

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, APRIL 12, 2021 AT 7:30 P.M.**

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*Mayor C. Leclerc presided. Councillors present were S. Bujtas (via videoconference), L. Christiansen (via videoconference), J. Cordeiro (via videoconference), B. Downie (via videoconference), and E. Ramsay (via videoconference). Also in attendance were K. Boland, Chief Administrative Officer, L. Greenlaw, Director of Finance (via videoconference), D. Block, Director of Development Services (via videoconference), T. Irwin, City Planner (via videoconference), K. Sousa, Engineering Manager (via videoconference), J. Lucash, RCMP Officer In Charge (via videoconference), D. Corstanje, Economic Development Manager (via videoconference), K. Lautens, Communications Advisor (via teleconference), A. Thompson, Clerk, and A. Poole, Executive Assistant (via videoconference).*

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

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

*(No. 146)*

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

*Carried Unanimously.*

**REGULAR MEETING:**

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that the Council meeting was being livestreamed on the City's Facebook page, and that the past minutes have been archived.*

*Mayor Leclerc acknowledged that the latest public health orders prohibit the public from attending Council meetings in person. The media and members of the public still have an opportunity at the end of the meeting to comment or ask questions pertaining to items on the agenda.*

*It was further explained that participation could be had by joining the virtual Microsoft Teams meeting through a computer, mobile device, or regular telephone call. The information on how to take part in the question portion of the meeting could be found at [terrace.ca/participate](http://terrace.ca/participate).*

***Acknowledgment of Terrace RCMP Members***

*Mayor Leclerc acknowledged RCMP members Constable Dean Perrin, Constable Matt Sullivan, and Corporal Joshua Smith for their outstanding service.*

*Inspector Lucash left the meeting.*

***Acknowledgment of the Terrace Community Foundation's 10th Anniversary***

*Mayor Leclerc congratulated the Terrace Community Foundation on their 10-year anniversary.*

**ADDENDUM:**

*There was no Addendum.*

**DELEGATIONS & GUESTS:**

***Kieran Christison, Daybreak Farms – Daybreak Farms' Future Plan***

*Mayor Leclerc welcomed Ms. Christison of Daybreak Farms (Daybreak) to the Council meeting. Ms. Christison has worked at Daybreak for the past eight years and has been the General Manager since June 2018.*

*Ms. Christison is a third-generation egg farmer and grader. She discussed the importance of local food security. If something prevents or interrupts the community's food supply, it would be the local producers that the community would rely on.*

*Daybreak has been supplying eggs to northwest BC since the 1950s. They offer locally produced eggs which would otherwise be brought from neighbouring provinces or the lower mainland. Daybreak has 39,000 laying hens that produce over 37,000 eggs each day. All eggs are graded and packed on site. Daybreak is the only registered grading station west of Dawson Creek and north of Salmon Arm. Their facilities are inspected by the Canadian Food Inspection Agency, a third-party food safety auditor, the BC Egg Marketing Board,*

*and Egg Farmers of Canada.*

*Daybreak has an on-site feed mill that mixes locally sourced ingredients, resulting in happy chickens who provide superior quality eggs.*

*Daybreak employs 8 full-time staff, 2 part-time staff, and 32 casual labourers resulting in an annual payroll of almost \$500,000. Those wages flow directly back into the community.*

*Daybreak eggs are sold to over 60 customers in northwest BC. They pack for Western Family and Great Value. They sell over 1 million dozen eggs annually to Walmart, Bulkley Valley Wholesale, J & F Distributors, Save-On Foods, Safeway, Shoppers Drug Mart, LNG camps, various mines, independent grocers, restaurants, and school districts. They also donate eggs to various non-profit organizations.*

*Moving forward, the goals for Daybreak are to make their operations cage-free and zero waste. They currently have a deep pit manure system where the birds are housed on the top floor and their manure falls to a pit down below. Daybreak plans to renovate the barns to a cage-free system that will create a better quality of life for the chickens and eliminate the deep pit.*

*The new cageless system will have belts that remove the manure from the barns daily. The manure would then be composted in a sealed composter, resulting in a garden and landscaping quality product.*

