

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, SEPTEMBER 8, 2014 AT 7:30 P.M.**

Mayor D. Pernarowski presided. Councillors present were B. Bidgood, L. Christiansen, J. Cordeiro, B. Downie, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer, P. Proteau, Deputy Treasurer, D. Block, Director of Development Services, T. Irwin, City Planner, A. Thompson, Clerk, and K. Kofoed, Executive Assistant.

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

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

(No. 411)

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

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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.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,
August 25, 2014***

(No. 415)

MOVED/SECONDED that the Regular Council Minutes of August 25, 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:

Andrea Clifford, Geoscience BC – Request for Letter of Support

MOVED/SECONDED that the City write a Letter of Support for Geoscience BC to the Province to assist in the organization's 2014/2015 outreach efforts.

(No. 416)

Carried Unanimously.

CONVENE INTO COMMITTEE OF THE WHOLE:

MOVED/SECONDED that the September 8, 2014 Regular Council Meeting convene into Committee of the Whole.

(No. 417)

Carried Unanimously.

Committee of the Whole
➤ **Development Services Component, September 8, 2014**

The following items were discussed at the September 8, 2014 Development Services Component of the Committee of the Whole:

1. REVISION OF POLICY NO. 54R APPLICATIONS FOR STRATA TITLE CONVERSION, COUNCIL RESOLUTION NO. 647

2. DEVELOPMENT PERMIT NO. 35-2014 – PROGRESSIVE VENTURES (1998) LTD. (4425 KEITH AVENUE)

3. DEVELOPMENT PERMIT NO. 36-2014 – COAST TO COAST HOLDINGS LTD. (3320 KENNEY STREET)

It was recommended that the Committee now rise and report.

COMMITTEE REPORTS:

Committee of the Whole
➤ **Development Services Component, September 8, 2014**

MOVED/SECONDED that the September 8, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 418)

1. REVISION OF POLICY NO. 54R APPLICATIONS FOR STRATA TITLE CONVERSION, COUNCIL RESOLUTION NO. 647

It was recommended that the City of Terrace approve the revision to "Policy No. 54R Applications for Strata Title Conversion."

2. DEVELOPMENT PERMIT NO. 35-2014 – PROGRESSIVE VENTURES (1998) LTD. (4425 KEITH AVENUE)

It was recommended that Development Permit No. 35-2014 be issued to Progressive Ventures (1998) Ltd. for the property legally described as Lot A, District Lot 360, Range 5, Coast District, Plan EP40634 (4425 Keith Avenue) to amend Development Permit No. 12-2014 to reduce the interior east side parcel line in the C3 – Service Commercial zone to permit an accessory building.

3. DEVELOPMENT PERMIT NO. 36-2014 – COAST TO COAST HOLDINGS LTD. (3320 KENNEY STREET)

It was recommended that Development Permit No. 36-2014 be issued to Coast to Coast Holdings Ltd., for property legally described as Lot B, District Lot 362, Range 5, Coast District, Plan PRP13523 (3320 Kenney Street) to amend Development Permit No. 23-2014 to reduce the interior north side parcel line in the R5 – High Density Multi-Family zone to permit the addition of an electrical service room into the setback.

Carried Unanimously.

Committee of the Whole

➤ **August 28, 2014**

MOVED/SECONDED that the August 28, 2014 Committee of the Whole Report be adopted with the following recommendation:

(No. 419)

1. ED HOFFMAN, B.C. MINISTRY OF THE ENVIRONMENT – KITIMAT AIRSHED STUDY RESULTS

There were no recommendations at this time.

Carried Unanimously.

Committee of the Whole

➤ **September 4, 2014**

MOVED/SECONDED that the September 4, 2014 Committee of the Whole Report be adopted with the following recommendations:

(No. 420)

1. SOLID WASTE MANAGEMENT UPDATE

It was recommended that the City of Terrace become a service-area participant in the proposed Regional District of Kitimat-Stikine (RDKS) Solid Waste function for the greater Terrace sub-region (City of Terrace, Electoral Areas C and E, Kitselas and Kitsumkalum).

