

***MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, APRIL 23, 2012 AT 7:35 P.M.***

---

*Mayor D. Pernarowski presided. Councillors present were B. Bidgood, J. Cordeiro, M. Davies, B. Downie and S. Tyers. Councillor L. Christiansen was absent. Also in attendance were D. Ramsay, Chief Administrative Officer, D. Block, City Planner, T. Irwin, Sustainability Coordinator, H. Avison, Clerk, and A. Thompson, Executive Assistant.*

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

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

*(No. 156)*

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

**REGULAR MEETING:**

*Mayor Pernarowski advised that the City's Talkback Line is available for any comments or concerns viewers of this meeting may wish to bring to the attention of Council. He further advised that Council agendas and minutes are available for viewing on the City's home page at [www.terrace.ca](http://www.terrace.ca).*

*Mayor Pernarowski introduced Jason Majore, Director of Administration for the Kitselas First Nation, and welcomed him to the meeting.*

**ADDENDUM:**

*There was no Addendum.*

**DELEGATIONS & GUESTS:**

***Grant Piffer and Kelsey  
Wiebe, Terrace & District  
Museum Society – A  
Downtown Museum for  
Terrace***

*Kelsey Wiebe, Curator for the Terrace & District Museum Society introduced their Board Chair, Mr. Grant Piffer. The Society plans to develop a museum in the downtown area of Terrace.*

*One of their main challenges is archival storage. They currently store documents in the former Kalum Hotel located at Heritage Park, and the moisture and temperature fluctuations in that building are damaging to the artifacts. They have limited space for storage, administration, and changeable display space. In order to continue to preserve and promote*

*Terrace's history the Society intends to establish a temporary downtown museum, and build a permanent museum by 2027.*

*The Society plans to move into a temporary downtown building for 10 to 15 years, which will allow them to display a range of exhibits and to acquire more artifacts, as well as store them safely. They would like to eventually have a purpose built museum on City land. They require a building about 3,000 sq feet in size. They estimate it would cost \$250/sq feet to renovate an existing building and a purpose built museum would cost between \$500/sq feet and \$1,100/sq feet. The Society has been researching grant opportunities.*

*Ms. Wiebe indicated that the Society is not currently asking the City for funds for the permanent facility but may be coming to the City with a request in the future. They are in discussions with City Administration regarding the ownership of the proposed building and land for the museum.*

*They have looked at a local building that would meet their needs but does require a substantial amount of work. It would cost \$200,000 to purchase and \$300,000 to renovate it to be suitable.*

*Mayor Pernarowski thanked Mr. Piffer and Ms. Wiebe for their presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 162).*

**PETITIONS AND  
QUESTIONS:**

*There were no Petitions or Questions.*

**MINUTES:**

***Regular Council Minutes,  
April 10, 2012***

***MOVED/SECONDED that the Regular Council  
Minutes of April 10, 2012 be adopted as circulated.***

*(No. 161)*

*Carried Unanimously.*

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

An update on the RCMP Policing Unit Agreement was requested. The CAO expects it will be at least a couple of weeks before this information will be available but there are indications that the resulting costs from the proposed wage increases may not have a significant impact on the City’s budget.

**CORRESPONDENCE:**

**Grant Piffer and Kelsey Wiebe, Terrace & District Museum Society – A Downtown Museum for Terrace**

MOVED/SECONDED that the presentation from Terrace & District Museum Society be received, and that Administration continue to work with the Society in the development of their business plan for a downtown museum and to examine buildings owned by the City of Terrace to determine if any would be suitable.

(No. 162)

Carried Unanimously.

**CONVENE INTO COMMITTEE OF THE WHOLE:**

MOVED/SECONDED that the April 23, 2012 Regular Council Meeting convene into Committee of the Whole.

(No. 163)

Carried Unanimously.