*Other bio-waste products that Daybreak deals with can also be composted. Being able to compost almost 98% of their waste will help fight climate change and reduce their carbon footprint.*

*Additional jobs will be needed to bag and pelletize the compost. There are already people interested in taking the manure, but there are no efficient or economic ways of transporting it.*

*Daybreak has already started their zero-waste initiative by converting to the use of pulp cartons.*

*Daybreak hopes to forge a positive relationship with the City, community members, and their direct neighbours.*

*Daily removal of the manure will dramatically decrease the ability for flies to lay eggs on the manure, resulting in less flies overall.*

*It will take a few years to fully renovate and update all three barns to a cage-free system. Daybreak's footprint on the property will remain the same.*

*Ms. Christison had met with Daybreak's neighbours to discuss some of their concerns. Daybreak is currently in a BC Farm Industry Review Board (FERB) hearing process so they were unable to speak to the topic of flies. Ms. Christison felt strongly that it was time for Daybreak to modernize its facilities. The modernization will benefit their business as well as the neighbourhood.*

*Ms. Christison noted that Daybreak will continue to work with the neighbours regarding the issue of flies.*

*Mayor Leclerc thanked Ms. Christison for her presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 151).*

***Stephen Déry, University of Northern British Columbia – Request for Letter of Support for Meteorological Station at the Terrace Campus***

*Mayor Leclerc welcomed Dr. Stephen Déry of the University of Northern British Columbia (UNBC) to the Council meeting.*

*Dr. Déry is a Professor of Environmental Science at UNBC in Prince George. He is also the NSERC/Rio Tinto Industrial Research Chair in Climate Change & Water Security.*

*Dr. Déry is developing a new project called "Monitoring Pineapple Express Storms and their*

*Impacts on Flood Risk in Terrace, BC”.*

*Dr. Déry requested a letter of support from Council for an application that he will be submitting to the BC Real Estate Foundation.*

*The objective of the project is to purchase and install a complete, state-of-the-art weather station at UNBC’s northwest campus, located in Terrace, to record and monitor extreme climate and weather events. Funding will come from the Partnering Fund of the BC Real Estate Foundation. The application is due on Friday, April 15, 2021.*

*The pineapple express is an atmospheric river. Atmospheric rivers are long narrow corridors of moist air that transport copious amounts of water vapour through from the sub-tropics to mid-latitudes. When they make landfall on the north-central coast they release large amounts of precipitation.*

*Between 1979-2016, 78% of BC floods were caused by pineapple express storms which resulted in damages exceeding \$500 million.*

*Terrace has had 151 cms of snow fall over a two-day period in 2015 and is western Canada’s “hot spot” for freezing rain and near 0°C conditions. Between April 2020 – March 2021 Terrace saw close to 1,500 millimetres of rain. Flooding is a constant risk in Terrace. The Skeena watershed is subject to changes in snow cover, accelerated glacier melt, and changing weather patterns. The city is ideally situated to study several phenomena of interest to the global research community.*

*The research goals for the project are to collect high-frequency meteorological data, to better quantify and comprehend the weather and climate extremes associated with pineapple express storms in northwest BC, and to forecast and mitigate the adverse effects of extreme events such as flooding, landslides, and drought which can lead to significant negative effects on local populations.*

*The weather station will advance the knowledge*

*and monitoring of meteorological extremes in Terrace. Data would not only serve for research, but also education purposes at UNBC and other institutes. The weather station would become part of a larger meteorological observatory at UNBC's northwest campus and would attract researchers worldwide. It would also enhance community development and knowledge exchanges through interactions with communities, including First Nations and major industry partners.*

*The weather station equipment will be installed on either the rooftop of the Terrace campus, or somewhere on the campus grounds. If the application is successful, the project would begin in summer 2021.*

*Mayor Leclerc thanked Mr. Déry 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. 152).*

**MINUTES:**

***Regular Council Minutes,  
March 22, 2021***

*(No. 150)*

*MOVED/SECONDED that the Regular Council Minutes of March 22, 2021 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:**

***Kieran Christison, Daybreak  
Farms – Daybreak Farms'  
Future Plan***

*MOVED/SECONDED that the presentation from Daybreak Farms be received.*

*Carried Unanimously.*

*(No. 151)*

**Stephen Dery, University of Northern British Columbia – Request for Letter of Support for Meteorological Station at the Terrace Campus**

