

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, AUGUST 23, 2021 AT 7:30 P.M.**

*Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christiansen (via videoconference), J. Cordeiro (via videoconference), B. Downie, D. Gordon, and E. Ramsay. Also in attendance D. Block, Director of Development Services (via videoconference), J. Lambert, Director of Engineering and Public Works (via videoconference), T. Clarke, Programs Supervisor Clarke, Programming Manager (via videoconference), K. Lautens, Communications Advisor (via videoconference), and A. Thompson, Deputy Chief Administrative Officer and Clerk.*

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

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

*(No. 350)*

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

*Carried Unanimously.*

**REGULAR MEETING:**

*Mayor Leclerc acknowledged that the meeting was being held on the traditional unceded homelands and territories of the Tsimshian First Nations. 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that the Council meeting was being livestreamed on the City's Facebook page, and that the past minutes have been archived.*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 public health orders prohibiting the public from attending Council meetings in person had been lifted. However, the City would be taking a gradual approach in its return to normal operations. Council was now permitted to attend meetings in person but most staff would continue attending virtually. The use of Microsoft Teams to allow the media and members of the public to take part in the meetings would continue. The information on how to take part in the question portion of the*

*meeting could be found at [terrace.ca/participate](https://terrace.ca/participate).*

**ADDENDUM:**

*There was no Addendum.*

**DELEGATIONS & GUESTS:**

***Andrew White, CEO, CHAR Technologies Ltd. 2021 – Request for Letter of Support***

*Mayor Leclerc welcomed Andrew White of CHAR Technologies to the Council meeting. CHAR Technologies produces renewable gases and biocarbon materials. They make these products through the process of pyrolysis during which materials are heated to a high temperature without the presence of oxygen. CHAR Technologies has a proprietary pyrolysis technology. It is self sustaining and reduces organics waste mass by up to 90%. Besides a synthetic gas, they produce a biocarbon material, one of which is called Clean Fyre, which is a coal replacement. One tonne of coal in a blast furnace creates three tonnes of greenhouse gases (GHG); however, one tonne of biocoal replaces one tonne of coal and produces no GHG.*

*Renewable natural gas is a first-generation technology, fed by organic wastes. Pyrolysis is a second-generation technology.*

*CHAR Technologies wants to build a 2-train renewable natural gas and biocarbon facility which would produce 500,000 GJ/year and reduce GHG by over 60K tonnes per year. This is the equivalent of removing 13,000 cars from the road each year.*

*They want to know if this is a project that would be supported and desired in Terrace. Mr. White and his associates have had a few conversations with Skeena Sawmills. They do not have a letter of intent yet but commissioned a study to determine what biomass is available locally. Terrace looked like the best location along the Highway 16 corridor for access to biomass.*

*The Skeena Industrial Development Park (SIDP) was one location they have considered for their facility. The natural gas pipeline proximate to the SIDP is advantageous to their project. They plan to build two modules initially, and then build out one module at a time after that. Each module employs five people. The gas would go into the natural gas pipeline. They are investigating the markets for biochar. They are focused on producing the gas. The biochar has a lot of uses such as sequestering carbon.*

*They prefer to source the material that has been shredded and ground, like hog fuel. The type of wood is the important factor in selecting fuel. They would prefer to work with the sawmill where there could be a mutually beneficial relationship. They are not concerned about the moisture content as the waste heat should pre-dry the materials before they are used. Each module would require about 10,000 square feet of space.*

*Once the kiln is running, it would not take any extra energy. They will need 4 to 6 GJ of natural gas for start up sequences, and there would be electricity needed to operate fans. The water treatment on site is minimal and they can work with a municipal sewer connection but if that is not available can undertake an additional step to have zero water discharge. CHAR Technologies does not have any facilities set up in British Columbia yet.*

*Regulatory approval from the Ministry of Environment is their next step. They will work with BC Hydro and Fortis as well.*

*They have not had the opportunity to come to Terrace in person but have had a good relationship with PNG who steered them to Terrace. British Columbia has a target of 30% of energy being renewable by 2030. There is a huge demand for green energy and a need to get renewable natural gas. The 2-kiln project would cost approximately \$30 million. They intend to complete a project of that scale, which can be operated and generate revenues, before expanding to additional modules.*

*Mayor Leclerc thanked Mr. White 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. 356).*

**MINUTES:**

***Regular Council Minutes,  
August 9, 2021***

*(No. 355)*

*MOVED/SECONDED that the Regular Council Minutes of August 9, 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.*

***Special Council Minutes,  
August 13, 2021***

*(No. 356)*

*MOVED/SECONDED that the Special Council Minutes of August 13, 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:**

***Andrew White, CEO, CHAR  
Technologies Ltd. 2021 –  
Request for Letter of Support***

*(No. 357)*

*MOVED/SECONDED that the City of Terrace write a letter of support to CHAR Technologies Ltd. for their grant application to Natural Resources Canada's Clean Fuels Fund to conduct a feasibility study detailing front-end engineering studies for a new biomass to renewable natural gas and biocarbon facility.*