**Committee of the Whole**  
➤ **Development Services Component, April 23, 2012**

The following items were discussed at the April 23, 2012 Development Services Component of the Committee of the Whole:

- 1. ZONING AMENDMENT (CITY OF TERRACE – 4801 HWY 16 & 5022 WALSH AVENUE)**
- 2. ZONING AMENDMENT (TERRACE EVANGELICAL FREE CHURCH – 3302 SPARKS STREET)**
- 3. ZONING AMENDMENT (MUKS-KUM-OL HOUSING SOCIETY – 4726 PARK AVENUE)**
- 4. ZONING AMENDMENT (HOWE CREEK MOBILE HOME PARK – 3614 KALUM STREET)**
- 5. DEVELOPMENT PERMIT NO. 06-2012 – LOON PROPERTIES (SKEENA) INC. (4731-4761 LAKELSE AVENUE)**
- 6. DEVELOPMENT PERMIT NO. 07-2012 – LAVOIE (3614 KALUM STREET)**

**7. DEVELOPMENT VARIANCE PERMIT NO. 03-2012 – RIDLER (5119 GRAHAM AVENUE)**

---

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

**COMMITTEE REPORTS:**

*Division was requested on Item No. 3*

**Committee of the Whole**  
**➤ Development Services**  
**Component,**  
**April 23, 2012**

*MOVED/SECONDED that the April 23, 2012 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendation:*

**Item No. 3**

**3. ZONING AMENDMENT (MUKS-KUM-OL HOUSING SOCIETY – 4726 PARK AVENUE)**

---

*(No. 164)*

*It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R5 – High Density Multi-Family Residential to C1-A – Mixed-Use Downtown for the property legally described as Lot B, District Lot 361, Range 5, Coast District, Plan 4570 Except Part in Plan 12139 [4726 Park Avenue] proceed to Council for first and second reading.*

*Carried.*

*Councillor Tyers wished to be recorded as opposed.*

**Remainder of Report**

*MOVED/SECONDED that the April 23, 2012 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

*(No. 165)*

**1. ZONING AMENDMENT (CITY OF TERRACE – 4801 HWY 16 & 5022 WALSH AVENUE)**

---

*It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from M1 – Light Industrial to P2 – Park and Recreation for the property legally described as Lot A, District Lots 361 and 362, Range 5, Coast District, Plan PRP14657 [4801 Highway 16 West] and changing the zoning designation from AR2 – Rural to R2 – Two Family Residential for a portion of the property legally described as Lot 1, District Lot 983, Range 5, Coast District, Plan BCP43946 [5022 Walsh Avenue] proceed to Council for first and second reading.*

**2. ZONING AMENDMENT (TERRACE EVANGELICAL FREE CHURCH – 3302 SPARKS STREET)**

*It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R2 – Two Family Residential to P1 – Public and Institutional for a portion of the property legally described as Parcel B (Being a Consolidation of Lots 1, 2, 3, and 4, See CA1894489), District Lot 361, Range 5, Coast District, Plan 3155 [3302 Sparks Street] proceed to Council for first and second reading.*

**4. ZONING AMENDMENT (HOWE CREEK MOBILE HOME PARK – 3614 KALUM STREET)**

*It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R5 – High Density Multi-Family Residential to R6 – Mobile Home Park Residential for the property legally described as Lot 4, District Lot 838, Range 5, Coast District, Plan 1105 Except Plan 4265 [3614 Kalum Street] proceed to Council for first and second reading.*

**5. DEVELOPMENT PERMIT NO. 06-2012 – LOON PROPERTIES (SKEENA) INC. (4731-4761 LAKELSE AVENUE)**

*It was recommended that the City of Terrace issue Development Permit No. 06-2012 to Loon Properties (Skeena) Ltd. for the property legally described as Lot A (Plan 9030) of Block 21, Plan 966 and of Lots 1, 2 and 3, Plan 1090, District Lot 361, Range 5, Coast District, Plan 966 and 1090 Except Plan BCP43400 [4731-4761 Lakelse Avenue] to permit the exterior renovation of the building façade and site improvements for an existing commercial retail shopping centre property, including the following variances:*

- *Vary Schedule C – Number, Dimension and Locations of Individual Signs by Zoning District of Signage Bylaw No. 1500-1996, and amendments thereto, to allow two (2) Freestanding Signs per zone lot on a C2 – Shopping Centre Commercial zoned lot.*

- *Vary Schedule C – Number, Dimension and Locations of Individual Signs by Zoning District of Signage Bylaw No. 1500-1996, and amendments thereto, to increase the maximum sign area for a freestanding sign, to be placed on the Eby Street parcel frontage, from 11.1 square metres to 22.0 square metres.*
  
