

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS  
ON MONDAY, OCTOBER 28, 2019 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christiansen, J. Cordeiro, B. Downie, J. McCallum-Miller, and E. Ramsay. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, and A. Thompson, Clerk.

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

**Meeting Called to Order at  
7:00 p.m. – Move to In-  
Camera Special Council**

(No. 440)

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

Carried Unanimously.

**REGULAR MEETING:**

Mayor Leclerc acknowledged that the meeting was being held on the traditional unceded homelands and territory of the Tsimshian First Nation. She also advised that Council agendas and minutes are available for viewing on the City's home page at [www.terrace.ca](http://www.terrace.ca). The past minutes have been archived.

**ADDENDUM:**

There was no Addendum.

**DELEGATIONS & GUESTS:**

There were no Delegations & Guests.

**MINUTES:**

**Regular Council Minutes,  
October 15, 2019**

(No. 443)

MOVED/SECONDED that the Regular Council Minutes of October 15, 2019 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:**

*There was no Correspondence.*

**CONVENE INTO COMMITTEE OF THE WHOLE:**

*MOVED/SECONDED that the October 28, 2019 Regular Council Meeting convene into Committee of the Whole.*

*(No. 444)*

*Carried Unanimously.*

***Committee of the Whole Development Services Component***

*The following items were discussed at the October 28, 2019 Development Services Component of the Committee of the Whole:*

***➤ October 28, 2019***

**1. PUBLIC INPUT HEARING – AMENDMENT TO EXISTING LIQUOR LICENSE – THE SKEENA HOTEL (4529 GREIG AVENUE)**

**2. ZONING AMENDMENT – DAYBREAK FARMS (TERRACE) LTD. (4423 EBY STREET)**

**3. OCP AND ZONING AMENDMENTS – NEXUS INNOVATION INC. (5013 HALLIWELL AVENUE)**

**4. APPLICATION FOR NEW STOREFRONT CANNABIS RETAIL SALES LICENSE – QUANTUM 1 CANNABIS CORP. (102-4746 LAKELSE AVENUE)**

**COMMITTEE REPORTS:**

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

***Committee of the Whole Development Services Component***

*MOVED/SECONDED that the October 28, 2019 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

***➤ October 28, 2019***

*(No. 445)*

**1. PUBLIC INPUT HEARING – AMENDMENT TO EXISTING LIQUOR LICENSE – THE SKEENA HOTEL (4529 GREIG AVENUE)**

***There were no recommendations.***

**2. ZONING AMENDMENT – DAYBREAK FARMS (TERRACE) LTD. (4423 EBY STREET)**

*It was recommended that the Bylaw to amend Zoning Bylaw No. 2069-2014 by changing the permitted uses and regulations in the AR2 – Rural Zone by adding Intensive Agriculture (limited to an egg production facility with a maximum capacity of 60,000 birds) as a site specific permitted use for the property legally described as Lot 1, District Lot 977, Range 5, Coast District, Plan EPP7399 (4423 Eby Street) proceed to Council for consideration.*

**3. OCP AND ZONING AMENDMENTS – NEXUS INNOVATION INC. (5013 HALLIWELL AVENUE)**

*It was recommended that the Bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use to change the land use designation from Rural Residential to Neighbourhood Residential and further amend Schedule B – Future Land Use by having the property legally described as Lot 10, District Lot 980, Range 5, Coast District, Plan 1097 (5013 Halliwell Avenue) to be within the Urban Containment Boundary proceed to Council for consideration.*

*It was also recommended that the bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from AR2-Rural to R2 – Semi-Detached Residential for the property legally described as Lot 10, District Lot 980, Range 5, Coast District, Plan 1097 (5013 Halliwell Avenue) to be within the Urban Containment Boundary proceed to Council for consideration.*

