

***MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, APRIL 28, 2014 AT 7:40 P.M.***

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*Mayor D. Pernarowski presided. Councillors present were B. Bidgood, L. Christiansen, J. Cordeiro, M. Davies, B. Downie, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer and Deputy Clerk, D. Block, Director of Development Services, R. Bowles, Director of Finance and K. Kofoed, Executive Assistant.*

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

***Meeting Called to Order at  
7:15 p.m. – Move to In-  
Camera Special Council***

*(No. 188)*

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

**REGULAR MEETING:**

*Mayor Pernarowski advised that Council agendas and minutes are available for viewing on the City's home page at [www.terrace.ca](http://www.terrace.ca) and that Council meetings are webcast on the City's website and the past minutes have been archived.*

**ADDENDUM:**

*MOVED/SECONDED that Addendum be included.*

*(No. 194)*

*Carried Unanimously.*

**DELEGATIONS & GUESTS:**

***Dan Nieckarz – Visual  
Pollution***

*Dan Nieckarz stated he presented on "Visual Pollution" at the March 10, 2014 Council Meeting. Although Mr. Nieckarz didn't stay for the entire meeting, he watched the remainder of the meeting online. He stated he heard a lot of the Councillors talk about the safety, height and content of the signs, but heard nothing about beautification.*

*Mr. Nieckarz started a petition and has collected 200 signatures from residents and visitors to the area who oppose electronic billboards.*

*Mr. Nieckarz stated the "Precautionary Principle" dictates that an action should not be taken if the consequences are uncertain or potentially dangerous and requested Council ban all electronic billboards in*

*Terrace, especially at Keith Avenue and Kalum Street as it's a high-risk intersection.*

*Mayor Pernarowski thanked Mr. Nieckarz for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (No. 197)*

**PETITIONS AND QUESTIONS:**

*A Petition was submitted by Mr. Nieckarz regarding Visual Pollution.*

**MINUTES:**

***Regular Council Minutes, April 14, 2014***

*(No. 195)*

*MOVED/SECONDED that the Regular Council Minutes of April 14, 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:**

***Art Moi, Terrace Rod and Gun Club – Support for Lease Renewal***

*(No. 196)*

*MOVED/SECONDED that the correspondence from Mr. Art Moi be received and that a letter of support be provided for the Terrace Rod and Gun Club's application to Ministry of Forests Lands and Natural Resource Operations Lands Branch for renewal and extension of their lease L635721.*

*Carried Unanimously.*

***Dan Nieckarz – Visual Pollution***

*(No. 197)*

*MOVED/SECONDED that the presentation and Petition from the Mr. Dan Nieckarz be received.*

*Carried Unanimously.*

**CONVENE INTO COMMITTEE OF THE WHOLE:**

*(No. 198)*

*MOVED/SECONDED that the April 28, 2014 Regular Council Meeting convene into Committee of the Whole.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **Development Services**  
**Component,**  
**April 28, 2014**

*The following items were discussed at the April 28, 2014 Development Services Component of the Committee of the Whole:*

**1.DEVELOPMENT PERMIT NO. 19-2014 FOR LOT A, DISTRICT LOT 616, RANGE 5, COAST DISTRICT, PLAN BCP6689 (5230 KEITH AVENUE)**

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**2.OFF-SITE WORKS AND SERVICES – 544791 BC LTD. (5230 KEITH AVENUE)**

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**3.DEVELOPMENT PERMIT NO. 09-2014 – SUNCOR ENERGY INC. (5138 KEITH AVENUE)**

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**4.DEVELOPMENT PERMIT NO. 12-2014 – PROGRESSIVE VENTURES (1998) LTD. (4425 & 4421 KEITH AVENUE)**

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**5.DEVELOPMENT PERMIT NO. 17-2014 – DEEP CREEK MASONRY LTD. (4718, 4720 & 4722 PARK AVENUE)**

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**6.DEVELOPMENT VARIANCE PERMIT NO. 09-2014 – GOBIND ENTERPRISES LTD. (4714 LAKELSE AVENUE)**

