

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JULY 13, 2015 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christensen, J. Cordeiro, B. Downie, M. Prevost, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, T. Irwin, City Planner, R. Schibli, Director of Public Works, A. Thompson, Clerk, and L. Wilson, Executive Assistant.

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

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

(No. 246)

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

Carried Unanimously.

REGULAR MEETING:

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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.

DELEGATIONS & GUESTS:

***Barbara Tetz, Rezoning
Request for Land at Base of
Lanfear Hill***

Barbara Tetz introduced herself and presented on a request to rezone City-owned the land at the base of Lanfear Hill from R1 – Single Detached Residential, to R2 – Park and Recreation.

Residents were concerned with people smoking on the property at 5012 Lanfear and concerned about the fire hazard associated with this. Ms. Tetz and a group of volunteers mowed the property. Top soil was brought in and the property was leveled. Volunteers would like to donate grass for seeding the property and picnic tables and concrete slabs.

Volunteers would like the property added to the Howe Creek trail system, either formally as park or just maintained by the City of Terrace.

The work was done by the Shreva Connection Society, a silent society that does beautification and volunteer work in the area.

Mayor Leclerc thanked Ms Tetz for her presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 250).

***Merv Ritchie – Introduction
of the Land, Air, Water Party
of BC***

Merv Ritchie of the Land, Air, and Water Party of BC introduced himself and introduced the new political party.

Merv Ritchie, Matthew Daratha, Martin Holtzbauer, formed the Land, Air, Water (LAW) Party of BC. The LAW Party represents the views expressed during the Joint Review Panel (JRP) and for the Indigenous people who spoke about against the expansion of the petroleum industry into BC.

The foundation of the party is to protect Land, Air, and Water as life sustaining elements, and to enhance and expand on alternate sources of energy. They will also recognize treaty and non-treaty rights for indigenous people in BC. The Party believes that every vote (Municipal, Provincial and Federal) should be held by secret ballot and the voting age should be reduced to 14 years to encourage youth involvement in politics.

The Party will follow the matriarchal voting system in place with many indigenous people where the women in the Party select who will speak on behalf of the Party.

The LAW Party of BC launched on National Aboriginal Day and announced its Party status in Terrace at the Aboriginal Day event. The Party has been in discussions with Tahltan and Tsimshian matriarchs to get guidance on how to proceed.

The Party is working on being recognized Federally.

Mayor Leclerc thanked Mr. Ritchie for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 251).

PETITIONS AND QUESTIONS:

There were no Petitions and Questions.

MINUTES:

***Regular Council Minutes,
June 22, 2015***

(No. 249)

MOVED/SECONDED that the Regular Council Minutes of June 22, 2015 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:

Barbara Tetz, Rezoning request for Land at Base of Lanfear Hill

(No. 250)

MOVED/SECONDED that the request from Ms. Tetz to make the City-owned property at 5012 Lanfear into a park be referred to the Parks and Recreation Master Plan.

Carried Unanimously.

Merv Ritchie – Introduction of the Land, Air, Water Party of BC

(No. 251)

MOVED/SECONDED that the presentation from the Land, Air, and Water Party of BC be received.

Carried Unanimously.

Verna Wickie – Treasurer, RDKS – RDKS Solid Waste and Recyclable Material Management Service for the Terrace Area

(No. 252)

MOVED/ SECONDED that the City of Terrace approve the adoption of the “Kitimat-Stikine Terrace Area Solid Waste and Recyclable Material Management Service Establishment Bylaw No. 658, 2015” by the Regional District of the Kitimat-Stikine.

Carried Unanimously.

Sarah Artis – Request for Rainbow Crosswalk in Terrace

(No. 253)

MOVED/ SECONDED that the City of Terrace install a rainbow crosswalk in support of the LBGT community and that it be referred to Administration to determine which crosswalk is best suited to be painted.

Carried Unanimously.

RECESS AND RECONVENE:

The Director of Public Works left the meeting at this time.

Brief recess was called at 8:05 p.m. and meeting reconvened at 8:10 p.m.

**CONVENE INTO
COMMITTEE OF THE
WHOLE:**

MOVED/SECONDED that the July 13, 2015 Regular Council Meeting convene into Committee of the Whole.

(No. 254)

Carried Unanimously.

