

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, MARCH 24, 2014 AT 7:33 P.M.**

Chair D. Pernarowski presided. Councillors present were B. Bidgood, M. Davies, B. Downie, L. Christiansen, J. Cordeiro and S. Tyers. Also in attendance were D. Block, Director of Development Services, A. Thompson, Clerk and K. Kofoed, Executive Assistant.

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

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

(No. 140)

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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.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

(No. 146)

MOVED/SECONDED that the Addendum be included.

Carried Unanimously.

DELEGATIONS & GUESTS:

***Todd Taylor, Dr. REM Lee
Hospital Foundation – 25th
Anniversary***

This item was struck from the Agenda.

***Matt Thomson, M. Thomson
Consultants – 2014 Housing
Needs Assessment***

Matt Thomson presented the 2014 Housing Needs Assessment. He described the extensive interview process he undertook with local stakeholders as part of his research. The City's accomplishments since the 2009 Housing Needs Assessment were reviewed. Mr. Thomson presented the key findings from the report. Terrace is experiencing significant housing pressures. Low-income individuals and single parent families have greater difficulty securing adequate housing due to high rental costs and a near

zero vacancy rate.

The population in the Greater Terrace Area is projected to increase 30-50% from 2011 to 2021. There will be limited housing options for vulnerable populations. Without a change in the housing stock available, more households will either live in 'core housing need' or move away from the community.

The report recommends the City expand its measures to facilitate affordable housing and diversify housing stock and work in partnership regionally to support affordable housing initiatives and advocate for housing to other levels of government.

Housing Committee member Jan LeFrancois asked Council to receive and adopt the 2014 Housing Needs Assessment and direct the Housing Committee to review and prioritize the report's conclusions and recommendations.

Mayor Pernarowski thanked Mr. Thomson for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (See Resolution No. 148).

***Graham Genge, Community
Coordinator – Spectra
Energy West Coast
Connector Gas Transmission
Project Update***

Graham Genge introduced himself and his colleague Mark Amundrud and thanked Council for the opportunity to present an update on Spectra Energy's West Coast Connector Gas Transmission Project. After receiving the necessary permits and certificates Spectra Energy (Spectra) expects to start construction mid-2016, for a two to three year construction period. Mr. Genge described the field work and planning that the company has undertaken for their Environmental Assessment Office (EAO) Application. They are currently in a 30 day review process with the EAO. The proposed natural gas pipeline has two possible routes and will terminate at Ridley Island. Mr. Genge spoke about Spectra's community involvement and their commitment to using local procurement when possible. Spectra employees have volunteered for a number of local projects and will be announcing grants for community organizations soon.

Mayor Pernarowski thanked Mr. Genge for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (See Resolution No. 149).

**Jim Culp, Northern Branch
of the Steelhead Society of
BC – Pacific Northern Gas
Pipeline Route**

Jim Culp, Chair of the Northern Branch of the Steelhead Society of BC, expressed his concerns regarding the route of the Pacific Northern Gas (PNG) looping gas pipeline project. The proposed route includes part of the upper section of the Zymoetz (Copper) River watershed. The upper Zymoetz River is a Class 1 fishing area, and only one of three in the Northwest. The area has limited access to maintain its high wilderness values, and permits 100 guiding days per year. Mr. Culp is concerned that development in the area will open up access to the upper Zymoetz valley and have a negative impact on the pristine valley. The Steelhead Society is not opposed to the pipeline project but would like the route to follow Highway 16. This would make the pipeline more accessible to construct and maintain. The topography is steep and narrow and slides are not uncommon in the upper Zymoetz valley. Mr. Culp requested the City ask PNG to consider Highway 16 or the Telkwa Pass instead of the currently proposed route for the looping gas pipeline project.

Mayor Pernarowski thanked Mr. Culp for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda. (See Resolution No. 150).

**PETITIONS AND
QUESTIONS:**

There were no Petitions and Questions.

MINUTES:

**Regular Council Minutes,
March 10, 2014**

(No. 147)

MOVED/SECONDED that the Regular Council Minutes March 10, 2014 be amended to indicate that Councillor Downie attended a Northern Development Northwest Regional Advisory Committee meeting under "New Business," and that such Minutes as amended 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:

**Matt Thomson, M. Thomson
Consultants – 2014 Housing
Needs Assessment**

(No. 148)

MOVED/SECONDED that the 2014 Housing Needs Assessment be adopted by Council and that the report be referred to the Housing Committee to review and prioritize the recommendations included in the report.