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

**COMMITTEE REPORTS:**

**Committee of the Whole**  
➤ **Development Services**  
**Component,**  
**April 28, 2014**

*MOVED/SECONDED that the April 28, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

**1.DEVELOPMENT PERMIT NO. 19-2014 FOR LOT A, DISTRICT LOT 616, RANGE 5, COAST DISTRICT – PLAN BCP6689 (5230 KEITH AVENUE)**

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(No. 199)

*It is recommended that Development Permit No. 19-2014 be issued to 544791 BC Ltd. for the property legally described as Lot A, District Lot 616, Range 5, Coast District, plan BCP6689 (5230 Keith Avenue) to permit the development of Mini warehouse/storage units.*

***2.OFF-SITE WORKS AND SERVICES – 544791 BC LTD. (5230 KEITH AVENUE)***

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*It is recommended that payment for Off-site Works and Services in the amount of \$7,500.00 be required by 544791 BC Ltd. as per Subdivision and Development Bylaw No. 1591-1997 for the property legally described as Lot A, District Lot 616, Range 5, Coast District, Plan BCP6689 (5230 Keith Avenue) in conjunction with the issuance of Development Permit No. 19-2014 for the development of a mini warehouse/storage operation.*

***3.DEVELOPMENT PERMIT NO. 09-2014 – SUNCOR ENERGY INC. (5138 KEITH AVENUE)***

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*It was recommended that Development Permit No. 09-2014 be issued to Suncor Energy Inc. for the property legally described as Lot 3, Block 9 and Lot 4, District Lot 362, Range 5, Coast District, Plan 6230 (5138 Keith Avenue) to permit improvements and expansion of an existing cardlock fuelling facility.*

***4.DEVELOPMENT PERMIT NO. 12-2014 PROGRESSIVE VENTURES (1998) LTD. (4425 & 4421 KEITH AVENUE)***

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*It is recommended that Development Permit No. 12-2014 be issued to Progressive Ventures (1998) Ltd. for the property legally described as Lots 1 & 2, District Lot 360, Range 5, Coast District, Plan 12141 (4425 & 4421 Keith Avenue) to permit the re-development and expansion of an existing commercial building supply and retail store business including the following variance:*

- *Vary Section 4.16.3 of Zoning Bylaw No. 1431-1995 to reduce the width of the continuous landscaping strip along the side of a parcel which abuts a street from 2.5 metres to 1.2 metres width for the Keith Avenue (north) parcel line frontage.*

**5.DEVELOPMENT PERMIT NO. 17-2014 – DEEP CREEK MASONRY LTD. (4718, 4720 & 4722 PARK AVENUE)**

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*It is recommended that Development Permit No. 17-2014 be issued to Deep Creek Masonry Ltd. for property legally described as Lot 12, District Lot 361, Range 5, Coast District, Plan 1103 Except Plans 4510 and BCP45974, Parcel A (Plan 4510) of Lot 12, District Lot 361, Range 5, Coast District, Plan 1103, the East 1/2 of Lot 13, District Lot 361, Range 5, Coast District, Plan 1103 Except Plan BCP45974 (4718, 4720 and 4722 Park Avenue) to amend Development Permit No. 06-2014 and Development Permit No. 10-2014 to further reduce the front parcel line setback (Davis Avenue frontage) in the R5 - High Density Multi-Family Residential zone to permit the development of a 28 unit multi-family residential townhouse development including the following variance:*

- *Vary Section 6.5.3.3 Minimum Setback of Zoning Bylaw No. 1431-1995 to further reduce the front parcel line setback in the R5 - High Density Multi-Family Residential Zone from the approved variance at 5.0 metres to 3.3 metres (Davis Avenue frontage).*

**6.DEVELOPMENT VARIANCE PERMIT NO. 09-2014 – GOBIND ENTERPRISES (4714 LAKELSE AVENUE)**

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*It is recommended that the City issue Development Variance Permit No. 09-2014 to Gobind Enterprises Ltd. for the property located at 4714 Lakelse Avenue (Lot A, District Lot 361, Range 5, Coast District, Plan 4904), including the following variances:*

