

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, JUNE 22, 2015 AT 7:30 P.M.**

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*Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christensen, J. Cordeiro, B. Downie, M. Prevost, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer, A. Thompson, Clerk, D. Block, Director of Development Services, T. Irwin, City Planner, and L. Wilson, Executive Assistant.*

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

***Meeting Called to Order at  
6:05 p.m. – Move to In-  
Camera Special Council***

*(No. 222)*

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

*Carried Unanimously.*

**REGULAR MEETING:**

*Mayor Leclerc 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and that Council meetings are webcast on the City's website and the past minutes have been archived.*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:**

*(No. 228)*

*MOVED/SECONDED that the Addendum be included.*

*Carried Unanimously.*

**PUBLIC INPUT:**

***City of Terrace 2014  
Annual Report***

*Mayor Leclerc advised that the first item to be dealt with on this meeting's Agenda was an opportunity to hear public input in regard to the 2014 Annual Report for the City of Terrace.*

*There being no public input on this matter, Mayor Leclerc advised that this matter would be further dealt with under the "Special Reports" portion of this meeting's Agenda. (See Resolution No. 234)*

**DELEGATIONS & GUESTS:**

***Dan Woznow, VP Energy Exports, AltaGas Ltd. – Introduction to the DC LNG Project***

*Dan Woznow, VP Energy Exports, AltaGas Ltd., introduced himself and presented on the Douglas Channel (DC) Liquefied Natural Gas (LNG) project*

*AltaGas Ltd. recently took control of the Douglas Channel Liquefied Natural Gas (DC LNG) project. AltaGas Ltd. is the project manager with eDF, Idemitsu, and Exmar as partners.*

*The project has a 7 acre footprint over an old log sort facility (District Lot 99) on the Bish Creek Forest Service Road. The land and water lot will be leased from the Haisla First Nation. They plan to use existing pipelines and infrastructure from Pacific Northern Gas (PNG) but need to construct 8 kilometres of spur pipeline from the old Methanex site to the operation site. They estimate to produce approximately 550,000 tonnes/ year of LNG, which will lead to approximately 8 tankers coming to the facility throughout the year.*

*The project is too small to trigger any formal Environmental Assessment (EA) processes. It will follow regulations laid out through the BC Oil and Gas Commission and has opted into the TERMPOL, which is “the Technical Review Process of Marine Terminal Systems and Transshipment Sites”. The project will generate its own electricity and not rely on BC Hydro. The facility will use salt water as part of its cooling system. AltaGas recognises potential light and noise impacts to Kitamaat Village as well as potential impacts to water quality as the salt water is re-introduced to the environment. They are developing mitigation measures for these potential impacts.*

*During the construction phase AltaGas Ltd. estimates there will be approximately 80-125 jobs. During operations, there will be approximately 50-75 jobs. Because AltaGas Ltd. runs similar programs in other places, they plan to train local people at their other facilities to come and work locally. There will also be decreased natural gas rates for local residents as the project begins operation.*

*AltaGas Ltd. plans to have a Final Investment Decision (FID) in place by the end of 2015. The facility should be operating by 2018.*

*Mayor Leclerc thanked Mr. Woznow for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 230).*

***Father Terry Brock, Sacred Heart Parish – Early Earthquake Warning System***

*Father Terry Brock of the Sacred Heart Parish introduced himself and presented on the Early Earthquake Warning System.*

*The Early Earthquake Warning System (EEWS) was developed at the University of British Columbia (UBC) and is a system that will provide an alert to people within the vicinity of a potential earthquake 15-20 seconds prior to the earthquake taking place. The system has probes that are buried deep in the ground. These probes sense pre-earthquake movement and activate the EEWS.*

*UBC wants to equip every school in British Columbia with the system and Father Terry proposes that the City pay for and supply EEWS to the schools in the area. The City would purchase the system and the controller would be based near City Hall. The controller would signal UBC and all schools in the event of an earthquake and an alarm would sound.*