Committee of the Whole
➤ ***Development Services
Component,
July 13, 2015***

The following items were discussed at the June 22, 2015 Development Services Component of the Committee of the Whole:

- 1. PUBLIC INPUT HEARING – APPLICATION BY
SHERWOOD MOUNTAIN BREWHOUSE LTD. TO
AMEND LIQUOR MANUFACTURING LICENSE
(#306118)***

- 2. ZONING AMENDMENT – 5110 JOLLIFFE AVENUE***

- 3. DEVELOPMENT PERMIT NO. 11-2015 – DANIEL
CONDON (4609 AND 4611 PARK AVENUE)***

- 4. DEVELOPMENT PERMIT NO. 15-215 –
ANDERSON/RUYGROK/DUANE CONTRACTING
LTD. (4641 LAZELLE AVENUE)***

- 5. DEVELOPMENT VARIANCE PERMIT NO. 08-2015
– BULLEID (4602 MORRIS AVENUE)***

- 6. DEVELOPMENT VARIANCE PERMIT NO. 14-2015
– RAPOSO (4825 GRAHAM AVENUE)***

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

Committee of the Whole
➤ **Development Services**
Component,
July 13, 2015

MOVED/SECONDED that the July 13, 2015 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 255)

1. PUBLIC INPUT HEARING – APPLICATION BY SHERWOOD MOUNTAIN BREWHOUSE LTD. TO AMEND LIQUOR PRIMARY LICENSE (#306118)

There were no recommendations at this time.

2. ZONING AMENDMENT – 5110 JOLLIFFE AVENUE

It is recommended that the Bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R1 – Single Detached Residential to R2 – Semi-Detached Residential for the property legally described as Lot 4, District Lot 983, Range 5, Coast District, Plan EPP40424 (5110 Jolliffe Avenue) proceed to Council for consideration.

3. DEVELOPMENT PERMIT NO. 11-2015 – DANIEL CONDON (4609 AND 4611 PARK AVENUE)

It was recommended that Development Permit No. 11-2015 be issued to Daniel Condon for the properties legally described as Lot A, District Lot 361, Range 5, Coast District, Plan 12146 and Lot 8, Block 2, District Lot 361, Range 5, Coast District, Plan 972 (4609 & 4611 Park Avenue) to permit exterior renovations to the façade and new addition to an existing commercial building including the following variances:

- *To vary Section 8.2.3 of Zoning Bylaw No. 2069-2014 to reduce up to 10%, the total number of off-street parking spaces required.*

**4. DEVELOPMENT PERMIT NO. 15-2015 –
ANDERSON/RUYGROK/DUANE CONTRACTING
LTD. (4641 LAZELLE AVENUE)**

It was recommended that Development Permit No. 15-2015 be issued to Sherry Anderson, Andrew Ruygrok and Duane Contracting Ltd. for property legally described as Lot 11, Block 4, District Lot 361, Range 5, Coast District, Plan 972 [4641 Lazelle Avenue] for conversion of an existing bakery space to restaurant.

- *To vary Section 8.2.3 of Zoning Bylaw No. 2069-2014 to reduce up to 10%, the total number of off-street parking spaces required.*

**5. DEVELOPMENT VARIANCE PERMIT NO. 08-2015 –
BULLEID (4602 MORRIS AVENUE)**

It is recommended that the City issue Development Variance Permit No. 08-2015 for the property located at 4602 Morris Avenue (Lot 9, District Lot 837, Range 5, Coast District, Plan 4198), including the following variances:

- *To vary Section 11.1.3.7.b of Zoning Bylaw 2069-2014 and amendments thereto to allow the Maximum Height of an Accessory Structure on a R1 (Single Detached Residential) zoned lot to be increased from 5.1 metres to 6.1 square metres.*
- *To vary Section 11.1.3.10.a of Zoning Bylaw 2069-2014 and amendments thereto to allow the Maximum Gross Floor Area of an Accessory Structure on a R1 (Single Detached Residential) zoned lot to increase from 55 square metres to 80.3 square metres.*

**6. DEVELOPMENT VARIANCE PERMIT NO. 14-2015 –
RAPOSO (4825 GRAHAM AVENUE)**

It is recommended that the City issue Development Variance Permit No. 14-2015 for the property located at 4825 Graham Avenue (Lot 3, District Lot 611, Range 5, Coast District, Plan 2032 Except Plan 6122), including the following variance:

- *To vary Section 10.3.8.10 of Zoning Bylaw 2069-2014 and amendments thereto to allow the Maximum Size of an Accessory Building on an AR1 – Agricultural zoned lot to be increased from 180 square metres to 297.3 square metres.*

Carried Unanimously.

***Committee of the Whole
June 22, 2015***

(No. 256)

MOVED/ SECONDED that the June 22, 2015 Committee of the Whole report be adopted with the following recommendation:

1. INTRODUCTION TO THE DC LNG PROJECT

There were no recommendations.

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

***Committee of the Whole
➤ Development Services
Component
June 22, 2015***

(No. 257)

MOVED/ SECONDED that the June 22, 2015 Development Services Component of the Committee of the Whole be received for Information.

Carried Unanimously.

SPECIAL REPORTS:

***Memo – City Planner,
Application by Blue Fin Sushi
to Amend Food-Primary
(Restaurant) Liquor License***

(No.258)

MOVED/SECONDED that the City of Terrace Council recommends the amendment of Food-Primary (Restaurant) Liquor License no. 3905360 for the following reasons:

a. There were no negative responses from adjacent residential and commercial property owners/tenants;

b. The R.C.M.P. have stated they have no concerns regarding this application;

and

c. The amendment is in accordance with City of Terrace Policy No. 83 – Liquor Licensing Application Process Procedure.

