

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS
ON MONDAY, FEBRUARY 10, 2020 AT 7:30 P.M.**

Deputy Mayor S. Bujtas presided. Mayor C. Leclerc was present via telephone. Councillors present were J. Cordeiro, L. Christiansen, B. Downie, J. McCallum-Miller, and E. Ramsay. Also in attendance were H. Avison, Chief Administrative Officer, T. Irwin, City Planner, D. Block, Director of Development Services, J. Klie, Fire Chief, T. Clarke, Programs Supervisor, K. Lautens, Communications Advisor, and A. Poole, Executive Assistant and Deputy Clerk.

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

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

(No. 047)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (a) and (j) and (2) (b) of the Community Charter (to discuss matters relating to personnel, information that is prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act, and negotiations between the municipality and the Provincial Government).

Carried Unanimously.

REGULAR MEETING:

Deputy Mayor Bujtas acknowledged that the meeting was being held on the traditional unceded homelands and territory of the Tsimshian First Nation. He also 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the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.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. 054)

MOVED/SECONDED that the Addendum be included.

Carried Unanimously.

DELEGATIONS & GUESTS:

There were no Delegations & Guests.

MINUTES:

**Regular Council Minutes,
January 27, 2020**

(No. 055)

MOVED/SECONDED that the Regular Council Minutes of January 27, 2020 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 February 10, 2020 Regular Council Meeting convene into Committee of the Whole.

(No. 056)

Carried Unanimously.

**Committee of the Whole
Finance, Personnel and
Administration Component
➤ February 10, 2020**

The following item was discussed at the February 10, 2020 Development Services Component of the Committee of the Whole:

**1. MUNICIPAL AND REGIONAL DISTRICT TAX (MRDT)
UPDATE**

**Committee of the Whole
Development Services
Component
➤ February 10, 2020**

The following item was discussed at the February 10, 2020 Development Services Component of the Committee of the Whole:

**1. APPLICATION FOR A NEW STOREFRONT
CANNABIS RETAIL SALES LICENSE – KANSAS
ENTERPRISES (FRANCHISES) LTD. (4621
LAKELSE AVENUE)**

COMMITTEE REPORTS:

**Committee of the Whole
Finance, Personnel and
Administration Component**
➤ **February 10, 2020**

(No. 057)

It was recommended that the Committee now rise and report.

MOVED/SECONDED that the February 10, 2020 Finance, Personnel and Administration Component of the Committee of the Whole verbal report be adopted with the following recommendation:

**1. MUNICIPAL AND REGIONAL DISTRICT TAX (MRDT)
UPDATE**

It was recommended that Council provide a letter of support in favour of Kermodei Tourism Society being the eligible entity for a 2% Municipal and Regional District Tax (MRDT).

Carried Unanimously.

**Committee of the Whole
Development Services
Component**
➤ **February 10, 2020**

MOVED that the February 10, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendation:

**1. APPLICATION FOR A NEW STOREFRONT
CANNABIS RETAIL SALES LICENSE – KANSAS
ENTERPRISES (FRANCHISES) LTD. (4621
LAKELSE AVENUE)**

It was recommended that Council pass the following resolution:

Be it resolved that:

1. *The City of Terrace Council does not recommend the approval of the license for the following reasons:*
 - a) *There was response received from adjacent property owners, residents and tenants, response indicated both support and opposition for the application; and*
 - b) *The approval of a license for a non-medical cannabis retail store at the subject location will negatively impact the use and enjoyment of the surrounding community.*

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 opinions. The hearing was held at the Council meeting on January 13th, 2020:

- An adjacent business owner (Bruno Belanger - Gemma's Boutique/4627 Lakelse Avenue) spoke in favor of the application, noting that the applicant has other investments in the community that he maintains at a high standard.
- An adjacent business owner and property owner (Lara Roldo - Fiori Designs/4619 Lakelse Avenue) raised concerns about an additional cannabis shop, given the size of our community. She had concerns regarding impressions on visitors to our community. She elaborated on additional concerns with the application in an email following the Public Input Hearing, including:
 - Concerns that the work various community organizations (TDIA, LOVE Terrace, Greater Terrace Beautification Society) have done to revitalize our downtown will be eroded by additional retail cannabis shop(s).
 - Concerns around the need to black out windows of the storefront.
 - Please see attached letter.
- An adjacent property owner (Dino Stella/4617 Lakelse Avenue) also spoke. He raised concerns about the number of cannabis retail stores and the potential impact on the existing drug problems in our community.

Following the January 13th, 2020 meeting, and prior to staff submitting the materials for the February 10th, 2020 meeting, additional input was received as follows:

- One (1) written response was also received from the business owner of Primerica Financial Services, located on the second floor at 4619 Lakelse Avenue. His submission included concerns around location suitability, undesirable branding of our downtown, and negative implications on other potential investors. Please see attached letter.