- *Schedule C - Number Dimensions, and Location of Individual Signs by Zoning District of Signage Bylaw No. 1500-1996 and amendments thereto to increase the maximum allowable number of permitted freestanding signs from one to two and to decrease the minimum allowable setback from 1.5 metres to 0 metres.*

**Committee of the Whole**  
➤ **April 14, 2014**

*MOVED/SECONDED that the April 14, 2014 Committee of the Whole report be adopted.*

*(No. 200)*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **(Finance, Personnel & Administration) April 14, 2014**

*MOVED/SECONDED that the April 14, 2014 Finance, Personnel & Administration Component of the Committee of the Whole report be adopted with the following recommendations:*

**1. FERRY ISLAND ELECTRICAL PROJECT – PHASE II**

*(No. 201)*

*It was recommended that Council approve up to an additional \$19,000 to complete the Ferry Island Electrical Project – Phase II.*

**2. 2014 TAX RATE BYLAWS**

*It was recommended that the 2014 Tax Rate Bylaw, with a 2% increase across - the - board, split into General, Debt, and Transit rates, and rounded to three decimal points, proceed to Council for consideration.*

*Carried Unanimously.*

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

➤ **Committee Finance, Personnel & Administration Component, April 14, 2014**

*MOVED/SECONDED that the April 14, 2014 Finance, Personnel & Administration Component of the Committee of the Whole report be received for information.*

*(No. 202)*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **Development Services Component, April 14, 2014**

*MOVED/SECONDED that the April 14, 2014 Development Services Component of the Committee of the Whole report be received for information.*

*(No. 203)*

*Carried Unanimously.*

**SPECIAL REPORTS:**

***Memo – Corporate Administrator, Task Force to Review Council’s Remuneration***

*(No. 204)*

*MOVED/SECONDED that the Task Force consist of a representative from the Terrace and District Chamber of Commerce, the Terrace-Kitimat Labour Council, a citizen representative, a non-profit representative and a previous Mayor or Councillor, with a City Staff member appointed to provide background and information; and that the Task Force report their findings to Council at the June 23, 2014 Regular Council meeting.*

*Carried Unanimously.*

**RECESS & RECONVENE**

***Memo – Corporate Administrator, Approval for Travel – 2014 International LNG in BC Conference***

*(No. 205)*

*A short recess was called at 9:10 p.m. and the meeting reconvened at 9:15 p.m.*

*MOVED/SECONDED that Council send a representative to the International LNG in BC Conference at a cost not to exceed \$1300 if scheduling permits.*

*Carried.*

***Memo – Senior Building Inspector, March 2014 Building Synopsis***

*(No. 206)*

*MOVED/SECONDED that the March 2014 Building Synopsis be received.*

*Carried Unanimously.*

***Memo – Terrace Victim Assistance Program, Quarterly Report January – March 2014***

*(No. 207)*

*MOVED/SECONDED that the Victim Assistance Program Quarterly Report for January – March 2014 be received.*

*Carried Unanimously.*

***Housing Committee Minutes, April 11, 2014***

*(No. 208)*

*MOVED/SECONDED that the April 11, 2014 Housing Committee minutes be received.*

*Carried Unanimously.*

***April 14, 2014 Public Hearing Report (For Information Only)***

*(No. 209)*

*MOVED/SECONDED that the April 14, 2014 Public Hearing Report (For Information Only) be received.*

*Carried Unanimously.*

**BYLAWS:**

***OCP Amendment (Industrial Worker Accommodation) Bylaw, Project No. ADP-02-1409  
(Adoption)***

*(No. 210)*

***Zoning Amendment (3755 Industrial Way) Bylaw, Project No. ADP-02-1410  
(Adoption)***

*(No. 211)*

***2014-2018 Financial Plan Bylaw, Project No. ADP-02-1414  
(First, Second and Third Reading)***

*(No. 212)*

***2014 Tax Rate Bylaw, Project No. ADP-02-1415  
(First, Second and Third Reading)***

*(No. 213)*

**NEW BUSINESS:**

***Councillor B. Downie***

*MOVED/SECONDED that the OCP Amendment (Industrial Worker Accommodation) Bylaw, Project No. ADP-02-1409 be read by title only and adopted.*

