

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, JULY 14, 2014 AT 7:30 P.M.**

*Mayor D. Pernarowski presided. Councillors present were B. Bidgood, L. Christiansen, B. Downie, and S. Tyers. Member J. Cordeiro attended via telephone. Also in attendance were H. Avison, Chief Administrative Officer and Deputy Clerk, D. Block, Director of Development Services, and K. Kofoed, Executive Assistant.*

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

***Meeting Called to Order at  
7:00 p.m. – Move to In-  
Camera Special Council  
(No. 318)***

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

*Carried Unanimously.*

**REGULAR MEETING:**

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and that Council meetings are webcast on the City's website and the past minutes have been archived.*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

***John Evans – RR1 Zoning  
Bylaw Changes***

*Chair Pernarowski welcomed John Evans of RE/MAX Coast Mountains. Mr. Evans clarified he was representing himself and his partners as the owners of the property at 5117 Halliwell Avenue and not his company.*

*Mr. Evans showed a letter dated June 4, 2014 from the City of Terrace. As part of the current review of Zoning Bylaw No. 1431-1995, the RR1 – Rural Residential Zone is being eliminated.*

*The property at 5117 Halliwell Avenue is currently zoned RR1 and the recommendation from City Staff is that the property be designated AR2 – Rural when the RR1 zone is eliminated. Mr. Evans opposes this change and prefers the property be rezoned to R1 – One Family Residential.*

*Mr. Evans stated that the greater Terrace area is currently experiencing a zero percent vacancy rate and the 18 acres he co-owns on Halliwell Avenue could potentially be subdivided into 87 lots if there was a zoning change to R1. Mr. Evans identified the challenges in developing this property as sewer services, the Official Community Plan (OCP) and changes to zoning and requested Council help facilitate this change in order to create more potential housing for people in the Terrace area.*

*Chair Pernarowski thanked Mr. Evans for his presentation and advised the matter would be further dealt with under the “Correspondence” portion of this meeting’s Agenda. (See Resolution No. 327)*

***Tekah Sabal, Volunteer  
Terrace – Invitation to  
Celebrity Poker Challenge***

*This item was struck from the Agenda.*

***Tyler Clarke, Kermodei  
Tourism – 2015 Canada  
Winter Games Torch Relay  
Celebrations***

*Chair Pernarowski welcomed Tyler Clarke, Manager of Kermodei Tourism, to the meeting.*

*Mr. Clarke explained that Prince George will be hosting the 2015 Canada Winter Games and there may be an opportunity for Terrace to host a Community Torch Celebration Challenge.*

*The Community Torch Celebration event includes Global TV coverage, a visit from the mascot and Canada Games alumni, the 2015 Games Torch Relay as well as a fireworks display.*

*Kermodei Tourism has approached various groups including the City of Terrace’s Leisure Services Department, Terrace Standard, Skeena Mall, Terrace Economic Development Authority, Skeena Diversity Society, and the Terrace Downtown Improvement Area and all have supported the idea of submitting a proposal to become a Torch Celebration Community.*

*Mr. Clarke explained that proposals will be accepted by the Canada Winter Games Committee until the end of July 2014, and then the public can vote online to choose three communities for the celebration.*

*Mr. Clarke stated there would be zero impact on the City's budget, but there will be a request for in-kind support if we are one of the successful communities. He is requesting support from Council to pursue Terrace becoming a Torch Celebration Community for the 2015 Canada Winter Games.*

*Mayor Pernarowski thanked Mr. Clarke for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (See Resolution No. 328)*

**PETITIONS AND QUESTIONS:**

*There were no Petitions and Questions.*

**MINUTES:**

***Regular Council Minutes,  
June 23, 2014***

*(No. 326)*

*MOVED/SECONDED that the Regular Council Minutes of June 23, 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):**  
**CORRESPONDENCE:**

*There was no Old Business.*

***John Evans – RR1 Zoning  
Bylaw Changes***

*(No. 327)*

*Councillor Cordeiro declared a conflict of interest and was put on mute for this portion of the meeting.*

*MOVED/SECONDED that Administration look at the options for servicing the properties in the area of 5117 Halliwell Avenue with sanitary sewer to enable single family developments.*

*Carried Unanimously.*

*Councillor Cordeiro returned to the meeting.*

**Tyler Clarke, Kermodei  
Tourism – 2015 Canada  
Winter Games Torch Relay  
Celebrations**

(No. 328)