- *Vary Section 4.16.3 of Zoning Bylaw No. 1431-1995, and amendments thereto, to reduce the required minimum continuous landscaping strip abutting a street from 2.5 metres to 1.0 metre for the Lakelse Avenue parcel line.*
  
- *Vary Section 4.19.5.1 of Zoning Bylaw No. 1431-1995, and amendments thereto, to reduce the required minimum off-street parking space width from 2.8 metres to 2.4 metres to allow 42 small car spaces to be marked and clearly indicated. These spaces shall be located immediately south of the eight (8) landscape islands along the Lakelse Avenue frontage and facilitate widening of the landscape buffer strip.*

**6. DEVELOPMENT PERMIT NO. 07-2012 – LAVOIE (3614 KALUM STREET)**

*It was recommended that the City of Terrace issue Development Permit No. 07-2012 to Steve and Danielle Lavoie for the property legally described as Lot 4, District Lot 838, Range 5, Coast District, Plan 1105, Except Plan 4265 [3614 Kalum Street] to permit the redevelopment and upgrading of the existing Howe Creek Mobile Home Park in conjunction with a zoning amendment bylaw for the subject property, including the following variances:*

- *Vary Section 2(3) Front yard minimum of Mobile Home Park Bylaw No. 1322-1993 to reduce the required parcel setback from 6.0 metres to 5.0 metres.*

- *Vary Section 2(4) Side yard minimum of Mobile Home Park Bylaw No. 1322-1993 to reduce the required minimum parcel setback for the side yard on Straume Avenue (south parcel line) from 4.0 metres to 2.0 metres and to reduce the side yard (north parcel line) for mobile site #100 from 4.0 metres to 3.5 metres.*
- *Vary Section 2(5) Rear yard minimum of Mobile Home Park Bylaw No. 1322-1993 to reduce the required setback from 4.0 metres to 3.0 metres on the Hanson Street (east parcel line) frontage.*
- *Vary Section 3 Siting Regulations for Mobile Homes and Mobile Home Spaces of Mobile Home Park Bylaw No. 1322-1993 as follows:*
  - *3(1) reduce the required site area for a mobile space from a minimum of 325 m<sup>2</sup> to those minimum areas as specified on the attached Schedule 'A' for each mobile home space within the subject property.*
  - *3(2) reduce the required minimum site frontage for a rectangular mobile home space from 13.0 metres to 10.0 metres.*
  - *3(3) reduce the required minimum site depth for a mobile home space from 25.0 metres to 15.5 metres.*
  - *3(4)(a) reduce the required minimum separation for the rear spacing only between mobile homes situated back-to-back on sites 1 through 36 from 6.0 metres to 3.5 metres.*
  - *3(4)(c) reduce the required minimum setback from an internal road for sites 16, 18, 29 & 22 from 3.0 metres to 2.0 metres.*
- *Vary Section 6(1) off-street parking to reduce the required off-street parking space requirement from three (3) paved spaces for every two (2) mobile home spaces to one (1) paved space per mobile home space.*

- *Vary Sections 3(4) (a and b) to reduce the minimum separation between mobile homes and mobile home additions from 6.0 metres to 3.0 metres to establish an interim siting provision facilitating the placement of a new mobile home on a mobile home space pad as shown on Schedule A of the Development Permit. This general variance shall apply to all mobile homes on any mobile home space within the subject property on a temporary basis and shall continue to apply only until such time as the adjacent existing mobile homes are relocated or removed from the property and replace with new units.*

**7. DEVELOPMENT VARIANCE PERMIT NO. 03-2012 – RIDLER (5119 GRAHAM AVENUE)**

*It was recommended that the City of Terrace issue Development Variance Permit No. 03-2012 to Ron Ridler for the property legally described as Block B, District Lot 611, Range 5, Coast District, Plan 3067, Except Plans 4911, 11910, PRP41611 and PRP41528 [5119 Graham Avenue], including the following variance:*

- *To vary Sentence 4.18.3 of Zoning Bylaw No. 1431-1995, and amendments thereto, to reduce the required floodplain setback from the natural boundary of the Skeena River from 60.0 metres to 30.0 metres to allow the construction of a new single family dwelling on the parcel.*

