

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, MAY 27, 2019 AT 7:30 P.M.**

Deputy Mayor J. Cordeiro presided. Councillors present were S. Bujtas, L. Christiansen, B. Downie, and J. McCallum-Miller. Chair C. Leclerc was absent on City business. Councillor E. Ramsay was also absent. Also in attendance were A. Thompson, Deputy Chief Administrative Officer and Clerk, D. Block, Director of Development Services, C. Didier, Director of Leisure Services, and A. Poole, Executive Assistant.

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

**Meeting Called to Order at  
6:45 p.m. – Move to In-  
Camera Special Council**

(No. 237)

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

Carried Unanimously.

**REGULAR MEETING:**

Deputy Mayor Cordeiro acknowledged that the meeting was being held on the traditional unceded homelands and territory of the Tsimshian First Nation. He also advised that Council agendas and minutes are available for viewing on the City's home page at [www.terrace.ca](http://www.terrace.ca). The past minutes have been archived.

**ADDENDUM:**

There was no Addendum.

**DELEGATIONS & GUESTS:**

**Tyler Wilkes and Aleksa  
Havelaar, Terrace Off Road  
Cycling Association –  
Courthouse Trails Proposal**

Deputy Mayor Cordeiro welcomed Mr. Wilkes and Ms. Havelaar of the Terrace Off Road Cycling Association (TORCA) to the Council meeting.

TORCA is a not-for-profit society that advocates on behalf of the local biking community. They work with local land managers to maintain, design, and construct trails on Terrace Mountain, Copper Mountain, and Maroon Mountain.

TORCA had 11 Board members, 178 private members, and 24 corporate sponsors in 2018. They had just over 1,000 followers on social media with growth projected for 2019.

Recently, TORCA completed the Shangri-La and Hey Bear Trail projects, a 1 kilometre advance downhill trail from Steinhoe Ridge, and a 2.3 kilometre beginner loop respectively. The total project value was approximately \$95,000 excluding volunteer work.

In 2017 TORCA conducted a public/member survey and workshop to create a 3-5 year plan. Key feedback included:

- 60% of respondents agreed that easier trails were needed on the Terrace Mountain Network;
- 69% of respondents agreed that more flow trails were needed on Terrace Mountain;
- The majority of the respondents wanted to see additional development on the Terrace mountain network; and
- Riders wanted to see improved accessibility for youth and beginner riders.

TORCA proposed a new project known as the Courthouse Trails project, which is focused on meeting the needs that were assessed in the survey they conducted.

The Courthouse Trail project will be located behind the Courthouse on Olson Street. The proposed project area is a series of City owned park properties. There are 2 or 3 developed, but unmaintained, trails in the area currently. There is an easement that TORCA will use to move the trails off of private property.

The project will include upgrading two existing trails to modern standards, adding a new climbing route to connect to the existing Flathead Trail, creating a modern pump track, and creating a kids skill trail next to the overflow parking lot of the Sportsplex.

A pump track is made of local soils and contains turns and rollers. A pump track is generally used for teaching and skills practice. This would add to the progressive series of trails in the town.

The Courthouse Trail project will create new opportunities and access for youth, beginners, and families right in town, increase tourism and contribute to economic development, create active transportation to Birch Hill, contribute to community development, used for various events, meet the objectives from their most recent public engagements session, and create safe community spaces.

*The Courthouse Trail project preliminary budget total is approximately \$126,000.*

*TORCA's next steps include:*

- *Project approval from the City – Summer 2019;*
- *Detailed design/bid package – Summer/Fall 2019;*
- *Fundraising – Ongoing until Spring 2020;*
- *Partnership Agreement (City of Terrace/TORCA) – Fall 2019;*
- *Notify/consult local residents – Fall 2019; and*
- *Construction – May 2020.*

*Mr. Wilkes requested a letter of support from Council for the Courthouse Trail project, a partnership agreement between the City and TORCA that would define the roles and responsibilities of each party with regards to the project, and support from the City to seek funding that could be available to TORCA.*

*TORCA received \$7,500 grant from Terrace Community Forest for this project. To date, they have received 20% of the necessary funding for this project.*

*Approximately 12 – 20 individuals come out for TORCA's volunteer maintenance nights. They had over 1,000 volunteer hours last year.*

*Deputy Mayor Cordeiro thanked Mr. Wilkes and Ms. Havelaar for their presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 242).*