*MOVED/SECONDED that the presentation from Kermodei Tourism be received and that Council provide a letter of support for Kermodei Tourism's application for the City of Terrace to become a Torch Celebration Community for the 2015 Canada Winter Games.*

*Carried Unanimously.*

**CONVENE INTO  
COMMITTEE OF THE  
WHOLE:**

(No. 329)

*MOVED/SECONDED that the July 14, 2014 Regular Council Meeting convene into Committee of the Whole.*

*Carried Unanimously.*

**Committee of the Whole  
➤ Development Services  
Component,  
July 14, 2014**

*The following items were discussed at the July 14, 2014 Development Services Component of the Committee of the Whole:*

**1.ZONING TEXT AMENDMENT – WEST FRASER  
CONCRETE LTD. (3332 EARLE STREET)**

**2.DOWNTOWN REVITALIZATION TAX EXEMPTION  
BYLAW**

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

**COMMITTEE REPORTS:**

**Committee of the Whole  
➤ Development Services  
Component,  
June 14, 2014**

(No. 330)

*MOVED/SECONDED that the July 14, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

**1.ZONING TEXT AMENDMENT – WEST FRASER  
CONCRETE LTD. (3332 EARLE STREET)**

*It was recommended that the City of Terrace consider the First and Second Readings of a Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the permitted uses and regulations in the M2 – Heavy Industrial Zone by adding concrete plant as a site specific permitted use for the property legally described as Lot A, District Lot 1745, Range 5, Coast District, Plan 10226 (3332 Earle Street).*

**2. DOWNTOWN REVITALIZATION TAX EXEMPTION BYLAW**

---

*It is recommended that the City of Terrace consider the First, Second and Third Readings of a Bylaw to establish a Revitalization Tax Exemption Program for the Downtown.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **June 20, 2014**

*(No. 331)*

*MOVED/SECONDED that the June 20, 2014 Committee of the Whole report be adopted with the following recommendation:*

**1. LAKELSE GEOTHERMAL PROJECT**

---

*There were no recommendations at this time.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **July 7, 2014**

*(No. 332)*

*Councillor Bidgood declared a conflict of interest and vacated Council Chambers.*

*MOVED/SECONDED that the July 7, 2014 Committee of the Whole report be adopted with the following recommendation:*

**1. DIALOGUES ON READINESS: DEVELOPING STRATEGIES FOR TERRACE**

---

*It was recommended that the City of Terrace partner with the Community Development Institute for phase two of the Dialogues on Readiness project at no cost to the City, and if there are any budgetary implications the matter be brought to Council for consideration.*

*Carried Unanimously.*

*Councillor Bidgood returned to the meeting.*

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

**Committee of the Whole**  
➤ **(Development Services Component)**  
**June 23, 2014**

*MOVED/SECONDED that the June 23, 2014 Development Services Component of the Committee of the Whole report be received for information.*

*Carried Unanimously.*

*(No. 333)*

**SPECIAL REPORTS:**

**Memo – Director of Development Services, Housing Agreement Authorization Bylaw – Coast to Coast Holdings Inc. – 3304 Kenney Street**

*MOVED/SECONDED that the City of Terrace consider the First, Second and Third Readings of a Bylaw for a Housing Agreement Authorization between the City of Terrace and Coast to Coast Holdings Inc. for the property located at 3304 Kenney Street.*

*Carried Unanimously.*

*(No. 334)*

**Memo – Director of Public Works, Haugland Avenue Water Main Replacement – Cramer to Kerr Street**

*Councillor Tyers stepped out of the meeting.*

*MOVED/SECONDED that \$55,000 be re-allocated from the Wilson Reservoir Repair capital project in order to replace the existing water main on Haugland Avenue between Cramer and Kerr Streets.*

*Carried Unanimously.*

*(No. 335)*

**Memo – Corporate Administrator, Appointments to TEDA Director Selection Committee**

*Councillor Tyers returned to Council Chambers.*

*MOVED/SECONDED that Council appoints Councillors S. Tyers and B. Downie to represent the City of Terrace on the Terrace Economic Development Authority (TEDA) Director Selection Committee for 2014.*