The Council's comments on the prescribed considerations are as follows:

a. The potential for noise if the application is approved will be negligible.

b. The impact on the community if the application is approved will be negligible.

c. The amendment is not anticipated to result in the establishment being operated in a manner contrary to the primary purpose of the license.

d. There were no concerns expressed by nearby residents.

A public notice of hearing was sent out to the owners of all properties within 50 metres of the subject property. The notice gave the date, time and location of the public input hearing to give the local residents an opportunity to voice their opinions. The hearing was held at the Council meeting on June 22, 2015. There were no written or verbal submissions from the nearby residents or property owners.

Carried Unanimously.

***Memo – Financial
Administrator, Youth Travel
Assistance Application***

(No. 259)

MOVED/SECONDED that the City of Terrace provide Sara Pipe with \$450 to cover some of the travel costs for the Miss Teenage Canada competition and that the amount come from Council Unbudgeted.

Carried Unanimously.

***Memo – Terrace Victim
Assistance Program
Quarterly Report (April –
June 2015)***

(No.260)

MOVED/SECONDED that Council accept the Terrace Victim Assistance Program Quarterly Report (April – June, 2015) for information.

Carried Unanimously.

***June 22, 2015 Public
Hearing Report (for
information only)***

(No. 261)

MOVED/SECONDED that the June 22, 2015 Public Hearing report be received for information only.

Carried Unanimously.

***Oral Report, July 13, 2015
Public Hearing***

(No. 262)

MOVED/SECONDED the Public Hearing report for the July 13, 2015 Public Hearing be received with the following recommendations:

***1. PUBLIC HEARING – ZONING AND OFFICIAL
COMMUNITY PLAN AMENDMENTS – 3725
THOMAS STREET***

It is recommended that the Public Hearing on the applications concerning 3725 Thomas Street be recessed and that the Public Hearing reconvene at 7:00 p.m. August 10, 2015.

***2. PUBLIC HEARING – OFFICIAL COMMUNITY PLAN
AND ZONING AMENDMENTS - 5013 HALLIWELL
AVENUE***

There were no recommendations at this time.

Carried Unanimously.

BYLAWS:

**Official Community Plan
Amendment (3725 Thomas
Street) Bylaw, Project No.
ADP-02-1501
(Third Reading)**

This item was struck from the Agenda.

**Official Community Plan
Amendment (3725 Thomas
Street) Bylaw, Project No.
ADP-02-1501
(Adoption)**

This item was struck from the Agenda.

**Zoning Amendment (3725
Thomas Street) Bylaw,
Project No. ADP-02-1502
(Third Reading)**

This item was struck from the Agenda.

**Zoning Amendment (3725
Thomas Street) Bylaw,
Project No. ADP-02-1502
(Adoption)**

This item was struck from the Agenda.

**Haugland Avenue (Braun
Street to Skeena Street)
Local Area Service
Establishment Bylaw, Project
No. ADP-02-1513
(Adoption)**

MOVED/SECONDED that Haugland Avenue (Braun Street to Skeena Street) Local Area Service Establishment Bylaw, Project No. ADP-02-1513 be read by title only and adopted.

Carried Unanimously.

(No. 263)

**Official Community Plan
Amendment (5013 Halliwell
Avenue) Bylaw, Project No.
ADP-02-1514
(Third Reading)
(Adoption)**

This item was struck from the Agenda.

**Zoning Amendment (5013
Halliwell Avenue) Bylaw,
Project No. ADP-02-1515
(Third Reading)
(Adoption)**

This item was struck from the Agenda

Highway Name and Block Numbering Amendment Bylaw, Project No. ADP-02-1516

(Adoption)

(No. 264)

Zoning Amendment (5110 Jolliffe Avenue) Bylaw, Project No. ADP-02-1517 (First and Second Reading)

(No. 265)

NEW BUSINESS:

Councillor Bujtas

REPORT FROM IN-CAMERA:

QUESTIONS/COMMENTS FROM THE MEDIA & AUDIENCE:

ADJOURNMENT:

(No. 266)

MOVED/SECONDED that the Highway Name and Block Numbering Amendment Bylaw, Project No. ADP-02-1516 be read by title only and adopted.

Carried Unanimously.

MOVED/SECONDED that the Zoning Amendment (5110 Jolliffe Avenue) Bylaw, Project No. ADP-02-1517 be read by title only and passed in its First and Second reading.

Carried Unanimously.

Councillor Bujtas reported on the results of the Terrace Youth Soccer teams at that provincial competition this year.

A Media Release regarding the re-alignment of Terrace's Economic Development function was distributed.

There were no questions from the Media or the Audience.

MOVED/SECONDED that the July 13, 2015 Regular Meeting of Council be now adjourned and that Council move to In-Camera to the public pursuant to Division 3, Section 90(1)(b) of the Community Charter to discuss matters relating to personnel.

Carried Unanimously.

The meeting adjourned 9:05 p.m.

CERTIFIED CORRECT:

Mayor

Clerk