- One (1) written response was also received from the business owner of All Star Shoes. She noted concerns around the requirement to cover windows of cannabis retail stores and the impact this would have on trying to create a lively, welcoming downtown. She notes the existing issues with vagrancy and empty storefronts. Please see attached letter.
- One (1) written response and (1) phone call was also received from the owner of Hive Cannabis. He noted his opposition to the application with concerns about proximity to his business. Please see attached letter.

Following the submission of materials for the February 10th, 2020 meeting, but prior to the holding of the meeting, additional input was received as follows:

- A package was submitted by the applicant with a combination of form letters and petition signatures in support of the application. The total number of signatures received between the form letters and petition was 467.
 - The applicant further broke the support into category of “business owner/manager/employee” (79) and individual citizens (388)
 - Staff reviewed the submitted package and highlights the following property/business owners/tenants in the immediately adjacent area (100meters) provided support:
 - 4605 Lakelse Avenue: Ninja Sushi (owner - Chan ho Kim)
 - 4620 Lakelse Avenue: Days Inn (Manager – Noman Khan)
 - 4615 Lakelse Avenue: Raven Prints (owner - Nikki Villeneuve)
 - 4609 Lazelle Avenue: Red Raven (staff - Sylvia Hart)
 - 4611 Lakelse Avenue: Benson Optical (owner - Brad Benson)
 - Unit 203, 4621 Lakelse Avenue (Tenants)
- A petition was submitted in opposition of the application. The number of signatures in

opposition was 155.

Motion lost due to lack of seconder.

MOVED/SECONDED that the February 10, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendation:

(No. 058)

1. APPLICATION FOR A NEW STOREFRONT CANNABIS RETAIL SALES LICENSE – KANSAS ENTERPRISES (FRANCHISES) LTD. (4621 LAKELSE AVENUE)

It was recommended that Council pass the following resolution:

Be it resolved that:

1. *The City of Terrace Council recommends the approval of the license for the following reasons:*
 - a) *There was response received from adjacent property owners, residents, and tenants. Response indicated both support and opposition for the application;*
 - b) *The impact on the community if the application is approved is expected to be negligible; and*
 - c) *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 opinions. The hearing was held at the Council meeting on January 13th, 2020:*
 - *An adjacent business owner (Bruno Belanger - Gemma's Boutique/4627 Lakelse Avenue) spoke in favor of the application, noting that the applicant has other investments in the community that he maintains at a high standard.*

 - *An adjacent business owner and property owner (Lara Roldo – Fiori Designs/4619 Lakelse Avenue) raised concerns about an additional cannabis shop, given the size of our community.*

She had concerns regarding impressions on visitors to our community. She elaborated on additional concerns with the application in an email following the Public Input Hearing, including:

- *Concerns that the work various community organizations (TDIA, LOVE Terrace, Greater Terrace Beautification Society) have done to revitalize our downtown will be eroded by additional retail cannabis shop(s).*
 - *Concerns around the need to black out windows of the storefront.*
 - *Please see attached letter.*
- *An adjacent property owner (Dino Stella/4617 Lakelse Avenue) also spoke. He raised concerns about the number of cannabis retail stores and the potential impact on the existing drug problems in our community.*

Following the January 13, 2020 meeting, and prior to staff submitting the materials for the February 10, 2020 meeting, additional input was received as follows:

- *One (1) written response was also received from the business owner of Primerica Financial Services, located on the second floor at 4619 Lakelse Avenue. His submission included concerns around location suitability, undesirable branding of our downtown, and negative implications on other potential investors. Please see attached letter.*
- *One (1) written response was also received from the business owner of All Star Shoes. She noted concerns around the requirement to cover windows of cannabis retail stores and the impact this would have on trying to create a lively, welcoming downtown. She notes the existing issues with vagrancy and empty storefronts. Please see attached letter.*
- *One (1) written response and (1) phone call was also received from the owner of Hive Cannabis. He noted his opposition to the application with concerns about proximity to his business. Please see attached letter.*

Following the submission of materials for the February 10th, 2020 meeting, but prior to the holding of the

meeting, additional input was received as follows:

- A package was submitted by the applicant with a combination of form letters and petition signatures in support of the application. The total number of signatures received between the form letters and petition was 467.
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 - 4609 Lazelle Avenue: Red Raven (staff - Sylvia Hart)
 - 4611 Lakelse Avenue: Benson Optical (owner - Brad Benson)
 - Unit 203, 4621 Lakelse Avenue (Tenants)
- A petition was submitted in opposition of the application. The number of signatures in opposition was 155.

Carried.

Councillor Christiansen wished to be recorded as opposed.

**Committee of the Whole
Finance, Personnel and
Administration Component**

➤ **January 27, 2020**

(No. 059)

MOVED/SECONDED that the January 27, 2020 Committee of the Whole report be adopted with the following recommendation:

1. 2020 – 2024 PROVISIONAL BUDGET

It was recommended that the 2020-2024 Provisional Operational Budget be approved and that Administration look at alternatives to the flower basket program for the downtown.

Carried Unanimously.

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

There were no Committee Reports (For Information Only).

SPECIAL REPORTS:

**Memo – City Planner,
Downtown Revitalization
Tax Exemption Bylaw**

(No. 060)

MOVED/SECONDED 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.