Carried Unanimously.

**Graham Genge, Community
Coordinator – Spectra
Energy West Coast
Connector Gas Transmission
Project Update**

(No. 149)

MOVED/SECONDED that the presentation regarding the Spectra Energy West Coast Connector Gas Transmission Project be received.

Carried Unanimously.

**Jim Culp, Northern Branch
of the Steelhead Society of
BC – Pacific Northern Gas
Pipeline Route**

(No. 150)

MOVED/SECONDED that Pacific Northern Gas (PNG) be invited to attend an upcoming Council meeting to provide an update on the PNG Looping Pipeline project.

Carried Unanimously.

RECESS & RECONVENE

A short recess was called at 8:40 p.m. and the meeting reconvened at 8:50 p.m.

**CONVENE INTO
COMMITTEE OF THE
WHOLE:**

(No. 151)

MOVED/SECONDED that the March 24, 2014 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

**Committee of the Whole
➤ Development Services
Component,
March 24, 2014**

The following items were discussed at the March 24, 2014 Development Services Component of the Committee of the Whole:

**1. HIGHWAY CLOSING & DISPOSAL BYLAW NO.
2040-2014 (4400 BLOCK OF KEITH AVE)**

**2. ZONING TEXT AMENDMENT – PROGRESSIVE
VENTURES LTD (4816 HIGHWAY 16 WEST)**

3. DEVELOPMENT PERMIT NO. 10-2014 – DEEP CREEK MASONRY LTD (4718, 4720 AND 4722 PARK AVENUE)

4. DEVELOPMENT VARIANCE PERMIT NO. 07-2014 – SEILER (5006 HALLIWELL AVENUE)

5. OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS (3775 INDUSTRIAL WAY)

It was recommended that the Committee now rise and report.

COMMITTEE REPORTS:

Committee of the Whole
➤ **Development Services Component,**
March 24, 2014

Division was requested on Item No. 5

MOVED/SECONDED that the March 24, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

Items Nos. 1–4

(No. 152)

1. HIGHWAY CLOSING & DISPOSAL BYLAW NO. 2040-2014 (4400 BLOCK OF KEITH AVE)

It was recommended that the bylaw to permanently close and remove the highway dedication of the ½ width portion of the undeveloped road lands at the east end of Keith Avenue proceed to Council for consideration.

2. ZONING TEXT AMENDMENT – PROGRESSIVE VENTURES LTD. (4816 HIGHWAY 16 WEST)

It was recommended that that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the permitted uses and regulations in the C3 – Service Commercial Zone by adding light manufacturing as a site specific permitted use for the property legally described as Amended Lot D (Plan 5365), District Lot 362, Range 5, Coast District, Plan 1919 (4816 Highway 16 West) proceed to Council for consideration.

3. DEVELOPMENT PERMIT NO. 10-2014 – DEEP CREEK MASONRY LTD. (4718, 4720 AND 4722 PARK AVENUE)

It was recommended that Development Permit No. 10-2014 be issued to Deep Creek Masonry Ltd. for the properties legally described as Lot 12, District Lot 361, Range 5, Coast District, Plan 1103 Except Plans 4510 and BCP45975, Parcel A (Plan 4510) of Lot 12, District Lot 361, Range 5, Coast District, Plan 1103, The East ½ 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 to reduce the front and interior side parcel line setbacks 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 variances:

- *To vary Section 6.5.3.3 Minimum Setback of Zoning Bylaw No. 1431-1995 to reduce the front parcel line setback in the R5 – High Density Multi-Family Residential Zone from 6.0 metres to 5.0 metres (Davis Avenue frontage)*
- *To vary Section 6.5.3.3 Minimum Setback of Zoning Bylaw 1431-1995 to reduce the interior side parcel line setback (west property line) in the R5 – High Density Multi-Family Residential Zone from 6.0 metres to 3.75 metres*
- *To vary Section 6.5.3.3 Minimum Setback of Zoning Bylaw No. 1431-1995 to reduce the interior side parcel line setback (east property line) in the R5 – High Density Multi-Family Residential Zone from 6.0 metres to 2.75 metres.*

4. DEVELOPMENT VARIANCE PERMIT NO. 07-2014 – SEILER (5006 HALLIWELL AVENUE)

It was recommended that Development Variance Permit No. 07-2014 be issued to Fredric Seiler for the property located at 5006 Halliwell Avenue (Lot 1, District Lot 978, Range 5, Coast District, Plan BCP18304), including the following variance:

- To vary Sentence 4.3.3 of Zoning Bylaw 1431-1995 and amendments thereto to increase the maximum size of an Accessory Building on a RR1 Rural Residential zoned lot from 90 square metres to 120 square metres.