*The cost estimate for Vertias School to purchase the system was \$60,000. If the City were to purchase the system for \$60,000, any other units be purchased for \$30,000, with \$10,000 returned to the City. The annual maintenance of the units is \$800-\$1,000 per year.*

*UBC is focusing its efforts on public buildings at this time.*

*The EEWS would be integrated with Federal and Provincial systems.*

*Mayor Leclerc thanked Father Terry for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 231).*

**PETITIONS AND QUESTIONS:**

*There were no Petitions and Questions.*

**MINUTES:**

***Regular Council Minutes,  
May 25, 2015***

*(No. 229)*

*MOVED/SECONDED that the Regular Council Minutes of May 25, 2015 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:**

***Dan Woznow, VP Energy Exports, AltaGas Ltd. – Introduction to the DC LNG Project***

*(No. 230)*

*MOVED/SECONDED that the presentation from AltaGas Ltd. be received.*

*Carried Unanimously.*

***Father Terry Brock, Sacred Heart Parish – Early Earthquake Warning System***

*(No. 231)*

*MOVED/SECONDED that the presentation and information about the Early Earthquake Warning System be received and referred to administration.*

*Carried Unanimously.*

**RECESS AND RECONVENE:**

*Brief recess was called at 8:10 p.m. and meeting reconvened at 8:15 p.m.*

**CONVENE INTO  
COMMITTEE OF THE  
WHOLE:**

(No. 232)

**Committee of the Whole**  
➤ **Development Services  
Component,  
June 22, 2015**

*MOVED/SECONDED that the June 22, 2015 Regular Council Meeting convene into Committee of the Whole.*

*Carried Unanimously.*

*The following items were discussed at the June 22, 2015 Development Services Component of the Committee of the Whole:*

- 1. PUBLIC INPUT HEARING – APPLICATION BY BLUE FIN SUSHI BAR FOR AMENDMENT TO EXISTING LIQUOR LICENSE (#305360)**
- 2. AMENDMENT TO HIGHWAY NAME AND BLOCK NUMBERING BYLAW NO. 1463-1995**
- 3. DEVELOPMENT PERMIT NO. 07-2015 – SPIRIT STONES LTD. (4431 LAKESE AVENUE)**
- 4. DEVELOPMENT PERMIT NO. 08-215 – ANDREW SHERET HOLDINGS LTD. (4650 KEITH AVENUE)**
- 5. DEVELOPMENT PERMIT NO. 09-2015 – TILlicum TWIN THEATRES LTD. (4711 LAZELLE AVENUE)**
- 6. DEVELOPMENT PERMIT NO. 10-2015 – GLOBAL DEWATERING LTD. (3800 JACK TALSTRA WAY)**
- 7. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – MOUNTAIN VIEW CHRISTIAN ACADEMY (5013 HALLIWELL AVENUE)**

**COMMITTEE REPORTS:**

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

**Committee of the Whole**  
➤ **Development Services**  
**Component,**  
**June 22, 2015**

*MOVED/SECONDED that the June 22, 2015 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

*(No. 233)*

**1. PUBLIC INPUT HEARING – APPLICATION BY BLUE FIN SUSHI BAR FOR AMENDMENT TO EXISTING LIQUOR LICENSE (#305360)**

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*There were no recommendations at this time.*

**2. AMENDMENT TO HIGHWAY NAME AND BLOCK NUMBERING BYLAW NO. 1463-1995**

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*It is recommended that the City of Terrace consider the 1st, 2nd, and 3rd Readings of a Bylaw to amend "Highway Name and Block Numbering Bylaw No. 1463-1995".*

**3. DEVELOPMENT PERMIT NO. 07-2015 – SPIRIT STONES LTD. (4431 LAKELSE AVENUE)**

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*It was recommended that Development Permit No. 07-2015 be issued to Spirit Stones Ltd. for the property legally described as Lot 15, Block 9, District Lot 369, Range 5, Coast District, Plan 972 (4431 Lakelse Avenue) to permit exterior renovations to the façade to an existing vacant commercial building.*

