

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JUNE 26, 2017 AT 7:30 P.M.**

Deputy Mayor S. Bujtas presided. Councillors present were L. Christiansen, J. Cordeiro, B. Downie, and M. Prevost. Mayor C. Leclerc and Councillor S. Tyers were absent. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, T. Irwin, City Planner, P. Proteau, Financial Administrator, L. Greenlaw, Deputy Financial Administrator, B. Doddridge, Communications and Business Development Officer, A. Thompson, Clerk, and L. Wilson, Executive Assistant.

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

***Meeting Called to Order at
7:00 p.m. – Move to In-
Camera Special Council
(No. 232)***

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90(1) (b), (c), and (e) of the Community Charter (to discuss personnel, labour relations, and land).

Carried Unanimously.

REGULAR MEETING:

Deputy Mayor Bujtas advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.

ADDENDUM:

(No. 240)

MOVED/SECONDED that the Addendum be approved.

Carried Unanimously.

DELEGATIONS & GUESTS:

***Paul Hanna, Silverwood
Consulting – Request for
Support***

Deputy Mayor Bujtas welcomed Paul Hanna of Silverwood Consulting to the Council Meeting. Mr. Hanna requested a letter of support to accompany the Bulkley Valley Research Centre's application to the Rural Dividend Fund for funding to conduct a second growth timber yields and log size distribution study in the Kalum Timber Supply Area (TSA) and Tree Farm License (TFL) 41 to support infrastructure investments.

There are gaps in the forest inventory information, specifically around diameter of the second growth stands. This study would quantify the dimensions of the second growth timber to better enable investors to determine the harvesting potential for the region. This includes Skeena Sawmills, which is reviewing options to open a second line to manufacture smaller diameter timber.

An average small sawmill requires approximately 600,000m³ of timber to operate. Predictive inventory studies have indicated that there may be enough second growth volume to support a small mill, but local milling capacity is limited to milling trees 30 cm or greater in diameter. The study would identify the volume of timber available at 25 cm diameter and the volume available at 30 cm diameter.

Deputy Mayor Bujtas thanked Mr. Hanna for his presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 242).

Gord Weary, My Mountain Co-op – Update from My Mountain Co-op

Deputy Mayor Bujtas welcomed Gord Weary from My Mountain Co-op (MMC) to the meeting. Mr. Weary introduced Kasia Kistowska, the new Chair of the MMC board.

MMC has run Shames Mountain Ski Hill sustainably since its inception. It has worked on many improvements to the skil hill including grips for 144 lift chairs, repairs to the water systems and the buildings to both meet code and to improve services in the restaurant, which has increased revenues. They have also installed durable flooring in the buildings and replaced the old generator with two new generators. The replacement generators saved more than 50,000 litres of diesel fuel in the past ski season. MMC also recognized that there are many more capital investments that will be needed to maintain the ski hill.

MMC's goal is to sustain the family style ski hill that is open to the back country. MMC hopes to increase other winter activities like snow shoeing and cross-country skiing in the future.

The big expense that MMC is currently fundraising for is for a replacement snow cat machine. The machine being purchased by MMC is approximately \$300,000. The machine life will be 7-10 years on the mountain.

MMC has not asked any of the service organizations in town for donations or funding support but has actively been searching for opportunities to raise money to pay for the machine.

Deputy Mayor Bujtas thanked Mr. Weary and Ms. Kistowska for their presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 243).

MINUTES:

***Regular Council Minutes,
June 12, 2017***

(No. 241)

MOVED/SECONDED that the Regular Council Minutes of June 12, 2017 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:

***Paul Hanna, Silverwood
Consulting – Request for
Support***

(No. 242)

MOVED/SECONDED that the City of Terrace write a letter of support to the Rural Dividend Fund for the Bulkley Valley Research Centre's application to conduct a second growth timber yields and log size distribution study in the Kalum Timber Supply Area (TSA) and Tree Farm License (TFL) 41 to support infrastructure investments.

Carried Unanimously.

Gord Weary, My Mountain Co-op – Update from My Mountain Co-op

MOVED/SECONDED that the presentation from My Mountain Co-op be received for information.

Carried Unanimously.

(No. 243)

CONVENE INTO COMMITTEE OF THE WHOLE:

MOVED/SECONDED that the June 26, 2017 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

(No. 244)

Committee of the Whole
➤ **Finance, Personnel & Administration Component**
June 26, 2017

The following item was discussed at the June 26, 2017 Finance, Personnel and Administration Component of the Committee of the Whole:

1. 2016 AUDITED FINANCIAL STATEMENTS

Committee of the Whole
➤ **Development Services Component**
June 26, 2017

The following items were discussed at the June 12, 2017 Development Services Component of the Committee of the Whole:

1. DEVELOPMENT PERMIT NO. 12-2017 – TERRACE AND DISTRICT COMMUNITY SERVICES SOCIETY (4830 HIGHWAY 16 WEST)

2. DEVELOPMENT PERMIT NO. 13-2017 – KERMODE FRIENDSHIP SOCIETY (4714 PARK AVENUE)

3. DEVELOPMENT PERMIT NO. 14-2017 – SUNSHINE INN EXECUTIVE SUITES INC. (4812 HIGHWAY 16 WEST)

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

Committee of the Whole
➤ **Finance, Personnel & Administration Component**
June 26, 2017

MOVED/SECONDED that the June 26, 2017 Finance, Personnel, & Administration Component of the Committee of the Whole verbal report be adopted with the following recommendation:

1. 2016 FINANCIAL REPORT

It was recommended that the 2016 Audited Financial Statements be accepted.

