

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, JANUARY 13, 2014 AT 7:45 P.M.**

Mayor D. Pernarowski presided. Councillors present were B. Bidgood, L. Christiansen, J. Cordeiro, M. Davies, B. Downie, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, A. Thompson, Clerk, and B. Pellegrino, Executive Assistant.

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

***Meeting Called to Order at
6:00 p.m. – Move to In-
Camera Special Council***

(No. 001)

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

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home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.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. 006)

MOVED/SECONDED that the verbal Addendum to add the Oral Report from the January 13, 2014 Public Hearing be included.

Carried Unanimously.

DELEGATIONS & GUESTS:

***Blaine Moore, Economic
Development Officer,
Terrace Economic
Development Authority –
Introduction***

Blaine Moore thanked Council for the opportunity to present and introduced himself. Mr. Moore thanked Heather Avison and Rob Dykman for his appointment as Economic Development Officer for the Terrace Economic Development Authority. He is excited to return to the Northwest, where he was born and raised. Mr. Moore has a background in accounting and has worked with the BC Hockey Association and Canada Revenue Agency.

Mayor Pernarowski thanked Mr. Moore for his presentation, and presented him with a City of Terrace pin.

***Barbara Tetz and Noelle
Bulleid, Green Thumb
Garden Society – Annual
Update***

Barbara Tetz introduced herself and thanked Council for their continued support of the Green Thumb Garden Society. Copies of the updated Treasurer's Report for 2013 as well as the Year-End Financial Statements were distributed to Council.

Since its onset in 1997, members, volunteers, organizations, and businesses have contributed to the Terrace Community Gardens. With locations on Evergreen and Apsley Street, the gardens have seen an increase in volunteer numbers as well as opportunities for additional fundraising, beautification, community events, and special projects.

In 2013, the number of members increased to 96 applicants with a total of 70 garden plots. Several community events were held such as garden tours, barbeques, and bulb sales. There were many construction and installation projects in 2013, including the an upgraded water system, shelves in the Bandstra storage shed, a new fire pit area, and a new donor sign complete with a list of donors dating back to 1997. The gardens produced varieties of potatoes, squashes, tomatoes, cucumbers, and included plots for flower beds. Community produce was made available to Terrace Community Garden members to supplement produce grown in their own plots. The remainder of the crops were donated to the Happy Gang Centre, Maple Estates and Market Estates residents, as well as other outreach programs.

In 2014, the Green Thumb Garden Society predicts that there will be an increase in the number of garden plots, members, volunteer hours, and community events. The unveiling of the new donor signage will take place in the spring of 2014. The Green Thumb Garden Society will be holding their Annual General Meeting and potluck on January 19, 2014 at 6:00 p.m. and extended the invitation to Council.

Ms. Tetz presented gifts of bread to the City of Terrace Council and staff on behalf of the Green Thumb Garden Society.

Mayor Pernarowski thanked Ms. Tetz for her presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 008).

MINUTES:

***Regular Council Minutes,
December 9, 2013***

(No. 007)

MOVED/SECONDED that the Regular Council Minutes of December 9, 2013 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:

***Barbara Tetz and Noelle
Bulleid, Green Thumb
Garden Society – Annual
Update***

MOVED/SECONDED that the presentation from the Green Thumb Garden Society be received.

Carried Unanimously.

(No. 008)

**CONVENE INTO
COMMITTEE OF THE
WHOLE:**

MOVED/SECONDED that the January 13, 2014 Regular Council Meeting convene into Committee of the Whole.

(No. 009)

Carried Unanimously.

***Committee of the Whole
➤ Development Services
Component,
January 13, 2014***

The following items were discussed at the January 13, 2014 Development Services Component of the Committee of the Whole:

**1.PUBLIC INPUT HEARING – PERMANENT CLOSURE
AND REMOVAL OF HIGHWAY DEDICATION BYLAW
(TEMPLE STREET)**

**2.DEVELOPMENT VARIANCE PERMIT NO. 01-2014 –
LINDSAY ENTERPRISES LTD. (5131 KEITH AVENUE)**

3.DEVELOPMENT PERMIT NO. 01-2014 – SUNSHINE INN EXECUTIVE SUITES INC. (HIGHWAY 16 WEST AND 4813 LAZELLE AVENUE)

4.DEVELOPMENT PERMIT NO. 02-2014 – HOWE CREEK MOBILE PARK (3614 KALUM STREET)

5.DEVELOPMENT PERMIT NO. 03-2014 – 0466927 BC LTD., 0985815 BC LTD., & 0969758 BC LTD. (2707 KALUM STREET)

It was recommended that the Committee now rise and report.