*MOVED/SECONDED that the City of Terrace provide a letter of support to the University of Northern British Columbia (UNBC) for their application to the BC Real Estate Foundation for a Meteorological Station to be placed at UNBC’s northwest campus.*

(No. 152)

*Carried Unanimously.*

**CONVENE INTO COMMITTEE OF THE WHOLE:**

*MOVED/SECONDED that the April 12, 2021 Regular Council Meeting convene into Committee of the Whole.*

(No. 153)

*Carried Unanimously.*

**Committee of the Whole  
Development Services  
Component**

*The following items were discussed at the April 12, 2021 Development Services Component of the Committee of the Whole:*

➤ **April 12, 2021**

- 1. PUBLIC INPUT HEARING: LIQUOR LICENSE AMENDMENT – SHERWOOD MOUNTAIN BREWHOUSE LTD. (101, 103-4816 HIGHWAY 16 WEST)**

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- 2. DEVELOPMENT PERMIT NO. 05-2021 – SHERWOOD MOUNTAIN BREWHOUSE LTD. (4816 HIGHWAY 16 WEST)**

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- 3. DEVELOPMENT PERMIT NO. 06-2021 – M’AKOLA HOUSING SOCIETY (4819 & 4823 LAZELLE AVENUE)**

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- 4. TEMPORARY USE PERMIT NO. 03-2021 – WESTLAND RESOURCES LIMITED (5008 AGAR AVENUE)**

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- 5. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – 1000231 B.C. LTD. (3725 THOMAS STREET)**

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**COMMITTEE REPORTS:**

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

➤ ***April 12, 2021***

*(No. 154)*

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

***MOVED/SECONDED that the April 12, 2021 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:***

***1. PUBLIC INPUT HEARING: LIQUOR LICENSE AMENDMENT – SHERWOOD MOUNTAIN BREWHOUSE LTD. (101, 103-4816 HIGHWAY 16 WEST)***

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***There were no recommendations.***

***2. DEVELOPMENT PERMIT NO. 05-2021 – SHERWOOD MOUNTAIN BREWHOUSE LTD. (4816 HIGHWAY 16 WEST)***

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***It was recommended that Development Permit No. 05-2021 be issued to Progressive Ventures Ltd. for the property legally described as Lot D (Plan 5365), District Lot 362, Range 5, Coast District Plan 1919 (4816 Highway 16 West) to permit the expansion of operations and complete the related parking requirements.***

***3. DEVELOPMENT PERMIT NO. 06-2021 – M'AKOLA HOUSING SOCIETY (4819 & 4823 LAZELLE AVENUE)***

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***It was recommended that Development Permit No. 06-2021 be issued to M'akola Housing Society for the properties legally described as: The East ½ of Lot 12, District Lot 362, Range 5, Coast District, Plan 1026 (4823 Lazelle Avenue); and Lot 13, District Lot 362, Range 5, Coast District, Plan 1026 (4819 Lazelle Avenue) to permit the development of a three storey 47-unit apartment building for Indigenous Housing, including the following variance:***

- ***Vary Section 8.2.1 of Zoning Bylaw No. 2069-2014 to reduce the required number of off-street parking spaces for a Multi-Family Dwelling from sixty-seven (67) to fifty-one (51) spaces.***



**4. TEMPORARY USE PERMIT NO. 03-2021 – WESTLAND RESOURCES LIMITED (5008 AGAR AVENUE)**

*It was recommended that Temporary Use Permit No. 03-2021 be issued to Westland Resources Limited for the property legally described as Lot 2, Block 5, District Lot 611, Range 5, Coast District, Plan 3080 except Plan 8582 (5008 Agar Avenue) to permit the following use for a term of three years with a one-time option for renewal:*

- *To use a portion (one unit) of the subject building for the use of Health Services Facility (limited to Massage Therapist).*

**5. OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENTS – 1000231 B.C. LTD. (3725 THOMAS STREET)**

*It was recommended that re-reading 2<sup>nd</sup> reading of a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R3 – Low Density Multi-Family Residential to C5 – Local Commercial with "restaurant" and "retail store" as additional site specific permitted uses for a portion of the property legally described as Lot 2, District Lot 983, Range 5, Coast District, Plan PRP13785 (3725 Thomas Street) proceed to Council for consideration.*

