

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JANUARY 27, 2014 AT 7:30 P.M.**

Deputy Mayor B. Bidgood presided. Councillors present were L. Christiansen, J. Cordeiro, M. Davies, B. Downie, and S. Tyers. Mayor D. Pernarowski was absent due to City business. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, R. Bowles, Director of Finance, A. Thompson, Clerk, and B. Pellegrino, Executive Assistant.

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

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

(No. 022)

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

REGULAR MEETING:

Deputy Mayor Bidgood 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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.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.

Deputy Mayor Bidgood welcomed Melissa Shaw, reporter for CFNR, and presented her with a City of Terrace pin.

DELEGATIONS & GUESTS:

***Carman Hendry, Terrace-
Kitimat Airport Society –
Request for Letter of
Support***

Carman Hendry, Northwest Regional Airport Manager, thanked Council for the opportunity to present. Mr. Hendry discussed the amount of change the Northwest Regional Airport has undergone over the last 16 years and noted a 62% increase in passengers since 2010, with a greater than 28% increase since the beginning of 2013. Due to the rapid expansion, the Airport has experienced several challenges such as lack of room in the Airport facility, a lack of space for existing aircrafts, and the potential need for increased support such as RCMP and Fire Services.

The Northwest Regional Airport has developed an Airport Master plan to accommodate this expansion which will be released to the public on January 28, 2014. The plan will assist in creating a 20-year vision for the airport while ensuring that airport operations are performed in a safe, secure, and efficient manner. Long-term goals of the airport are to provide a true regional airport to the Northwest, advance economic and community development in the region, maximize commercial revenue, maintain the ability to accommodate the influx of airport utilization, and achieve financial viability and sustainability. The Airport Master Plan will include an analysis of runways, taxiways, apron areas, the terminal, ground access, parking, and commercial development. The total estimated cost for this project is \$879,000.

The Terrace-Kitimat Airport Society requested that the City of Terrace provide a resolution of support for their funding application to Northern Development Initiative Trust's Economic Diversification Infrastructure Program for a grant of up to \$250,000 toward the Northwest Regional Airport Improvement project.

Deputy Mayor Bidgood thanked Mr. Hendry for his presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 030).

***Tyler Clarke, Kermodei
Tourism Society – Request
for Letter of Support***

Mr. Clarke thanked Councillor Davies for her previous role as Council liaison for Kermodei Tourism Society and welcomed Councillor Tyers as the new Council liaison.

In 2012, Kermodei Tourism Society was unable to renew the 2% Additional Hotel Room Tax (AHRT). Kermodei Tourism Society is preparing to approach the local hoteliers again for renewed support to bring back the 2% AHRT and are asking major stakeholder groups for letters of support. They will approach each hotel individually to provide information on Kermodei Tourism Society's operational structure and responsibility to the community. The AHRT will assist Kermodei Tourism Society in expanding their current target market of travelers by increasing

Terrace's visibility and reputation as a tourist destination. The increased tourism activity will provide increased revenue for the accommodation sector, retail shopping owners, restaurants, and other businesses in the community. Kermodei Tourism Society will also be creating a new 2014 trail guide in partnership with Northern BC Tourism, and the funding would allow them to increase the audience that they reach.

Kermodei Tourism Society requested a letter of support from the City of Terrace to approach local hoteliers for renewed support in implementing an Additional Hotel Room Tax (AHRT) of 2% to provide funding for tourism marketing for the Northwest Region.

Deputy Mayor Bidgood thanked Mr. Clarke for his presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 031).

***Kevin Koch, Gitanyow
Fisheries Authority – KSM
Project***

Kevin Koch, Fish and Wildlife Biologist and Advisor to the Gitanyow Hereditary Chiefs, thanked Council for the opportunity to present. Mr. Koch provided an overview of the KSM Mining Project proposed by Seabridge Gold. This project is currently under Federal and Provincial Environmental Assessment review and decisions regarding this project are expected to be finalized in the spring of 2014. The project proposal includes 3 open pit mines, one being the largest open pit mine in the world at a depth of 1.2 km. The KSM Mining Project will provide approximately 130,000 tonnes of ore per day for a period of 52 years, with a tailings management facility operating at least 200 years after closure. The KSM Mining Project will be the largest mine in Canada and one of the largest in the world.