COMMITTEE REPORTS:

Committee of the Whole
➤ Development Services Component,
January 13, 2014

(No. 010)

MOVED/SECONDED that the January 13, 2014 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

1.PUBLIC INPUT HEARING – PERMANENT CLOSURE AND REMOVAL OF HIGHWAY DEDICATION BYLAW (TEMPLE STREET)

It was recommended that, following the holding of a Public Input Hearing, the Bylaw to permanently close to traffic and dispose of a portion of the lane dedicated by Plan PRP13382, District Lot 979, Range 5, Coast District proceed to Council for consideration.

2.DEVELOPMENT VARIANCE PERMIT NO. 01-2014 – LINDSAY ENTERPRISES LTD. (5131 KEITH AVENUE)

It was recommended that the City issue Development Variance Permit No. 01-2014 for the property located at 5131 Keith Avenue (Lot 19, Block 2, District Lot 611, Range 5, Coast District, Plan 1992), including the following variance:

- To vary Schedule C - Number, Dimensions, and Location of Individual signs by Zoning District of Signage Bylaw No. 1500-1996, and amendments thereto, shall be varied to allow a freestanding sign on a M1 - Light Industrial zoned lot be increased from 7.4 square meters to 9.0 square meters and a setback reduced from 3.0 meters to 0.0 meters for the interior side parcel line (east).*

3. DEVELOPMENT PERMIT NO. 01-2014 – SUNSHINE INN EXECUTIVE SUITES INC. (HIGHWAY 16 WEST AND 4813 LAZELLE AVENUE)

It was recommended that the City issue Development Permit No. 01-2014 for the properties legally described as Lot F, District Lot 362, Range 5, Coast District, Plan 1919 and Lot 14, District Lot 362, Range 5, Coast District, Plan 1026 (Highway 16 West and 4813 Lazelle Avenue) to permit the development of a new 96 room hotel with 13 residential strata units and a restaurant, including the following variances:

- *To vary Section 4.16.3 of Zoning Bylaw No. 1431-1995 to reduce the continuous landscaping strip from 2.5 metres to 1.5 metres along the north (Lazelle Avenue) parcel frontage abutting a street;*
- *To vary Section 4.19 of Zoning Bylaw No. 1431-1995 to reduce the required number of off-street parking spaces from one hundred and thirty-one (131) to one hundred twenty-five (25) spaces; and*
- *To vary Schedule C-Number, Dimensions and Location of Individual Signs by Zoning District of Signage Bylaw No. 1500-1996, and amendments thereto, to increase the maximum sign area for a freestanding sign, to be placed on the Hwy 16 parcel frontage, from 7.4 square metres to 12.0 square metres.*

4. DEVELOPMENT PERMIT NO. 02-2014 – HOWE CREEK MOBILE PARK (3614 KALUM STREET)

It was recommended that Development Permit No. 02-2014 be issued to Steve and Danielle Lavoie for the property legally described as Lot 4, District Lot 611, Range 5, Coast District, Plan 1105, Except Plan 4265 (3614 Kalum Street) to amend Development Permit No. 07-2012 issued in 2012 to facilitate the redevelopment and upgrading of the Howe Creek Mobile Home Park.

5. DEVELOPMENT PERMIT NO. 03-2014 – 0466927 BC LTD., 0985815 BC LTD., & 0969758 BC LTD. (2707 KALUM STREET)

It was recommended that Development Permit No. 03-2014 be issued to 0466927 BC Ltd., 0985815 BC Ltd., and 0969758 BC Ltd. for the property legally described as Lot A, District Lot 360, Range 5, Coast District, Plan PRP41426 (2707 Kalum Street) to permit the development of a 9 unit multi-family residential townhouse building.

Carried Unanimously.

Committee of the Whole
➤ **Finance, Personnel & Administration Component, December 10, 2013**

MOVED/SECONDED that the December 10, 2013 Finance, Personnel & Administration Component of the Committee of the Whole report be adopted with the following recommendations:

1. 2014 TAX RATE POLICY

It was recommended that the City review any new light or major industrial tax revenues annually with a target to reduce business and residential property taxes.

2. BUILD CANADA GRANT

There were no recommendations at this time.

3. 2014-2018 PROVISIONAL BUDGET FINALIZATION

It was recommended that the Administration investigate ideas for conducting a survey in the community to determine capital project priorities.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ **Development Services Component, December 9, 2013**

MOVED/SECONDED that the December 9, 2013 Development Services Component of the Committee of the Whole report be received for information.

Carried Unanimously.

(No. 012)

SPECIAL REPORTS:

Memo – Sustainability Coordinator, Application for Sponsored Crown Grant (SCG) of Lot 4, Block C, District Lot 369, Range 5, Coast District Plan [4444 Park Avenue and 4400 Walsh Avenue]

(No. 013)

MOVED/SECONDED that the City of Terrace proceed with an application for a Sponsored Crown Grant for Lot 4, Block C District Lot 369, Range 5, Coast District Plan 972 [4444 Park Avenue]; and

That the City of Terrace proceed with an application for a Sponsored Crown Grant for 4400 Walsh Avenue (un-surveyed Crown Land, bounded on the east side by privately owned Lot A, Plan 9789 and on the south side by the remainder of Lot 1, Plan 9333) owned by the City of Terrace.