*Carried Unanimously.*

**CONVENE INTO COMMITTEE  
OF THE WHOLE:**

*(No. 358)*

*MOVED/SECONDED that the August 23, 2021 Regular Council Meeting convene into Committee of the Whole.*

*Carried Unanimously.*

**Committee of the Whole  
Development Services  
Component**

➤ **August 23, 2021**

*The following items were discussed at the August 23, 2021 Development Services Component of the Committee of the Whole:*

**1. TEMPORARY USE PERMIT NO. 05-2021 – 4760 KEITH RD. TERRACE HOLDINGS LTD. (4760 KEITH AVENUE)**

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**2. KALUM STREET MURAL**

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**COMMITTEE REPORTS:**

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

**Committee of the Whole  
Development Services  
Component**

➤ **August 23, 2021**

*MOVED/SECONDED that the August 23, 2021 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

(No. 359)

**1. TEMPORARY USE PERMIT NO. 05-2021 – 4760 KEITH RD. TERRACE HOLDINGS LTD. (4760 KEITH AVENUE)**

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*It was recommended that Temporary Use Permit No. 05-2021 be issued to 4760 Keith Rd Terrace Holdings Ltd. for the property legally described as: Lot A, District Lot 361, Range 5, Coast District, Plan 6510 Except Part in Plan EPP53069 (4760 Keith Avenue) to permit the following use for a term of three years:*

- *To temporarily use 6000 m<sup>2</sup> (0.6 ha) of the subject land and the existing building for a light industrial use, limited to industrial equipment sales, warehouse, wholesale establishment and screened outdoor storage.*

**2. KALUM STREET MURAL**

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*It was recommended that Council support the installation of the "Wall of Children" mural on Kalum Street, on the west facing retaining wall of the municipal park (basketball court) in downtown Terrace.*

*Carried Unanimously.*

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

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

➤ ***August 9, 2021***

*MOVED/SECONDED that the August 9, 2021 Development Services Component of the Committee of the Whole report be received for information only.*

*(No. 360)*

*Carried Unanimously.*

**SPECIAL REPORTS:**

***Memo – Director of  
Engineering and Public  
Works, Birch Hill Road  
Repairs***

*(No. 361)*

*MOVED/SECONDED that Council authorize an additional budget of \$77,500 be allocated from the Northern Capital Planning Grant to fund the Birch Hill Road repairs, and that the 2021 Financial Plan be amended accordingly.*

*Carried Unanimously.*

***Memo – Director of Leisure  
Services, Off-leash Dog Park  
Developments***

*(No. 362)*

*MOVED/SECONDED that staff work with the Rotary Club of Terrace to develop an off-leash dog park on the southwest quadrant of the City property at 4819 Agar Street (adjacent to the Elks Ball Diamonds and Agar Park), and that a budget of \$51,125 be established with the Rotary Club of Terrace securing the \$51,125 required for the development of this project, and*

*That Council direct staff to apply for funding to the Coastal Gas/ink (TC Energy) "Building Strong Fund" in the amount of \$36,720 to develop an off-leash dog park on the southwest quadrant of the City property at 3815 Sparks Street (adjacent to Christy Park Fields and Parkside School) and that a budget of \$36,720 be established for the development of this project, subject to funding approval; and*

*That the 2021 Financial Plan be amended accordingly.*

*Carried Unanimously.*

**BYLAWS:**

***Zoning Amendment (M2A Heavy Industrial Zone) Bylaw, Project No. ADP-02-2110  
(Adoption)***

*MOVED/SECONDED that Zoning Amendment (M2A Heavy Industrial Zone) Bylaw, Project No. ADP-02-2110 be read by title only and adopted.*

*Carried Unanimously.*

*(No. 363)*

***Zoning Amendment (4800 Keith Avenue and 4760 Keith Avenue) Bylaw, Project No. ADP-02-2032  
(Adoption)***

*MOVED/SECONDED that Zoning Amendment (4800 Keith Avenue and 4760 Keith Avenue) Bylaw, Project No. ADP-02-2032 be read by title only and adopted.*

*Carried Unanimously.*

*(No. 364)*

**NEW BUSINESS FROM COUNCIL:**

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

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

**REPORTS ON COUNCIL ACTIVITIES:**

*Councillor Gordon*

*Councillor Gordon reported on the Terrace Public Library's story walk.*

*Mayor Leclerc*

*Mayor Leclerc was pleased to see Lanfear Hill is open in time for back to school. She reported on her meeting with the Canadian Rangers.*

*Councillor Cordeiro*

*Councillor Cordeiro reported on the Terrace Public Library. They will be reducing hours but not staff.*

**REPORT FROM IN-CAMERA:**

*There were no Reports 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 and nobody present in the Audience.*

**ADJOURNMENT**

*(No. 365)*

*MOVED/SECONDED that the August 23, 2021  
Regular Meeting of Council be now adjourned.*

*Carried Unanimously.*

*The meeting adjourned at 9:00 p.m.*

**CERTIFIED CORRECT:**

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*Mayor*

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*Clerk*