*Carried Unanimously.*

*MOVED/SECONDED that the Zoning Amendment (3755 Industrial Way) Bylaw, Project No. ADP-02-1410 be read by title only and adopted.*

*Carried Unanimously.*

*MOVED/SECONDED that the 2014-2018 Financial Plan Bylaw, Project No. ADP-02-1414 be read by title only and passed in its first, second and third reading.*

*Carried Unanimously.*

*MOVED/SECONDED that the 2014 Tax Rate Bylaw, Project No. ADP-02-1415 be read by title only and passed in its first, second and third reading.*

*Carried Unanimously.*

*Councillor Downie reported on the following:*

- Northern Medical Program Trust Healthcare Travelling Road Show to support medical students speaking to schools about health care as a profession. This tour will begin in the Nass Valley, then head to Terrace, Kitimat, Hazelton and Prince George;*
- LNG Contractors Boot Camp last week had 90 people attend;*
- Chamber Business Expo went well and the Chamber deserves credit for a well-run event.*

*(No. 214)*

*MOVED/SECONDED that the City of Terrace host a luncheon with an approximate cost of \$500 for the medical students taking part in the Northern Medical Program Trust Healthcare Travelling Road Show.*

*Carried Unanimously.*

*(No. 215)*

*MOVED/SECONDED that Administration explore the possibility of facilitating athletic programs the first Saturday in June to support the establishment of National Health and Fitness Day.*

*Carried Unanimously.*

***Councillor S. Tyers***

*Councillor Tyers reported on:*

- Met with Opposition MLAs and discussed the increased need for commuter buses between communities;*
- Sat on the panel for the BC Healthy Communities Webinar "Social Impacts of Rapid Industrial Growth in Rural Communities."*

***Councillor J. Cordeiro***

*Councillor Cordeiro commented on belligerent vagrancy in the downtown area and the negative impact on the public and businesses.*

*(No. 216)*

*MOVED/SECONDED to have an evening Committee of the Whole meeting with the RCMP and representatives from the Homeless Outreach Program to discuss the concern of aggressive panhandling downtown.*

**Councillor M. Davies**

*Councillor Davies reported on the following:*

- *Tour of Rio Tinto Alcan's Delta Spirit Lodge;*
- *Coast Mountain District School Board meeting;*
- *Loggers Monument / Memorial in Usk;*
- *Lack of recognition for the City's Freeman, past and present, in Council Chambers.*

*(No. 217)*

*MOVED/SECONDED that past and present City Freeman be recognized with a portrait or plaque installed in Council Chambers.*

*Carried Unanimously.*

**Councillor B. Bidgood**

*Councillor Bidgood reported on the following:*

- *Terrace Beautification Society Annual General Meeting;*
- *Regional District of Kitimat - Stikine meeting;*
- *Tour of Rio Tinto Alcan's Delta Spirit Lodge.*

**Councillor L. Christiansen**

*Councillor Christiansen reported on the following:*

- *Loggers Memorial in Usk;*
- *Farmers Market opens this coming Saturday.*

**Mayor D. Pernarowski –  
Full-time Mayor Notice of  
Motion**

*Mayor Pernarowski announced he will be introducing the issue of changing the position of Mayor from a part-time position to a full-time position at the next Council meeting.*

*(No. 218)*

*MOVED/SECONDED that Administration research a new policy that will enable Council to consider Proclamations.*

*Carried Unanimously.*

**QUESTIONS/COMMENTS  
FROM THE MEDIA:**

*There were three questions from the Media.*

**ADJOURNMENT:**

*MOVED/SECONDED that the April 28, 2014 Regular Meeting of Council be now adjourned.*

*(No. 219)*

*Carried Unanimously.*

*The meeting adjourned at 10:15 p.m.*

**CERTIFIED CORRECT:**

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*Mayor*

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*Deputy Clerk*