**4. DEVELOPMENT PERMIT NO. 08-215 – ANDREW SHERET HOLDINGS LTD. (4650 KEITH AVENUE)**

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*It was recommended that Development Permit No. 08-2015 be issued to Andrew Sheret Holdings Ltd. for property legally described as Lot A, District Lot 361, Range 5, Coast District, Plan PRP12858 [4650 Keith Avenue] for a new accessory warehouse building, including the following variance:*

- *Schedule B – Maximum Total Sign per Zone Lot by Zoning District of Signage Bylaw No. 1500-1996 and amendments thereto to increase the maximum allowable sign area for all signs per zone for a C3 – Service Commercial Zone from 18.5 square metres to 24.2 square meeting of total sign area.*

**5. DEVELOPMENT PERMIT NO. 09-2015 – TILLICUM TWIN THEATRES LTD. (4711 LAZELLE AVENUE)**

*It is recommended that Development Permit No. 09-2015 be issued to Tillicum Twin Theatres Ltd. for the property legally described as Lot B, District Lot 361, Range 5, Coast District, Plan 3127 (4711 Lazelle Avenue) to permit the development of a parking facility including the following variance:*

- *A variance on the required landscaping buffer along Lakelse Avenue frontage from 2.5 meters down to 1.5 meters.*

**6. DEVELOPMENT PERMIT NO. 10-2015 – GLOBAL DEWATERING LTD. (3800 JACK TALSTRA WAY)**

*It is recommended that Development Permit No. 10-2015 be issued to Global Dewatering Ltd. for property legally described as Lot 2, Block F, District Lot 1726, Range 5, Coast District, Plan EPP19161 [3800 Jack Talstra Way] for construction of a new storage structure.*

**7. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – MOUNTAIN VIEW CHRISTIAN ACADEMY (5013 HALLIWELL AVENUE)**

*It was recommended that the Bylaw to amend the Official Community Plan Bylaw No. 1983-2011 by amending Schedule B – Future Land Use from Rural Residential to Community and Public Use for the property legally described as Lot 10, District Lot 980, Range 5, Coast District, Plan 1097 (5013 Halliwell Avenue) proceed to Council for consideration.*

*It was also recommended that the City of Terrace consider the 1st and 2nd Reading of a Bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from AR2 – Rural to P1 – Community & Public Use for the property legally described as Lot 10, District Lot 980, Range 5, Coast District, Plan 1097 (5013 Halliwell Avenue).*

*Carried Unanimously.*

**SPECIAL REPORTS:**

***Memo – Corporate Administrator, 2014 Annual Report***

*(No. 233)*

*MOVED/SECONDED that Council accept the 2014 Annual Report as presented.*

*Carried Unanimously.*

***Youth Advisory Committee Minutes, March 25, 2015***

*(No. 235)*

*MOVED/SECONDED that March 25, 2015 Minutes from the Youth Advisory Committee be received.*

*Carried Unanimously.*

***Youth Advisory Committee Minutes, June 10, 2015***

*(No.236)*

*MOVED/SECONDED that June 10, 2015 Minutes from the Youth Advisory Committee be received.*

*Carried Unanimously.*

***Housing Committee Minutes May 22, 2015***

*(No. 237)*

*MOVED/SECONDED that the May 22, 2015 Minutes from the Housing Committee be received.*

*Carried Unanimously.*

***May 25, 2015 Public Hearing Report (for information only)***

*(No. 238)*

*MOVED/SECONDED that the May 25, 2015 Public Hearing Report be received for information only.*

*Carried Unanimously.*

***Oral Report, June 22, 2015 Public Hearing***

*(No. 239)*

*MOVED/SECONDED the Public Hearing report for the June 22, 2015 Public Hearing be received with the following recommendation:*