Carried Unanimously.

Memo – Senior Building Inspector, November 2013 Building Synopsis

(No. 014)

MOVED/SECONDED that the November 2013 Building Synopsis be received.

Carried Unanimously.

Oral Report, Public Hearing, January 13, 2014

(No. 015)

MOVED/SECONDED that the oral report for the January 13, 2014 Public Hearing be adopted with the following recommendation:

1. PUBLIC HEARING – ZONING AMENDMENT – 5034 MCCONNELL AVENUE

It is recommended that the bylaw to amend Zoning Bylaw No. 1431-1995 by changing the zoning designation from RR1 - Rural Residential to R1 - One Family Residential for the property legally described as Lot 21, District Lot 980, Range 5, Coast District, Plan 1097 (5034 McConnell Avenue) proceed to Council for consideration.

Carried Unanimously.

BYLAWS:

Permanent Closing and Removal of Highway Dedication (Temple Street Lane) Bylaw No. 2026-2013 (Adoption)

(No. 016)

MOVED/SECONDED that the Permanent Closing and Removal of Highway Dedication (Temple Street Lane) Bylaw No. 2026-2013 be read by title only and adopted.

Carried Unanimously.

***Zoning Amendment (5034
McConnell Avenue) Bylaw,
Project No. ADP-02-1321
(Third Reading)***

(No. 017)

MOVED/SECONDED that the Zoning Amendment (5034 McConnell Avenue) Bylaw, Project No. ADP-02-1321 be read by title only and passed in its third reading.

Carried Unanimously.

***Zoning Amendment (5034
McConnell Avenue) Bylaw,
Project No. ADP-02-1321
(Adoption)***

(No. 018)

MOVED/SECONDED that the Zoning Amendment (5034 McConnell Avenue) Bylaw, Project No. ADP-02-1321 be read by title only and adopted.

Carried Unanimously.

NEW BUSINESS:

Councillor M. Davies

Councillor Davies reported on a Coast Mountains School District Board meeting.

Councillor B. Downie

Councillor Downie reported on the following:

- A City of Terrace Housing Committee meeting; and*
- An upcoming Terrace Economic Development Authority Board meeting.*

Councillor S. Tyers

Councillor Tyers reported on a Terrace Downtown Improvement Area Society Board meeting.

Councillor J. Cordeiro

Councillor Cordeiro commented on Terrace's community spirit.

Mayor D. Pernarowski

Mayor Pernarowski reported on the following:

- City of Terrace Freeman Bill McRae's 90th Birthday celebrations;*
- Northern Development Northwest Regional Advisory Committee Board meeting;*
- The upcoming Premier's BC Natural Resource Forum; and*
- The upcoming Association for Minerals Exploration BC Round Up 2014.*

REPORT FROM IN-CAMERA:

There were two items released from In-Camera Status.

In-Camera Special Meeting
of Council December 9,
2013

RESOLUTION NO. 491

Appointment to Kermodei
Tourism Society for the
Regional District of Kitimat-
Stikine Representative

MOVED/SECONDED that Seth Downs be confirmed as the Regional District of Kitimat-Stikine (RDKS) representative to the KTS Board to December 2015.

In-Camera Special Meeting
of Council November 25,
2013

RESOLUTION NO. 468

City of Terrace Volunteer
Appreciation Dinner Invitees

MOVED/SECONDED that the November 12, 2013 In-Camera Committee of the Whole Report be adopted with the following recommendation:

1.IN-CAMERA ITEM UNDER DIVISION 3, SECTION 90(1)(b) OF THE COMMUNITY CHARTER – CITY OF TERRACE VOLUNTEER APPRECIATION DINNER INVITEES

It was recommended that those organizations currently invited to the Volunteer Appreciation Dinner be grandfathered; the Terrace Downtown Improvement Area Society and Skeena Diversity Society be invited to the 2013 City of Terrace Volunteer Appreciation Dinner; that tickets for guests be available for purchase by the invited guests rather than be included; and that an open event recognizing volunteers be organized during volunteer week every year.

**QUESTIONS/COMMENTS
FROM THE MEDIA:**

There was one question from the Media.

ADJOURNMENT:

(No. 019)

MOVED/SECONDED that the January 13, 2014 Regular Meeting of Council be now adjourned and that Council move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (e) of the Community Charter to discuss matters relating to property.

Carried Unanimously.

The meeting adjourned at 8:55 p.m.

CERTIFIED CORRECT:

Mayor

Clerk