(No. 245)

Carried Unanimously.

Committee of the Whole
➤ **Development Services**
Component
June 26, 2017

(No. 246)

MOVED/SECONDED that the June 26, 2017 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

1. DEVELOPMENT PERMIT NO. 12-2017 – TERRACE AND DISTRICT COMMUNITY SERVICES SOCIETY (4830 HIGHWAY 16 WEST)

It was recommended that Development Permit 12-2017 be issued to Terrace & District Community Services Society for the property legally described as East half of Block B (Plan 2051), District Lot 362, Range 5, Coast District, Plan 1919 (4830 Highway 16 West) to allow for the conversion of an existing motel to residential apartment units for affordable housing.

2. DEVELOPMENT PERMIT NO. 13-2017 – KERMODE FRIENDSHIP SOCIETY (4714 PARK AVENUE)

It was recommended that Development Permit No. 13-2017 be issued to Kermode Friendship Society for the property legally described as Lot 11, District Lot 361, Range 5, Coast District, Plan 1103 Except BCP 45974 (4714 Park Avenue) to permit the construction of a new daycare centre including the following variances:

- *To vary Section 8.2.1 of Zoning Bylaw No. 2069-2014 to reduce the required number of off-street parking spaces from 56 to 37, and disabled parking spaces from 3 to 2;*
- *To vary Section 12.4.3.3.b to reduce the Minimum Setback for interior (east) side parcel line from 6.0 metres to 3.0 metres; and*
- *To vary Section 5.1.2 of Zoning Bylaw No. 2069-2014 to reduce the required minimum 2.5 metres landscaping strip on a parcel frontage adjacent to street to 1.5 metres for the Davis Street frontage.*

3. DEVELOPMENT PERMIT NO. 14-2017 – SUNSHINE INN EXECUTIVE SUITES INC. (4812 HIGHWAY 16 WEST)

It was recommended that Development Permit No. 14-2017 be issued to Sunshine Inn Executive Suites Inc. for the property legally described as Strata Lot 1 to Strata Lot 13, District Lot 362, Range 5, Coast District, Strata Plan EPS3646 (4812 Highway 16 West) to amend development permit No. 01-2014 and 10-2017 to accommodate changes in the Sunshine Inn development to increase the number of hotel rooms to 107 rooms and to vary the required amount of off-street parking, including the following variance:

- *To vary Section 8.2.1 of Zoning Bylaw No. 2069-2014 to reduce the required number of off-street parking spaces for the hotel rooms, restaurant and strata apartments from one hundred and forty (140) to one hundred and twenty-two (122) spaces.*

Carried Unanimously.

**Committee of the Whole
June 14, 2017**

MOVED/SECONDED that the June 14, 2017 Committee of the Whole report be adopted with the following recommendation:

(No. 247)

1. KEVIN TORPY – UPDATE ON BRUCEJACK MINE

There were no recommendations.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ **Development Services Component**
June 12, 2017

MOVED/SECONDED that the June 12, 2017 Development Services Component of the Committee of the Whole report be received for information.

(No. 248)

Carried Unanimously.

SPECIAL REPORTS:

Memo – Director of Development Services, 5107 Agar Avenue: Consideration for Remedial Action Order

(No. 249)

MOVED/SECONDED that following consideration of the property located at 5107 Agar Avenue Council resolves to issue a remedial action order to the owner(s) of this property to address the conditions of the property and the removal from the property of an accessory structure, three unregistered vehicles and numerous other items and miscellaneous materials.

Carried Unanimously.

Memo – Director of Development Services, Affordable Housing Reserve Fund: Sources of Funding Policy

(No. 250)

MOVED/SECONDED that the City of Terrace adopt an Affordable Housing Reserve Fund: Sources of Funding Policy with a recommended minimum balance of \$250,000 and a recommended maximum balance of \$500,000.

Carried Unanimously.

Memo – Chief Administrative Officer, Appointment of Director of Finance

(No. 251)

MOVED/SECONDED that Lori Greenlaw be appointed to the position of Director of Finance for the City of Terrace effective June 26, 2017.

Carried Unanimously.

Housing Committee Minutes, May 10, 2017

(No. 252)

MOVED/SECONDED that the Housing Committee Minutes from May 10, 2017 be received.

Carried Unanimously.

BYLAWS:

There were no Bylaws.

NEW BUSINESS FROM COUNCIL:

Regional District of Kitimat-Stikine Report

Deputy Mayor Bujtas reported on the Regional District of Kitimat-Stikine.

Councillor Christiansen reported on the Regional District of Kitimat-Stikine.

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor Christiansen

Councillor Christiansen reported on the Terrace-Kitimat Regional Airport Society Annual General Meeting and of the upcoming Canada Day Celebrations in Terrace.

Deputy Mayor Bujtas

Deputy Mayor Bujtas reported on the Caledonia Senior Secondary graduation and the awarding of the City Freeman Scholarship to Tori Milhomens.

REPORT FROM IN-CAMERA:

There were no items released from In-Camera status.

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

There was one question from the Media and no questions from the Audience.

ADJOURNMENT

(No. 253)

MOVED/SECONDED that the June 26, 2017 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned 9:10 p.m.

CERTIFIED CORRECT:

Deputy Mayor

Clerk