- 1. PUBLIC HEARING – ZONING AND OFFICIAL COMMUNITY PLAN AMENDMENTS – 3725 THOMAS STREET***
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***It was recommended that the Public Hearing on the application concerning 3725 Thomas Street be recessed and that the Public Hearing reconvene on July 13, 2015 at 7:00 p.m.***

*Carried Unanimously.*



**BYLAWS:**

***Official Community Plan  
Amendment (3725 Thomas  
Street) Bylaw, Project No.  
ADP-02-1501  
(Third Reading)***

*This item was struck from the Agenda.*

***Official Community Plan  
Amendment (3725 Thomas  
Street) Bylaw, Project No.  
ADP-02-1501  
(Adoption)***

*This item was struck from the Agenda.*

***Zoning Amendment (3725  
Thomas Street) Bylaw,  
Project No. ADP-02-1502  
(Third Reading)***

*This item was struck from the Agenda.*

***Zoning Amendment (3725  
Thomas Street) Bylaw,  
Project No. ADP-02-1502  
(Adoption)***

*This item was struck from the Agenda.*

***Land Use Contract  
Termination Bylaw, Project  
No. ADP-02-1504  
(Adoption)***

*MOVED/SECONDED that Land Use Contract  
Termination Bylaw, Project No. ADP-02-1504 be  
read by title only and adopted.*

*Carried Unanimously.*

*(No. 240)*

***Haugland Avenue (Braun  
Street to Skeena Street)  
Local Area Service  
Establishment Bylaw, Project  
No. ADP-02-1513  
(First, Second and Third  
Reading)***

*MOVED/SECONDED that Haugland Avenue (Braun  
Street to Skeena Street) Local Area Service  
Establishment Bylaw, Project No. ADP-02-1513 be  
read by title only and passed in its First, Second and  
Third Reading.*

*Carried Unanimously.*

*(No. 241)*

***Official Community Plan  
Amendment (5013 Halliwell  
Avenue) Bylaw, Project No.  
ADP-02-1514  
(First and Second Reading)***

*(No. 242)*

***Zoning Amendment (5013  
Halliwell Avenue) Bylaw,  
Project No. ADP-02-1515  
(First and Second Reading)***

*(No. 243)*

***Highway Name and Block  
Numbering Amendment  
Bylaw, Project No. ADP-02-  
1516  
(First, Second and Third  
Reading)***

*(No. 244)*

**NEW BUSINESS:**

***Councillor S. Tyers  
Update on the Northwest BC  
Resource Benefits Alliance***

**REPORT FROM IN-CAMERA:**

Report from In-Camera  
Meeting of Council June 22,  
2015

Appointment to the Youth  
Advisory Committee

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

*MOVED/SECONDED that Official Community Plan  
Amendment (5013 Halliwell Avenue) Bylaw, Project  
No. ADP-02-1514 be read by title only and passed in  
its First and Second Reading.*

*Carried Unanimously.*

*MOVED/SECONDED that zoning Amendment (5013  
Halliwell Avenue) Bylaw, Project No. ADP-02-1515  
be read by title only and passed in its First and  
Second Reading.*

*Carried Unanimously*

*MOVED/SECONDED that Highway Name and Block  
Numbering Amendment Bylaw, Project No. ADP-02-  
1516 be read by title only and passed in its First,  
Second and Third Reading.*

*Carried Unanimously.*

*Councillor Tyers gave an update on the Northwest  
BC Resource Benefits Alliance.*

*There was one item to report from In-Camera.*

**RESOLUTION NO. 225**

**MOVED/SECONDED that Kenan Kinney be appointed  
to the Youth Advisory Committee for a term ending  
September 30, 2016 and that this appointment be  
released from in-camera at the June 22, 2015  
Regular Council meeting.**

*There were no questions from the Media or the  
Audience.*

**ADJOURNMENT:**

(No. 245)

*MOVED/SECONDED that the June 22, 2015 Regular Meeting of Council be now adjourned.*

*Carried Unanimously.*

*The meeting adjourned 9:15 p.m.*

**CERTIFIED CORRECT:**

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**Mayor**

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**Clerk**