***Martin Holzbauer – Climate  
Emergency***

*Deputy Mayor Cordeiro welcomed Mr. Holzbauer to the Council meeting.*

*Mr. Holzbauer asked Council to declare a Climate Emergency in the City of Terrace.*

*Mr. Holzbauer provided a list of British Columbian cities and regional districts which have already declared a climate emergency.*

*The world population is 7.7 billion people. Collectively we use 15 billion metric tonnes of fossil fuels per year which works out to 2 tonnes per person per year. In Canada, we use about 7 metric tonnes per person per year. As part of the G20, Canada uses the most energy per person per year.*

*Canada is warming twice as fast as the rest of the planet.*

*In 2008 the City joined the Climate Action Revenue Incentive Program. The City has lost revenue through the economic impact from the loss of recreational fisheries due to the low numbers of salmon recorded.*

*The cost to taxpayers from fighting forest fires in 2017 & 2018 totalled \$500 million/year in BC. Forest fires create air pollution that is responsible for 5 million deaths on the planet per year.*

*Deputy Mayor Cordeiro thanked Mr. Holzbauer 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. 243).*

**Dave Gordon, Skeena  
Salmon Arts Fest Society –  
Public Art Initiatives for  
Downtown Terrace**

*Deputy Mayor Cordeiro welcomed Mr. Gordon to the Council meeting.*

*The Skeena Salmon Arts Fest Society (the Society) wants to create a vibrant downtown, drive destination tourism to town, build the City’s arts community, attract and retain families, and reconcile with local First Nations.*

*Planned 2019 activities included:*

- *Downtown Banner Program;*
- *Downtown Sculptures;*
- *Millennium Salmon Migration Project;*
- *2nd Annual Skeena Salmon Art Show;*
- *Wood Sculptures;*
- *Murals;*
- *Art at the Northwest Regional Airport; and*
- *Highway 16/37 Traffic Circle Art Installation.*

*The Society just concluded their call for artists to create downtown banners on Greig Avenue. The City has assisted the Society by providing hardware and will help with the installation of the banners. The banners will be printed in July. The Society is hoping that the banner program will continue to grow each year.*

*The Society is hoping to create and place more sculptures downtown. They received some grant funding from Terrace Community Forest. There are a number of available spots downtown where sculptures could be placed.*

*The 2<sup>nd</sup> Annual Skeena Salmon Art Show in 2018 showcased 90 pieces of art by 60 different artists. Approximately 400 people attended the opening. There has been a good response for artists for the 2019 art show so far.*

*Additional murals are being planned for this year. The Society's call for mural artists just concluded and they will be choosing the winners very shortly. They hope to place murals on the Canada Post Office, the Nourishing Life Wellness Clinic, Spotless Cleaning Centre, the soon-to-be Investors Group building, and a few others.*

*They receive funding for the murals through a partnership with the Terrace Downtown Improvement Area (TDIA) Society, the building owners, and some grant funding through the BC Rural Dividend Fund.*

*The Society is working with the Terrace-Kitimat Airport Society Board regarding art in the airport.*

*Their largest project is the proposed art installation in the Highway 16/37 traffic circle. There will be a 20 foot high centre sculpture, created by a local artist, which will represent the people of the past, present, and future. Around the centre sculpture will be six 10 foot carved cedar salmon, representing our local salmon.*

*Mr. Gordon reviewed the City's Official Community Plan objectives and the five fundamentals in the City's Downtown Action Plan.*

*The Society is open to different ideas for murals, not only salmon. Anything that encapsulates the history and features of the City.*

*The Society prefers to work with regional artists and artists who are within or have a connection to the Skeena watershed.*

*The Society hasn't generated any revenue until recently when the TDIA provided funding. Any revenue goes towards paying artists and a small amount goes towards administration efforts.*

Deputy Mayor Cordeiro thanked Mr. Gordon 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. 244).

**MINUTES:**

**Regular Council Minutes,  
May 13, 2019**

(No. 241)

MOVED/SECONDED that the Regular Council Minutes of May 13, 2019 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:**

**Tyler Wilkes and Aleksa  
Havelaar, Terrace Off Road  
Cycling Association –  
Courthouse Trails Proposal**

(No. 242)

MOVED/SECONDED that Council provide a letter of support for the Courthouse Trail Project and that the presentation from the Terrace Off Road Cycling Association be referred to staff to further discuss a Partnership Agreement.

Carried Unanimously.