**4. APPLICATION FOR NEW STOREFRONT CANNABIS RETAIL SALES LICENSE – QUANTUM 1 CANNABIS CORP. (102-4746 LAKELSE AVENUE)**

*It was recommended that Council pass the following resolution:*

*At the City of Terrace Council meeting held on October 28<sup>th</sup>, 2019, Council considered the reported prepared by Staff which addressed LCRB criteria and passed the following resolution with respect to the above named application:*

*Be it resolved that:*

- 1. The City of Terrace Council recommends the approval of the license for the following reasons:*
  - a) No responses or comments were received from adjacent property owners or members of the public;*
  - b) The R.C.M.P. responded with no comment on the application;*
  - c) The impact on the community if the application is approved is expected to be negligible; and*
  - d) The application is in accordance with City of Terrace Policy No. 83 – Liquor and Cannabis Licensing Application Process.*
  
- 2. A public notice of hearing was sent out to the owners of all properties within 100 metres of the subject property and a notice was placed in the local newspaper. The notices gave the date, time, and location of the public input hearing to give the public an opportunity to voice their opinion. The hearing was held at the Council meeting on October 15, 2019.*

*No additional concerns were raised over this application.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **October 10, 2019**

MOVED/SECONDED that the October 10, 2019 Committee of the Whole report be adopted with the following recommendation:

(No. 446)

**1. CURRENT AND FUTURE ACTIVITIES OF THE TERRACE DOWNTOWN IMPROVEMENT AREA SOCIETY**

**It was recommended that** the presentation from the Terrace Downtown Improvement Area Society be referred to staff.

Carried Unanimously.

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

**Committee of the Whole**  
**Finance, Personnel &**  
**Administration Component**  
➤ **October 15, 2019**

MOVED/SECONDED that the October 15, 2019 Finance, Personnel and Administration Component of the Committee of the Whole report be received for information.

(No. 447)

Carried Unanimously.

**Committee of the Whole**  
**Development Services**  
**Component**  
➤ **October 15, 2019**

MOVED/SECONDED that the October 15, 2019 Development Services Component of the Committee of the Whole report be received for information.

(No. 448)

Carried Unanimously.

**SPECIAL REPORTS:**

**Memo – Corporate**  
**Administrator, Regional**  
**District Directors/Alternates**

The Chief Administrative Officer called for an indication of nominations for Director to the Board of the Regional District of Kitimat-Stikine.

(No. 449)

Councillor Bujtas and Councillor Cordeiro allowed their names to stand as Directors to the Board of the Regional District of Kitimat- Stikine.

MOVED/SECONDED that Councillor S. Bujtas and Councillor J. Cordeiro be appointed as the City's Directors to the Regional District of Kitimat-Stikine Board for a one-year term to the end of November 2020.

Carried Unanimously.

**APPOINTMENT OF  
ALTERNATE DIRECTORS  
TO THE REGIONAL  
DISTRICT OF KITIMAT-  
STIKINE**

(No. 450)

The Chief Administrative Officer asked for an indication of those interested in sitting as Alternate Directors on the Board of the Regional District of Kitimat-Stikine.

MOVED/SECONDED that Councillor Christiansen be appointed as the first Alternate Director for Director Bujtas and that Mayor Leclerc be appointed as Director Bujtas's second Alternate Director to the Board of the Regional District of Kitimat-Stikine; and the Mayor Leclerc be appointed as the first Alternate Director for Director Cordeiro and that Councillor Christiansen be appointed as Director Cordeiro's second Alternate Director to the Board of the Regional District of Kitimat-Stikine.

Carried Unanimously.

**October 15, 2019 Public  
Input Hearing Report (For  
Information Only)**

(No. 451)

MOVED/SECONDED that the October 15, 2019 Public Input Hearing Report be received for Information Only.

Carried Unanimously.

**BYLAWS:**

**2020 Tax Exemption Bylaw,  
Project No. ADP-02-1922  
(Adoption)**

(No. 452)

MOVED/SECONDED that 2020 Tax Exemption Bylaw, Project No. ADP-02-1922 be read by title only and adopted.

Carried Unanimously.