Councillor Downie wished to be recorded as opposed.

**Memo – Programs
Supervisor, 2020 Application
for Stream 1 – Age Friendly
Communities Grant**

(No. 061)

MOVED/SECONDED that Council support the submission of the 2020 application for the Stream 1 – Age Friendly Communities Grant through UBCM. The application includes developing a Seniors Needs and Assessment Plan, as well as an Action Plan from the report's findings. The City of Terrace will also provide overall grant management if successful in its application for the 2020 UBCM's Age Friendly Communities Grant.

Carried Unanimously.

**Memo – Executive Assistant,
Approval for Travel – BC
Mayors' Caucus**

(No. 062)

MOVED/SECONDED that Council approve the Mayor's travel to the BC Mayors' Caucus, at a cost not to exceed \$1,713.75, and that the funds come from Council Unbudgeted Travel.

Carried Unanimously.

**Memo – Fire Chief, 2019
Fourth Quarter Fire
Department Report**

(No. 063)

MOVED/SECONDED that 2019 Fourth Quarter Fire Department Report be received for information.

Carried Unanimously.

**Memo – Fire Chief, 2019
Year End Fire Department
Report**

(No. 064)

MOVED/SECONDED that the 2019 Year End Fire Department Report be received for information.

Carried Unanimously.

**Memo – Building Inspector,
January 2020 Building
Synopsis**

MOVED/SECONDED that the January 2020 Building Synopsis be received for information.

Carried Unanimously.

(No. 065)

**Oral Report, February 10,
2020 Public Hearing**

MOVED/SECONDED that the Oral Report from the February 10, 2019 Public Hearing be adopted with the following recommendation:

(No. 066)

**AMENDMENT TO ZONING BYLAW NO. 2069-2014
(4443 KEITH AVENUE)**

It was recommended that following the holding of the Public Hearing, a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the permitted uses and regulations in the C3 – Highway Commercial Zone by adding "Wholesale Establishment" as a site specific permitted use for the property legally described as Lot 1, District Lot 360, Range 5, Coast District, Plan 10874 (4443 Keith Avenue) be referred to Council for consideration of third reading.

Carried Unanimously.

**Memo – Chief Administrative
Officer, Northwest BC
Resource Benefits Alliance
Negotiations Update**

It was recommended that the Northwest BC Resource Benefits Alliance negotiations update be received for information.

Carried Unanimously.

(No. 067)

BYLAWS:

**Zoning Amendment (Uses
Permitted in the C3 Zone)
4443 Keith Avenue Bylaw,
Project No. ADP-02-2001
(Third Reading)**

MOVED/SECONDED that Zoning Amendment (Uses Permitted in the C3 Zone) 4443 Keith Avenue Bylaw, Project No. ADP-02-2001 be read by title only and passed in its third reading.

Carried Unanimously.

(No. 068)

**Temporary Loan Bylaw,
Project No. ADP-02-2002
(Adoption)**

MOVED/SECONDED that Temporary Loan Bylaw, Project No. ADP-02-2002 be read by title only and adopted.

Carried Unanimously.

(No. 069)

**City of Terrace Downtown
Revitalization Tax
Exemption Bylaw, Project
No. ADP-02-2003
(First, Second, and Third
Reading)**

MOVED/SECONDED that City of Terrace Downtown Revitalization Tax Exemption Bylaw, Project No. ADP-02-2003 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

(No. 070)

**NEW BUSINESS FROM
COUNCIL:**

**Regional District of Kitimat-
Stikine Report**

There was no report on the Regional District of Kitimat-Stikine.

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor Christiansen

Councillor Christiansen reported on the NCLGA Board of Directors and the B.C. Seniors Advocate's report release.

Councillor Ramsay

Councillor Ramsay reported on the Greater Terrace Beautification Society meeting, B.C. Seniors Advocate's report release, and the JGC/Fluor JV Career Fair and Vendor Open House.

Councillor Downie

Councillor Downie reported on the BC Natural Resources Forum.

Deputy Mayor Bujtas

Deputy Mayor Bujtas reported on the BC Natural Resources Forum and the Human Library event at the Coast Mountain College.

Councillor McCallum-Miller

Councillor McCallum-Miller reported on an interview she did with CBC Radio regarding her motion for Council to undertake Cultural Awareness Training. She also invited everyone to attend the February 14, 2020 3rd Annual Women's Memorial March in honour of Missing and Murdered Indigenous Women, Two-Spirit, and Girls.

Mayor Leclerc

Mayor Leclerc reported on the BC Natural Resources Forum and would like to invite Affonso Bizon, General Manager, Rio Tinto BC Works, to present an update to Council, similar to the presentation he gave at the BC Natural Resources Forum.

REPORT FROM IN-CAMERA:

There were no items released from In-Camera status.

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

There were no questions from the Media and no questions from the Audience.

ADJOURNMENT

(No. 071)

MOVED/SECONDED that the February 10, 2020 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned at 9:20 p.m.

CERTIFIED CORRECT:

Deputy Mayor

Deputy Clerk