

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, OCTOBER 26, 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, T. Irwin, City Planner, K. Newman, Planner, J. Klie, Fire Chief, A. Thompson, Clerk, and L. Wilson, Executive Assistant.

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

***Meeting Called to Order at
7:00 p.m. – Move to In-
Camera Special Council
(No. 404)***

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90(1) (a) & (k) of the Community Charter (to discuss matters relating to personnel 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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

***Nichola Wade, Northwest
Community Readiness –
Northwest Community
Readiness Initiative
Overview***

Nichola Wade, Executive Director for the Northwest Community Readiness Initiative introduced herself. Ms. Wade provided an overview on the Northwest Community Readiness Initiative.

Northwest Community Readiness (NWCR) focusses on 6 Northwest communities: Terrace, Kitimat, Prince Rupert, Port Edward, Regional District of Kitimat-Stikine (RDKS) and Skeena-Queen Charlotte Regional District. It is designed to help communities deal with the impacts of major industrial developments in the region, particularly Liquefied Natural Gas (LNG) projects.

NWCR works with other Provincial ministries to determine what infrastructure and service needs come with growth and change and which of these need to be permanent, and which will be temporary to manage the potential influx of workers during the construction phases of the industrial developments.

NWCR is basing its work on two possible population scenarios. Their first scenario is a slight growth in the base population with a temporary influx that peaks around 2017. This growth would support the development of two Liquefied Natural Gas (LNG) facilities and their associated pipelines. Their second scenario shows a temporary population increase that peaks in 2018, but with a permanent growth in population of approximately 2,000 people. This scenario is based on 3 LNG facilities and pipelines being constructed. These projections do not factor in the impacts of other developments such as mining projects in the Northwest. NWCR recognizes that each Northwest community is different and the end population and needs results will vary. Terrace is unlikely to see a pipeline or LNG facility within its city limits, but still remains the service centre for the other communities due to its current services and access to a large airport.

NWCR has 4 project goals:

- 1. Help Northwest communities become more self-sufficient and resilient in supporting emerging economic opportunities;*
- 2. Identify key Provincial investments and policy opportunities to support local economic investments;*
- 3. Ensure a coordinated and prioritized Provincial response to emerging local needs; and*
- 4. Ensure local decisions collectively support the region's economic investment goals.*

The Impacts and Outreach Key Focus Area for NWCR includes the adaptive management tool known as Socio-Economic Effects Management Planning (SEEMP). This planning is to address the effects directly related to the construction phase of projects on communities and to ensure that the extraordinary demands on the community-levels of service and infrastructure are addressed.

UNBC's Community Development Institute (CDI) researched North American communities that experienced major development and best practices. The report was completed in late 2014 and is under review by NWCR.

The key focus area of Provincial Responses includes Local Infrastructure, Housing, Transportation, Health/Public Safety/Social Services, and Economic Development. They have connected high priority community needs, they have identified available funding sources, have completed housing studies in some communities, and completed transportation corridor analyses in some communities.

Moving forward, NWCR will continue to work on deployment of land-use and asset management programs, share updated populations forecasts with communities and other Ministries, and monitor Final Investment Decisions (FID), and taxation approaches in municipalities. It will also continue with the SEEMP program.

Ms. Wade explained that the goal was to build for capacity but not to overbuild so as to leave a legacy behind when the temporary populations leave the area. Asset determinations are being done to identify what is currently in place in each community and the capacity of the current infrastructure and services.

Mayor Leclerc thanked Ms. Wade for her presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 411).

David Keane, BC LNG Alliance – BC LNG Alliance, an Overview

David Keane, President of the BC LNG Alliance introduced himself. He provided an overview of the BC LNG Alliance.

The BC LNG Alliance was launched in October 2014 in Terrace. It represents 7 members of BC leading Liquefied Natural Gas (LNG) proponents. These are ExxonMobil, Kitimat LNG, LNG Canada, Pacific Northwest LNG, Prince Rupert LNG, AltaGas/Idemitsu Kosan, and Woodfibre LNG.

The BC LNG Alliance's mission is to foster growth of a safe and environmentally responsible LNG industry in BC through engagement with First Nations, communities and stakeholders; by developing policies to enable the industry to reach its full potential; to provide the public with reliable information; and to develop the industry to the highest environmental and safety standards.