**Martin Holzbauer – Climate  
Emergency**

(No. 243)

MOVED/SECONDED that the presentation from Mr. Holzbauer be received for information.

Carried Unanimously.

**Dave Gordon, Skeena  
Salmon Arts Fest Society –  
Public Art Initiatives for  
Downtown Terrace**

(No. 244)

MOVED/SECONDED that the presentation from the Salmon Arts Fest Society be received for information.

Carried Unanimously.

**CONVENE INTO  
COMMITTEE OF THE  
WHOLE:**

(No. 245)

MOVED/SECONDED that the May 27, 2019 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

The Director of Leisure Services vacated Chambers.

**Committee of the Whole  
Development Services  
Component**

➤ **May 27, 2019**

*The following items were discussed at the May 27, 2019  
Development Services Component of the Committee of  
the Whole:*

- 1. DEVELOPMENT PERMIT NO. 08-2019 – TERRACE  
SEARCH AND RESCUE SOCIETY (4455 GREIG  
AVENUE)**

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- 2. OFFSITE WORKS AND SERVICES – TERRACE  
SEARCH AND RESCUE SOCIETY (4455 GREIG  
AVENUE)**

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- 3. DEVELOPMENT VARIANCE PERMIT NO. 05-2019 –  
PRAXAIR (TERRACE) (4751 HIGHWAY 16 W)**

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- 4. DEVELOPMENT VARIANCE PERMIT NO. 06-2019 –  
MARTIN (4736 LAKELSE AVENUE)**

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- 5. DEVELOPMENT VARIANCE PERMIT No. 07-2019 –  
GILLAM (4308 NORTH SPARKS STREET)**

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- 6. DEVELOPMENT VARIANCE PERMIT NO. 08-2019 –  
KANDOLA (4660 LAKELSE AVENUE)**

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- 7. DEVELOPMENT VARIANCE PERMIT NO. 09-2019 –  
BARYER (4619 HILLCREST AVENUE)**

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**COMMITTEE REPORTS:**

**Committee of the Whole  
Development Services  
Component**

➤ **May 27, 2019**

(No. 246)

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

*MOVED/SECONDED that the May 27, 2019 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

**1. DEVELOPMENT PERMIT NO. 08-2019 – TERRACE SEARCH AND RESCUE SOCIETY (4455 GREIG AVENUE)**

*It was recommended that Development Permit No. 08-2019 be issued to Terrace Search and Rescue Society Inc. No. S0027097 for the property legally described as Lot 3, District Lot 369, Range 5, Coast District, Plan EPP36781 to permit the development of a new commercial building for the Terrace Search and Rescue Society operations.*

**2. OFFSITE WORKS AND SERVICES – TERRACE SEARCH AND RESCUE SOCIETY (4455 GREIG AVENUE)**

*It was recommended that the following off-site works and services be completed for the construction of municipal infrastructure on Greig Avenue and Clinton Street:*

- *Widening to 14 metre wide collector roadway along the Greig Avenue right-of-way for the full length of the property frontage (approximately 35 metres), including aggregates, paving, concrete curb and gutter, plus tapered roadway east of the property to tie to existing roadway width. The developer shall retain a Professional Engineer for design and field reviews;*
- *Extend the Greig Avenue storm main (300mm diameter PVC) to a point 3 metres east of the property and cap (approximately 36 metres total length);*
- *Provide 3 metre wide concrete sidewalks for the full length of property frontages on both Greig Avenue and Clinton Street;*
- *Construct lane to gravel standard along the south property frontage; and*
- *Enter into an off-site Servicing Agreement and provide a security deposit equivalent to the value of the off-site works.*



*These improvements are required to be completed by the Terrace Search and Rescue Society, Inc. No. S0027097, as per Subdivision and Development Bylaw 1591-1997 in conjunction with issuance of Development Permit No. 08-2019 for Lot 3, District Lot 369, Range 5, Coast District, Plan EPP36781 (4455 Greig Avenue).*

**3. DEVELOPMENT VARIANCE PERMIT NO. 05-2019 – PRAXAIR (TERRACE) (4751 HIGHWAY 16 W)**

*It was recommended that the City issue Development Variance Permit No. 05-2019 for the property located at 4751 Highway 16 West (Lot 1 District Lot 361, Range 5, Coast District, Plan PRP14854), including the following variances:*