The Gitanyow Hereditary Chiefs are concerned about the proposal to locate the tailings facility in the Nass watershed, and expressed concerns regarding watershed pollution, and disruptions to moose, fish, and bear habitats. Negative impacts to the Nass River were identified including contamination and habitat disruption. Mr. Koch referenced an independent review of the potential water quality

impacts done by Price, 2014.

Deputy Mayor Bidgood thanked Mr. Koch for his presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 032).

MINUTES:

***Regular Council Minutes,
January 13, 2014***

(No. 029)

MOVED/SECONDED that the Regular Council Minutes of January 13, 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:

***Carman Hendry, Terrace-
Kitimat Airport Society –
Request for Letter of
Support***

(No. 030)

MOVED/SECONDED that the City of Terrace supports an application to Northern Development's Economic Diversification Infrastructure program from the Terrace-Kitimat Airport Society for a grant of up to \$250,000 toward the Northwest Regional Airport Improvements project from the Northwest Regional Development Account.

Carried Unanimously.

***Tyler Clarke, Kermodei
Tourism Society – Request
for Letter of Support***

(No. 031)

MOVED/SECONDED that the City of Terrace provide a letter of support to Kermodei Tourism Society for the implementation of the 2% Hotel Room Tax (AHRT) to provide funding for tourism marketing for the Northwest Region.

Carried Unanimously.

Kevin Koch, Gitanyow Fisheries Authority – KSM Project

(No. 032)

MOVED/SECONDED that the presentation from the Gitanyow Fisheries Authority be received and that the City of Terrace seek updates from the Gitanyow Fisheries Authority and the BC Environmental Assessment Office on the KSM Project.

Carried Unanimously.

CONVENE INTO COMMITTEE OF THE WHOLE:

(No. 033)

MOVED/SECONDED that the January 27, 2014 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

Committee of the Whole
➤ **Finance, Personnel, and Administration Component, January 27, 2014**

The following item was discussed at the January 27, 2014 Finance, Personnel, and Administration Component of the Committee of the Whole:

1. TEMPORARY BORROWING BYLAW

Committee of the Whole
➤ **Development Services Component, January 27, 2014**

The following items were discussed at the January 27, 2014 Development Services Component of the Committee of the Whole:

1. PERMANENT CLOSURE AND REMOVAL OF HIGHWAY DEDICATION BYLAW (EVERGREEN STREET)

2. ZONING AMENDMENT – 0982506 BC LTD. (5112 HIGHWAY 16 WEST)

3. ZONING AMENDMENT – TERRACE & DISTRICT CHRISTIAN COUNCIL (4623 TUCK AVENUE)

4. ZONING AMENDMENT – 544791 BC LTD. (5230 KEITH AVENUE)

5. ZONING AND OCP AMENDMENTS – 0969758 BC LTD. (2406 KENNEY STREET)

6. DEVELOPMENT PERMIT NO. 05-2014 – TRITON ENVIRONMENTAL CONSULTANTS LTD. (3210 APSLEY STREET)

It was recommended that the Committee now rise and report.

COMMITTEE REPORTS:

Committee of the Whole

- ***Finance, Personnel, and Administration Component, January 27, 2014***

(No. 034)

MOVED/SECONDED that the January 27, 2014 Finance, Personnel, and Administration Component of the Committee of the Whole verbal report be adopted with the following recommendation:

1. TEMPORARY BORROWING BYLAW

It was recommended that the Temporary Borrowing Bylaw for \$1,500,000 proceed to Council for consideration.

Carried Unanimously.