The challenges that face LNG in BC include:

- competition from other countries, especially the Gulf Coast of USA;*
- low oil & gas prices;*
- Costs to develop the industry;*
- Labour and the potential shortage; and*
- Environmental challenges.*

BC LNG Alliance is working with Provincial LNG. The BC LNG Alliance's mandate is to hire workers from B.C., then from Canada, and if needed, then look at foreign temporary workers.

There are many opportunities for the LNG industry in B.C.

- Engage with First Nations;*
- Large Natural Gas resources;*
- Cold climate – increase in production capacity;*
- Close proximity to Asian markets;*
- Significant federal and provincial political support; and*
- Asian economies will grow and need energy.*

November 9, 2015, Res No.432
Presentation Notes amended
to read "the gas is moved
along the pipelines to the
facilities where it is
cooled to the point of
liquefaction before being
loaded onto vessels for
transport."

This is not new technology. It is the same natural gas that is used in more than 50% of the homes in Canada. The gas is moved along pipelines to the facilities where it is cooled to the point of liquefaction before being loaded onto the vessels for transport.

The current prediction is of a 50% growth to meet the global demand in 2030.

China currently is responsible for 25% of global greenhouse gas emissions. With the development of LNG in China and the shift away from coal-burning factories, there is an opportunity to greatly reduce those greenhouse gas emissions.

The BC LNG Alliance and LNG industry in B.C. continue to work with First Nations partners. They strive to be globally competitive. The industry will invest billions of dollars in the industry and work for a fair return for British Columbians for the sale of natural gas. There will be many new jobs and the BC LNG Alliance will work with government at all levels for the success of the industry.

The BC LNG Alliance has communication strategies in place to reach all of the different communities in B.C. There were ads on Global television earlier in 2015 and a new set of ads will be coming out later this year. Future ads will introduce the people involved in the LNG industry. There is a focus on Province-wide literacy surrounding LNG. The LNG industry spent \$800 Million — \$1 Billion before the environmental certificates are issued.

Mayor Leclerc thanked Mr. Keane for his presentation and advised that the matter would be further dealt with under the "Correspondence" portion of the meetings' Agenda (See Resolution No. 412).

***Cal Albright, Kermode
Friendship Society – Request
for Support***

Cal Albright introduced himself as the Executive Director of the Kermode Friendship Society (KFS). KFS is planning to apply for \$30,000 in grant funding from the Northern Development Initiative Trust (NDIT) in order to complete some upgrades on the Kermode Friendship Centre at 3313 Kalum Street. The upgrades are needed to improve energy efficiency and include replacing windows and upgrading the Eagle Room in the building. As part of the funding request, KFS requires a resolution from the City Council to support the application.

Mayor Leclerc thanked Mr. Albright for his presentation and advised the matter would be further dealt with under the “Correspondence” portion of this meeting’s Agenda (See Resolution No. 413).

**PETITIONS AND
QUESTIONS:**

There were no Petitions or Questions.

MINUTES:

***Regular Council Minutes,
October 13, 2015***

(No. 410)

MOVED/SECONDED that the Regular Council Minutes of October 13, 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:

***Nichola Wade, Northwest
Community Readiness –
Northwest Community
Readiness Initiative
Overview***

MOVED/SECONDED that the presentation from the Northwest Community Readiness Initiative Overview be received.

Carried Unanimously.

(No. 411)

David Keane, BC LNG Alliance – BC LNG Alliance, an Overview

MOVED/SECONDED that the presentation from the BC LNG Alliance, be received.

Carried Unanimously.

(No. 412)

Cal Albright, Kermode Friendship Society – Request for Support

MOVED/SECONDED that the City of Terrace supports the application to Northern Development Initiative Trust from the Kermode Friendship Society for a \$30,000.00 matching grant for the windows upgrade for the main building situated at 3313 Kalum Street, Terrace, B.C., from the Community Halls and Recreation Facilities Fund.

Carried Unanimously.

(No. 413)

Robin Archdekin, Geoscience BC – 6th Annual Geoscience BC Mayors' Breakfast at UBCM – Letter of Support

MOVED/SECONDED that the City write a letter to the Premier in support of Geoscience BC.

Carried Unanimously.

(No. 414)

RECESS AND RECONVENE

A short recess was called at 8:20 p.m. and the meeting reconvened at 8:25 p.m.