- *To vary Section 12.4.3.3.b of Zoning Bylaw 2069-2014 and amendments thereto to reduce the required interior side parcel line setback for an accessory building from 3.0 metres to 1.0 metre; and*
- *To vary Section 12.4.3.3.d of Zoning Bylaw 2069-2014 and amendments thereto to reduce the required rear parcel line setback for an accessory building from 4.5 metres to 1.0 metre.*

**4. DEVELOPMENT VARIANCE PERMIT NO. 06-2019 – MARTIN (4736 LAKELSE AVENUE)**

*It was recommended that the City issue Development Variance Permit No. 06-2019 for the property located at 4736 Lakelse Avenue (Lot A, District Lot 361, Range 5, Coast District, Plan 10830), including the following variances:*

- *To vary Section 6.4.3.a of Sign Bylaw No. 2102-2016 and amendments thereto to increase the maximum total sign area permitted for the subject property from 19.2 m<sup>2</sup> to 42.25 m<sup>2</sup>; and*
- *To vary Section 6.4.4.a of Sign Bylaw No. 2102-2016 and amendments thereto to increase the maximum sign area of canopy signage permitted for the subject property from 25% to 35% of the vertical area of the canopy.*

**5. DEVELOPMENT VARIANCE PERMIT NO. 07-2019 –  
GILLAM (4308 NORTH SPARKS STREET)**

*It was recommended that the City issue Development Variance Permit No. 07-2019 for the property located at 4308 N. Sparks Street (the North ½ of Lot 3, District Lot 977, Range 5, Coast District, Plan 1055), including the following variance:*

- *To vary Section 10.2.3.5.b of Zoning Bylaw 2069-2014 and amendments thereto to reduce the required interior side (south) parcel line setback for an agricultural building from 7.5 metres to 2.0 metres.*

**6. DEVELOPMENT VARIANCE PERMIT NO. 08-2019 –  
KANDOLA (4660 LAKELSE AVENUE)**

*It was recommended that the City issue Development Variance Permit No. 08-2019 for the property located at 4660 Lakelse Avenue (Lot 2, District Lot 361, Range 5, Coast District, Plan 7146), including the following variance:*

- *To vary Section 6.4.3.a of Sign Bylaw No. 2102-2016 and amendments thereto to increase the maximum total sign area permitted for the subject property from 19.1 square metres to 36 square metres.*

**7. DEVELOPMENT VARIANCE PERMIT NO. 09-2019 –  
BARYER (4619 HILLCREST AVENUE)**

*It was recommended that the City issue Development Variance Permit No. 09-2019 for the property located at 4619 Hillcrest Avenue (Lot 12, District Lot 837, Range 5, Coast District, Plan 3937), including the following variances:*

- *To vary Section 3.5.3 of Zoning Bylaw No. 2069-2014 and amendments thereto to permit an accessory building to be located in a front yard; and*
- *To vary Section 11.3.4.b. of Zoning Bylaw No. 2069-2014 and amendments thereto to reduce the required minimum interior side yard setback for an accessory building from 1.5 metres to 0.61 metres.*

*Carried Unanimously.*

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

**Committee of the Whole  
Finance, Personnel and  
Administration Component**  
➤ **May 13, 2019**

*MOVED/SECONDED that the May 13, 2019 Finance, Personnel and Administration Component of the Committee of the Whole report be received for information only.*

(No. 247)

*Carried Unanimously.*

**Committee of the Whole  
Development Services  
Component**  
➤ **May 13, 2019**

*MOVED/SECONDED that the May 13, 2019 Development Services Component of the Committee of the Whole report be received for information only.*

(No. 248)

*Carried Unanimously.*

**SPECIAL REPORTS:**

**Housing Committee  
Minutes, April 16, 2019**

*MOVED/SECONDED that the April 16, 2019 Housing Committee minutes be received.*

(No. 249)

*Carried Unanimously.*

**May 13, 2019 Public Hearing  
Report (For Information  
Only)**

*MOVED/SECONDED that the May 13, 2019 Public Hearing Report be received for information only.*

(No. 250)

*Carried Unanimously.*

**Oral Report, May 27, 2019  
Public Hearing**

*MOVED/SECONDED that the Oral Report from the May 27, 2019 Public Hearing be adopted with the following recommendations:*

(No. 251)

- 1. AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW NO. 2069-2014 (4921 HALLIWELL AVENUE)**

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*This item was struck from the agenda.*