Carried Unanimously.

Item No. 5

(No. 153)

**5. OFFICIAL COMMUNITY PLAN & ZONING BYLAW
AMENDMENTS (3755 INDUSTRIAL WAY)**

It was recommended that the bylaw to amend Official Community Plan Bylaw No. 1983-2011 by amending Schedule A – Part C: Community Goals, Objectives and Policies; Part D: Land Use Designations; and Part E: Development Permit Areas to add wording related to permitting Temporary Industrial Work Camp Accommodation uses on industrial zoned lands in the Skeena Industrial Development Park proceed to Council for consideration.

It was also recommended that the City of Terrace, having considered first and second reading of the bylaw to amend Official Community Plan Bylaw No. 1983-2011, and having considered appropriate consultation, both early and ongoing, with various person, organization and authorities considered to be potentially affected, the Bylaw be referred to the Kitselas First Nation, the Regional District of Kitimat-Stikine, the Coast Mountains School District, the Terrace-Kitimat Airport Society, and as additional directed by Council prior to holding a Public Hearing, all in compliance with the Local Government Act.

It was also recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by amending the definitions, and by adding permitted uses and special regulations in the M2 – Heavy Industrial zone, for the property at 3755 Industrial Way proceed to Council for consideration.

Carried.

Councillor Davis wished to be recorded as opposed.

Committee of the Whole
➤ **March 4, 2014**

(No. 154)

MOVED/SECONDED that the March 4, 2014 Committee of the Whole report be adopted with the following recommendation:

- 1. MALACHY TOHILL, NORTHERN REGION MANAGER, BC HOUSING AND MIKE FLANIGAN, VP PROJECT DEVELOPMENT, BC HOUSING – HOUSING ISSUES AND CHALLENGES IN TERRACE**

There were no recommendations at this time.

Carried Unanimously.

Committee of the Whole
➤ **(Finance, Personnel & Administration), March 18, 2014**

(No. 155)

MOVED/SECONDED that the March 18, 2014 Committee of the Whole (Finance, Personnel & Administration) report be adopted with the following recommendation:

- 1. 2014-2018 PROVISIONAL BUDGET FINALIZATION**

It was recommended that a Community Grant of \$4,200 for the 100th Anniversary Committee be added to the 2014-2018 Provisional Budget and that the budget proceed to Council for consideration.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ **Development Services Component, March 10, 2014**

(No. 156)

MOVED/SECONDED that the March 10, 2014 Development Services Component of the Committee of the Whole report be received for information.

Carried Unanimously.

SPECIAL REPORTS:

Memo – Senior Building Inspector, February 2014 Building Synopsis

(No. 157)

MOVED/SECONDED the February 2014 Building Synopsis be received.

Carried Unanimously.

**Housing Committee Minutes,
March 13, 2014**

MOVED/SECONDED the March 13, 2014 Housing Committee Minutes be received.

(No. 158)

Carried Unanimously.

**Oral Report – March 24,
2014 Public Hearing**

MOVED/SECONDED that oral report for the March 24, 2014 Public Hearing be adopted with the following recommendation:

(No. 159)

**1. PUBLIC HEARING – ZONING AMENDMENT – 4934
TWEDLE AVENUE**

It is recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from AR2 – Rural to R1 – One-Family Residential for the property legally described as Lot B, District Lot 979, Range 5, Coast District, Plan 3795 (4934 Twedle Avenue) proceed to Council for consideration.

Carried Unanimously.

BYLAWS:

**Zoning Amendment (5112
Highway 16 West) Bylaw,
Project No. ADP-02-1402
(Adoption)**

MOVED/SECONDED that the Zoning Amendment (5112 Highway 16 West) Bylaw, Project No. ADP-02-1402 be read by title only and adopted.

(No. 160)

Carried Unanimously.

**Zoning Amendment (4934
Twedle Avenue) Bylaw,
Project No. ADP-02-1407
(Third Reading)**

MOVED/SECONDED that the Zoning Amendment (4934 Twedle Avenue) Bylaw, Project No. ADP-02-1407 be read by title only and passed in its third reading.

(No. 161)

Carried Unanimously.