*Carried Unanimously.*

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

***Committee of the Whole***  
➤ ***Finance, Personnel and Administration Component, April 10, 2012***

*MOVED/SECONDED that the April 10, 2012 Finance, Personnel and Administration Component of the Committee of the Whole report be received for information.*

*Carried Unanimously.*



**SPECIAL REPORTS:**

***Memo – Corporate Administrator, Campaign Financing Disclosure Statements – 2011 General Local Election***

*(No. 167)*

*MOVED/SECONDED that the report from the Corporate Administrator regarding Campaign Financing Disclosure Statements for the 2011 General Local Election be received for information.*

*Carried Unanimously.*

***Memo – Sustainability Coordinator, Agricultural Area Plan for the Greater Terrace Area – Terms of Reference***

*(No. 168)*

*MOVED/SECONDED that Councillor Christiansen be appointed as liaison to the Agricultural Advisory Committee.*

*Carried Unanimously.*

**RECESS & RECONVENE:**

*A recess was called at 9:15 p.m. and the meeting reconvened at 9:25 p.m.*

***Memo – Fire Chief, 2012 First Quarter Fire Department Report***

*(No. 169)*

*MOVED/SECONDED that the 2012 First Quarter Fire Department Report be received and that a reminder regarding the restrictions of backyard burning be communicated to the public.*

*Carried Unanimously.*

***Memo – Director of Development Services, March 2012 Building Synopsis***

*(No. 170)*

*MOVED/SECONDED that the March 2012 Building Synopsis be received.*

*Carried Unanimously.*

***Memo – RCMP Inspector, Monthly Activity Report for March 2012***

*(No. 171)*

*MOVED/SECONDED that the Monthly Activity Report for March 2012 from the RCMP Terrace Detachment be received.*

*Carried Unanimously.*

***Memo – Terrace & District Victim Assistance Program Quarterly Activity Report, January – March 2012***

*(No. 172)*

*MOVED/SECONDED the Terrace & District Victim Assistance Program Quarterly Activity Report for January – March 2012 be received for information.*

*Carried Unanimously.*

**Co-op Property  
Development Task Force  
Minutes, April 5, 2012**

(No. 173)

*MOVED/SECONDED that the April 5, 2012 Minutes from the Co-op Property Development Task Force be received, and that Council invite the Kitselas and Kitsumkalum First Nations to discuss possible uses of the Co-op property.*

*Carried Unanimously.*

**Oral Report, Public Hearing,  
April 23, 2012**

(No. 174)

*MOVED/SECONDED that the oral report for the April 23, 2012 Public Hearing be adopted with the following recommendation:*

**1. PUBLIC HEARING – ZONING AMENDMENT FOR THE  
PROPERTY LEGALLY DESCRIBED AS LOT 21,  
DISTRICT LOT 980, RANGE 5, COAST DISTRICT  
PLAN 1097 [5034 MCCONNELL AVENUE]**

---

*It was recommended that the Public Hearing be closed on this application and that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from RR1 – Rural Residential to R1 – One Family Residential for the property legally described as Lot 21, District Lot 980, Range 5, Coast District, Plan 1097 proceed to Council for consideration.*

*Carried Unanimously.*

**BYLAWS:**

**Zoning Amendment (5034  
McConnell Avenue) Bylaw,  
Project No. ADP-02-1205  
(Third Reading)**

(No. 175-D)

*MOVED/SECONDED that Zoning Amendment (5034 McConnell Avenue) Bylaw, Project No. ADP-02-1205 be read by title only and passed in its third reading.*

*Defeated.*

**Zoning Amendment (5034  
McConnell Avenue) Bylaw,  
Project No. ADP-02-1205  
(Adoption)**

*This item was struck from the Agenda.*

**2012-2016 Financial Plan  
Bylaw,  
Project No. ADP-02-1206  
(Adoption)**

(No. 176)

*MOVED/SECONDED that 2012-2016 Financial Plan Bylaw, Project No. ADP-02-1206 be read by title only and adopted.*

*Carried Unanimously.*

**2012 Tax Rate Bylaw,  
Project No. ADP-02-1207  
(Adoption)**

*MOVED/SECONDED that 2012 Tax Rate Bylaw,  
Project No. ADP-02-1207 be read by title only and  
adopted.*