Committee of the Whole

- ***Development Services Component, January 27, 2014***

(No. 035)

MOVED/SECONDED that the January 27, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

1. PERMANENT CLOSURE AND REMOVAL OF HIGHWAY DEDICATION BYLAW (EVERGREEN STREET)

It was recommended that the Bylaw to permanently close and remove the highway dedication of the lane east of and adjacent to Evergreen Street dedicated as highway by Plan PRP13382, District Lot 979, Range 5, Coast District and that the closed highway lands are disposed of to the adjacent commercial property owners proceed to Council for consideration.

2. ZONING AMENDMENT – 0982506 BC LTD. (5112 HIGHWAY 16 WEST)

It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from M2- Heavy Industrial to C3 – Service Commercial for the property legally described as Lot 2, District Lot 362, Range 5, Coast District, Plan 4269 (5112 Highway 16 West) proceed to Council for consideration.

3.ZONING AMENDMENT – TERRACE & DISTRICT CHRISTIAN COUNCIL (4623 TUCK AVENUE)

It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from R2 - Two Family Residential to R5 – High Density Multi-Family Residential for the property legally described as Lot 2, District Lot 361, Range 5, Coast District, Plan 3291 (4623 Tuck Avenue) proceed to Council for consideration.

4.ZONING AMENDMENT – 544791 BC LTD. (5230 KEITH AVENUE)

It was recommended that the Bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from M2-Heavy Industrial to M1 - Light Industrial for the property legally described as Lot A, District Lot 616, Range 5, Coast District, Plan BCP6689 (5230 Keith Avenue) proceed to Council for consideration.

5.ZONING AND OCP AMENDMENTS – 0969758 BC LTD. (2406 KENNEY 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 R3 - Low Density Multi-Family Residential for the property legally described as Lot A, District Lot 611, Range 5, Coast District, Plan PRP12989 (2406 Kenney Street) proceed to Council for consideration.

It was also recommended that the Bylaw to amend Official Community Plan Bylaw No. 1983-2011 by amending Schedule C – Development Permit Areas of the Official Community Plan Bylaw No. 1983-2011 to designate Lot A, District Lot 611, Range 5, Coast District, Plan PRP12989, as Development Permit Area No. 7 – Multi-Family proceed to Council for consideration.

6. DEVELOPMENT PERMIT NO. 05-2014 – TRITON ENVIRONMENTAL CONSULTANTS LTD. (3210 APSLEY STREET)

It was recommended that Development Permit No. 05-2014 be issued to Triton Environmental Consultants Ltd. for the property legally described as Lot A, District Lot 369, Range 5, Coast District, Plan EPP24111 (3210 Apsley Street) to permit the development of an additional principle building with six offices and warehouse storage/maintenance space, including the following variances:

- *To vary Section 7.2.3.3 of Zoning Bylaw No. 1431-1995 to reduce the minimum setback in the C1-A Mixed-Use Downtown zone for the rear (east) parcel line setback without a lane from 6.0 metres to 1.8 metres to allow the construction of an additional office and storage/maintenance building; and*

- *To vary Section 4.16.3 of Zoning Bylaw No. 1431-1995 to reduce the requirement for a continuous landscaping strip in all zones of a minimum 2.5 metres to 1.8 metres for the south parcel line frontage (Greig Avenue) to allow the construction of an office and storage/maintenance building.*

Carried Unanimously.

Committee of the Whole
➤ **Finance, Personnel & Administration**
Component,
January 15, 2014

(No. 036)

MOVED/SECONDED that the January 15, 2014 Committee of the Whole report be adopted with the following recommendation:

1. LESLEY WOOD AND ROBERT SMITH, BC HYDRO – TERRACE TO KITIMAT TRANSMISSION (TKT) UPDATE

There were no recommendations at this time.

And that Council submit individual responses to the questionnaire provided by BC Hydro.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ *Development Services Component, January 13, 2014*

MOVED/SECONDED that the January 13, 2014 Development Services Component of the Committee of the Whole report be received for information.

Carried Unanimously.