**2020 – 2029 Tax Exemption  
Bylaw, Project No. ADP-02-  
1923  
(Adoption)**

(No. 453)

MOVED/SECONDED that 2020-2029 Tax Exemption Bylaw, Project No. ADP-02-1923 be read by title only and adopted.

Carried Unanimously.

**Ticket Information Utilization  
Amendment Bylaw, Project  
No. ADP-02-1924  
(Adoption)**

(No. 454)

MOVED/SECONDED that Ticket Information Utilization Amendment Bylaw, Project No. ADP-02-1924 be read by title only and adopted.

Carried Unanimously.

**Planning Fees Amendment  
Bylaw, Project No. ADP-02-  
1925  
(Adoption)**

(No. 455)

*MOVED/SECONDED that Planning Fees Amendment  
Bylaw, Project No. ADP-02-1925 be read by title only  
and adopted.*

*Carried Unanimously.*

**Zoning Amendment  
(Permitted Uses in the AR2  
Rural Zone – 4423 Eby  
Street) Bylaw, Project No.  
ADP-02-1926  
(First and Second Reading)**

(No. 456)

*MOVED/SECONDED that Zoning Amendment  
(Permitted Uses in the AR2 Rural Zone – 4423 Eby  
Street Bylaw), Project No. ADP-02-1926 be read by title  
only and passed in its first and second reading.*

*Carried Unanimously.*

**Official Community Plan  
Amendment (5013 Halliwell  
Avenue) Bylaw, Project No.  
ADP-02-1927  
(First and Second Reading)**

(No. 457)

*MOVED/SECONDED that Official Community Plan  
Amendment Bylaw (5013 Halliwell Avenue), Project No.  
ADP-02-1927 be read by title only and passed in its  
first and second reading.*

*Carried Unanimously.*

**Zoning Amendment (5013  
Halliwell Avenue) Bylaw,  
Project No. ADP-02-1928  
(First and Second Reading)**

(No. 458)

*MOVED/SECONDED that Zoning Amendment Bylaw  
(5013 Halliwell Avenue), Project No. ADP-02-1928 be  
read by title only and passed in its first and second  
reading.*

*Carried Unanimously.*

**NEW BUSINESS FROM  
COUNCIL:**

**Regional District of Kitimat-  
Stikine Report**

*Councillors Cordeiro and Christiansen reported on the  
Regional District of Kitimat-Stikine Board October 2019  
meeting.*

**REPORTS ON COUNCIL  
ACTIVITIES:**

**Councillor Bujtas**

*Councillor Bujtas reported on the Terrace Youth Soccer  
Association's Annual General Meeting.*

**Councillor Downie**

*Councillor Downie reported on the Nation2Nation forum held the previous week. He also reported on the Terrace and District Chamber of Commerce's Business Excellence Awards. Small Business Week was last week and 16/37 Community Futures held an Open House with the Business Development Bank of Canada. Councillor Downie also attended a Kitimat LNG Open House.*

**Councillor Ramsay**

*Councillor Ramsay reported on the October 2019 Terrace Public Library Board meeting. He also reported on the Nation2Nation Forum.*

**Councillor Christiansen**

*Councillor Christiansen reported on the Kinsmen's Harvest Dinner. She suggested the City write a thank you letter to the Kinsmen to thank them for hosting this annual event.*

*Councillor Christiansen asked for an update on Resolution No. 381-2019 which directed Administration to draft a "Good Neighbour" bylaw, hire more Bylaw Compliance Officers, hire a Municipal Prosecutor, and establish a Court Watch program. The CAO explained that since the four motions were intended to be interdependent the budget process to consider the funding component of the motions must be considered.*

**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. 459)*

*MOVED/SECONDED that the October 28, 2019 Regular Meeting of Council be now adjourned and that Council move to In-Camera to the public pursuant to Section 90(1) (a) of the Community Charter to discuss matters relating to personnel.*

*Carried Unanimously.*



*The meeting adjourned at 8:30 p.m.*

**CERTIFIED CORRECT:**

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**Mayor**

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**Clerk**