*Carried Unanimously.*

**Committee of the Whole**

- **March 17, 2021**

(No. 155)

*MOVED/SECONDED that the March 17, 2021 Committee of the Whole report be adopted with the following recommendation:*

**1. SKEENA DIVERSITY SOCIETY – RESILIENCE BC HUB**

*There were no recommendations.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **March 25, 2021**

(No. 156)

*MOVED/SECONDED that the March 25, 2021 Committee of the Whole report be adopted with the following recommendation:*

**1. SKEENA RESOURCES – PROPOSED ESKAY CREEK PROJECT REVITALIZATION**

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*There were no recommendations.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **March 30, 2021**

(No. 157)

*MOVED/SECONDED that the March 30, 2021 Committee of the Whole report be adopted with the following recommendation:*

**1. DEVELOPMENT COST CHARGES (DCC) BYLAW UPDATE**

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*It was recommended that the Development Cost Charges bylaw be drafted with rates to be phased in over four years using a 50%, 35%, 20%, and 5% Municipal Assist Factor.*

*Carried Unanimously.*

**Committee of the Whole**  
➤ **April 1, 2021**

(No. 158)

*MOVED/SECONDED that the April 1, 2021 Committee of the Whole report be adopted with the following recommendation:*

**1. NORTHERN HEALTH AUTHORITY – RENTAL OF HIDBER ARENA FOR VACCINATION CLINIC**

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*It was recommended that Council approve a contract to Northern Health Authority to rent the Hidber Arena from March 22, 2021 to September 30, 2021 at a discounted rate of \$105,000.*

*Carried Unanimously.*

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

**Committee of the Whole**  
**Development Services**  
**Component**  
➤ **March 22, 2021**

(No. 159)

*MOVED/SECONDED that the March 22, 2021 Development Services Component of the Committee of the Whole report be received for information only.*

*Carried Unanimously.*

**SPECIAL REPORTS:**

***Memo – Chief Administrative Officer, Truth & Reconciliation of Canada: Calls to Action***

*(No. 160)*

*MOVED/SECONDED that Council direct staff to develop an implementation strategy for responding to Truth and Reconciliation Commission of Canada's Call to Action #57.*

*Carried Unanimously.*

***Memo – Engineering Manager, Lanfear Drive Shoulder Repairs and Traffic Options***

*(No. 161)*

*MOVED/SECONDED that the Lanfear Hill shoulder be repaired in July/August 2021 to prevent potential undermining of the roadway and that the gravel shoulder remain closed until a repair is complete, and*

*THAT Lanfear Hill shoulder be repaired to the existing width, for the lowest cost, with a combination of rock fill and Mechanically Stabilized Earth walls, and*

*THAT \$360,000 be allocated from the Northern Capital and Planning Grant Reserve and that the 2021 financial plan be amended accordingly.*

*Carried Unanimously.*

***Memo – Director of Finance, 2021 Sewer and Water Amending Bylaws***

*(No. 162)*

*MOVED/SECONDED that Council consider 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading of bylaws to amend the Sewer Connection and Rates Bylaw No. 2192-2020, the Water Distribution and Sale Bylaw No. 2191-2020, the Sewer Frontage Tax Bylaw No. 1574-1997, and the Water Frontage Tax Bylaw No. 1573-1997.*

*Carried Unanimously.*

***Memo – Director of Finance, Vehicle Requirements for the Manager of Public Works***

*(No. 163)*

*MOVED/SECONDED that Council approve a budget of \$45,000, to be allocated from surplus, for the purchase of a new vehicle for the Manager of Public Works position, and that the 2021 Financial Plan be amended accordingly.*

*Carried Unanimously.*

**Memo – Building Inspector,  
March 2021 Building  
Synopsis**

*MOVED/SECONDED that the March 2021 Building Synopsis be received for information.*