(No. 037)

SPECIAL REPORTS:

Memo – Director of Development Services, Northern Development Initiative Trust – Business Façade Improvement Funding Application

MOVED/SECONDED that the City of Terrace support an application by the Terrace Downtown Improvement Area Society to the Northern Development Initiative Trust for the Business Façade Improvement program.

Carried Unanimously.

(No. 038)

Memo – Corporate Administrator, Kermodei Tourism Society – Operating Agreement

MOVED/SECONDED that the City of Terrace renew the Operating Agreement with Kermodei Tourism Society for another three-year term to provide tourism services including product development, coordination of destination management, marketing and visitor services, including the operation of the Terrace Visitor Centre, to December 31, 2016, and that the Agreement be amended to add that the Terrace Visitor Centre will be open 7 days a week from June to September.

Carried Unanimously.

(No. 039)

Memo – Executive Assistant, Approval for Travel – Council of Forest Industries Conference 2014

MOVED/SECONDED that Council send Councillor Marilyn Davies to attend the Council of Forest Industries Conference in Kelowna at a cost not to exceed \$1,125.00.

Carried Unanimously.

(No. 040)

Memo – Senior Building Inspector, December 2013 Building Synopsis

MOVED/SECONDED that the December 2013 Building Synopsis be received.

Carried Unanimously.

(No. 041)

***Memo – Terrace & District
Victim Assistance Program,
Quarterly Activity Report –
October to December 2013***

(No. 042)

*MOVED/SECONDED that the Terrace & District
Victim Assistance Program October – December
2013 Quarterly Activity Report be received.*

Carried Unanimously.

***Housing Committee Minutes,
January 7, 2014***

(No. 043)

*MOVED/SECONDED that the January 7, 2014
Housing Committee Minutes be received.*

Carried Unanimously.

***Public Hearing Report,
January 13, 2014 (For
Information Only)***

(No. 044)

*MOVED/SECONDED that the Public Hearing Report
for January 13, 2014 be received for information.*

Carried Unanimously.

BYLAWS:

***Skeena Industrial
Development Park Short
Term Capital Borrowing
Bylaw, Project No. ADP-02-
1320 (Adoption)***

(No. 045)

*MOVED/SECONDED that the Skeena Industrial
Development Park Short Term Capital Borrowing
Bylaw, Project No. ADP-02-1320 be read by title
only and adopted.*

Carried Unanimously.

***Purchase of Land Under the
Visitor Information Centre
Borrowing Bylaw, Project
No. ADP-02-1319
(Adoption)***

(No. 046)

*MOVED/SECONDED that the Purchase of Land
Under the Visitor Information Centre Borrowing
Bylaw, Project No. ADP-02-1319 be read by title
only and adopted.*

Carried Unanimously.

***Temporary Loan Bylaw,
Project No. ADP-02-1401
(First, Second and Third
Reading)***

(No. 047)

*MOVED/SECONDED that Temporary Loan Bylaw,
Project No. ADP-02-1401 be read by title only and
passed in its first, second, and third reading.*

Carried Unanimously.

***Permanent Closing and
Removal of Highway
Dedication (Evergreen Street
Lane) Bylaw No. 2031-
2014 (First, Second and
Third Reading)***

(No. 048)

*MOVED/SECONDED that the Permanent Closing and
Removal of Highway Dedication (Evergreen Street)
Bylaw No. 2031-2014 be read by title only and
passed in its first, second, and third reading.*

Carried Unanimously.

Zoning Amendment (5112 Highway 16 West) Bylaw, Project No. ADP-02-1402 (First and Second Reading)

(No. 049)

MOVED/SECONDED that the Zoning Amendment (5112 Highway 16 West) Bylaw, Project No. ADP-02-1402 be read by title only and passed in its first and second reading.

Carried Unanimously.

Zoning Amendment (4623 Tuck Avenue) Bylaw, Project No. ADP-02-1403 (First and Second Reading)

(No. 050)

MOVED/SECONDED that the Zoning Amendment (4623 Tuck Avenue) Bylaw, Project No. ADP-02-1403 be read by title only and passed in its first and second reading.