CONVENE INTO COMMITTEE OF THE WHOLE:

MOVED/SECONDED that the October 26, 2015 Regular Council Meeting convene into Committee of the Whole.

(No. 415)

Carried Unanimously.

Committee of the Whole
➤ **Development Services Component, October 26, 2015**

The following items were discussed at the October 13, 2015 Development Services Component of the Committee of the Whole:

- 1. DEVELOPMENT VARIANCE PERMIT NO. 24-2015 – LINDSAY (5242 SOUCIE AVENUE)**
- 2. DEVELOPMENT VARIANCE PERMIT NO. 25-2015 – BACK (3842 DEJONG CRESCENT)**
- 3. DEVELOPMENT VARIANCE PERMIT NO. 26-2015 FOR RUDDERHAM (4501 GRAHAM AVENUE)**

4. TEMPORARY USE PERMIT NO. 01-2015 FOR NORLAKES CONSTRUCTION LTD. (5011 PARK AVENUE)

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

Committee of the Whole
➤ **Development Services**
Component
October 26, 2015

Items No. 1-3

Division was requested on Item No. 4.

MOVED/SECONDED that the October 26, 2015 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 416)

1. DEVELOPMENT VARIANCE PERMIT NO. 24-2015 – LINDSAY (5242 SOUCIE AVENUE)

It is recommended that the City issue Development Variance Permit No. 24-2015 for the property located at 5242 Soucie Avenue (South 1/2 of Lot 1, Block 1, District Lot 363, Range 5, Coast District, Plan 3302), including the following variances:

- *To vary Section 11.1.3.10.a of Zoning Bylaw 2069-2014 and amendments thereto to allow the maximum size of an accessory building on a R1 (Single Detached Residential) zoned lot to be increased from 55 square metres to 149 square metres.*
- *To vary Section 11.1.3.6.b of Zoning Bylaw 2069-2014 and amendments thereto to allow on a R1 (Single Detached Residential) zoned lot a second accessory building greater than 30 square metres in gross floor area.*
- *To vary Section 11.1.3.10.a of Zoning Bylaw 2069-2014 and amendments thereto to allow the maximum size of an existing accessory building on a R1 (Single Detached Residential) zoned lot to be increased from the existing structure size of 107 square metres to 158 square metres through the addition of a lean-to.*

- *To vary Section 11.1.3.6.b of Zoning Bylaw 2069-2014 and amendments thereto to allow on a R1 (Single Detached Residential) zoned lot a third accessory building greater than 30 square metres in gross floor area.*

**2. DEVELOPMENT VARIANCE PERMIT NO. 25-2015
– BACK (3842 DEJONG CRESCENT)**

It is recommended that the City issue Development Variance Permit No. 25-2015 for the property located at 3842 Dejong Crescent (Lot 6, District Lot 979, Range 5, Coast District, Plan 10456), including the following variance:

- *To vary Section 11.1.3.7.b of Zoning Bylaw 2069-2014 and amendments thereto to allow the maximum height of an accessory building on a R1 (Single Detached Residential) zoned lot to be increased from 5.1 metres to 6.1 metres.*

**3. DEVELOPMENT VARIANCE PERMIT NO. 26-2015
FOR RUDDERHAM (4501 GRAHAM AVENUE)**

It is recommended that the City issue Development Variance Permit No. 26-2015 for the property located at 4501 Graham Avenue (Lot 7, District Lot 360, Range 5, Coast District, Plan 4649), including the following variance:

- *To vary Section 3.6.1 of Zoning Bylaw 2069-2014 and amendments thereto to allow a 1.85 m fence in the front yard of a R2 – Semi-detached Residential zoned lot, to extend from the west property line approximately 17 metres to the east.*

Carried Unanimously.

Item No. 4

(No. 417)

4. TEMPORARY USE PERMIT NO. 01-2015 FOR NORLAKES CONSTRUCTION LTD. (5011 PARK AVENUE)

It is recommended that Temporary Use Permit No. 01-2015 be issued to Norlakes Construction Ltd. for the property legally described as Lot 4, District Lot 362, Range 5, Coast District, Plan 3233 (5011 Park Avenue) to permit the following use for two years from the date the permit is issued:

- *A Recreational Facility – Indoor; for the specific operation of a fitness club and training facility and an indoor recreational go-cart track.*

Carried.