**2. AMENDMENT TO THE OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW NO. 2069-2014 TO ESTABLISH A NEW RESIDENTIAL ZONE DESIGNATED AS RB1 BARE LAND STRATA SINGLE DETACHED RESIDENTIAL**

*It was recommended that following the holding of a Public Hearing, a bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending the OCP land use designation to include the RB1 – Bare Land Strata Single Detached Residential zone and a slight increase to the target residential density proceed to Council for consideration of third reading.*

*It was recommended that following the holding of a Public Hearing, a Bylaw to amend Zoning Bylaw No. 2069-2014 by adding a residential zone designated as RB1 - Bare Land Strata Single Detached Residential proceed to Council for consideration of third reading.*

*Carried Unanimously.*

**BYLAWS:**

**Official Community Plan  
Amendment (4921 Halliwell  
Avenue) Bylaw, Project No.  
ADP-02-1906  
(Third Reading)**

*This item was struck from the Agenda.*

(No. 252)

**Official Community Plan  
Amendment (4921 Halliwell  
Avenue) Bylaw, Project No.  
ADP-02-1906  
(Adoption)**

*This item was struck from the Agenda.*

(No. 253)

**Zoning Amendment (4921  
Halliwell Avenue) Bylaw,  
Project No. ADP-02-1907  
(Third Reading)**

*This item was struck from the Agenda.*

(No. 254)

**Zoning Amendment (4921 Halliwell Avenue) Bylaw, Project No. ADP-02-1907 (Adoption)**

*This item was struck from the Agenda.*

(No. 255)

**Official Community Plan Amendment (Neighbourhood Residential Land Use) Bylaw, Project No. ADP-02-1908 (Third Reading)**

*MOVED/SECONDED that Official Community Plan Amendment (Neighbourhood Residential Land Use) Bylaw, Project No. ADP-02-1908 be read by title only and passed in its third reading.*

*Carried Unanimously.*

(No. 256)

**Official Community Plan Amendment (Neighbourhood Residential Land Use) Bylaw, Project No. ADP-02-1908 (Adoption)**

*This item was struck from the Agenda.*

(No. 257)

**Zoning Amendment (Residential Zones) Bylaw, Project No. ADP-02-1909 (Third Reading)**

*MOVED/SECONDED that Zoning Amendment (Residential Zones) Bylaw, Project No. ADP-02-1909 be read by title only and passed in its third reading.*

*Carried Unanimously.*

(No. 258)

**Zoning Amendment (Residential Zones) Bylaw, Project No. ADP-02-1909 (Adoption)**

*This item was struck from the Agenda.*

(No. 259)

**Northern Capital and Planning Reserve Fund Bylaw, Project No. ADP-02-1913 (Adoption)**

*MOVED/SECONDED that Northern Capital and Planning Reserve Fund Bylaw, Project No. ADP-02-1913 be read by title only and adopted.*

*Carried Unanimously.*

(No. 260)

**Temporary Loan Bylaw,  
Project No. ADP-02-1914  
(Adoption)**

*MOVED/SECONDED that Temporary Loan Bylaw,  
Project No. ADP-02-1914 be read by title only and  
adopted.*

(No. 261)

*Carried Unanimously.*

**NEW BUSINESS FROM  
COUNCIL:**

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

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

**REPORTS ON COUNCIL  
ACTIVITIES:**

***Councillor Bujtas***

*Councillor Bujtas reported on the Provincial  
announcement regarding Mills Memorial Hospital.*

***Councillor Christiansen***

*Councillor Christiansen reported on the Provincial  
announcement regarding Mills Memorial Hospital,  
Heritage Park Museum, Skeena Diversity Society, and  
the Farm To School BC Northwest Hub Launch event at  
Cassie Hall.*

***Councillor Downie***

*Councillor Downie reported on the Provincial  
announcement regarding Mills Memorial Hospital.*

***Councillor McCallum-Miller***

*Councillor McCallum-Miller reported on the Provincial  
announcement regarding Mills Memorial Hospital and  
her presentation at Skeena Middle School.*

**REPORT FROM IN-CAMERA:**

*There were no items released from In-Camera status.*

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

*There were two questions from the Media and no  
questions from the Audience.*

**ADJOURNMENT**

(No. 262)

*MOVED/SECONDED that the May 27, 2019 Regular Meeting of Council be now adjourned.*

*Carried Unanimously.*

*The meeting adjourned at 9:05 p.m.*

**CERTIFIED CORRECT:**

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***Deputy Mayor***

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***Clerk***