**Zoning Amendment (4934
Twedle Avenue) Bylaw,
Project No. ADP-02-1407
(Adoption)**

MOVED/SECONDED that the Zoning Amendment (4934 Twedle Avenue) Bylaw, Project No. ADP-02-1407 be read by title only and adopted.

(No. 162)

Carried Unanimously

Zoning Amendment (Uses Permitted in the C3 Zone – 4816 Highway 16 West) Bylaw, Project No. ADP-02-1408 (First and Second Reading)

(No. 163)

Permanent Closing and Removal of Highway Dedication (Keith Avenue) Bylaw No. 2040-2014 (First, Second and Third Reading)

(No. 164)

Official Community Plan Amendment (Industrial Temporary Worker Accommodation) Bylaw, Project No. ADP-02-1409 (First and Second Reading)

(No. 165)

Zoning Amendment (3755 Industrial Way) Bylaw, Project No. ADP-02-1410 (First and Second Reading)

(No. 166)

NEW BUSINESS:

Councillor B. Downie

(No. 167)

MOVED/SECONDED that the Zoning Amendment (Uses Permitted in the C3 Zone – 4816 Highway 16 West) Bylaw, Project No. ADP-02-1408 be read by title only and passed in its first and second reading.

Carried Unanimously.

MOVED/SECONDED that the Permanent Closing and Removal of Highway Dedication (Keith Avenue) Bylaw No. 2040-2014 be read by title only and passed in its first, second and reading.

Carried Unanimously.

MOVED/SECONDED that the Official Community Plan Amendment (Industrial Temporary Worker Accommodation) Bylaw, Project No. ADP-02-1409 be read by title only and passed in its first and second reading.

Carried.

Councillor Davies wished to be recorded as opposed.

MOVED/SECONDED that the Zoning Amendment (3755 Industrial Way) Bylaw, Project No. ADP-02-1410 be read by title only and passed in its first and second reading.

Carried.

Councillor Davies wished to be recorded as opposed.

Councillor Downie reported on the Customs/Canada Border Services at Northwest Regional Airport.

MOVED/SECONDED that Council send a letter to the Minister of Public Safety to advocate for the provision of Canada Border Services at the Northwest Regional Airport.

Carried Unanimously.

Councillor Downie also reported on a Terrace Economic Development Authority Board meeting and the Terrace Downtown Improvement Area Society's downtown clean up.

Councillor S. Tyers

Councillor Tyers reported on the Community Housing Forum.

Councillor J. Cordeiro

Councillor Cordeiro reported on the Ready, Set, Build workshop that took place earlier that day.

Councillor B. Bidgood

Councillor Bidgood reported on a Regional District of Kitimat-Stikine (RDKS) Board meeting and the re-opening of the Emergency Room at Kitimat General Hospital.

Councillor L. Christiansen

Councillor Christiansen reported on the RDKS Board meeting and a North Central Local Government Association Executive meeting.

Mayor Pernarowski

Mayor Pernarowski reported on a Community Housing Forum and a meeting with the Kitselas Council.

REPORT FROM IN-CAMERA:

There were two items released from In-Camera Status.

In-Camera Special Meeting
of Council, March 24, 2014

RESOLUTION NO. 143

Appointments to Kermodei
Tourism Society for
Chamber of Commerce and
TEDA Representatives

MOVED/SECONDED that Council appoint Dave Merritt as the Terrace Economic Development Authority representative to the Kermodei Tourism Society (KTS) Board, for a term ending December 2015; and

That Council appoint Leydi Noble as the Terrace and District Chamber of Commerce representative to the Kermodei Tourism Society (KTS) Board, for a term ending December 2014.

In-Camera Special Meeting
of Council, March 24, 2014

RESOLUTION NO. 144

Terrace & District Museum
Society – Appointments of
Directors

MOVED/SECONDED that Council appoint Grant Piffer and Annalee Davis as City-appointed Directors to the Terrace & District Museum Society (the Society) for a two-year term ending at the Annual General Meeting for the Society in 2016.

**QUESTIONS/COMMENTS
FROM THE MEDIA:**

There were 2 comments from the Audience and 3 questions from the Media.

ADJOURNMENT:

MOVED/SECONDED that the March 24, 2014 Regular Meeting of Council be now adjourned.

(No. 161)

Carried Unanimously.

The meeting adjourned at 10:20 p.m.

CERTIFIED CORRECT:

Mayor

Alison Thompson

Clerk