*Carried Unanimously.*

*(No. 336)*

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

*MOVED/SECONDED that the June 2014 Building Synopsis be received.*

*Carried Unanimously.*

*(No. 337)*

***Housing Committee Minutes,  
June 6, 2014***

*(No. 338)*

*MOVED/SECONDED that the June 6, 2014 Housing Committee Minutes be received.*

*Carried Unanimously.*

***Housing Committee Minutes,  
June 26, 2014***

*(No. 339)*

*MOVED/SECONDED that the June 26, 2014 Housing Committee Minutes be received.*

*Carried Unanimously.*

***Youth Advisory Committee  
Minutes***

- June 10, 2014*
- July 2, 2014*

*MOVED/SECONDED that the June 10 and July 2, 2014 Youth Advisory Committee Minutes be received.*

*Carried Unanimously.*

*(No. 340)*

***BYLAWS:***

***Election and Other Voting  
Procedures Amendment  
(Four Year Term) Bylaw,  
Project No. ADP-02-1418  
(Adoption)***

*(No. 341)*

*MOVED/SECONDED that the Election and Other Voting Procedures Amendment (Four Year Term) Bylaw, Project No. ADP-02-1418 be read by title only and adopted.*

*Carried Unanimously.*

***Zoning Amendment (Uses  
Permitted in the M2 Zone –  
3332 Earle Street) Bylaw,  
Project No. ADP-02-1419  
(First and Second Reading)***

*(No. 342)*

*MOVED/SECONDED that the Zoning Amendment (Uses Permitted in the M2 Zone – 3332 Earle Street) Bylaw, Project No. ADP-02-1419 be read by title only and passed in its first and second reading.*

*Carried Unanimously.*

***Housing Agreement  
Authorization (3304 Kenney  
Street) Bylaw, Project No.  
ADP-02-1420  
(First, Second & Third  
Reading)***

*(No. 343)*

*MOVED/SECONDED that the Housing Agreement Authorization (3304 Kenney Street) Bylaw, Project No. ADP-02-1420 be read by title only and passed in its first, second and third reading.*

*Carried Unanimously.*

***City of Terrace Downtown  
Revitalization Tax Exemption  
Bylaw No. 2051-2014  
(First, Second & Third  
Reading)***

*MOVED/SECONDED that the City of Terrace Downtown Revitalization Tax Exemption Bylaw No. 2051-2014 be read by title only and passed in its first, second and third reading.*

*Carried Unanimously.*

*(No. 344)*

***NEW BUSINESS:***

***Councillor B. Downie***

*Councillor Downie reported on the following:*

- *Met with MP Jeff Watson regarding the airport;*
- *The need for a land acquisition strategy for the City of Terrace; and*
- *Riverboat Days on August 1-10, 2014.*

*(No. 345)*

*MOVED/SECONDED that the City of Terrace write a letter to Jeff Watson, Parliamentary Secretary to the Minister of Transportation, with an update on the grade separation issue in Terrace and asking for his support.*

***Councillor B. Bidgood***

*Councillor Bidgood reported on the following:*

- *Canada Day parade in Kitimat;*
- *Terrace Chamber of Commerce open house and swearing in of Officers;*
- *Signing ceremony with Qinhuangdao Economic and Technological Development Zone (QETDZ); and*
- *Beautification Society meeting.*

***Mayor D. Pernarowski***

*Mayor Pernarowski reported on the following:*

- *Canada Day Pancake Breakfast & Heritage Park Museum activities;*
- *Ed Currell Reading Room opening at the library; and*
- *Signing ceremony with QETDZ.*

***Councillor J. Cordeiro***

*Councillor Cordeiro reported on the signing ceremony with QETDZ.*



**REPORT FROM IN-CAMERA:**

In-Camera Special Meeting  
of Council, July 14, 2014

Youth Advisory Committee –  
Appointments to September  
30, 2014

There was one item released from In-Camera Status.

**RESOLUTION NO. 324**

MOVED/SECONDED that Council appoint new member Simran Jawanda to the Youth Advisory Committee for this term ending September 30, 2014.

Carried Unanimously.

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

*There was one question from the Audience and one from the Media.*

**ADJOURNMENT:**

(No. 346)

*MOVED/SECONDED that the July 14, 2014 Regular Meeting of Council be now adjourned.*

*Carried Unanimously.*

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

**CERTIFIED CORRECT:**

\_\_\_\_\_  
**Mayor**

*H. Awison*

\_\_\_\_\_  
**Deputy Clerk**