*Carried Unanimously.*

*(No. 164)*

**BYLAWS:**

**Zoning Amendment (3725  
Thomas Street) Bylaw,  
Project No. ADP-02-1917  
(Second Reading, As  
Amended)**

*MOVED/SECONDED that Zoning Amendment (3725 Thomas Street) Bylaw, Project No. ADP-02-1917 be read by title only and amended to change the zoning designation to C5 – Local Commercial with “restaurant” and “retail store” as additional site specific permitted uses for a portion of the property, and passed in its second reading, as amended.*

*Carried Unanimously.*

*(No. 165)*

**City of Terrace Water  
Distribution and Sale  
Amending Bylaw, Project No.  
ADP-02-2104  
(First, Second, and Third  
Reading)**

*MOVED/SECONDED that City of Terrace Water Distribution and Sale Amending Bylaw, Project No. ADP-02-2104 be read by title only and passed in its first, second, and third reading.*

*Carried Unanimously.*

*(No. 166)*

**Terrace Water Frontage Tax  
Bylaw No. 1857-2006  
Amending Bylaw, Project No.  
ADP-02-2105  
(First, Second, and Third  
Reading)**

*MOVED/SECONDED that Terrace Water Frontage Tax Bylaw No. 1857-2006 Amending Bylaw, Project No. ADP-02-2105 be read by title only and passed in its first, second, and third reading.*

*Carried Unanimously.*

*(No. 167)*

**City of Terrace Sewer  
Connection and Rates  
Amending Bylaw, Project No.  
ADP-02-2106  
(First, Second, and Third  
Reading)**

*MOVED/SECONDED that City of Terrace Sewer Connection and Rates Amending Bylaw, Project No. ADP-02-2106 be read by title only and passed in its first, second, and third reading.*

*Carried Unanimously.*

*(No. 168)*

***Terrace Sewer Frontage Tax Bylaw No. 1955-2019 Amending Bylaw, Project No. ADP-02-2107***

***(First, Second, and Third Reading)***

*MOVED/SECONDED that Terrace Sewer Frontage Tax Bylaw No. 1955-2019 Amending Bylaw, Project No. ADP-02-2107 be read by title only and passed in its first, second, and third reading.*

*Carried Unanimously.*

*(No. 169)*

**NEW BUSINESS FROM COUNCIL:**

***Regional District of Kitimat-Stikine Report***

*Councillor Bujtas reported on the Regional District of Kitimat-Stikine.*

***Councillor Bujtas – Homelessness Roundtable/Lobby Group***

*MOVED/SECONDED that Council direct staff to reach out to the Regional District of Kitimat-Stikine (RDKS) and all communities within the RDKS, including municipalities and First Nations, to create a roundtable/lobby group to work toward solutions to the social issues in Terrace.*

*(No. 170)*

*Carried Unanimously.*

***Councillor Cordeiro – In It Together: Bringing Back Canada’s Main Streets Report***

*MOVED/SECONDED that Council direct staff to review the “In It Together: Bringing Back Canada’s Main Streets” report to determine areas of focus, and report back to Council at a Committee of the Whole meeting.*

*(No. 171)*

*Carried Unanimously.*

**REPORTS ON COUNCIL ACTIVITIES:**

***Councillor Ramsay***

*Councillor Ramsay reported on the Terrace Downtown Improvement Area (TDIA) Society Downtown Cleanup and the Greater Terrace Beautification Society.*

***Councillor Christiansen***

*Councillor Christiansen reported on the North Central Local Government Association (NCLGA).*

***Councillor Bujtas***

*Councillor Bujtas reported on a meeting with Canada’s Leader of the Official Opposition, Erin O’Toole, hosted by the Terrace & District Chamber*

**Councillor Downie**

*of Commerce.*

*Councillor Downie reported on the Kermodei Tourism Society, the Terrace Off Road Cycling Association (TORCA), and the TDIA.*

**REPORT FROM IN-CAMERA:**

*There was no Report from In-Camera.*

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

*Mayor Leclerc asked if there was anyone from the media or audience dialed in to ask a question.*

*There was nobody present from the Media or the Audience.*

**ADJOURNMENT**

*MOVED/SECONDED that the April 12, 2021 Regular Meeting of Council be now adjourned.*

*(No. 172)*

*Carried Unanimously.*

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

**CERTIFIED CORRECT:**

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**Mayor**

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**Clerk**