*(No. 177)*

*Carried Unanimously.*

**Zoning Amendment (4801  
Highway 16 & 5022 Walsh  
Avenue) Bylaw,  
Project No. ADP-02-1208  
(First and Second Reading)**

*MOVED/SECONDED that Zoning Amendment (4801  
Highway 16 & 5022 Walsh Avenue) Bylaw, Project  
No. ADP-02-1208 be read by title only and passed in  
its first and second reading.*

*(No. 178)*

*Carried Unanimously.*

**Zoning Amendment (3302  
Sparks Street) Bylaw,  
Project No. ADP-02-1209  
(First and Second Reading)**

*MOVED/SECONDED that Zoning Amendment (3302  
Sparks Street) Bylaw, Project No. ADP-02-1209 be  
read by title only and passed in its first and second  
reading.*

*(No. 179)*

*Carried Unanimously.*

**Zoning Amendment (4726  
Park Avenue) Bylaw,  
Project No. ADP-02-1210  
(First and Second Reading)**

*MOVED/SECONDED that Zoning Amendment (4726  
Park Avenue) Bylaw, Project No. ADP-02-1210 be  
read by title only and passed in its first and second  
reading.*

*(No. 180)*

*Carried.*

*Councillor Tyers wished to be recorded as opposed.*

**Zoning Amendment (3614  
Kalum Street) Bylaw,  
Project No. ADP-02-1211  
(First and Second Reading)**

*MOVED/SECONDED that Zoning Amendment (3614  
Kalum Street) Bylaw, Project No. ADP-02-1211 be  
read by title only and passed in its first and second  
reading.*

*(No. 181)*

*Carried Unanimously.*

**NEW BUSINESS:**

**Councillor M. Davies**

*Councillor Davies reported on the following  
meetings:*

- *Community to Community Forum held in the Village of Gitlaxt'aamiks;*
- *A community roundtable discussion hosted by Northern Health on Monday, April 16; and*
- *Terrace Volunteer Fire Fighters Association's Annual Banquet.*

*(No. 182)*

*MOVED/SECONDED that Council review the City's Select Committees at a future meeting to determine if the mandates of the Committees are being followed.*

*Carried Unanimously.*

***Councillor B. Bidgood***

*Councillor Bidgood reported on a Skeena Diversity Society Board meeting and the Regional District of Kitimat-Sitkine Board meeting held last week.*

***Councillor B. Downie***

*Councillor Downie reported on the following meetings:*

- Community to Community Forum held in the Village of Gitlaxt'aamiks;*
- Northern Health community consultation forum;*
- Terrace & District Chamber of Commerce Business Expo;*
- Greater Terrace Beautification Society Annual General Meeting;*
- A Community Impacts Task Force Meeting; and*
- The memorial service for the late Cliff Bolton.*

*(No. 183)*

*MOVED/SECONDED that the City write to the Village of Gitlaxt'aamiks to thank them for hosting the Community to Community Forum; and write to Terrace Economic Development Authority, Kermodei Tourism Society, and the Terrace & District Chamber of Commerce thanking them for their participation in the Community to Community Forum.*

*Carried Unanimously.*

*(No. 184)*

*MOVED/SECONDED that the City of Terrace host a joint meeting with the Village of Gitlaxt'aamiks in the fall of 2012.*

*Carried Unanimously.*

***Mayor D. Pernarowski***

*Mayor Pernarowski reported on the following meetings:*

- Community to Community Forum held in the Village of Gitlaxt'aamiks;*
- Greater Terrace Beautification Society's Annual Garbathon; and*
- Terrace & District Chamber of Commerce Business Expo and reception.*

**REPORT FROM IN-CAMERA:**

*There were no items released from In-Camera Status.*

**QUESTIONS/COMMENTS FROM THE MEDIA:**

*There were no questions from the Media.*

**ADJOURNMENT:**

*MOVED/SECONDED that the April 23, 2012 Regular Meeting of Council be now adjourned.*

*(No. 185)*

*Carried Unanimously.*

*The meeting adjourned at 10:40 p.m.*

**CERTIFIED CORRECT:**

---

***Mayor***

---

***Clerk***