Councillors Christensen and Tyers wished to be recorded as opposed.

RECESS AND RECONVENE

A short recess was called at 9:30 p.m. and the meeting reconvened at 9:35 p.m.

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

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

(No. 418)

1. HOMELESSNESS TASK GROUP

It was recommended that the Homelessness Task Group be struck for a one year term, with the mandate to develop a Homeless Action;

And that the following organizations be invited to participate on the Homelessness Task Group:

- *City of Terrace,*
- *Ksan House Society,*
- *Terrace and District Community Services Society*
- *Kermode Friendship Society*
- *Salvation Army*
- *Northern Health – Mental Health and Addictions program*
- *BC Housing*
- *Ministry of Social Development.*

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ Development Services Component
October 13, 2015

MOVED/SECONDED that the October 13, 2015 Development Services Component of the Committee of the Whole be received for information.

Carried Unanimously.

(No. 419)

SPECIAL REPORTS:

Memo – Terrace Fire Chief, Permission for the Skeena Valley Guru Nanak Brotherhood Society and The Sikh Temple Skeena Gursikh Society to Discharge Consumer Fireworks on November 11, 2015

MOVED/SECONDED that the Council approve the request by the Skeena Valley Guru Nanak Brotherhood Society to discharge Consumer Fireworks on November 11, 2015 and by The Sikh Temple Skeena Gursikh Society to discharge consumer fireworks on November 28, 2015

Carried Unanimously.

(No. 420)

Memo – Terrace Fire Chief, 2015 Third Quarter Fire Department Report

MOVED/SECONDED that the 2015 Third Quarter Fire Department Report be received for information.

Carried Unanimously.

(No. 421)

Housing Committee Minutes, October 16, 2015

MOVED/SECONDED that October 16, 2015 Housing Committee Minutes be received, and the City shift its housing needs focus from having a percentage of affordable housing available to selling a percentage of units to not-for-profit registered societies, at cost, for the society's management.

Carried Unanimously.

(No. 422)

Youth Advisory Committee Minutes, October 21, 2015

MOVED/SECONDED that the October 21, 2015 Youth Advisory Committee Minutes be received.

Carried Unanimously.

(No. 423)

Memo – Senior Building Inspector, September 2015 Building Synopsis

MOVED/SECONDED that the September 2015 Building Synopsis be received for information.

Carried Unanimously

(No. 424)

BYLAWS:

***2016 Tax Exemption Bylaw,
Project No. ADP-02-1520
(Adoption)***

(No. 425)

Councillor Tyers declared a possible conflict of interest due to her employment by one of the organizations being considered for this tax exemption and left the meeting.

MOVED/SECONDED that 2016 Tax Exemption Bylaw, Project No. ADP-02-1520, be read by title only and be adopted.

Carried Unanimously.

Councillor Tyers returned to the meeting.

***2010-2019 Tax Exemption
Amendment Bylaw, Project
No. ADP-02-1521
(Adoption)***

(No. 426)

MOVED/SECONDED that 2010-2019 Tax Exemption Amendment Bylaw, Project No. ADP-02-1521, be read by title only and be adopted.

Carried Unanimously.

NEW BUSINESS:

***Regional District of Kitimat-
Stikine Report (verbal)***

Councillor Downie

Councillor Bujtas

Councillor Cordeiro reported from the Regional District of the Kitimat-Stikine.

Councillor Downie reported on the Forceman Ridge site tour.

Councillor Bujtas reported on the 2015 International LNG in BC Conference.

REPORT FROM IN-CAMERA:

***In-Camera Special Meeting
of Council October 26, 2015***

***Appointment to the Youth
Advisory Committee***

One item was released from In-Camera Status.

RESOLUTION NO. 408.

MOVED/SECONDED that Zachary Bilash be appointed to the Youth Advisory Committee for a term ending October 2016 and that this appointment be released from in-camera at the October 26, 2015 Regular Council meeting.

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

There was one question from the Media. There were no questions from the Audience.

ADJOURNMENT:

(No. 427)

*MOVED/SECONDED that the October 26, 2015
Regular Meeting of Council be now adjourned.*

Carried Unanimously.

The meeting adjourned 10:15 p.m.

CERTIFIED CORRECT:

Mayor

Alvin Thompson

Clerk