Carried Unanimously.

Zoning Amendment (5230 Keith Avenue) Bylaw, Project No. ADP-02-1404 (First and Second Reading)

(No. 051)

MOVED/SECONDED that the Zoning Amendment (5230 Keith Avenue) Bylaw, Project No. ADP-02-1404 be read by title only and passed in its first and second reading.

Carried Unanimously.

Official Community Plan Amendment (2406 Kenney Street) Bylaw, Project No. ADP-02-1405 (First and Second Reading)

(No. 052)

MOVED/SECONDED that the Official Community Plan Amendment (2406 Kenney Street) Bylaw, Project No. ADP-02-1405 be read by title only and passed in its first and second reading.

Carried Unanimously.

Zoning Amendment (2406 Kenney Street) Bylaw, Project No. ADP-02-1406 (First and Second Reading)

(No. 053)

MOVED/SECONDED that the Zoning Amendment (2406 Kenney Street) Bylaw, Project No. ADP-02-1406 be read by title only and passed in its first and second reading.

Carried Unanimously.

NEW BUSINESS:

Councillor S. Tyers

Councillor Tyers reported on the following:

- A meeting with Robin Austin, MLA, and Spencer Chandra Herbert, Official Opposition Critic for Tourism, Culture, and the Arts;*
- A Northwest Regional Hospital District Board meeting; and*
- A Regional District of Kitimat-Stikine Board meeting.*

Councillor B. Downie

Councillor Downie reported on the following:

- *A Housing Committee meeting;*
- *A meeting with Robin Austin, MLA, and Spencer Chandra Herbert, Official Opposition Critic for Tourism, Culture, and the Arts;*
- *A meeting with Gordon Wilson and Blaine Moore, Economic Development Officer;*
- *A Terrace & District Chamber of Commerce Luncheon;*
- *The upcoming Founder's Day Tea, Fashion Show, and 100th Anniversary Celebration of the George Little House on March 8, 2014; and*
- *The upcoming 100th Anniversary Celebration of the first Transcontinental Passenger Train across Canada on April 11 – 13, 2014.*

(No. 054)

MOVED/SECONDED that the City of Terrace write a letter to the City of Prince Rupert to invite them to celebrate the 100th Anniversary of the first Transcontinental Passenger Train across Canada to on April 11 – 13, 2014.

Carried Unanimously.

Councillor L. Christiansen

Councillor Christiansen reported on the upcoming 100th Anniversary Celebration of the first Transcontinental Passenger Train across Canada on April 11 – 13, 2014, and a North Central Local Government Association meeting in Prince George.

Councillor M. Davies

Councillor Davies attended the following:

- *A Northwest Community College Board meeting;*
- *A Coast Mountain School District Board meeting; and*
- *A Dr. REM Lee Hospital Foundation Board meeting.*

(No. 055)

MOVED/SECONDED that Councillor Lynne Christiansen be appointed as the City of Terrace representative to attend the 100th Anniversary Celebration of the first Transcontinental Passenger Train across Canada to Prince Rupert on April 11 – 13, 2014.

Carried Unanimously.

Deputy Mayor B. Bidgood

Deputy Mayor Bidgood reported on the following:

- *A Northern Development Northwest Regional Advisory Committee meeting;*
- *A North Central Local Government Association meeting in Prince George;*
- *The Premier's BC Natural Resources Forum;*
- *A Northwest Regional Hospital District Board meeting; and*
- *A Regional District of Kitimat-Stikine Board meeting.*

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:

(No. 056)

MOVED/SECONDED that the January 27, 2014 Regular Meeting of Council be now adjourned and that Council move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (e) of the Community Charter to discuss matters relating to property.

Carried Unanimously.

The meeting adjourned at 9:30 p.m.

CERTIFIED CORRECT:

Deputy Mayor

Clerk