It was further recommended that the Administrations of the City of Terrace and Regional District of Kitimat-Stikine continue to work together to refine the service options and develop an equitable cost allocation and recovery model.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole

➤ **Development Services Component, August 25, 2014**

MOVED/SECONDED that the August 25, 2014 Development Services Component of the Committee of the Whole report be received for information.

(No. 421)

Carried Unanimously.

SPECIAL REPORTS:

***Memo – Deputy Treasurer,
2015 Permissive Tax
Exemptions***

(No. 422)

MOVED/SECONDED that the 2015 Tax Exemption Bylaw be prepared for the properties as presented in the September 8, 2014 memo from the Deputy Treasurer with the addition of the Salvation Army Thrift Store.

Carried Unanimously.

***Memo – Deputy Treasurer,
Proposed Amendments to
2010-2019 Tax Exemption
Bylaw 1950-2009***

(No. 423)

MOVED/SECONDED that the bylaw to amend the 2010 – 2019 Tax Exemption Bylaw 1950-2009 be prepared as presented in the September 8, 2014 memo from the Deputy Treasurer with the clarification that the Airport Lands refers to lands owned by the Terrace-Kitimat Airport Society, and that the Salvation Army Thrift Store be removed.

Carried Unanimously.

***Memo – Director of
Development Services,
Affordable Housing Reserve
Fund***

(No. 424)

MOVED/SECONDED that the Affordable Housing Reserve Fund Policy be adopted.

Carried Unanimously.

***Memo – Executive
Assistant, Approval for
Travel – Partnerships 2020
Conference, October 2014***

(No. 425)

MOVED/SECONDED that Council send Mayor Pernarowski to attend the Partnerships 2020 Conference in Prince Rupert on October 28 & 29, 2014 at a cost not to exceed \$427.00.

Carried Unanimously.

***Memo – Senior Building
Inspector, July 2014
Building Synopsis***

(No. 426)

MOVED/SECONDED the July 2014 Building Synopsis be received.

Carried Unanimously.

***Oral Report, September 8,
2014 Public Hearing***

(No. 427)

MOVED/SECONDED the oral report for the September 8, 2014 Public Hearing be adopted with the following recommendations:

1. PUBLIC HEARING – ZONING AMENDMENT – 4934 TWEDLE AVENUE

It is recommended that following the holding of a Public Hearing 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. PUBLIC HEARING – LAND USE CONTRACT AMENDMENT – 5350 MOUNTAIN VISTA DRIVE

It is recommended that following the holding of a Public Hearing 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 Drive) from the Land Use Contract proceed to Council for consideration.

3. PUBLIC HEARING – ZONING & OCP AMENDMENTS AMENDMENT – 4917 LAZELLE AVENUE

It is recommended that following the holding of a Public Hearing 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 is recommended that following the holding of a Public Hearing the bylaw to amend OCP 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 proceed to Council for consideration.

Carried Unanimously.

BYLAWS:

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

(No. 428)

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

Carried Unanimously.

***Official Community Plan
Amendment (4917 Lazelle
Avenue), Bylaw, Project No.
ADP-02-1421
(Adoption)***

(No. 429)

*MOVED/SECONDED that the Official Community
Plan Amendment (4917 Lazelle Avenue) Bylaw,
Project No. ADP-02-1421 be read by title only and
adopted.*

Carried Unanimously.

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

(No. 430)

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

Carried Unanimously.

***Zoning Amendment (4917
Lazelle Avenue), Bylaw,
Project No. ADP-02-1422
(Adoption)***

(No. 431)

*MOVED/SECONDED that the Zoning Amendment
(4917 Lazelle Avenue) Bylaw, Project No. ADP-02-
1422 be read by title only and adopted.*

Carried Unanimously.

