the City of Terrace "Public Art and Public Art Advisory Panel" policy be approved.

(No. 328)

Carried Unanimously.

The City Planner left the meeting.

**Memo – RCMP Officer In
Charge, RCMP Terrace
Detachment Second Quarter
Report**

The RCMP Officer In Charge entered the meeting.

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

(No. 329)

Carried Unanimously.

The RCMP Officer In Charge left the meeting.

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

The City Planner returned to the meeting.

Division of all three items was requested.

Item No. 1

MOVED/SECONDED that Item No. 1 of the Oral Report from the July 27, 2020 Public Hearing be adopted with the following recommendations:

(No. 330)

**1.AMENDMENTS TO THE OFFICIAL COMMUNITY
PLAN (OCP) AND ZONING BYLAW NO. 2069-2014
(4820 HALLIWELL AVENUE)**

It was recommended that following the holding of a Public Hearing, the 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 considerations of third reading and adoption.

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 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 third reading and adoption.

Carried Unanimously.

Item No. 2

(No. 331)

MOVED/SECONDED that Item No. 2 of the Oral Report from the July 27, 2020 Public Hearing be adopted with the following recommendations:

2. AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW NO. 2069-2014 (5008 AGAR AVENUE)

It was recommended that following the holding of a Public Hearing, the bylaw to amend OCP 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 Neighbourhood 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 third reading.

It was recommended that following the holding of a Public Hearing, the bylaw to amend Zoning Bylaw No. 2069-2014 by rezoning the North ½ of the property to from C5 – Local Commercial zone to M1 – Light Industrial and 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 for 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 third reading.

Carried.

Mayor Leclerc and Councillor Bujtas wished to be recorded as opposed.

Item No. 3

(No. 332)

MOVED/SECONDED that Item No. 3 of the Oral Report from the July 27, 2020 Public Hearing be adopted with the following recommendation:

**3. AMENDMENTS TO ZONING BYLAW NO. 2069-2014
(5506 HIGHWAY 16 WEST)**

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 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 third reading.

Carried Unanimously.

BYLAWS:

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

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 third reading.

Carried Unanimously.

(No. 333)

**Official Community Plan
Amendment (4820 Halliwell
Avenue) Bylaw, Project No.
ADP-02-2025
(Adoption)**

*MOVED/SECONDED that Official Community Plan
Amendment (4820 Halliwell Avenue) Bylaw, Project No.
ADP-02-2025 be read by title only and adopted.*

Carried Unanimously.

(No. 334)

**Zoning Amendment (4820
Halliwell Avenue) Bylaw,
Project No. ADP-02-2026
(Third Reading)**

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

Carried Unanimously.

(No. 335)

**Zoning Amendment (4820
Halliwell Avenue) Bylaw,
Project No. ADP-02-2026
(Adoption)**

*MOVED/SECONDED that Zoning Amendment (4820
Halliwell Avenue) Bylaw, Project No. ADP-02-2026 be
read by title only and adopted.*

Carried Unanimously.

(No. 336)

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

*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
third reading.*

Carried.

(No. 337)

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

Mayor Leclerc wished to be recorded as opposed.

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

Carried.

(No. 338)

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

Mayor Leclerc wished to be recorded as opposed.

*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 third reading.*

Carried Unanimously.

(No. 339)

**2020 Annual Tax Sale
Deferral Bylaw, Project No.
ADP-02-2030
(Adoption)**

MOVED/SECONDED that 2020 Annual Tax Sale Deferral Bylaw, Project No. ADP-02-2030 be read by title only and adopted.

Carried Unanimously.

(No. 340)

**Zoning Amendment
(Microbreweries and Craft
Distilleries) Bylaw, Project
No. ADP-02-2033
(First and Second Reading)**

MOVED/SECONDED that Zoning Amendment (Microbreweries and Craft Distilleries) Bylaw, Project No. ADP-02-2033 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 341)

**NEW BUSINESS FROM
COUNCIL:**

**Regional District of Kitimat-
Stikine Report**

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

**Councillor Bujtas – UBCM
Board of Directors**

Councillor Bujtas will be running in the Union of BC Municipalities Convention for the position of Director-at-Large on their Executive.

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor Christiansen

Councillor Christiansen reported on North Central Local Government Association (NCLGA).

Councillor Downie

Councillor Downie reported on the Terrace Downtown Improvement Area Society (TDIA).

Mayor Leclerc

Mayor Leclerc reported on a meeting between Terrace City Council and the Kitselas Band Council.

**Chief Administrative Officer
(CAO) Heather Avison**

CAO Heather Avison announced her retirement from the City effective November 30, 2020.

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

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

(No. 342)

Carried Unanimously.

The meeting adjourned at 9:10 p.m.

CERTIFIED CORRECT:

Mayor

Clerk