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

(No. 432)

*MOVED/SECONDED that the Land Use Contract
Amendment (5350 Mountain Vista Drive), Project
No. ADP-02-1423 be read by title only and passed in
its Third Reading.*

Carried Unanimously.

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

(No. 433)

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

Carried Unanimously.

Zoning Amendment (4934 Twedle Avenue) Bylaw, Project No. ADP-02-1424 (Adopted)

MOVED/SECONDED that the Zoning Amendment (4934 Twedle Avenue) Bylaw, Project No. ADP-02-1424 be read by title only and adopted.

Carried Unanimously.

(No. 434)

Planning Fees Bylaw, Project No. ADP-02-1429 (Adoption)

MOVED/SECONDED that the Planning Fees Bylaw, Project No. ADP-02-1429 be read by title only and adopted.

Carried Unanimously.

(No. 435)

Development Permit Procedures Amendment Bylaw, Project No. ADP-02-1430 (Adoption)

MOVED/SECONDED that the Development Permit Procedures Amendment Bylaw, Project No. ADP-02-1430 be read by title only and adopted.

Carried Unanimously.

(No. 436)

Board of Variance Amendment Bylaw, Project No. ADP-02-1431 (Adoption)

MOVED/SECONDED that the Board of Variance Amendment Bylaw, Project No. ADP-02-1431 be read by title only and adopted.

Carried Unanimously.

(No. 437)

Subdivision and Development Amendment Bylaw, Project No. ADP-02-1432 (Adoption)

MOVED/SECONDED that the Subdivision and Development Amendment Bylaw, Project No. ADP-02-1432 be read by title only and adopted.

Carried Unanimously.

(No. 438)

Affordable Housing Reserve Fund Bylaw, Project No. ADP-02-1433 (Third Reading)

MOVED/SECONDED that the Affordable Housing Reserve Fund Bylaw, Project No. ADP-02-1433 be read and passed in its Third Reading.

Carried Unanimously.

(No. 439)

NEW BUSINESS:

Councillor J. Cordeiro

Councillor Cordeiro reported on the following:

- *Northern Development Initiative Trust's 1500 project event/announcement of \$250,000 for the Northwest Regional Airport expansion; and*
- *Committee of the Whole meeting regarding the Kitimat Airshed Study.*

Councillor S. Tyers

Councillor Tyers reported on Federation of Canadian Municipalities Committee meetings.

Councillor B. Downie

Councillor Downie reported on the Skeena Valley Fall Fair.

Lynne Christiansen

Councillor Christiansen reported on the Skeena Valley Fall Fair.

Councillor B. Bidgood

Councillor Bidgood reported on the following:

- *Meeting with MLAs Bruce Ralston and Jane Shin; and*
- *Meetings with the Regional District of Bulkley-Nechako regarding revenue sharing.*

Mayor D. Pernarowski

Mayor Pernarowski reported on the following:

- *Northern Development Initiative Trust's 1500 project event/announcement of \$250,000 for the Northwest Regional Airport expansion; and*
- *Meeting with MLAs Bruce Ralston and Jane Shin; and*
- *Terrace and District Community Service's Society's Fetal Alcohol Syndrome Disorder (FASD) Awareness Day breakfast and 2 p.m. event in George Little Park on September 9.*

REPORT FROM IN-CAMERA:

There was one item released from In-Camera Status.

In-Camera Special Meeting
of Council, August 25, 2014

Street Dedication

RESOLUTION NO. 392

MOVED/SECONDED that Industrial Way be renamed Jack Talstra Way.

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

There were no Questions.

ADJOURNMENT:

(No. 440)

*MOVED/SECONDED that the September 8, 2014
Regular Meeting of Council be now adjourned.*

Carried Unanimously.

The meeting adjourned at 8:30 p.m.

CERTIFIED CORRECT:

Mayor

Alicia Thompson

Clerk